



# 2. LAND USE ELEMENT

## 2.1 INTRODUCTION

### 2.1.1 DESCRIPTION OF THE LAND USE ELEMENT

Riverton City is a community that is growing and evolving from an agricultural and rural foundation to a planned city with a diverse mix of housing and employment. Riverton City seeks to enhance its residents' quality of life through the provision of ample housing and employment opportunities, recreational, cultural and social activities and an attractive living environment. The Land Use Element establishes the primary framework for shaping the city's development pattern. Clearly defining and communicating the Goals, Objectives and Policies of the Land Use Element is essential to achieve the city's desired future because the Land Use Element directly affects every aspect of the city's physical form and function.

The Land Use Element is the long-range planning tool used in conjunction with the other General Plan elements to guide the city's future growth, revitalization, and preservation efforts. The Land Use Element also illustrates how Riverton City anticipates addressing future population and employment growth and describes a development pattern that integrates natural and man-made features in a manner consistent with the vision of Riverton City and its residents.

Riverton City's future growth and development is guided by the goals, objectives and policies of the Land Use Element. The overall goal of the element is to promote land use patterns that maintain safe residential neighborhoods, bolster economic prosperity, preserve open space and enhance quality of life. The goal is achieved by implementing objectives together with the related policies for each component of the Land Use Element.

<i><b>Land Use Component</b></i>	<i><b>Relevant Goals</b></i>
Land Use Patterns	2.A
Strong Neighborhoods	2.B
Economic Development	2.C
Open Space Areas	2.D
Balanced Land Uses	2.E
Land Use Compatibility	2.F

### 2.1.2 LAND USE ISSUES SUMMARY

The following land use issues were identified during the community participation process and are addressed in the incorporation in the Riverton City General Plan:



- **SMART GROWTH:** Although many variables will influence the physical growth and development of Riverton City over the next 20 years, two interrelated factors will play critical roles: regional population growth and the land available for development. As Riverton City continues to grow, a mix of housing, employment, and all of the ancillary services necessary to support these uses must be properly balanced through a planning process incorporating economic development strategies that ensure sufficient revenues to pay for public services.
- **REGIONAL COOPERATION:** Future land use decisions for Riverton City must be made with the understanding of the affect in a regional context that considers the plans of the four adjoining municipal governments, as well as regional transportation and environmental issues.
- **DOWNTOWN REDEVELOPMENT:** As the Riverton City community expands outward, opportunities for the revitalization of the original downtown core must not be overlooked. The widening and improvements to the 12600 South and Redwood corridors will alter access and reduce front setbacks to some properties. Consequently, opportunities must be considered for suitable adaptive reuse projects appropriate for higher traffic volume roadways.
- **AFFORDABLE HOUSING AND HOUSING DIVERSITY:** A negative consequence of any escalating real estate market is the rising cost of new construction and overall increase in the cost of housing, especially for the lowest-income households. Other factors impacting the supply of affordable housing within Riverton City will be city zoning and development regulations that determine minimum standards for lot size and improvements. A wider range of housing types, including multi-family, should be addressed to meet the needs of individuals and smaller households.
- **DENSITY:** Historically, low density-residential development has been the dominate land use pattern and, according to the community survey, is preferred by many residents. However, as Riverton grows there will be increased pressure from the development industry and new residents for increased density. Potential negative consequences of low-density residential development for the public are that low-density development uses land at a greater rate, is more expensive to serve per unit, and reduces opportunities for developers to dedicate community-beneficial open space recreation areas.
- **COMMERCIAL AND INDUSTRIAL EXPANSION:** Key interchanges at the Bangerter Highway and proposed Legacy Freeway interchanges will attract opportunities for large-scale, nonresidential development. The Intel facility is an example of an employment-generating land use that requires transportation access for employees, manufactures products and uses large amounts of land. Such development will necessitate infrastructure capacity and services, and intersection improvements and transitional land uses to facilitate economic growth, while minimizing traffic and other impacts to adjoining residential areas.



### 2.1.3 TRENDS

Historically, Riverton City developed in a grid system similar to the Utah Master Plan of Brigham Young. In the post-World War II era, much of the agricultural land was converted to a large-lot development pattern, although farming activities continued. Riverton has maintained much of its original land use pattern, including a definitive small downtown core centered around the Redwood Road and 12600 South intersection.

As Riverton City grows during the next 20 years, a wider range of commercial land uses will be required to support employment needs and provide retail and personal services. Riverton City exhibits several key factors that support its future as a strategic location for sustained growth and development. These include the following:

- Availability of moderately priced real estate attractive to commercial and residential development;
- Improved vehicle access via the expansion of the 12600 South and Redwood Road intersection, the Bangerter Highway, and the proposed Legacy Freeway;
- Location of the Intel facility and the potential for other industrial and commercial development, located along the Bangerter Highway corridor; and
- A less quantifiable but equally important asset that Riverton possesses is its small-town character. A recent study by the National Historic Trust indicates that most Americans prefer living in small towns with convenient services.

Riverton’s high “quality of life” offers a great potential for attracting individuals seeking to relocate from more urban areas of the Wasatch Front and other regions of the country.

