



7505 South Holden Street  
Midvale, UT 84047  
Phone (801) 567-7200  
[www.midvalecity.org](http://www.midvalecity.org)

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**MIDVALE PLANNING AND ZONING COMMISSION MEETING  
AGENDA  
MAY 25, 2016**

**WORKSHOP MEETING  
ALEXANDER DAHL CONFERENCE ROOM  
6:30 PM**

- STAFF BRIEFING OF AGENDA ITEMS AND UPDATES

**GENERAL SESSION  
COUNCIL CHAMBERS  
7:00 PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC HEARING(S)**

1. SUB-27-01-201-056; JAYNE'S PLACE PHASE 2 SUBDIVISION AMENDED; 193 WEST 8600 SOUTH; PRELIMINARY SUBDIVISION PLAT FOR THREE RESIDENTIAL LOTS; SINGLE FAMILY RESIDENTIAL (SF-1) ZONE; BRANDON FRY (APPLICANT)
2. CUP-21-24-376-008; FAST GARAGE LLC; 6930 SOUTH 400 WEST, SUITE 3; CONDITIONAL USE PERMIT FOR VEHICLE REPAIR USE; CLEAN INDUSTRIAL ZONE; BOLIVAR MONJARAZ (APPLICANT)
3. CUP-21-25-276-025; PC LAPTOPS; 145 WEST 7200 SOUTH; CONDITIONAL USE PERMIT FOR INTENSIVE OFFICE AND ASSEMBLY USES; REGIONAL COMMERCIAL ZONE; PC LAPTOPS LLC/JAMES ZITER (APPLICANT)

**ACTION ITEM(S)**

4. SSMP-21-26-226-011; RIVERWALK LOT 7 RETAIL DEVELOPMENT; 7101 SOUTH BINGHAM JUNCTION BOULEVARD; REVISION TO BUILDING EXTERIOR; BINGHAM JUNCTION ZONE/RIVERWALK OVERLAY; KYLE MADSEN/COSTA VIDA RESTAURANT (APPLICANT)

**DISCUSSION**

5. PROPOSED RESIDENTIAL OVERLAY IN REGIONAL COMMERCIAL ZONE TEXT AMENDMENT
6. PROPOSED PUBLIC FACILITIES OVERLAY TEXT AMENDMENT
7. PROPOSED FENCE HEIGHTS TEXT AMENDMENT

## **MINUTES**

### **8. REVIEW AND APPROVE MINUTES OF APRIL 27, 2016 AND MAY 11, 2016**

## **ADJOURN**

The workshop meeting is open to the public; however, there is no public participation. This meeting includes City Staff briefing Commission Members on the technical aspects of the agenda items. Members of the public will be given an opportunity to address the Commission during public hearing items in the general session. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:00pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CED Administrative Assistant at (801) 567-7211, providing at least three working days advance notice of the meeting.

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2<sup>nd</sup> Floor City Hall Lobby, on the City's website at [www.midvalecity.org](http://www.midvalecity.org) and the State Public Notice website at <http://pnn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

*Lesley Burns, City Planner*

*Dated this 18th Day of May, 2016*

**Midvale City**  
Department of Community Development  
Planning and Zoning

**Planning and Zoning Commission Staff Report**

**APPLICATION:** Jayne's Place Phase 2 Subdivision Amended – 3 Single-Family Residential Lots

**LOCATION:** 193 West 8600 South

**APPLICANT:** Brandon Fry

**FILE #:** SUB-27-01-201-056

**REQUEST:** Subdivision Approval

**MEETING DATE:** May 25, 2016

**ZONING DESIGNATION:** SF-1

**AUTHOR:** Lesley Burns, City Planner

**APPLICABLE ORDINANCE (S):** Section 17-7-1.3; Title 16

**AGENDA #:** 1

**SUMMARY:**

The applicant, Todd Johnson, is requesting approval to subdivide the property located at 193 West 8600 South into three lots as shown on the attached preliminary subdivision plat. This property has frontage on 8600 South, a public street with existing curb and gutter and sidewalk. There is an existing house and accessory structures on the property that will need to be demolished. The proposed subdivision will create three new single-family residential lots.

This property was recently rezoned from Regional Commercial to SF-1. The new zone is a single-family residential zone requiring a minimum lot size of 7,000 square feet, a minimum 55-foot lot frontage, and a minimum lot depth of 90 feet. The three lots being created with this proposed subdivision comply with these lot standards. Because the existing house will not comply with setback requirements from the new lot lines and the accessory structures will not have a primary structure associated with them, all of the existing structures on the property will need to be removed/demolished before the subdivision plat is recorded. The Subdivision Ordinance requires street trees be planted at a rate of one tree per 30 feet of frontage. Based on this, two (2) street trees will be required on each lot. Staff would recommend a note be added to the subdivision plat indicating the trees must be planted prior to a Certificate of Occupancy being issued for each new dwelling. Existing street trees can count towards this requirement.

The Fire Marshal has reviewed and approved the proposal. The City Engineer has provided two comments to be addressed on the final subdivision plat. These include the addition of addresses to the plat and to move the north property line one foot behind the existing public sidewalk. This will slightly affect the lot depths and areas, but the lots will remain well within the minimum lot standards required. Water for the new lots will be provided by Midvale City; sewer will be

provided by Sandy Suburban Improvement District. The applicant will need to obtain duty to serve letters prior to final subdivision plat approval.

With the conditions recommended below, Staff believes the proposal complies with all the specific zoning and subdivision requirements for a single-family residential subdivision in the SF-1 zone district.

**STAFF RECOMMENDATION:**

Based on compliance with the zoning and subdivision requirements of the SF-1 zone district, Staff recommends approval of the preliminary subdivision plat for the Jayne’s Place Phase 2 Subdivision Amended with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer and City Council. This plat shall address the City Engineer’s preliminary plat comments.
2. Two 2-inch caliper deciduous street trees are required on each lot. These trees shall be in place or guaranteed by a cash bond prior to a Certificate of Occupancy being issued for each new residential structure. Existing street trees can count towards this requirement. A note indicating this shall be included on the final subdivision plat.
3. The applicant shall obtain duty to serve letters for water and sewer for the new lots prior to final subdivision plat approval.
4. The existing structures on the property shall be demolished and removed prior to the final subdivision plat being recorded.

**RECOMMENDED MOTION:**

*“Based on compliance with the zoning and subdivision requirements of the SF-1 zone district, I move that we forward a positive recommendation to the City Council for the approval of the preliminary subdivision plat for the Jayne’s Place Phase 2 Subdivision Amended located at approximately 193 West 8600 South with the following conditions:*

- 1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer and City Council. This plat shall address the City Engineer’s preliminary plat comments.*
- 2. Two 2-inch caliper deciduous street trees are required on each lot. These trees shall be in place or guaranteed by a cash bond prior to a Certificate of Occupancy being issued for each new residential structure. Existing street trees can count towards this requirement. A note indicating this shall be included on the final subdivision plat.*
- 3. The applicant shall obtain duty to serve letters for water and sewer for the new lots prior to final subdivision plat approval.*
- 4. The existing structures on the property shall be demolished and removed prior to the final subdivision plat being recorded.”*

**ADJACENT LAND USES:**

**North:** SF-1 (Residential)

**South:** RC (Commercial)

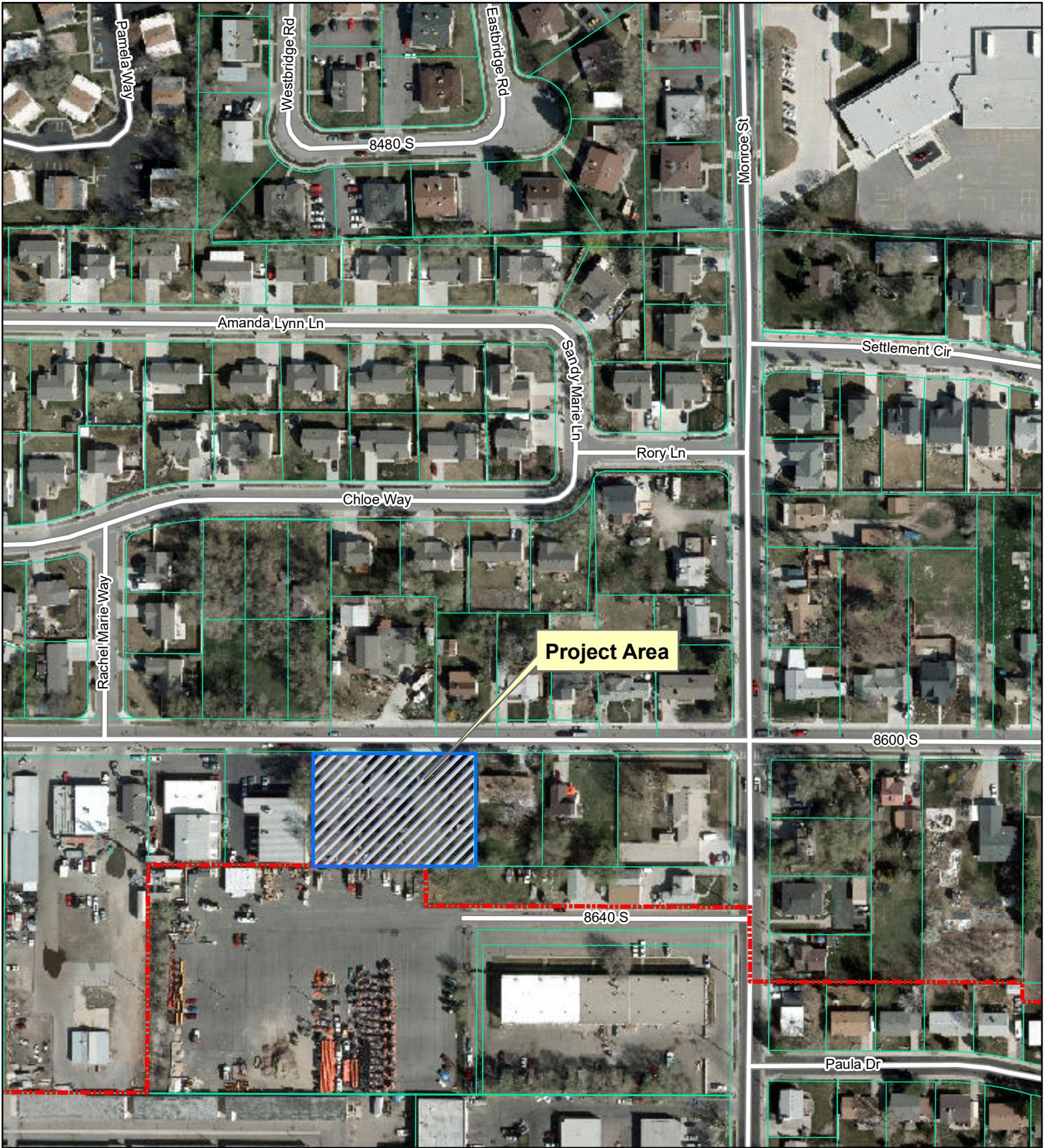
**East:** SF-1 (Residential)

