



## **Regular Council Meeting**

**Tuesday, April 19, 2022 at 7:00 pm**

**At 6:45 P.M. on Tuesday, April 19, 2022, the Finance Committee will meet in the City Hall Council Chambers to consider bills to be paid. This meeting is open to the public.**

- 1) Call to order.
- 2) Pledge of Allegiance.
- 3) Invocation.
- 4) Roll call: Ward I: Kyle Larson, Dean Peranteaux  
Ward II: Karla Borders, Kristy K. Salisbury  
Ward III: Mike Bailey, Lindsey Cox
- 5) Declaration of quorum.
- 6) Approval of the Agenda.
- 7) Communication from the Floor – Citizen’s Comments.
- 8) Consent Agenda:
  - Approval of the Minutes – April 5, 2022 Regular Council Meeting.
  - Approval of the Minutes – April 12, 2022 Council Work Session.
  - Approval of the Minutes – April 19, 2022 Finance Committee Meeting.
  - Approval of the Finance Committee Recommendations – April 19, 2022.
  - Approval of the Municipal Court Report for the Month of March 2022.
- 9) Consideration of Ordinance No. 22-004, 2<sup>nd</sup> Reading: Allowed Use for C-H Zoning.
- 10) Consideration of City Hall Art Banner Project.
- 11) City Park Improvement: Citizen Proposal.
- 12) Planning Commission Recommendation: R-4 Zoning Presentation.

### Reports and Comments:

- 13) Council Committee Reports and Council Members’ Roundtable.
- 14) City Administrator’s Report.
- 15) Mayor’s Comments.
- 16) Executive Session – If needed.
- 17) Adjourn.

## **RIVERTON CITY COUNCIL**

### **Minutes of the Regular Council Meeting Held April 05, 2022 7:00 PM**

The regular meeting of the Riverton City Council was held on the above date and time, duly convened by Mayor Richard P. Gard at 7:00 p.m. City Council Members present were Karla Borders, Lindsey Cox, Dean Peranteaux, Kyle Larson (telephonically), and Kristy K. Salisbury. Council Member Salisbury led the pledge of allegiance; and Council Member Peranteaux conducted the invocation.

Roll call was conducted. Council Member Peranteaux moved, seconded by Council Member Borders to excuse Council Member Mike Bailey from tonight's meeting. Motion passed unanimously. Mayor Gard declared a quorum of the Council.

City Staff present were: City Clerk/Human Resource Director Kristin S. Watson, City Administrator Tony Tolstedt, Public Works Director Kyle Butterfield, Police Captain Wesley Romero, Finance Director Mia Harris, Community Development Director Mike Miller, and Administrative Assistant Tisha Tuttle.

**Approval of the Agenda** – Council Member Borders moved, seconded by Council Member Salisbury to approve the agenda as presented. Motion passed unanimously.

**Communication from the Floor/Response to Citizen's Comments** – Members of the Riverton Chamber of Commerce and Riverton Ambassadors (Janet Winslow, Julie Buller, and Carol Harper) shared with the Council that they will be combining these two groups. The group thanked the Council and community for their support.

**Consent Agenda** – City Clerk/Human Resource Director Kristin S. Watson read the consent agenda items by title only: Approval of the Minutes – March 15, 2022 Regular Council Meeting; Approval of the Minutes – April 5, 2022 Finance Committee Meeting; Approval of the Finance Committee Recommendations – April 5, 2022 claims to be paid in the amount of \$214,063.52, manual checks in the amount of \$14,757.76, payroll & liabilities for 3/11/2022 & 3/25/2022 in the amount of \$698,822.63, for a total of \$927,643.91; and Out of City Water Service Agreements for: LeClair Irrigation District, Ron & Connie Hoffman, Darrell & Kristi Petersen, and Petersen Rentals, LLC. Council Member Borders moved, seconded by Council Member Cox to approve the consent agenda as presented. Motion passed unanimously with Council Member Peranteaux abstaining from the Traveling Computers, Inc. and WYONET claims on the claims approval list.