## 2.2 THE RIVERTON CITY COMMUNITY

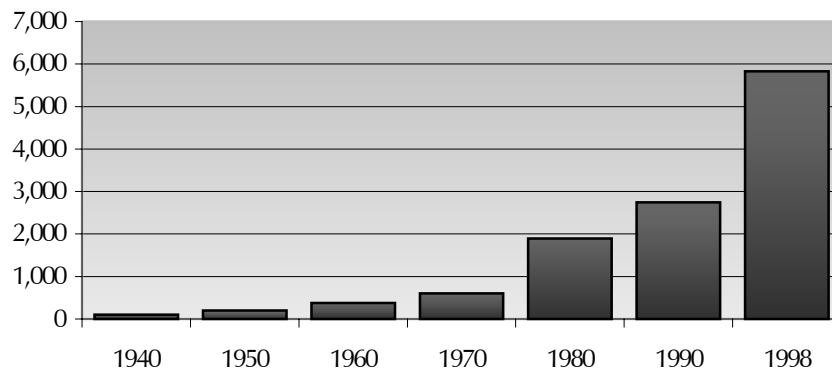
### 2.2.1 EXISTING CONDITIONS

#### ***RESIDENTIAL:***

The majority of residential land use is single-family detached, although a small portion of some multi-family residential land use exists. In 1940, the total number of residential dwellings in Riverton was a mere 99 homes. By 1980 Riverton City had a total of 2,832 dwelling units (including multi-family dwellings) and by 1996, 5,678 units existed. More than 50 percent of all residential dwelling units were either constructed or annexed after 1990. This increase is shown in Table 2.1, *New Dwelling Units by Decade*. According to the *Riverton City Housing Element and Moderate Income Housing Plan*, adopted in 1999, there were only 78 multi-family units and 51 manufactured homes within the city's entire housing stock.



TABLE 2.1  
NEW DWELLING UNITS BY DECADE



Source: Riverton City Planning and Economic Development, 2000.

Over 33 percent of all existing residential development is sited on lots that are a half-acre or larger, including both platted subdivisions and large-acre homesteads. Another 21 percent of the land base include lots of a quarter-acre or larger, incorporating most of the mature neighborhoods near the downtown core. The overall land use pattern exhibits a very low residential density compared to cities within the region. The total density for all residentially zoned property is just less than 1 dwelling unit per acre (du/ac) or one dwelling unit for each .96 acre. More recent developments and/or proposed subdivision projects include densities of 4 du/ac or higher.

The completion of the Bangerter Highway and the pending Legacy Freeway provide opportunities for subdivision development and large-scale retail development at the interchanges on larger tracts located on the community’s western side. The proposed Western Springs project, on the west side of Riverton City, offers a mixture of residential types and densities, as well as community and neighborhood parks, and limited retail to cater to the local residents. Densities within the Western Springs project exceed 4 dwelling units per acre.

The current zoning and land base would support a total of 14,011 dwelling units, an addition of approximately 8,333 more units than in 1996.

**COMMERCIAL:**

Existing commercial uses occupy approximately 175 acres of property, and include community and neighborhood retail, professional office, and general commercial land uses. The majority of these uses are located along the west side of Redwood Road within two major retail shopping centers. These centers, together with other smaller commercial properties, comprise the existing downtown area and majority of commercial activity in the city. Some opportunities exist for increased infill and redevelopment within the downtown area.



***INDUSTRIAL / BUSINESS PARK:***

Riverton has minimal light or heavy industrial land use activity, although the potential exists for major high-tech business park development along or near key interchanges of the Bangerter Highway and proposed Legacy Freeway. ("High-Tech Crescent") An example of this new type of industrial development is the new Intel plant facility, located on 45 acres of the planned 140 acre campus located on the northeast corner of the Bangerter Highway and 13400 South. In addition, Riverton City will be following a new trend and model of locating higher-education facilities in the vicinity of business parks. Partnerships between high-tech industry and higher-education institutions have proven very beneficial, and are a potential way to encourage business innovation and growth.

***PARKS AND OPEN SPACE:***

Approximately 106 acres in Riverton City are utilized for park and open space, including land developed for city parks, sports fields, an equestrian facility, and undeveloped park acreage.

***PUBLIC FACILITIES:***

Other city facilities, such as the City Hall, cemetery, senior center and community center occupy approximately 94 acres of the city.

***AGRICULTURE:***

Agriculture uses are limited within the city, although 119 acres are currently utilized for grazing or other accessory uses.

**2.2.2 FUTURE POPULATION AND EMPLOYMENT GROWTH**

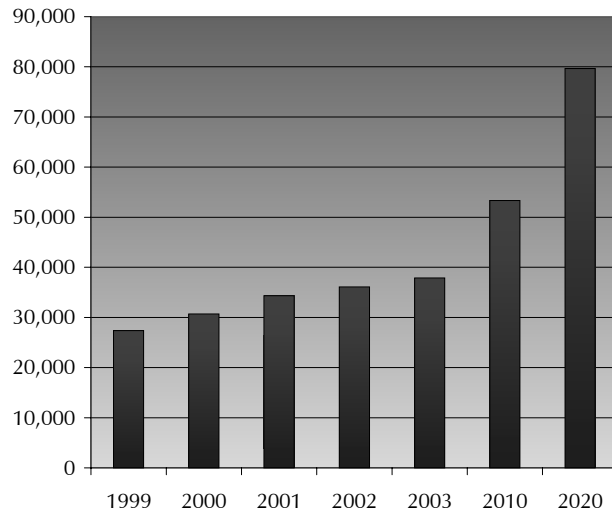
Riverton City has experienced an absolute growth exceeding 80 percent during the 1990-98 period. Its population increased from 11,200 in 1990 to more than 27,400 in 1998. This compares with a 17 percent growth in Salt Lake County, 18 percent in the Wasatch Front Multi-County District (MCD) and 20 percent growth in the State as a whole during the same period.