**West:** SF-1 (Residential)

**ATTACHMENTS:**

- Vicinity Map
- Preliminary Subdivision Plat

**PUBLIC NOTICE:**  No  Yes



**Jaynes Place Phase 2 Subdivision Amended  
193 West 8600 South**



**Midvale City**  
Department of Community Development  
Planning and Zoning Department

**Planning and Zoning Commission Staff Report**

<b>APPLICATION:</b>	<b>FAST GARAGE LLC</b>
<b>LOCATION:</b>	6930 South 400 West, Ste. 3
<b>APPLICANT:</b>	Bolivar Monjaraz
<b>FILE #:</b>	CUP-21-24-376-008
<b>REQUEST:</b>	<b>CUP FOR VEHICLE RELATED USE - REPAIR</b>
<b>MEETING DATE:</b>	Wednesday, May 25, 2016
<b>ZONING DESIGNATION:</b>	Clean Industrial (CI)
<b>AUTHOR:</b>	Matt Hilderman, Associate Planner
<b>APPLICABLE ORDINANCE (S):</b>	MMC Chapter 17-3-4, Chapter 17-7-13.2, Chapter 17-7-13.9
<b>AGENDA #:</b>	

**SUMMARY:**

Bolivar Monjaraz, authorized agent representing the property owner, Rick Service Midvale LLC, submitted a complete application, proposing to operate and manage a vehicle repair business in an existing office/warehouse space. The total acreage of this site is estimated at 0.32 acres and consists of five (5) tenant units.

The applicant proposes to occupy two tenant spaces; one space to accommodate the office work and garage shop area and one space to accommodate excess storage/materials. Approximately 1,486 square feet is warehouse and 104 square feet is office. Six (6) total parking stalls have been designated for this operation. The commercial operating hours are anticipated to be between the hours of 9:00 a.m. thru 7:00 p.m., Monday – Saturday. The applicant anticipates only one employee during the initial opening of the business.

The recommended amount of parking spaces for this proposed use is calculated to be one space per employee per shift plus 4 per service bay and 3 per 1,000 square feet of leasable floor office space. Based upon review of the submitted site plan, the amount of off-street parking required is five (5) for the auto repair use and one for the office use, requiring a minimum of six (6) parking stalls. Based upon the applicant’s submitted site plan, the required amount of off-street parking is sufficient and additional vehicles may be stored within the ‘Storage’ unit.

The applicant has indicated that no further improvements are proposed such as; exterior facade lighting and outdoor parking lights. Since this proposed use is located on an existing developed parcel and the overall site or building mass size is not proposed to be altered, no further development standards or improvements are required.

This proposal is located within the Clean Industrial (CI) zone, which requires a Conditional Use Permit for vehicles repair. In order to approve a Conditional Use Permit, the following applicable criteria must be satisfied:

1. The application complies with all applicable provisions of the zoning ordinance, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;

3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely effected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-13.7;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses; and
10. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses.

In reviewing this application and the above criteria, it appears this proposal will not be detrimental to the health, safety and welfare of people and businesses in the area. There is an existing vehicle repair use approved to East (Precision Automotive Car Care Center) and similar vehicle-related uses in the surrounding area, as well. All improvements exist, with sufficient utility capacity and emergency vehicle access. Staff does not anticipate any adverse impacts being created by this proposed use, provided the business is operated in accordance with this proposal. Through the Business License process, all Building and Fire Code requirements shall be taken care of. There have also been similar businesses approved within these tenant spaces in the past.

**STAFF RECOMMENDATION:**

Based on the proposal’s compliance with the Conditional Use Permit criteria and the above analysis, Staff would recommend that the Planning Commission approve the Conditional Use Permit for **Fast Garage LLC**, to be located at **6930 South 400 West, Ste. 3**, with the following conditions:

1. All vehicles related to the business shall be parked in the stalls associated with the tenant space or inside the building.
2. All vehicle work shall be performed inside the shop area.
3. Any vehicles kept overnight shall be stored inside the shop and storage area. Outdoor storage is prohibited.
4. The applicant shall comply with all requirements of the Building Official and Fire Marshal.
5. All requirements of the State regarding the storage and disposal of hazardous materials shall be satisfied at all time.
6. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.
7. All signage shall comply with the sign requirements for the CI zone and sign permits obtained before such signage is installed.

**RECOMMENDED MOTION:**

*“Based on the proposal’s compliance with the Conditional Use Permit criteria and the above analysis, I move to approve the Conditional Use Permit for Fast Garage, to be located at 6930 South 400 West, with the following conditions:*

1. *All vehicles related to the business shall be parked in the stalls associated with the tenant space or inside the building.*
2. *All vehicle work shall be performed inside the shop area.*
3. *Any vehicles kept overnight shall be stored inside the shop and storage area. Outdoor storage is prohibited.*
4. *The applicant shall comply with all requirements of the Building Official and Fire Marshal.*
5. *All requirements of the State regarding the storage and disposal of hazardous materials shall be satisfied at all time.*

6. *The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.*
7. *All signage shall comply with the sign requirements for the CI zone and sign permits obtained before such signage is installed.”*

**ADJACENT LAND USES:**

**North:** CI (Clean Industrial)

**South:** CI (Clean Industrial)

**East:** CI (Clean Industrial)

**West:** CI (Clean Industrial)

**ATTACHMENTS:**

- Vicinity Map
- Site Plan
- Submittal Documents

**PUBLIC NOTICE:**  No  Yes

# VICINITY MAP



Proposed Location



I-15 Nb 7200 On Ramp

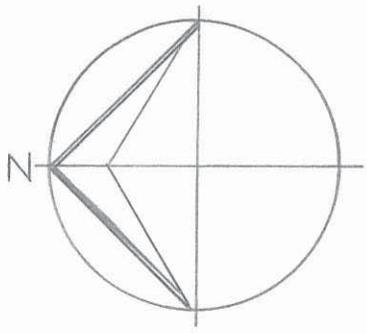
I-15 Nb Col 7200 On Ramp

I-15 NB To I-215s

400 W

Cottonwood St





WINCHESTER ST.

TRACKS

PIZZA PIE

ENTRY TO SHOP

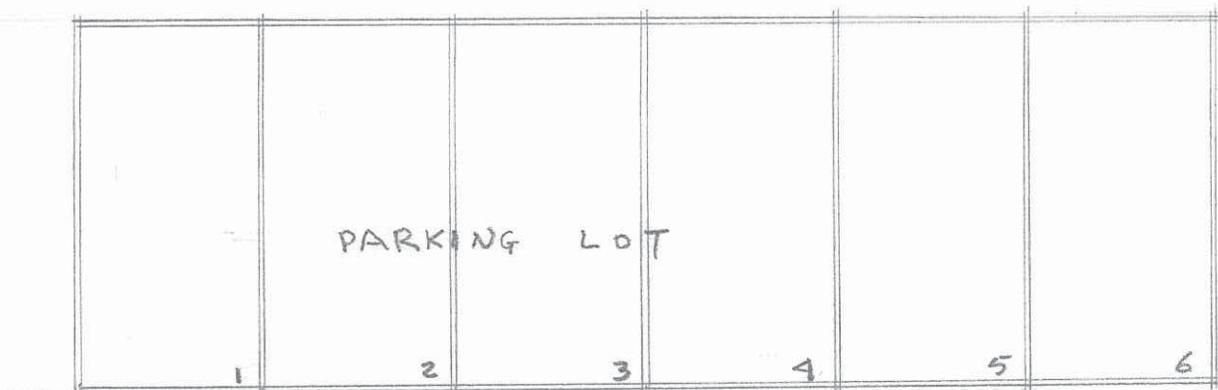
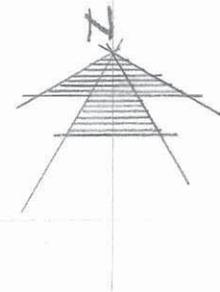
SHOP N°3  
FAST GARAGE