**Public Hearing & Consideration of Ordinance No. 22-004, 1<sup>st</sup> Reading: Allowed Use for C-H Zoning** – Community Development Director Michael Miller presented Ordinance No. 22-004, which would allow above ground propane and gas tanks to be allowed without variances on commercial highway (C-H) zoned properties. City Clerk/Human Resource Director Kristin S. Watson read Ordinance No. 22-004 by title only. Council Member Peranteaux moved, seconded by Council Member Cox to open the public hearing. Motion passed unanimously. There being no one to address the Council regarding Ordinance No. 22-004, Council Member Peranteaux moved, seconded by Council Member Cox to close the public hearing. Motion passed unanimously. Council Member Salisbury moved, seconded by Council Member Cox to adopt Ordinance No. 22-004 on first reading. Motion passed unanimously.

**Public Hearing & Consideration of a Restaurant Liquor License Transfer of Ownership: Chopstix Asian Bistro 2, LLC** – City Clerk/Human Resource Director Kristin S. Watson reported on the transfer of ownership application that was submitted by Chopstix Asian Bistro 2, LLC d/b/a Chopstix Asian Bistro. Council Member Peranteaux moved, seconded by Council Member Cox to open the public hearing. Motion passed unanimously. There being no one to address the Council, Council Member Peranteaux moved, seconded by Council Member Salisbury to close the public hearing. Motion passed unanimously. Council Member Cox moved, seconded by Council Member Borders to approve the Transfer of Ownership of a Restaurant Liquor License for Chopstix Asian Bistro 2, LLC for the remainder of the 4/1/22 – 3/31/23 liquor licensing term, contingent upon the receipt of an assignment letter approved by the Wyoming Liquor Division. Motion passed unanimously.

**Consideration of Ordinance No. 22-003, 3<sup>rd</sup> & Final Reading: Riverview Cove Annexation** – City Clerk/Human Resource Director Kristin S. Watson read Ordinance No. 22-003 by title only. This ordinance would amend the zoning map, designating the annexation and zoning designations of the property. Council Member Peranteaux moved, seconded by Council Member Salisbury to adopt Ordinance No. 22-003 on third and final reading. Roll call vote was conducted, and the motion passed unanimously.

**Quarterly Police Department Statistics Presentation** – Police Captain Wesley Romero presented the police department calls for services statistics report for the first quarter of 2022. Council commended the Chief and his team for their service to the community. No action was taken.

**Consideration of Ordinance No. 22-002, 3rd & Final Reading: ICC Code Adoption** – City Clerk/Human Resource Director Kristin S. Watson read Ordinance No. 22-002 by title only. This ordinance would adopt the 2021 ICC Building Code, with exceptions as approved through the Board of Adjustment. Council Member Peranteaux moved, seconded by Council Member Salisbury to approve Ordinance No. 22-003 on third and final reading. A roll call vote was conducted, and the motion passed unanimously.

**Bipartisan Infrastructure Law: Airport Terminal Grant Application** – Public Works Director Kyle Butterfield reported on the Bipartisan Infrastructure Law and subsequent grants available, and the ways our Airport could benefit from submitting an application for funding. Council Member Peranteaux moved, seconded by Council Member Cox to authorize the Public Works Director to submit a grant application to the Federal Aviation Administration’s Airport Terminal Program to expand and improve the commercial passenger terminal at Central Wyoming Regional Airport. Motion passed unanimously.

**Bipartisan Infrastructure Law: Airport Road Grant Application** – Public Works Director Kyle Butterfield reported on the Bipartisan Infrastructure Law and subsequent grants available, and the ways Airport Road could benefit from submitting an application for funding. Council Member Borders moved, seconded by Council Member Cox to authorize the Public Works Director to submit a grant application to the U.S. Department of Transportation’s Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Program to improve Airport Road. Motion passed unanimously.

**Council Committee Reports & Council Members' Roundtable** – Council Member Borders reported on the Community Engagement Committee and PAWS fundraiser. Council Member Peranteaux reported on the impact of the Airport and the funds it brings to the community. Council Member Peranteaux wished Council Members Salisbury, Cox, and Bailey a Happy Birthday month. Council Member Larson reported the Fremont County Solid Waste Disposal District meeting and the cost associated with closing the Shoshoni landfill.