During the 2000 to 2010 period, the Wasatch Front MCD is expected to add another 326,000 persons, with more than 60 percent located in Salt Lake County. While the Wasatch Front MCD will experience growth rates consistent with statewide averages, Mountainland and Southwest MCD's will experience far more rapid growth during the next 20 years.

The rapid growth in Riverton City since 1993 is expected to continue into the next two decades. Riverton is expected to add more than 25,000 people by 2010 and an additional 26,000 people in the 2010 to 2020 period. At this rate, Riverton's population by 2010 is projected to cross the 50,000 mark (at 53,312 residents), as illustrated in Table 2.2, *Riverton City Population Projection*.



**TABLE 2.2  
RIVERTON CITY POPULATION PROJECTION**



Source: BRW and Economic Research Associates, 2000.

### 2.3 FUTURE LAND USE PLAN AND MAP

The Land Use Plan designates the general distribution and location of land to be used for residential, business, industry, open space and other categories of land use. The land use categories and map illustrated on Figure 2-1, *Land Use Plan*, guides future development and growth in a way that promotes the community's health, safety and welfare. Each category of the Land Use Plan is described with corresponding land use density and employment intensities as presented in Table 2.3, *Land Use Intensity*.

Figure 2-1, identifies the location of residential, commercial, industrial, conservation/open space, public and institutional land use. The character of each land use is defined in the following sub section.



Insert Figure 2-1 Land Use



**TABLE 2.3  
LAND USE INTENSITY**

Land Use	Gross Acreage	Net Acreage <sup>1</sup>	Target Density (average)	Number of Dwelling Units	Persons Per Household (average)	Population
<i>Category</i>	Acres	Acres	(du/ac)	Units	Multiplier	Persons
<b>Residential</b>						
Estate Density (0-2 du/ac)	886	709	1.00	709	3.50	2,481
Low Density (2.1-5 du/ac)	3,784	3,027	3.80	11,503	3.50	40,262
Medium Density (5.1-8 du/ac)	722	578	6.55	3,783	3.50	13,241
Medium-High Density (8.1-12 du/ac)	275	220	10.05	2,211	2.60	5,749
High Density (12.1-24 du/ac)	80	64	18.05	1,155	2.60	3,004
<b>TOTALS</b>	<b>5,747</b>	<b>4,598</b>	<b>3.37</b>	<b>19,361</b>	<b>3.34</b>	<b>64,737</b>
<b>Employment</b>						
<i>Land Use</i>	Gross Acreage	Net Acreage	Target Intensity (Average)	Building Space	Square Feet Per Employee (Average)	Employees <sup>2</sup>
<i>Category</i>	Acres	Acres	FAR <sup>3</sup>	Square Feet	Multiplier	Jobs
Business Park/Industrial	169	135	0.30	1,766,794	1,000	1,591
Business Park/Research	208	166	0.30	2,174,516	1,000	1,957
Community Commercial	250	200	0.30	2,613,599	500	4,705
Neighborhood Commercial	20	16	0.35	243,937	375	587
Professional Office	203	162	0.32	2,263,727	300	6,791
Regional Commercial	67	54	0.25	583,704	600	875
Regional Commercial/Office	231	185	0.30	2,414,967	500	4,347
Public /Institutional	256	205	0.20	1,784,217	1,000	1,604
<b>TOTALS</b>	<b>1,404</b>	<b>1,123</b>	<b>0.22</b>	<b>13,845,461</b>	<b>617</b>	<b>22,457</b>

Note: <sup>1</sup> 80 percent of gross to adjust for roadways/drainage.

Note: <sup>2</sup> Assumes a 10 percent vacancy rate for all commercial space.

Note: <sup>3</sup> FAR - Floor Area Ratio..

Source: BRW and Economic Research Associates, 2001.



### 2.3.1 RESIDENTIAL LAND USE

**DEFINITION:** Land designated for a diversity of housing densities. The five residential categories below define the allowable range of dwelling units per acre and identify the desired housing product type(s) to be built. However, developers are not constrained by the stated product types in each category, but are guided by the community's expectations.

**ESTATE DENSITY RESIDENTIAL (0-2 DWELLING UNITS/ACRE):** This designation is intended for the established large-lot detached single-family homes located at the edges of the city where very low-density use already exists or environmental constraints preclude higher-density development.

**LOW-DENSITY RESIDENTIAL (2.1-5 DWELLING UNITS/ACRE):** This designation is intended for the development of detached housing and other appropriate uses compatible with single-family neighborhoods.

**MEDIUM-DENSITY RESIDENTIAL (5.1-8 DWELLING UNITS/ACRE):** This designation is intended for the development of attached and detached housing and other types of residential uses that have individual yards and open space characteristics similar to low-density single-family neighborhoods. This density is interspersed with required (20 percent) useable open space and recreation area in addition to a required 50 percent permeable yard space within each project.