400 W

7200 SOUTH

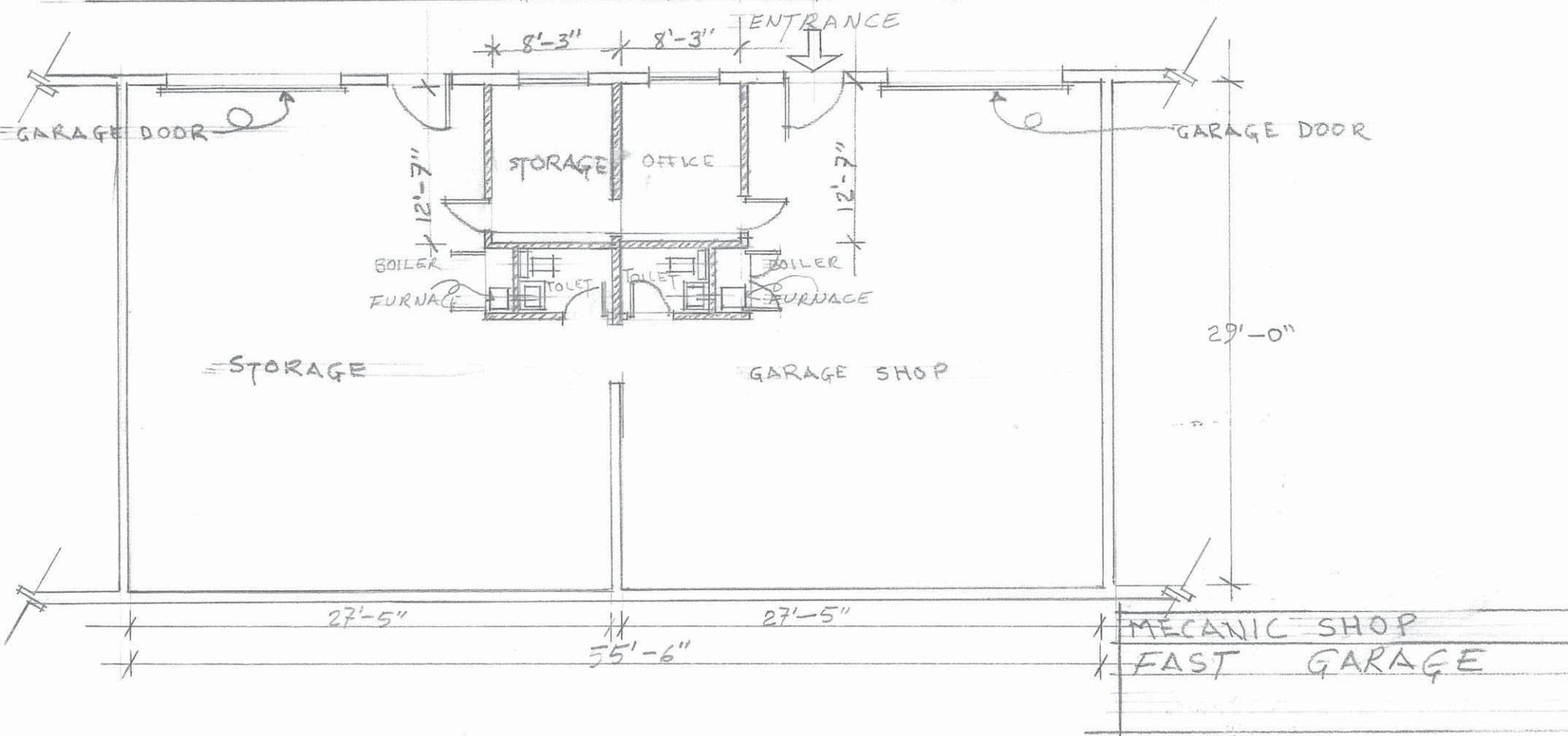
I-15 INTERSTATE

LOCATION SITE OF FAST GARAGE  
SCALE: N/A



PARKING LOT

1 2 3 4 5 6



ENTRANCE

8'-3"

8'-3"

GARAGE DOOR

GARAGE DOOR

12'-7"

12'-7"

STORAGE

OFFICE

BOILER

BOILER

FURNACE

FURNACE

TOILET

TOILET

STORAGE

GARAGE SHOP

29'-0"

27'-5"

27'-5"

55'-6"

MECHANIC SHOP

FAST GARAGE



**MIDVALE CITY**

Department of Community Development  
7505 South Holden Street, Midvale City, Utah 84047  
Phone: 801.567.7231 \* www.midvalecity.org

**CONDITIONAL USE PERMIT APPLICATION**

**Applicant Information**

Name: FAST GARAGE LLC  
Business Name (if applicable): SAME  
Mailing Address: (6930 S. 400 W. STE 3) 6089 S. AZURE MEADOW DR. TAYLORSVILLE UT 84129  
City, State, Zip: MIDVALE UT 84047  
Daytime Phone: 801-566-5003 Email: FASTGARAGE@GMAIL.COM

<i>For Office Use Only</i>	
CUP-	<u>18.002383</u>
Fee:	<u>\$ 254,41</u>
Date Accepted:	<u>05/04/16</u>
Planner:	<u>WMA</u>
Zone:	<u>CE</u>
<b>Meeting Dates</b>	
Planning Commission	<u>05/25/16</u>
City Council	

**Property Owner Information**

Owner Name (if different): Rick Service  
Mailing Address: P.O BOX 71899  
City, State, Zip: SALT LAKE CITY UT 84171  
Daytime Phone: 801 680 6735 Email: \_\_\_\_\_

**Project Information**

Property Address: 6930 S. 400 W STE 3, MIDVALE, UT Sidwell No.: \_\_\_\_\_  
Detailed Nature of Use (business statement, hours, number of employees, activities, related products, etc.):  
(May be attached) AUTO REPAIR SHOP WITH ONE EMPLOYEE OPEN MONDAY - SATURDAY FROM 9:00 AM TO 7:00 PM. ALL WASTE (OIL) IS DISPOSED AT AUTOZONE.

**Application Fees**

\$250 without site plan review + P/h

\$890 with preliminary site plan review (if applicable)

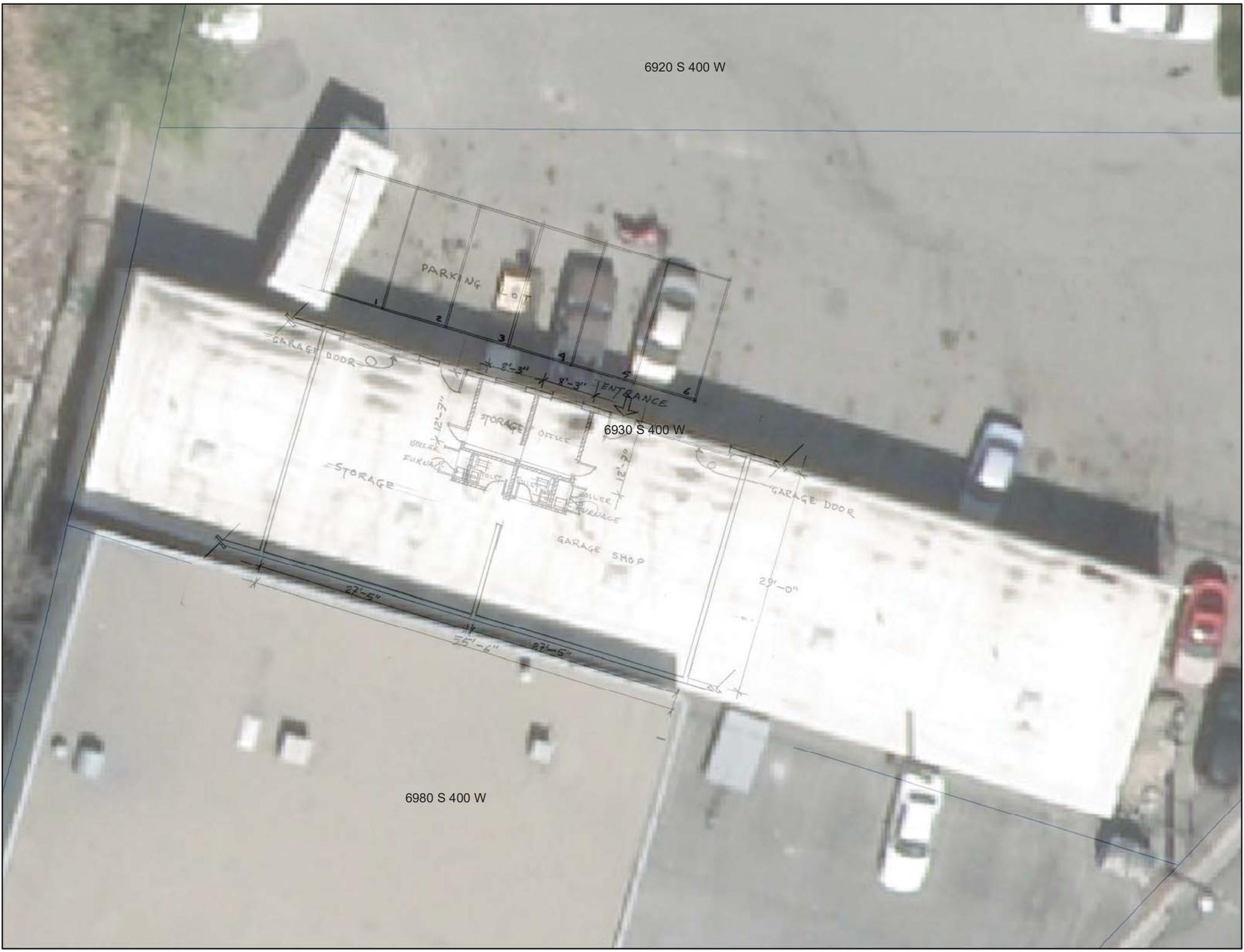
**Authorized Signature**

I am/we are aware that this application does not authorize building or conducting business until approved by Midvale City Corporation and a conditional use permit have been issued. I/We also understand that when a conditional use permit is granted subject to conditions, such conditional use permit does not become effective until all conditions have been met. I/We also agree to conduct said business/development strictly in accordance with the laws and ordinances covering such businesses and developments and that no other business will be conducted other than what is stated above. I certify that the submitted information is true and correct to the best of my knowledge. I am aware that only complete applications will be accepted for processing. (Complete application requirements are attached.)

Authorized Signature: [Signature] Date: 5-4-2016

Note: Obtaining a conditional use permit does not eliminate the necessity of obtaining a building permit and/or a business license (if applicable). Please contact the Midvale City Building Department or the Business License Administrator.

6920 S 400 W



6930 S 400 W

6980 S 400 W

**Midvale City**  
Department of Community Development  
Planning and Zoning

**Planning and Zoning Commission Staff Report**

**APPLICATION:** PC LAPTOPS

**LOCATION:** 145 West 7200 South

**APPLICANT:** James Ziter/PC Laptops, LLC

**FILE #:** CUP-21-25-276-025

**REQUEST:** Conditional Use Permit Approval

**MEETING DATE:** May 25, 2016

**ZONING DESIGNATION:** RC

**AUTHOR:** Lesley Burns, City Planner

**APPLICABLE ORDINANCE (S):** 17-7-12.2; 17-7-12.9

**AGENDA #:** 3

**SUMMARY:**

James Ziter, representing the applicant PC Laptops LLC, submitted a Conditional Use Permit application in order to operate a computer and technology sales company from the currently vacant building located at 145 West 7200 South (old Quilted Bear location) in the Regional Commercial (RC) zone district. The building would be used as PC Laptops regional headquarters with proposed uses to include offices for management, accounting, human resources and legal, telemarketing sales and technical support (call center), and computer assembly and warehouse. The existing building is approximately 45,000 square feet in size with an existing parking field of 202 stalls. The applicant is proposing to remodel the interior building space to accommodate the proposed uses, and will utilize the existing parking field as currently configured. As originally proposed, the use would require a Conditional Use Permit for the intensive office use (defined as a business with five or more employees per 1,000 square feet of net leasable office space) and the computer assembly use. The applicant has recently submitted a revised floor plan for the building. With these revisions, which increased the warehouse and assembly area and decreased the number of work stations in the call center, the office use is now below the threshold for an intensive office use, going from 8 employees per 1,000 square feet to 4.6. Therefore, the Planning Commission will only need to directly address the computer assembly use portion of the original application.