**City Administrator's Report** – City Administrator Tony Tolstedt reported on the upcoming work session for City Council. City Administrator Tony Tolstedt asked and informed the council that while best efforts will always be made, City staff may work towards and apply for grants for the funding for the benefit of the City of Riverton prior to council approval in some cases. The news was also shared that the Rendezvous balloon Cloud Kisser II did not pass flight inspection and fundraising efforts are being arranged by the Rendezvous Committee. City Administrator Tony Tolstedt shared a presentation of the Sunset Drive valve replacement project. The project success was the culmination of great planning, teamwork, communication, and plan execution.

**Mayor's Comments** – Mayor Gard mentioned the Military Museum and their efforts to bring tourism to Wyoming. Mayor Gard reported on a discussion he had about how to streamline blood labs and samples for quicker turnaround as a tool that is used by RPD that we currently send out for. Also mentioned the following meetings he attended: Wind River Visitor Council, RECDA, FCAG, Disorderly House public meeting, Shoshoni Mayor, and Sage West Hospital.

**Adjourn** – There being no further business to come before the Council, Mayor Gard adjourned the Regular Council Meeting at 8:30 p.m. There was no objection from the Council.

CITY OF RIVERTON, WYOMING

Richard P. Gard  
Mayor

ATTEST:

Kristin S. Watson  
City Clerk/Human Resource Director

Publication Date:

**RIVERTON CITY COUNCIL**  
**Minutes of the**  
**Work Session Meeting**  
**Held April 12, 2022**  
**7:00 PM**

The work session meeting of the Riverton City Council was held on the above date and time, duly convened by Mayor Richard P. Gard at 7:00 p.m. City Council Members present were Karla Borders, Lindsey Cox, Mike Bailey, Dean Peranteaux, Kyle Larson, and Kristy K. Salisbury. Council Member Larson led the pledge of allegiance and Mayor Gard conducted the invocation.

City Staff present: City Administrator Tony Tolstedt, City Clerk/Human Resource Director Kristin Watson, Public Works Director Kyle Butterfield, Police Chief Eric Murphy, Finance Director Mia Harris, Community Development Director Michael Miller, and Administrative Assistant Tisha Tuttle.

**Approval of the Agenda** – Council Member Larson moved, seconded by Council Member Peranteaux to approve the agenda as presented. Motion passed unanimously.

**Community Services Contracts Presentations** – The following community organizations presented contracts for services funding requests to the Governing Body for their consideration during the FY 2023 budget preparations: Central Wyoming CATS \$10,000, Central Wyoming Skate Association \$500, Eagles Hope Transitional Housing \$77,600, Injury Prevention Resources \$5,000, Juvenile Justice Services of Fremont County aka Youth Services \$28,750, PAWS Animal Shelter \$50,000, R Recreation \$135,000, Riverton Chamber of Commerce \$48,097, Riverton Chamber of Commerce Airport Passage Monument \$19,000, Riverton Little League \$5,773, Riverton Swim Club \$7,000, and Riverton Volunteer Fire Department \$5,000. The total funding requests for fiscal year 2023 totaled \$391,720 for the twelve aforementioned organizations, which is in excess of \$115,435 from the current fiscal year budget. The funding request from the Riverton Swim Club is a first-time request through the contracts for services process. No action was proposed or taken; however, it was the consensus of the Council to evaluate these asks, and consider how to fund said asks in future work sessions and budget meetings.

**Adjourn** – There being no further business to come before the Council, Mayor Gard adjourned the Work Session meeting at 8:25 p.m. There was no objection from the Council.