**MEDIUM HIGH-DENSITY RESIDENTIAL (8.1-12 DWELLING UNITS/ACRE):** This designation is intended for the development of multifamily housing with on-site recreation areas for common use, located near commercial activity centers. This density is interspersed with a required (20 percent) useable public open space and recreation area in addition to a required 50 percent permeable yard space within each project.

**HIGH-DENSITY RESIDENTIAL (12.1-24 DWELLING UNITS/ACRE):** This designation is intended for the development of multifamily housing with required (20 percent) useable public open space and recreation area in addition to a required 50 percent permeable yard space within each project. High-density residential development will typically be located near employment and commercial centers and adjacent to collector and arterial roadways.

New development providing a mixed use of medium-density, medium-high density and high-density residential land uses is required to provide 20 percent public open space that may be used for parks, recreation and passive open space uses. All new residential developments greater than 40 acres are also required to meet the 20 percent useable open space and 50 percent permeable yard space standard, regardless of residential density.



The General Plan identifies a maximum number of residential dwelling units (planned capacity) for subareas of the city, based on target densities that fall within the density for each residential land use category. The intent is that the planned capacity will serve the maximum residential growth permitted within each subarea, as illustrated in Figure 2-2, *Planning Subareas*, and quantified in Table 2.4, *Residential Subareas Planned Capacity*. When implementing the General Plan, density averaging may be permitted within residential areas at the time of zoning or specific development plan approval in order to provide a mix of housing types and opportunities for lower and higher densities, as long as the development proposal is consistent with and does not exceed the overall planned capacity of a General Plan sub-area. Other considerations in evaluating density to implement the General Plan include:

- Adjacent Land Uses;
- Transition/Buffering;
- Development Size;
- Open Space Dedication; and
- Design Guidelines.

**TABLE 2.4  
RESIDENTIAL SUBAREA PLANNED CAPACITY <sup>1</sup>**

Residential Land Use Designations						
Planning Sub-Area Number	Estate Density	Low Density	Medium Density	Medium-High Density	High Density	Total Planned Capacity
<b>Dwelling Units</b>						
1	0	1,055	765	772	448	<b>3,040</b>
2	90	1,277	0	0	0	<b>1,367</b>
3	0	1,468	482	0	0	<b>1,950</b>
4	0	1,660	0	386	0	<b>2,046</b>
5	83	356	629	498	477	<b>2,043</b>
6	0	0	0	0	0	<b>0</b>
7	0	1,246	0	0	0	<b>1,246</b>
8	0	1,383	0	0	0	<b>1,383</b>
9	158	556	246	0	0	<b>960</b>
10	51	745	624	217	0	<b>1,637</b>
11	0	398	728	338	231	<b>1,695</b>
12	58	550	194	0	0	<b>802</b>
13	0	757	115	0	0	<b>872</b>
14	267	52	0	0	0	<b>319</b>
<b>Total</b>	<b>707</b>	<b>11,503</b>	<b>3,783</b>	<b>2,211</b>	<b>1,156</b>	<b>19,360</b>

Note: <sup>1</sup> The residential intensity ranges are based on estimated gross figures and may be adjusted through technical refinements to reflect more accurate information at subsequent planning levels.

Source: BRW, 2001.



Figure 2-2, *Planning Subareas*



### 2.3.2 PUBLIC/INSTITUTIONAL

**DEFINITION:** Land designated for a variety of publicly or privately owned and operated facilities (schools, municipal and public or private utility facilities). Some institutional land uses (e.g. schools, utilities and public facilities) are allowed in all land use categories, consistent with established Riverton City ordinances and policies.

**PUBLIC/INSTITUTIONAL FACILITIES:** This designation includes government, public, quasi-public, and community-owned facilities. Public facilities include uses that may be privately owned but are nonprofit and generally open to the public. Typical uses would be post offices, libraries, museums, cemeteries, fire facilities, police stations, government buildings, non-profit housing, utilities and other related uses. This designation also includes public and private schools and support facilities from kindergarten through university level. While the location and size of public educational facilities are the school district's responsibility, Riverton City has and will continue to cooperate in reserving the necessary land to accommodate future facilities.

### 2.3.3 COMMERCIAL LAND USE

**DEFINITION:** Land designated for a variety of facilities for the sale and purchase of goods and services.

**NEIGHBORHOOD COMMERCIAL:** This designation provides convenience shopping opportunities such as dry cleaners, grocery stores, coffee shops, barber shops, offices, and restaurants and similar types of uses for the surrounding neighborhood. Generally, such developments will serve an area of approximately a 1- to 1-1/2-mile radius.

**COMMUNITY COMMERCIAL:** This designation includes uses intended to serve the needs of the community at large. Automobile service, retail, professional/administrative offices, commercial recreation facilities, service businesses and similar types of uses are allowed under this designation. Generally, such developments will serve an area of approximately a 2- to 5-mile radius.

**REGIONAL COMMERCIAL:** This designation includes uses intended to serve the commercial needs of a broad population base. Businesses in this designation provide a wider array of services such as major department stores, specialty shops, professional offices, hotels and motels, and institutional and government uses. Generally, such developments will serve an area of approximately a 5- to 15-mile radius.