As indicated, the RC zone allows a computer assembly use as a conditional use. In order to approve a Conditional Use Permit, the following must be found:

1. The application complies with all applicable provisions of the zoning ordinance, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;

3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely effected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-13.7;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site; including compatibility with buildings on adjoining lots and to the street; and
11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses.

The computer assembly use will be conducted entirely within a portion of the existing building. There are no extraordinary processes or byproducts associated with this type of use. Modifications to the interior of the building will require a Building Permit and typical construction complying with all Building Codes. The existing development layout and building scale and mass will not be altered. There is sufficient utility capacity and emergency vehicle access for this proposed use, and the use will not significantly impact traffic and the capacity of the existing streets.

There are currently 170 employees associated with this business; 22 associated with the assembly use. The applicant has indicated future growth of the company may add 28 additional employees, and possibly another shift for call center/technical support staff (the number of work stations would remain the same with an additional shift). There are 202 existing parking stalls on site. This location is also within 1,000 feet of the 7200 South TRAX Station, providing the opportunity for some employees to utilize public transportation. Based on this, the existing parking should accommodate the proposal. The ordinance does require that the parking lot lighting be upgraded to the City's current exterior lighting standards. This will need to be done in conjunction with the interior remodel of the building.

Provided the conditions recommended below are satisfied, Staff does not anticipate any adverse impacts being created by the proposal and all requirements of the zoning ordinance satisfied.

**STAFF RECOMMENDATION:**

Based on the recent changes to the proposed floor plan which reduce the call center area within the building, Staff has determined there is no longer an "intensive office" use associated with this proposal. Therefore, this proposal no longer requires a Conditional Use Permit for this use. If the call center area is increased in the future, the resulting intensive office use will need to be reviewed and approved through the appropriate process at that time.

Based on compliance with the Conditional Use Permit criteria and the above analysis, Staff would recommend that the Planning Commission approves the Conditional Use Permit for PC

Laptops to have a computer assembly use within its regional headquarters facility at 145 West 7200 South with the following conditions:

1. The applicant shall obtain all required Building Permits for the building interior remodel. Plans for these permits shall be consistent with the proposed floor layout attached. All requirements of the Building Official and Fire Marshal shall be met.
2. The exterior parking lot lighting on the property shall comply with the City's current lighting standards. Any required upgrades to the lighting shall be done in conjunction with the building remodel.
3. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.
4. All signage shall comply with the sign requirements for the RC zone and sign permits obtained.

**RECOMMENDED MOTION:**

*“The Planning Commission recognizes the recent changes to the proposed floor plan reduce the call center area within the building, thus eliminating the “intensive office” use associated with this proposal. It is further understood that if the call center area is increased in the future, the resulting intensive office use will need to be reviewed and approved through the appropriate process at that time. Based on the revised proposal’s compliance with the Conditional Use Permit criteria, I move that we approve the Conditional Use Permit for PC Laptops to have a computer assembly use within its regional headquarters facility at 145 West 7200 South with the following conditions:*

1. *The applicant shall obtain all required Building Permits for the building interior remodel. Plans for these permits shall be consistent with the proposed floor layout attached. All requirements of the Building Official and Fire Marshal shall be met.*
2. *The exterior parking lot lighting on the property shall comply with the City’s current lighting standards. Any required upgrades to the lighting shall be done in conjunction with the building remodel.*
3. *The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.*
4. *All signage shall comply with the sign requirements for the RC zone and sign permits obtained.”*

**ADJACENT LAND USES:**

**North:** RC (commercial and vacant)

**South:** RM-25 (multi-family residential)

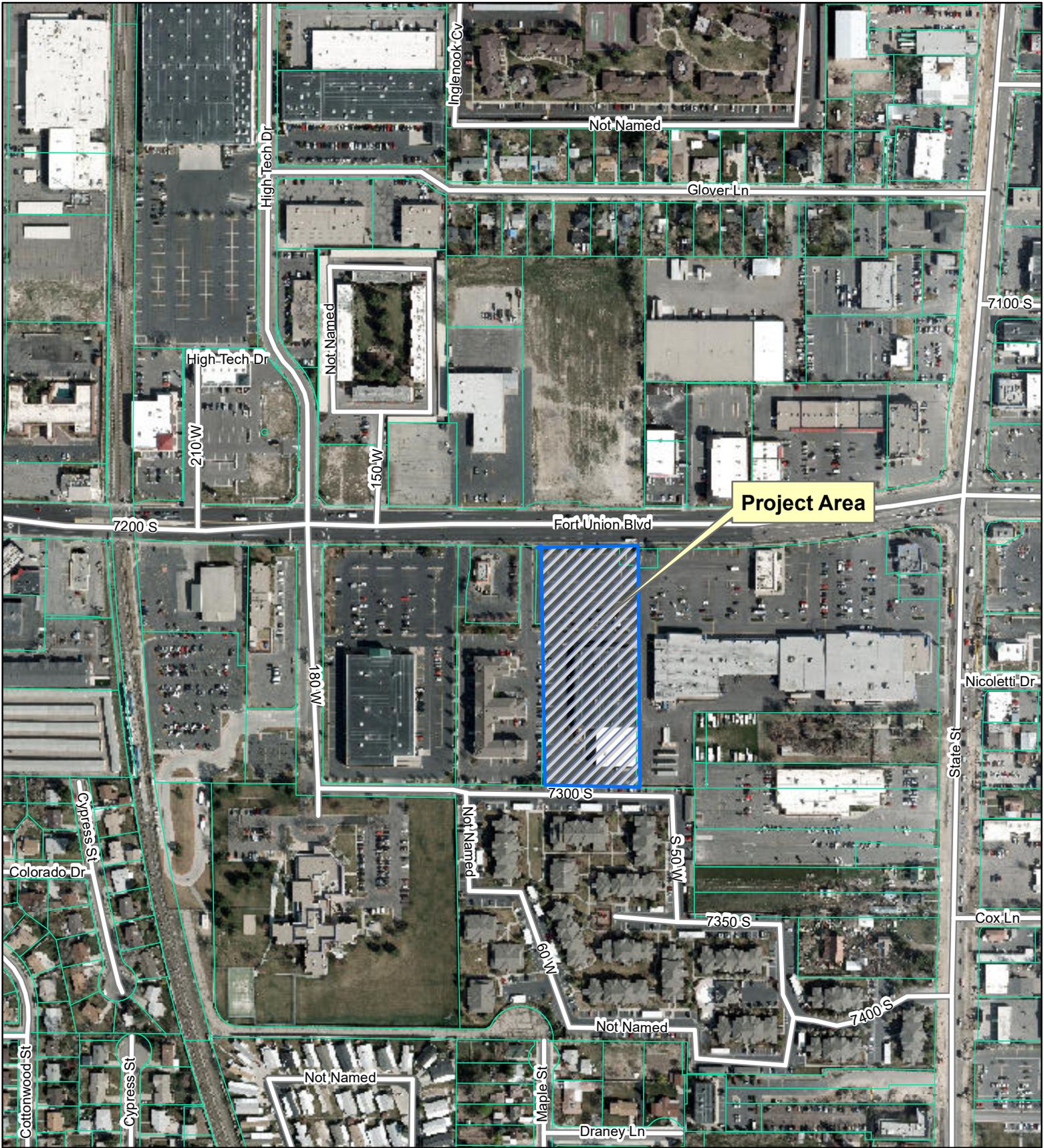
**East:** SSC (commercial)