CITY OF RIVERTON, WYOMING

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Richard P. Gard  
Mayor

ATTEST:

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Kristin S. Watson  
City Clerk/Human Resource Director



# RIVERTON MUNICIPAL COURT REPORT

## CASH RECEIPTING FEBRUARY 25 THROUGH MARCH 31, 2022

TOTAL DOCKETS FOR MARCH 105									
	<b>TOTAL</b>	<b>ADMIN</b>			<b>CREDIT</b>				<b>TOTAL</b>
<b>DATE</b>	<b>RECVD</b>	<b>FEES</b>	<b>FINES</b>	<b>COSTS</b>	<b>CARD</b>	<b>BOND</b>	<b>VCF</b>	<b>REST</b>	<b>RECVD</b>
2/25-3/3/2022	\$ 5,364.00	\$ 404.00	\$ 1,605.00	\$ 175.00	\$ 2,430.00	\$ 500.00		\$ 250.00	\$ 5,364.00
3/4-3/10/2022	\$ 3,133.32	\$ 12.00	\$ 1,435.43	\$ 60.00	\$ 740.89	\$ 875.00		\$ 10.00	\$ 3,133.32
3/11-3/17/2022	\$ 3,350.00	\$ 6.00	\$ 2,189.00	\$ 30.00	\$ 555.00	\$ 325.00		\$ 245.00	\$ 3,350.00
3/18-3/24/22	\$ 3,344.00	\$ 709.00	\$ 1,054.00	\$ 30.00	\$ 1,351.00	\$ 100.00	\$ 100.00		\$ 3,344.00
3/25-3/31/22	\$ 3,754.00	\$ 16.00	\$ 2,028.00	\$ 40.00	\$ 1,320.00	\$ 350.00			\$ 3,754.00
<b>SUB TOTAL</b>	<b>\$ 18,945.32</b>	<b>\$ 1,147.00</b>	<b>\$ 8,311.43</b>	<b>\$ 335.00</b>	<b>\$ 6,396.89</b>	<b>\$ 2,150.00</b>	<b>\$ 100.00</b>	<b>\$ 505.00</b>	<b>\$ 18,945.32</b>
VCF	\$ 200.00	\$100 pd w/ cc 3/21							
REST	\$ 735.89	\$145.91 pd w/ cc 3/4, \$64.98 pd w/ cc 3/9, \$20 pd w/ cc 3/16							
BOND M	\$ 2,150.00								
OVER PAY									
<b>BCK GRNDS</b>									
E Shoshone	\$ 180.00								
WRC	\$ 230.00								
<b>TOTAL</b>	<b>\$ 16,269.43</b>								
							JUDGE MCKEE		

# CITY COUNCIL STAFF REPORT

**TO:** His Honor the Mayor and Members of the City Council

**FROM:** Michael Miller – Director of Community Development

**THROUGH:** Anthony Tolstedt – City Administrator

**DATE:** April 19<sup>th</sup>, 2022

**SUBJECT:** ORDINANCE 22-004 - ADDITIONAL USE ALLOWANCE TO COMMERCIAL HIGHWAY ZONE

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**Recommendation:** The City Council adopt on Second Reading Ordinance No. 22-004, Additional Use Allowance to Commercial Highway Zone

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**Background:** Currently above ground Propane and Gas tanks are not allowed without variances on commercial highway (C-H) property. The city does have numerous distributors in C-H zoning that have obtained variances over the years for the sale and distribution of propane among other things. With another request coming in soon for another location that is zoned C-H, it was deemed prudent to look into proposing the allowance by ordinance instead of continued use of a variance.

**Discussion:** They are currently 4 establishments on C-H zoned property selling propane from above ground tanks distribution sites, with a fifth potentially proposed. Citizens have grown accustomed to looking for this service directly on Main Street or Federal for this service. Ordinance No. 22-004 adds the language to allow above ground Gas and Propane tank structures for intended sales and distribution.

Changes to RMC 17.64.040 Use Regulations

J. Above ground tank structures for Gas and or Propane (LPG) intended for sales and distribution

City Council passed Ordinance No. 22-004 on first reading at the April 5<sup>th</sup>, 2022 regular meeting.

**Alternatives:** In considering Ordinance 22-004, the Planning Commission may explore the following alternative actions:

1. Amend Riverton Municipal Code to reflect new language on the allowance of above ground Propane and Gas tanks

2. Deny the request to change the Ordinance and continue to follow current practices and codes and continue to use variances for the allowed use.
3. Approve the changes with amendments and/or stipulations

**Budget Impact:** Adopting Ordinance No. 22-004 does not directly impact the current budget

# CITY COUNCIL ACTION MEMO

**TO:** His Honor the Mayor and Members of the City Council

**FROM:** Anthony Tolstedt, City Administrator

**DATE:** April 15, 2022

**SUBJECT:** City Hall Banner Art Project Request

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**Recommendation:** That Council grant permission for the proposed project to be attached to City Hall as requested with matching appurtenances to the exiting art banner.