**PROFESSIONAL OFFICE:** This designation includes uses intended to provide professional services such as legal, engineering, financial services, insurance, real estate, marketing, medical and other healthcare-related fields.



***Regional Commercial/Office:*** This designation includes the uses intended for both Regional Commercial and Professional Office, with the option of developing as a mixed-use development. The regional commercial component of the designation should not exceed 50 percent of the site's development.

#### **2.3.4 BUSINESS/INDUSTRIAL LAND USE**

***DEFINITION:*** Land designated for the research, development, manufacture, assembly, production and processing of goods.

***BUSINESS PARK/INDUSTRIAL:*** This designation is intended for major employment areas, such as manufacturing, assembly, production, storage and distribution of materials or products, administrative, professional and business offices associated with manufacturing uses, and employee-oriented retail services. Larger manufacturing uses include warehousing, supporting business, and administrative offices that are to be buffered from low-density residential areas with sufficient transitional land uses. Business Park/Industrial uses should be located along arterial streets with access management, and where there is a need to control the buildings' visibility and attractiveness.

***BUSINESS PARK/RESEARCH:*** This designation is intended for the creation and distribution of materials or products, administrative, professional and business offices associated with business park uses serving as research and development centers that focus on high-technology businesses. These uses should be located along arterial streets with access management, and where efforts to control buildings' visibility and attractiveness are needed. Land uses in this designation may also include research and development, supporting service retail, restaurants, and hotel/motel uses.

The General Plan identifies a maximum building square feet (planned capacity) for subareas of the city, based on a target floor area ratio (FAR) defined for each commercial, industrial and public/institutional land use category. Table 2.5, *Planning Subarea Economic Capacity* quantifies the maximum building square feet to be developed within each subarea. Minor modification (less than 10 percent) of the land use type building square feet may be permitted on a specific site at the time of zoning or specific development plan approval in order to provide a mix of businesses and services as long as the development of the proposal is consistent with and does not exceed the subarea's planned capacity.



**TABLE 2.5  
PLANNING SUBAREA ECONOMIC CAPACITY**

Planning Subarea Number	Neighborhood Commercial	Community Commercial	Professional Office	Regional Commercial	Regional Commercial/Office	Business Park/Research	Business Park/Industrial	Public/Institutional	Total Planned Capacity
<b>Building Square Feet</b>									
1	121,968	0	234,179	287,496	94,090	0	303,178	0	<b>1,040,911</b>
2	24,394	0	55,757	0	0	0	0	355,450	<b>435,601</b>
3	0	501,811	267,633	0	0	0	0	83,635	<b>853,079</b>
4	0	135,907	167,270	0	0	0	0	20,909	<b>324,086</b>
5	73,181	0	0	296,208	0	250,906	0	0	<b>620,295</b>
6	0	0	680,233	0	1,609,978	1,923,610	1,191,802	139,392	<b>5,545,015</b>
7	0	0	501,811	0	0	0	271,814	501,811	<b>1,275,436</b>
8	24,394	794,534	122,665	0	0	0	0	341,510	<b>1,283,103</b>
9	0	543,629	78,060	0	0	0	0	62,726	<b>684,415</b>
10	0	188,179	0	0	0	0	0	0	<b>188,179</b>
11	0	114,998	156,119	0	710,899	0	0	209,088	<b>1,191,104</b>
12	0	0	0	0	0	0	0	62,726	<b>62,726</b>
13	0	292,723	0	0	0	0	0	6,970	<b>299,693</b>
14	0	41,818	0	0	0	0	0	0	<b>41,818</b>
<b>Total</b>	<b>243,937</b>	<b>2,613,599</b>	<b>2,263,727</b>	<b>583,704</b>	<b>2,414,967</b>	<b>2,174,516</b>	<b>1,766,794</b>	<b>1,784,217</b>	<b>13,845,461</b>

Source: BRW, 2001.



### 2.3.5 PARKS AND OPEN SPACE LAND USE

**DEFINITION:** Land and water areas that are developed for recreation, unimproved for the purpose of either management or protection of natural resources, in production of resources, outdoor recreation, and necessary for the protection of public health and safety.

**PARKS/OPEN SPACE:** This designation contains uses for active public recreational activities that are enjoyed by the immediate and surrounding communities. City-owned parks, open space corridors, multi-use trails, regional parks, golf courses and other similar uses are appropriate uses within this designation.

**AGRICULTURE:** The designation includes land utilized for commercial nurseries and for the production of food, including crop production, animal husbandry or pastureland.

**PRESERVATION AREA:** This designation identifies lands that contain visually appealing water bodies, biotic communities of high significance, and geologic or flood hazard areas. These lands have been judged desirable for permanent preservation in their natural state with minimal modification. Passive, non-commercial public recreation, crop production, animal husbandry, scientific research and other similar uses may be considered.