**West:** RC (commercial)

**ATTACHMENTS:**

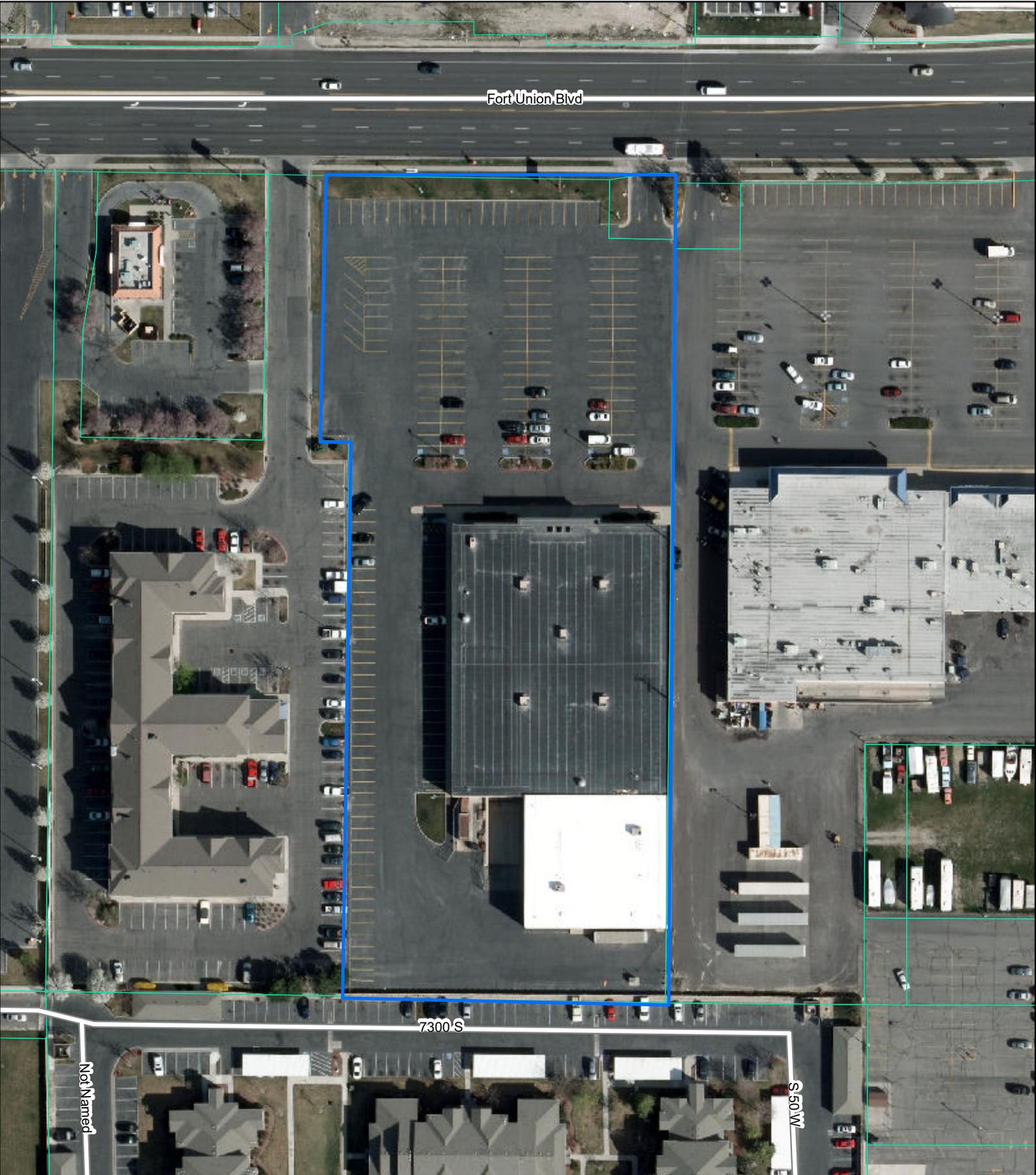
- Vicinity Map
- Site Plan/Floor Plan

**PUBLIC NOTICE:**  No  Yes



**PC Laptops  
145 West 7200 South**





Fort Union Blvd

7300 S

Not Named

S 50th

Existing Parking

**Midvale City**  
Department of Community Development  
Planning and Zoning Department

**Planning and Zoning Commission Staff Report**

<b>APPLICATION:</b>	<b>Riverwalk Retail Lot 7 Multi-tenant building</b>
<b>LOCATION:</b>	7101 South Bingham Junction Blvd.
<b>APPLICANT:</b>	KNP Construction, Inc. General Contractors Kyle Madsen, Superintendent
<b>DEVELOPER:</b>	Wadsworth Development Group Marty Biljanic, Project Manager
<b>FILE #:</b>	SSMP-21-26-226-011
<b>REQUEST:</b>	Revision to Building Exterior
<b>MEETING DATE:</b>	Wednesday, May 25, 2016
<b>ZONING DESIGNATION:</b>	Bingham Junction/Riverwalk Overlay (BJ/RWO) – Subarea 5
<b>AUTHOR:</b>	Matt Hilderman, Associate Planner
<b>APPLICABLE ORDINANCE (S):</b>	17-7-9, 17-7-9.12.1
<b>AGENDA #:</b>	4

**SUMMARY:**

On June 15, 2015, the Planning Commission reviewed and approved a Small Scale Master Plan/Preliminary Site Plan for two, multi-tenant buildings identified as Riverwalk Retail Lot 7 for the Wadsworth Development Group. This project was reviewed and approved under the requirements of the Bingham Junction and Riverwalk Overlay Zone district standards and the Riverwalk Retail Center Development Agreement.

On January 29, 2016, a building permit application was received concerning a tenant interior finish for a proposed food establishment identified as Costa Vida. The plans were reviewed by the Building Department and on April 14, 2016 approved by the Building Official.

On May 4, 2016, Staff was informed that the interior work performed had constructed an interior wall that enclosed the outside storefront windows along the South Elevation and portions of the East Elevation. Staff, along with the Building Department, issued a stop work order notice until this issue could be resolved. After further discussion among the developer and the superintendent, Staff determined the project could continue to proceed as approved however a proposal to finish/construct these window treatments would need to be submitted.

The applicant has proposed to install a Spandrel blackout PVC window film, on the outside of the windows, to conceal the interior finish work.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission consider the appropriateness of this exterior finish in relation to the development standards of these particular zones and the exterior building palette identified within the development agreement. If the Commission is comfortable with this proposal, Staff recommends the

Commission identify a finding(s) for this exterior treatment and a condition that this exterior treatment will be maintained by the Tenant and the Landlord, as originally installed and to replace, if necessary.

**RECOMMENDED MOTION:**

*“Findings:  
We find that . . .”*

**Option 1:**

*“Therefore, I move that we approve the exterior window treatment, as presented by the applicant, for Riverwalk Retail Lot 7, located at 7101 South Bingham Junction Boulevard, with the following condition(s):*

**Option 2:**

*“Therefore, I move that we deny the exterior window treatment, as presented by the applicant, for Riverwalk Retail Lot 7, located at 7101 South Bingham Junction Boulevard”*

**ADJACENT LAND USES:**

**NORTH:** BJ/Riverwalk Overlay (undeveloped)  
**SOUTH:** BJ/Riverwalk Overlay (Commercial multi-tenant building)  
**EAST:** BJ/Riverwalk Overlay (undeveloped)  
**WEST:** BJ/Riverwalk Overlay (Commercial developments)

**ATTACHMENTS:**

- Vicinity Map
- Approved Site Plan
- Approved Building Elevations
- Site Inspection
- Material Description Data Sheet and Example
- Riverwalk Retail Center Development Agreement

**PUBLIC NOTICE:**  No  Yes



Park Trail Way  
Park Reserve Way  
Jordan Walk Way  
River Fox Way

River Reserve Ct  
Village River Ln  
View Park Dr  
River Reserve Ct

FLSmith Drive

Jordan River Blvd

Bingham Junction Blvd

River Gate Dr

6960 S

700 W

Commerce Park Dr

7200 S

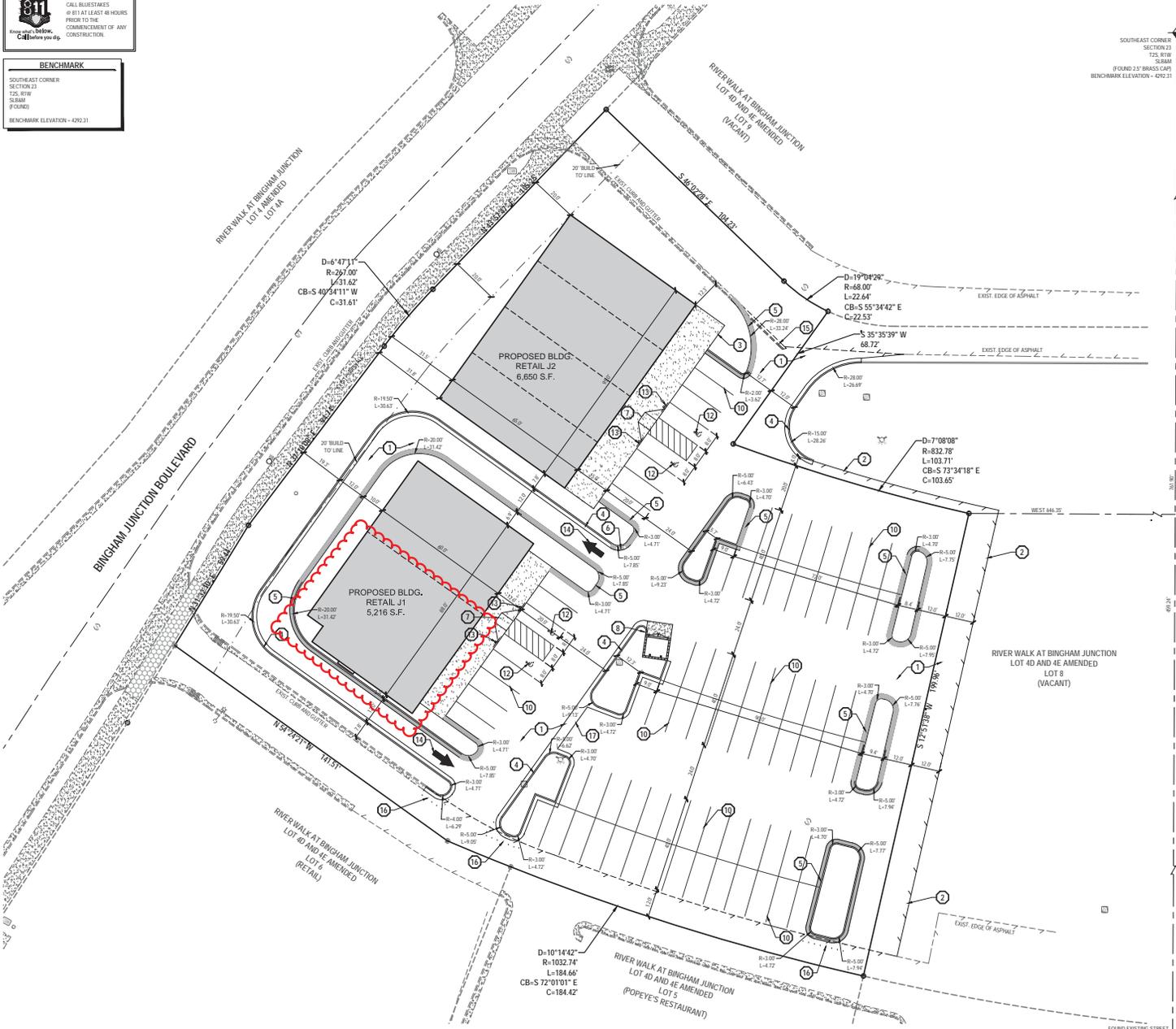
**RIVERWALK @ BINGHAM JUNCTION  
RETAIL 'J' LOT 7**

 Proposed Location





**BENCHMARK**  
 SOUTHEAST CORNER  
 SECTION 23  
 T2S, R10W  
 S28M  
 (FOUND)  
 BENCHMARK ELEVATION = 4292.31



LOT 7 PARKING DATA TABLE	
STANDARD STALLS	77
HANDICAP-ACCESSIBLE STALLS	4
TOTAL STALLS	81

LOT 7 SITE SUMMARY TABLE		
DESCRIPTION	AREA (SQ FT)	PERCENTAGE
PAVEMENT	43,818	64%
ROOF	13,864	17%
LANDSCAPING	12,743	19%
TOTAL SITE	68,325	100%