### 2.3.6 Land Use Concepts

Review of the existing conditions and issues provides a basis for developing key land use concepts. The Land Use Element succeeds in meeting the “Vision of Riverton City” by adhering to the following concepts:

- Provide a mix of residential, commercial and industrial land uses to support a population ranging from 64,000 to 70,000, and a ratio of about one job per household.
- Complementary and greater intensity land uses along the Bangerter Highway.
- Establish the west side of Riverton as an area for future residential growth.
- Provide land for residential uses for a variety of incomes, densities and lifestyles.
- Retain a rural character in designated portions of the city.
- Provide open space land integrated into future development areas, by requiring 20 percent public open space within future medium-high and high-density development areas.
- Provide land use transitions between high-intensity and low-intensity land uses.
- Identify future land use needs for schools, utilities and public facilities.



## 2.4 GOALS, OBJECTIVES, AND POLICIES

A goal is a general statement of the vision pertaining to city policy. The goals are ideal conditions that the community hopes to attain. The first goal is the overall goal for the element. For every subsequent goal, the supporting objectives and policies are listed.

Objectives are specific statements of purpose relating directly to the goal.

Policies are an action, activity or strategy utilized to implement the related objective and goal.

**GOAL 2.A: LAND USE PATTERNS**  
**Promote land use patterns that maintain safe residential neighborhoods, bolster economic prosperity, preserve open space and enhance the quality of life.**

**GOAL 2.B: STRONG NEIGHBORHOODS**  
**Preserve existing neighborhood quality and create stable residential neighborhoods.**

**Objective 2.B.1 Distinguish individual neighborhoods in use, character and appearance by considering the following characteristics during design and development:**

- **Physical and visual separation,**
- **Architectural style, and**
- **Transition to different adjacent uses.**

Policy 2.B.1.1 Encourage housing developments that coincide aesthetically with the natural and environmental features of the areas.

Policy 2.B.1.2 Hold each new multi-family development to a high standard of quality during the development review process.

Policy 2.B.1.3 Encourage quality design standards where desirable design themes from the Urban Design Element are present.

Policy 2.B.1.4 Establish higher minimum landscaping and tree density requirements within developments.



Policy 2.B.1.5 Use established open-space requirements within developments, especially for medium, medium-high and high-density developments and any new residential development greater than 40 acres.

Policy 2.B.1.6 Avoid encroachment of land uses, which would adversely impact residential areas (i.e. increased traffic, noise, visual disharmony, etc.), by regulating the amount and design of adjacent commercial and industrial development.

Policy 2.B.1.7 Develop through streets in preference to cul-de-sac streets.

**Objective 2.B.2 Include all types of residential land use categories in the city to establish a diverse housing stock.**

Policy 2.B.2.1 Provide opportunities to increase affordable housing through varying residential densities and house sizes within new development.

Policy 2.B.2.2 Support reinvestment in and restoration of established neighborhoods to maintain housing stock.

**Objective 2.B.3 Increase commercial growth within the city to serve neighborhoods.**

Policy 2.B.3.1 Recognize the anticipated residential growth and plan accordingly with facilities, commercial developments, and schools that are phased to serve that growth.

Policy 2.B.3.2 Encourage development of entertainment facilities (e.g. movie theaters, sports park, and playgrounds).

Policy 2.B.3.3 Encourage the expansion of existing commercial facilities, the re-development of underutilized buildings and the development of existing vacant “in-fill” properties.

Policy 2.B.3.4 Allow only commercial development associated with residential areas in properly designed shopping centers or carefully designed commercial developments that are limited in size and that do not degrade the character of the neighborhood or reduce street levels of service.

Policy 2.B.3.5 Expand the range of retail and commercial goods and services available within the community.

Policy 2.B.3.6 Formulate thoughtful commercial site design and development standards, including guidelines for landscaping and signage, to express the desired overall image and identity as outlined in the community’s Vision Statement.



**GOAL 2.C: ECONOMIC DEVELOPMENT**

**Promote viable commercial centers, successful industrial areas and dynamic office centers to serve the community.**

**Objective 2.C.1 Build upon high-technology industrial uses, and coordinate employment land use and job growth accordingly.**

- Policy 2.C.1.1 Provide a variety of residential designated areas within the city to encourage and support a diverse economic environment.
- Policy 2.C.1.2 Require employment areas to be appropriately buffered from other land use areas through the use of landscaping, open spaces and/or other design techniques.
- Policy 2.C.1.3 Establish and enforce industrial development standards with respect to noise, air quality, odor, and other forms of environmental concerns.

**Objective 2.C.2 Implement strategies for regional commercial development on the west side of Riverton City.**

- Policy 2.C.2.1 Coordinate regional commercial development along new highway construction to facilitate the needs of future regional commercial demands.
- Policy 2.C.2.2 Provide for adequate access, parking, traffic circulation, noise buffering, and other operational conditions within regional commercial areas.
- Policy 2.C.2.3 Locate regional commercial development to maximize sales tax capture for the residents of Riverton.
- Policy 2.C.2.4 Encourage hotel development to accommodate Intel and other research and development/light industrial development in the area along Bangerter Highway and 12600 South and 13400 South.

**Objective 2.C.3 Establish and develop professional offices and research and development parks master-planned in a campus atmosphere that will diversify the city's economic base.**

- Policy 2.C.3.1 Encourage commercial, professional offices, research and development businesses, and light manufacturing to be integrated into a campus atmosphere along the Bangerter Highway corridor.



Policy 2.C.3.2 Provide for adequate access, parking, traffic circulation, attractive signs, noise buffering, and other public amenities within Professional Office/Research and Development Park areas.

Policy 2.C.3.3 Require Professional Office/Research and Development Park to be appropriately buffered from non-compatible land uses through landscaping, open spaces, screening, and/or other design techniques.

**Objective 2.C.4 Promote economic prosperity by ensuring City revenues exceed expenditures and provide quality facilities and services without burdensome fees or taxes.**

Policy 2.C.4.1 Establish a mix of residential and employment-generating land uses, as set forth in the land use map, that provide a net positive fiscal balance to the community.

Policy 2.C.4.2 New development must enable the City to retain the same level of services with minimal increases to tax rates.

Policy 2.C.4.3 New development should be responsible for its "fair share" of the cost of growth.

**GOAL 2.D: OPEN SPACE AREAS**  
**Retain valued open space areas.**

**Objective 2.D.1 Identify areas for farmland preservation.**

Policy 2.D.1.1 As the city grows, preserve Jordan River farmland and open space located within the Preservation Areas land use designation.

**Objective 2.D.2 Encourage clustered land development practices that preserve the beauty of the natural environment in open space.**

Policy 2.D.2.1 Open space areas shall be developed as an integral part of overall site design and all new developments. Open space features include but are not limited to footpaths, bicycle trails, and equestrian trails. All features shall integrate a broader corridor in addition to developing the path itself.

Policy 2.D.2.2 Increase the provision of open space through appropriate clustering of developments.



Policy 2.D.2.3 Ensure medium-medium-high and high-density residential developments and all new development greater than 40 acres meet the minimum percentage (20 percent) of public open space. In addition, all developments shall have at least 50 percent permeable surfaces.

**GOAL 2.E: BALANCED LAND USES**  
**Manage growth to ensure balanced residential and non-residential development throughout the city.**

**Objective 2.E.1 Carefully evaluate infrastructure and public facility levels of service before entertaining new development proposals to avoid leapfrog development.**

Policy 2.E.1.1 Level of service impact on roads, water, sewer, schools and parks will be evaluated for all new development proposals.

Policy 2.E.1.2 New development should not be approved where adequate transportation services are not existing or cannot be delivered in a reasonable timeframe to serve it.

Policy 2.E.1.3 Development should not be approved until road and utility services are assured and committed to being constructed.

**Objective 2.E.2 Encourage infill development opportunities and eliminate barriers to their development.**

Policy 2.E.2.1 New development should not reduce levels of service below the existing standard exhibited in the city.

Policy 2.E.2.2 Encourage interconnectivity between adjacent properties so as to not inhibit their development.

Policy 2.E.2.3 Enhance infill development by reducing development review time and investigate fee reductions.

**GOAL 2.F: LAND USE COMPATIBILITY**  
**Achieve harmonious land use patterns throughout the city.**

**Objective 2.F.1 Consistent with the Land Use Plan, locate and develop land uses in a manner that will not result in conflicts with other surrounding land uses in Riverton or adjacent cities.**



- Policy 2.F.1.1 Encourage developers to be creative in building subdivisions and developments that enhance each of the surrounding neighborhoods.
- Policy 2.F.1.2 Transitional buffer areas with transitional land use density and/or larger building setbacks and landscape screening should be used to separate residential areas from commercial and industrial uses.
- Policy 2.F.1.3 Generally, commercial and industrial development should not be allowed interior to residential areas.
- Policy 2.F.1.4 Establish growth control measures such as establishing the maximum buildout of residential dwelling units and commercial/industrial building space for subareas of Riverton City. (Tables 2.4 and 2.5)

**Objective 2.F.2 Provide land use transitions from high-intensity uses to low-intensity uses.**

- Policy 2.F.2.1 Consistent with the Land Use Plan, target specific sites throughout the city in which multi-family housing will coincide with the adjacent existing and future land uses in the surrounding area.
- Policy 2.F.2.2 Utilize medium-high and high-density residential as transitions between commercial or employment and lower-density residential uses.
- Policy 2.F.2.3 Require developments to mitigate significant negative impacts of commercial facilities adjacent to low-density or estate residential development.

## 2.5 TRANSLATING THE PLAN TO ZONING

The General Plan Land Use Element objectives and policies strive to obtain a balance of land uses and high quality development. The General Plan focuses on the city's long-term development. Land use goals, objectives and policies are defined and implemented through Riverton's Zoning Ordinance. The Zoning Ordinance regulates the location, type of use, and character of development. Table 2.6, *General Plan and Zoning Coordination*, illustrates those Zoning Ordinance districts which correlate with each General Land Use Plan category.