**LOT 7 INTERIOR PARKING LOT LANDSCAPE REQUIREMENT CALCULATION**  
 PARKING LOT AREA = 260 SQ. FT. \* 81 STALLS = 21,060 SQ. FT.  
 INTERIOR PARKING LANDSCAPING PROVIDED = 3,058 SQ. FT. 15%

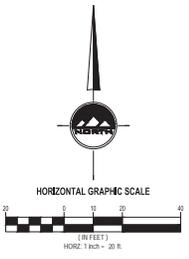
**SCOPE OF WORK:**

PROVIDE RETAIL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL X.CC.XXX.
- ROLL ASPHALT TO PROVIDE 4" THICKENED EDGE. EXTEND BASE COURSE 2' BEYOND EDGE OF ASPHALT.
- 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
- 2" COLLECTION CURB AND GUTTER PER DETAIL X.CC.XXX.
- 2" REVERSE PAN CURB AND GUTTER PER DETAIL X.CC.XXX.
- TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS.
- TRASH ENCLOSURE PER DETAIL 9 A 100-500 WITH 4" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. @ 9" OR 6" GRAB BASE.
- CONCRETE PAD FOR ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
- WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
- PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
- PAINTED LANE USE ARROWS PER M.U.T.C.D. STANDARD PLANS.
- EXISTING CURB AND GUTTER TO BE REMOVED.
- SAWCUT AND PATCH EXISTING ASPHALT.
- 4" WATERWAY PER APWA STANDARD PLAN NO. 211 AND SPECIFICATIONS.

**GENERAL NOTES**

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



**EN SIGN**  
 THE STANDARD IN ENGINEERING

SALT LAKE CITY  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529

LAYTON  
 Phone: 801.547.1100

TOOELE  
 Phone: 435.843.3590

CEDAR CITY  
 Phone: 435.865.1453

RICHFIELD  
 Phone: 435.896.2983

[www.ensigneng.com](http://www.ensigneng.com)

FOR:  
 WOODNORTH DEVELOPMENT GROUP  
 191 EAST 4000 SOUTH 4210  
 DRAPER, UT 84020  
 OWNER:  
 MARY BLUMING  
 PHONE: 801.454.0201

**RIVERWALK LOT 7**  
**7101 SOUTH BINGHAM JUNCTION BOULEVARD**  
**MDVALE, UTAH**

**SITE PLAN**

PROJECT NUMBER: 191 EAST 4000 SOUTH 4210  
 SHEET: 0012  
 DRAWN BY: C. OESTREICH  
 CHECKED BY: B. MORSE

C-100



**dixon + associates**  
 architects, planning, interiors  
 833 south 200 east  
 salt lake city, utah 84111  
 T: 801.595.6400  
 F: 801.595.8500

CONSULTANTS

**RIVERWALK  
 SHOPPING CENTER  
 LOT 7  
 7101 S. BINGHAM  
 JUNCTION BLVD  
 MIDVALE, UTAH**

#	DATE	DESC.

ISSUE:	-
PROJECT NO.:	-
CAD DWG FILE:	-
DRAWN BY:	-
CHECKED BY:	-

SHEET TITLE

**ARCHITECTURAL  
 ELEVATIONS**

**A-2.1**





FRESH  
MEXICAN GRILL

 Costa Vida



**Costa Vida**





7101

FR  
MEXICO



# ORACAL<sup>®</sup> 651 INTERMEDIATE CALENDERED FILM

Technical Datasheet  
07/14  
Page 1 of 2

## Description

2.5-mil, intermediate calendered PVC film with excellent dimensional stability and very good cutting and application characteristics. Available in 60 vivid colors plus transparent, matte white and matte black.

## Release Liner

84# custom silicone-coated paper with special release characteristics that provide excellent weeding and release values. Customized blue silicone paper liner for matte and gloss white face film provides superior contrast for weeding.

## Adhesive

Clear, solvent-based, permanent adhesive

## Area of Use

Ideal for medium-term indoor and outdoor lettering, marking and decoration. Matte finish available in black and white.

## Technical Data

<b>Thickness</b> (without liner and adhesive)	2.5-mil
<b>Dimensional Stability</b> (FINAT TM-14)	Adhered to steel, no shrinkage in cross direction; In length, <.016"
<b>Temperature Resistance</b>	Adhered to aluminum, -40°F to +176°F, no variation
<b>Fire Behavior</b> (DIN 75200)	Adhered to steel, self-extinguishing
<b>Fire Rating</b>	ASTM E 84-07 Class "A"
<b>Adhesive Power</b> (FINAT TM-1, after 24 h, average)	Adhered to stainless steel: 4.1 lb/in
<b>Tensile Strength</b> (DIN EN ISO 527)	Along: Min. 19 MPa Across: Min. 19 MPa
<b>Elongation at Break</b> (DIN EN ISO 527)	Along: Min. 130% Across: Min. 150%
<b>Seawaterability</b> (DIN 50 021)	Adhered to aluminum, after 100h/73°F, no variation
<b>Shelf Life</b> (68°F/50% relative humidity)	2 years
<b>Minimum Life Expectancy</b> (based on accepted application procedures on vertical surfaces)	6 years - colors/transparent/black and white 4 years - metallic 3 years – brilliant blue
<b>Minimum Application Temperature</b>	46°F
<b>Available Lengths</b>	150' (50-yard) and 30' (10-yard)
<b>Available Widths</b>	15" (punched), 24", 30", 48" 36" and 60" available in transparent, black, and white
<b>Recommended Application Tapes</b>	ORATAPE <sup>®</sup> Series HT55, MT95, MT72
<b>Print Compatibility</b>	Thermal Transfer (gloss finish only)

## Note

Surfaces to which the material will be applied must be thoroughly cleaned from dust, grease or any contamination which could affect the adhesion of the material. Freshly lacquered or painted surfaces should be completely cured. The compatibility of selected lacquers and paints should be tested by the user, prior to application of the material. Films with structured surface are naturally more sensitive than the unstructured. Accordingly, these films are to be treated carefully both in processing and in cleaning. Impurities affect the appearance of structured films and require more frequent cleaning. Furthermore the application information published by ORAFOL is to be considered. The batch traceability according to ISO 9001 is possible on the basis of the roll number.



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1100 Oracal Parkway  
Black Creek, GA 31308  
Phone: 888.672.2251

ORAFOL Americas – CT  
120 Darling Drive  
Avon, CT 06001  
Phone: 800.654.7570

ORAFOL Canada  
2831 Bristol Circle  
Oakville, Ontario L6H 6X5  
Phone: 888.727.3374

techsupport-americas@orafol.com – www.orafolamericas.com

# ORACAL<sup>®</sup> 651 INTERMEDIATE CALENDERED FILM

Technical Datasheet  
07/14  
Page 2 of 2

## IMPORTANT NOTICE

All ORACAL<sup>®</sup> products are subject to careful quality control throughout the manufacturing process and are warranted to be of merchantable quality and free from manufacturing defects. Published information concerning ORACAL<sup>®</sup> products is based upon research which the Company believes to be reliable although such information does not constitute a warranty. Because of the variety of uses of ORACAL<sup>®</sup> products and the continuing development of new applications, the purchaser should carefully consider the suitability and performance of the product for each intended use, and the purchaser shall assume all risks regarding such use. All specifications are subject to change without prior notice.



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2831 Bristol Circle  
Oakville, Ontario L6H 6X5  
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techsupport-americas@orafol.com – [www.orafolamericas.com](http://www.orafolamericas.com)

Spandrel Blackout  
Architectural Window Film  
801-567-1194

When recorded, return to:  
Midvale City  
655 W. Center St.  
Midvale, UT 84047

11093331  
12/09/2010 08:54 AM \$0.00  
Book - 9887 Pg - 4657-4675  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
MIDVALE CITY  
655 W CENTER STREET  
MIDVALE UT 84047  
BY: BRR, DEPUTY - WI 19 P.

**DEVELOPMENT AGREEMENT FOR  
RIVERWALK RETAIL CENTER DEVELOPMENT  
MIDVALE CITY, UTAH**

THIS DEVELOPMENT AGREEMENT (“Development Agreement”) is entered into as of this 6<sup>th</sup> day of April, 2010 by and among Riverwalk Investments, LLC, its successors and assigns (“Developer”) and Midvale City Corporation, a Utah municipal corporation (“Midvale” or “City”) for the Riverwalk Retail Center Development, which is a portion of that certain sub area of the Bingham Junction Project known as Riverwalk at Bingham Junction located in Midvale City, Utah.

A. Master Development Agreement. Developer and Midvale both acknowledge the existence and continuing applicability of that certain Master Development Agreement for the Bingham Junction Project dated April 6, 2005, and that certain Development Agreement for the Riverwalk Sub Area of the Bingham Junction Project dated August 1, 2006 (“Riverwalk Agreement”), both of which are binding upon and inure to the benefit of the Developer in the ownership and development of this portion of the Bingham Junction Project. Developer and Midvale desire to enter into this Development Agreement in order to address various issues specific to this portion of the Bingham Junction Project while recognizing that the remaining provisions of the Master Development Agreement and the Riverwalk Agreement continue to be applicable and remain in full force and effect.

B. Riverwalk Retail Center Project. Developer is the owner of a certain portion of the Property which is subject to the Master Development Agreement for the Bingham Junction Project and the Riverwalk Agreement located at the northwest corner of 700 West and Jordan River Boulevard and east of Bingham Junction Boulevard, which is specifically described in Exhibit A attached hereto (the “Riverwalk Retail Center Property”), and intends to develop the Riverwalk Retail Center Property into a retail commercial project to be known as Riverwalk Retail Center (the “Riverwalk Retail Project”). The Riverwalk Retail t shall be developed in one or more phases, as determined by Developer.

C. Large Scale Master Plan and Subdivision Approval. Developer has submitted to the City an amended Large Scale Master Plan and Commercial Subdivision Plat for the Riverwalk Retail Project as set forth in Section 17-7-9.2 of the Midvale City Code (“Amended BJ Zone”).

NOW THEREFORE, in consideration of the above recitals, the parties agree as follows:

**Article 1**  
**The Project**

**1.1** Legal Description of Property. The property covered by this Development Agreement consists of approximately 12.54 acres of land located at approximately 7140 South 700 West/7141 South Bingham Junction Boulevard and 780 West Bingham Junction Boulevard. This property is more fully described in Exhibit A, Legal Description.

**1.2** Project Description. The Riverwalk Retail Project covered by this Development Agreement consists of approximately 113,600 square feet of retail commercial space within twelve buildings/pad sites, approximately 544 parking stalls, 15% landscaped area, and specified access points on Bingham Junction Boulevard and Jordan River Boulevard as illustrated by the approved Large Scale Master Plan and shown in Exhibit B.

**1.3** Project Approval. Pursuant to the Midvale City Zoning and Subdivision Ordinance, the Riverwalk Retail Center Large Scale Master Plan has been approved under the Bingham Junction Zone provisions (Chapter 17-7-9) and the Riverwalk Zone provisions (Chapter 17-7-9.12.1) and the Subdivision Ordinance (Title 16). The review and approval process included a lawfully advertised public hearing with the Midvale City Planning Commission on January 13 and February 10, 2010 and the City Council on February 16, 2010.

**Article 2**  
**Site Improvements and Performance Bond**

**2.1** Security for On-Site Public Improvements. The Developer agrees to complete all required on-site public improvements in accordance with the approved Construction Plans. The Developer shall guarantee such improvements through a Subdivision Improvements Bond, which provides the financial security for the improvements, including, but not limited to, water, sewer, curb and gutter, sidewalk, street improvements, surface drainage, street trees, fiber optic conduit, street lighting, etc.

**2.2** Declaration of Covenants, Conditions and Restrictions (CC&R's). All development shall be part of a common property owners group for the short term and long term maintenance of commonly used areas, parking lots, access drives, landscaping, etc.

**Article 3**  
**Specific Conditions of Master Planned Development**

**3.1** Agreement to Comply with Specific Conditions of Approval. The Developer agrees to the following conditions of approval:

**3.1.1** All development shall comply with the Development Standards in Section 17-7-9.12.1.6 of the Zoning Ordinance, including but not limited to a minimum of 50% of the street facing facades being built within three feet of the 20-foot build-to-line; this will require that the 700 West facing façade for Building E be the same or a greater length than the 700 West facing façade for Building D as shown on plan.

**3.1.2** All development shall comply with the Landscape Standards in Section 17-7-9.12.1.7 of the Zoning Ordinance. Landscaping Plans shall incorporate the street trees required as part of the Riverwalk Thematic Design Elements. Landscaping plans shall incorporate some of the plant materials and landscape design elements of the existing landscaping on Lot 4B of the Riverwalk at Bingham Junction Lot 4C Amended subdivision.

**3.1.3** All development shall comply with the Architectural Standards in Section 17-7-9.12.1.8 of the Zoning Ordinance, including but not limited to drive aisles located between the building and street being minimized as much as possible with berming and landscaping and complying with the specific development standards in the ordinance.

**3.1.4** In order to achieve a consistency and theme between the individual buildings as they are developed over time and in addition to condition 3.1.3 above, all buildings shall incorporate into their design some of the exterior materials, colors and architectural elements included in Exhibit C, Exterior Building Palette. This condition defines an appropriate range of exterior materials, colors and architectural elements within the parameters of the general Architectural Standards in the Riverwalk Overlay Zone. The intent of this condition is to set the tone and theme for the Riverwalk Retail Center Property to ensure a cohesive, master planned development, while still allowing some variation in colors, materials and architectural elements.

**3.1.5** All development shall comply with Sections 17-7-9.5 Common Development Standards and 17-7-9.6 Parking of the Zoning Ordinance.

**3.1.6** All development shall comply with the approved Riverwalk Thematic Design Elements and specific commercial retail thematic design elements included in Exhibit D, Thematic Design Elements.

**3.1.7** The access onto Bingham Junction Boulevard between Buildings I and J shall be right-in/right-out only and shall comply with the requirements of the City Engineer.

**3.1.8** The applicant shall obtain approval from UDOT for the access onto Jordan River Boulevard.

**Article 4**  
**General Terms and Conditions**

**4.1** Construction of Agreement. This Development Agreement shall be constructed and interpreted to ensure that the Developer complies with the requirements and conditions of the Large Scale Master Plan and Zoning Ordinance.

**4.2** Laws of General Applicability. Where this Development Agreement refers to laws of general applicability to the Riverwalk Retail Project, that language shall be deemed to refer to laws which apply to all other properties within Midvale City.

**4.3** Agreements to Run with the Land. This Development Agreement shall be recorded against the Riverwalk Retail Property. The agreements contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors and assigns as described in 4.4 below.

**4.4** Binding Effect. This Development Agreement shall be binding on any and all successors and assigns of the Developer in the ownership or development of any portion of the Riverwalk Retail Project or Property.

**4.5** Assignment and Transfer of Riverwalk Retail Project. Any transfer or assignment of this Development Agreement shall comply with the provisions of Section 11.2 of the Master Development Agreement.

**4.6** Duration. The term of this Development Agreement shall commence on the date the Development Agreement is executed by both parties. The term of this Development Agreement shall extend for the period of time the Developer or its successors owns any portion of the property, but in no event longer than the term of the Master Development Agreement as set forth in Section 12.2 thereof.

**4.7** Notices. Any notice, confirmation or other communication hereunder shall be given in writing by mail or facsimile at the following addresses or numbers:

Midvale City:

Midvale City Manager  
655 W. Center St.  
Midvale, UT 84047  
FAX: (801) 567-0518

Midvale City Community & Economic Development Director  
655 W. Center St.  
Midvale, UT 84047  
FAX: (801) 567-0518

Midvale City Attorney  
655 W. Center St.

Midvale, UT 84047  
FAX: (801) 567-0518

Developer:

Riverwalk Investments, LLC  
Represented by Kip Wadsworth  
Wadsworth Development Group  
166 E. 14000 S. #210  
Draper, UT 84020  
FAX: (801) 748-4077

**4.8 Savings Clause.** If any provision of this Development Agreement, or the application of such provision to any person or circumstance, shall be held invalid, the remaining provisions of the Development Agreement, or the application of such provision to the persons or circumstances other than those to which it is held invalid, shall not be affected thereby or considered invalid.

**4.9 Continuation of Terms of Master Development Agreement and Riverwalk Agreement.** All of the other provisions of the Master Development Agreement and Riverwalk Agreement which apply to the Riverwalk Retail Property, except as specifically modified herein, shall remain in full force and effect.

IN WITNESS WHEREOF, this Development Agreement has been executed by Midvale City Corporation, acting by and through the Midvale City Council, and by a duly authorized representative of Riverwalk Investments, LLC (Developer), as of the above stated date.

CITY:



MIDVALE CITY CORPORATION

By: JoAnn B. Seghini  
JoAnn B. Seghini, Mayor

ATTEST:

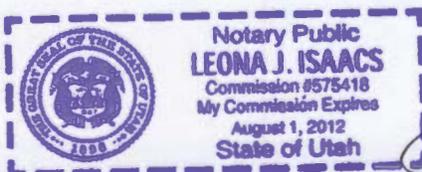
Rori L. Andreason  
Rori L. Andreason, MMC  
City Recorder

DEVELOPER:

Riverwalk Investments, LLC

By: Kip Wadsworth  
Kip Wadsworth

Kip Wadsworth, Subscribed and sworn to me this 12<sup>th</sup> day of April, 2010



Leona J. Isaacs<sup>5</sup>

Riverwalk Retail Center  
Development Agreement

# EXHIBIT A

## Legal Description

### Boundary Description

Beginning at a point on the west right of way line of 700 West Street, said point being South 0°17'31" West 682.12 feet and North 89°47'51" West 53.00 feet from the Southeast Corner of Section 23, Township 2 South, Range 1 West, Salt Lake Base and Meridian,

thence South 0°17'31" West 451.57 feet along the westerly right of way of said 700 West Street;

thence South 45°13'12" West 35.40 feet along the westerly right of way of said 700 West Street to the northerly right of way of Jordan River Boulevard;

thence North 89°51'08" West 384.09 feet along the northerly right of way of said Jordan River Boulevard;

thence westerly 632.27 feet along the arc of a 1,210.74 foot radius curve to the right (center bears North 00°08'52" East and the chord bears North 74°53'31" West 625.11 feet with a central angle of 29°55'15"), along the northerly right of way of said Jordan River Boulevard;

thence North 13°08'41" West 34.61 feet, along the northerly right of way of said Jordan River Boulevard;

thence North 56°56'59" West 38.00 feet, along northerly right of way of said Jordan River Boulevard, to the Centerline of Bingham Junction Boulevard;

thence North 33°03'01" East 135.99 feet, along said Centerline of Bingham Junction Boulevard;

thence North 34°29'07" East 100.03 feet, along said Centerline of Bingham Junction Boulevard;

thence North 37°10'23" East 94.74 feet, along said Centerline of Bingham Junction Boulevard;

thence northeasterly 35.55 feet along the arc of a 300.00 foot radius curve to the right (center bears South 52°49'52" East and the chord bears North 40°33'50" East 35.53 feet with a central angle of 06°47'24"), along said Centerline of Bingham Junction Boulevard;

thence North 43°57'46" East 411.46 feet, along said Centerline of Bingham Junction Boulevard;

thence northeasterly 204.72 feet along the arc of a 320.00 foot radius curve to the left (center bears North 46°02'28" West and the chord bears North 25°38'07" East 201.25 feet with a central angle of 36°39'20"), along said Centerline of Bingham Junction Boulevard;

thence South 38°21'18" East 93.31 feet;

thence South 23°24'23" West 60.58 feet;