**TABLE 2.6  
GENERAL PLAN AND ZONING COORDINATION**

General Plan Category	Zoning District
Estate Density Residential	R1 Single-Family Residential R2 Single-Family Residential RR22 Single-Family Residential SD
Low Density Residential	R3 Single-Family Residential R4 Single-Family Residential SD
Medium Density Residential	R6 Residential (new) SD Special Development
Medium High Density Residential	RM8 Residential (revise) RM12 Multi-Family Residential SD Special Development
High Density Residential	RM18 Multi Family Residential (new) RM24 Multi-Family Residential SD (new) EH-OV Elderly Housing Overlay
Neighborhood Commercial	C-N Neighborhood Commercial SD Special Development
Community Commercial	C-D Downtown Commercial SD Special Development
Regional Commercial	C-G Gateway Commercial C-R Regional Commercial SD Special Development
Professional Office	C-P Commercial Professional
Business Park/Industrial	BP Business Park (new) SD Special Development
Business Park/Research	RP Research Park (new) C-G Gateway Commercial SD Special Development
Research/Industrial	C-P Commercial Professional RP Research Park SD Special Development
Public/Institutional	PF Public Facilities and Utilities (revised)
Parks/Open Space	PR Recreation/Open Space (new)
Agriculture	A-5 Agricultural
Preservation Areas	PR Recreation/Open Space (new) OV-SA Sensitive Area Overlay OV-GP Groundwater Protection Overlay

Note: (new) Indicates that a new zoning district designation will be prepared.  
(revised) Indicates that the zoning district designation will be revised to be consistent with the General Plan.  
SD – Special Development.  
Source: BRW, 2001.



### 2.6 IMPLEMENTATION PROGRAM

The implementation program for the Land Use Element of the Riverton City General Plan is presented in Table 2.7, *Land Use Implementation Program*. The table is presented under the following headings:

- Implementation Measure** Lists the actions necessary to carry out the Land Use Element of the General Plan.
- Lead Department/Agency** Identifies the responsible City Department for accomplishing that particular program.
- Timeframe** Identifies and prioritizes the timeframe from one to five years for the measure to be initiated.
- Projected Resources** Lists the potential funding, City staff, volunteer or other community resources necessary to carry out the implementation action.

The implementation measures are intended to form the additional actions necessary to implement the Land Use Element. The timing, responsibility and resources for the implemented actions are provided in Table 2.7, and are further described below.

**TABLE 2.7  
LAND USE IMPLEMENTATION PROGRAM**

<b>Implementation Measure</b>	<b>Lead Department/ Agency</b>	<b>Timeframe</b>	<b>Projected Resources</b>
<b>General Plan Implementation</b>			
A. Density grid monitoring report	Planning	1-5 years	Staff time
B. Annual Plan update process	Planning	1 year	Staff time
C. Review Housing Element for consistency	Planning	1 year	Staff time
<b>Zoning Code Amendments</b>			
D. Amend Zoning Ordinance	Planning	1 year	General Fund
E. New residential zones for 6, 18, 24 du/ac.	Planning	1 year	Staff time
F. Revise R8 zone for small lot development	Planning	1 year	Staff time
G. Remove M1 zone. Create a new zone for technology manufacturing	Planning	1 year	Staff time
H. Amend PU Public Utilities Zone for other public facilities	Planning	1 year	Staff time



TABLE 2.7  
LAND USE IMPLEMENTATION PROGRAM  
(CONTINUED)

Implementation Measure	Lead Department/ Agency	Timeframe	Projected Resources
I. Establish new Business Park and Research Park zones	Planning	1 year	Staff time
J. Establish new recreation /open space zone	Planning	1 year	Staff time
<b>Development Regulations</b>			
K. Adequate walkway in subdivisions	Planning	1 year	Staff time
L. Streamline minor subdivision review	Planning	1 year	Staff time
M. Streamline infill development review	Planning	1 year	Staff time
N. Evaluate infill successes	Planning	1 year	Staff time
O. Reduce infill development fees	Planning	1 year	Staff time

Source: BRW, Inc., January 2001

**GENERAL PLAN IMPLEMENTATION:**

- A. Monitor the maximum density limit for each subarea. Collect development application and building permit data throughout the year. At year-end, prepare an annual report to the City Administrator/Council that identifies by planning subarea (see Figure 2-2) the units and building square feet which are existing and approved, as compared to the density maximum set for that grid.
- B. An annual update program for the general plan should be developed and implemented to process requests from the public, changes in state law, or to adjust to shifts in growth patterns. Making changes on demand, or emergency patchwork changes that are not necessarily related to the general plan’s overall policies, should be avoided by limiting changes to an annual update program.
- C. Review Housing Element for consistency with the General Plan and revise if needed.

**AMEND ZONING ORDINANCE:**

- D. Amend the Zoning Ordinance and map for consistency with the General Plan.
- E. Establish new residential zones for densities of 6, 18 and 24 units per acre.
- F. Revise the RM8 Multi-Family zone to allow for small lot single-family residential townhomes and duplexes on individual lots.
- G. Remove M-1 Zone from zoning ordinance.



- H. Establish new Business Park and Research Park zone(s) for new light industrial and high-technology uses. Uses may include high-tech manufacturing and research and development.
- I. Create a PF (Public Facilities) zone to include schools, municipal and other public facilities as defined by the Land Use Element.
- J. Establish new PR (Recreation/Open Space) zone for established parks, open space, and preservation areas.

**DEVELOPMENT REGULATIONS:**

- K. Encourage developments to provide adequate walkways through all new subdivisions and to the entrance of each home.
- L. Streamline the process for Minor Subdivisions to make this process efficient.
- M. Streamline the process for infill development approval, when it is consistent with the General Plan and meets or exceeds the development regulations.
- N. Evaluate successes and failures of infill development as a guide to continually improve development standards, and approval process.
- O. Evaluate whether development review fees for infill development may be reduced as a means to encourage infill projects.