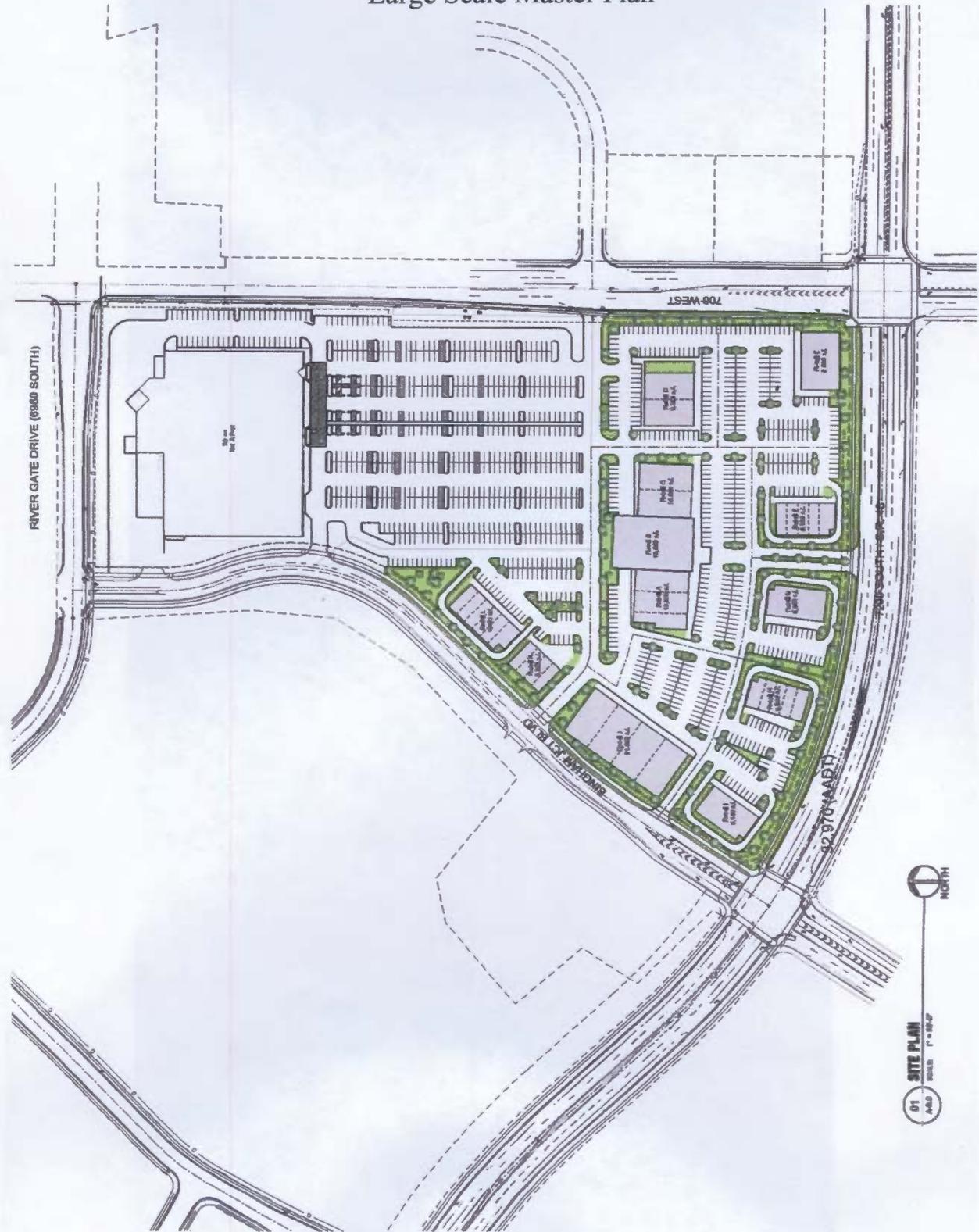
thence South 388.11 feet;

thence South 89°47'51" East 437.08 feet, to the point of beginning.

Contains 546,559 sq. ft. or 12.54 acres.

# EXHIBIT B

## Approved Large Scale Master Plan



## **EXHIBIT C**

### **Exterior Building Palette**

In order to ensure each building within the Riverwalk Retail Center area fits within a cohesive, master planned framework with regard to building design, an exterior building palette for this area has been created. This exterior building palette refines the general architectural requirements of the Riverwalk Overlay by creating a range of acceptable building forms, materials and colors that will help establish consistency between the individual projects and buildings within the project area.

In addition to complying with the Architectural Standards in Section 17-7-9.12-1.8 of the Zoning Ordinance, it will be expected that developments within the Riverwalk Retail Center area utilize some of the building forms, materials and colors contained herein.

### **Building Forms**

The following illustrations reflect building forms to be utilized within the individual buildings in the Riverwalk Retail Center Development. Building forms include elements such as roof lines, windows, columns, wall outlines, canopies/arcades, entrances, façade shifts, etc.



PAINTED STEEL  
TRELLIS

**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



PAINTED STEEL  
TRELLIS

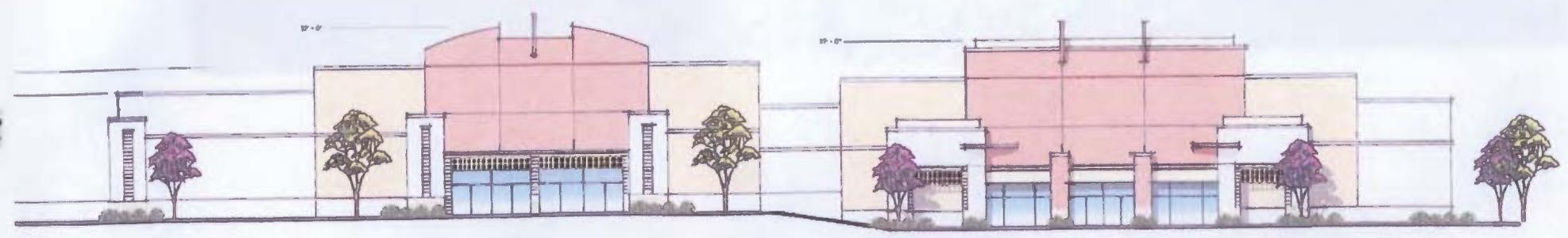
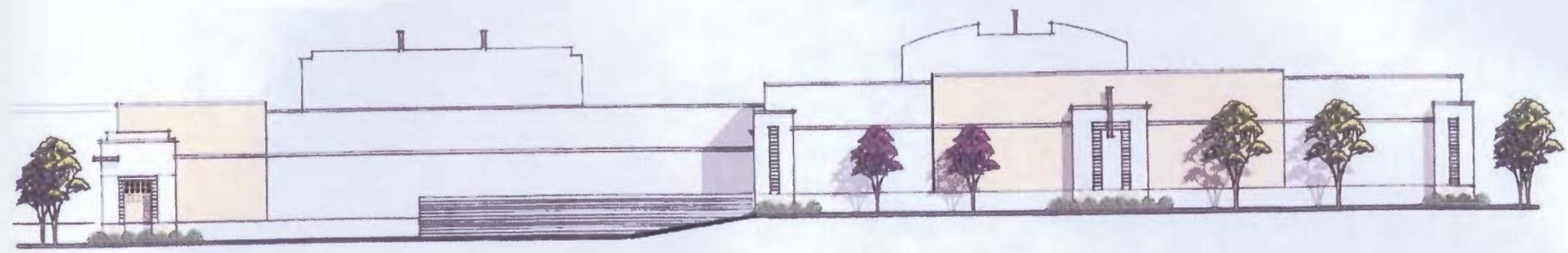
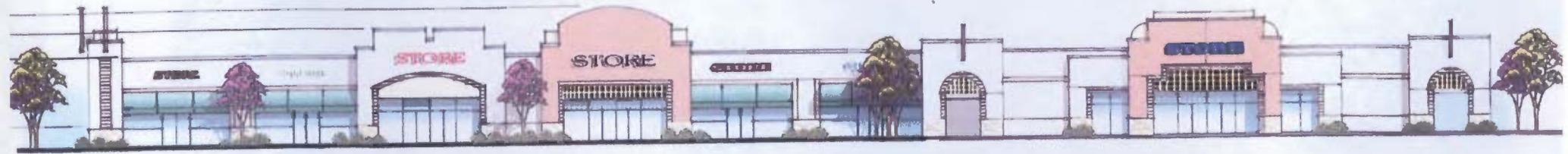
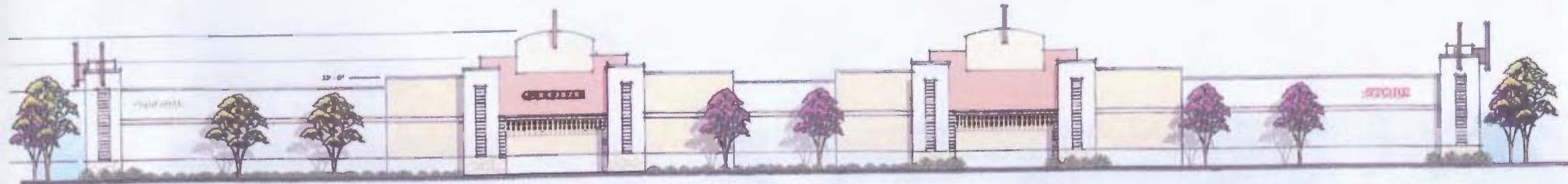
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



## **Materials & Colors**

Following are samples of exterior building materials and colors to be utilized on the individual buildings in the Riverwalk Retail Center Development. The full list of colors includes a range of colors within the color samples shown. The color list reflects Benjamin Moore color swatches. These materials and colors are intended as examples only, and not intended as specific manufacturer's products. Products similar in nature and color are acceptable.

**RIVERWALK  
RETAIL CENTER**

**EXTERIOR BUILDING  
MATERIALS & COLORS**





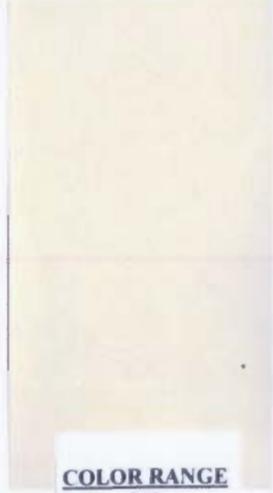
COLOR RANGE

1128  
1129  
1130  
1131  
1132  
1133  
1134



COLOR RANGE

230  
231  
235  
236  
237



COLOR RANGE

232  
233  
234  
239  
240  
241



COLOR RANGE

HC-19  
HC-20  
HC-21  
HC-23  
HC-25  
HC-26  
HC-28



COLOR RANGE

509  
510  
511  
516  
517  
518



COLOR RANGE

910  
912  
913  
914  
915



COLOR RANGE

HC-7  
HC-8  
HC-9  
HC-10  
HC-11  
HC-12



COLOR RANGE

HC-49  
HC-50  
HC-51  
1202  
1203