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**Background:** The City of Riverton is in receipt of a request to hang an additional art banner on the outer East wall of City Hall as denoted in the attached photos. The proposed artwork is also denoted in the provided letter of request. The artwork was chosen by the requesting party.

**Discussion:** The existing banner on City hall was provided previously through the same program / volunteers. The proposed project would continue this set of improvements as denoted in the letter of request and the attached photos.

**Alternatives:** Council may approve the project as requested, deny the request or approve the project with additional conditions.

**Budget Impact:** The planned project is proposed to be funded by the applicant. Use of the space is the only notable request. Staff may assist in the hanging if necessary.

**Council Goals:** The provided ordinance seeks to *Enhance City image / Beautification* as denoted in *Council Goal #3*.

TO: Tony Tolstedt, City Administrator [ttolstedt@rivertonwy.gov](mailto:ttolstedt@rivertonwy.gov)

FROM: Hal Herron, Mike Martin (Banner Project)

DATE: 29 March 2022

SUBJ: City Hall Banner Installation, Gold Panner

Dear Mr. Tolstedt:

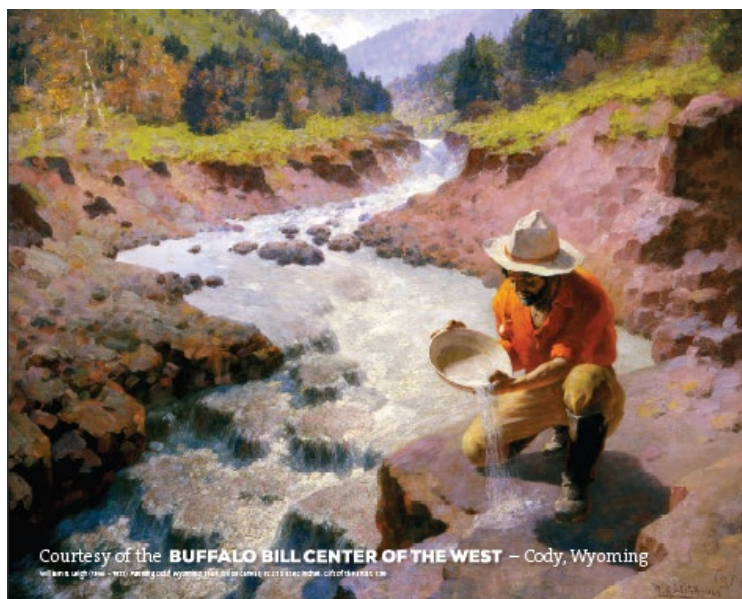
Per our meeting and your request, the following summarizes this project:

The Banner Project received grant funding from Idea, Inc. to print/install additional art banners in Riverton. Mike and I are proposing that one of the banners be installed on the front of City Hall. We believe that the proposed image accurately reflects one of the economic pillars of Riverton/Fremont County, i.e., mineral exploration and development.

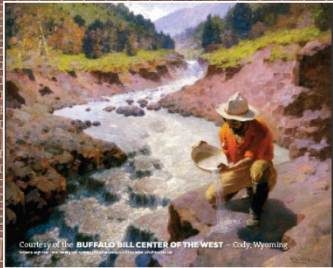
Banner image. “Panning Gold, Wyoming” by William Leigh.(1866-1955). Image courtesy of the Whitney Western Art Museum in Cody.

City Hall location. Front of building. There is a 14’ wide brick section suitable for the installation of an approximate 10’ wide by 8’ tall, 4/color art banner.

Installation: Banner Project will install banner, alternatively City personnel. If approved, installation to occur within two (2) months. No cost to City for this project.



Hal Herron/Mike Martin



Courtesy of the BUFFALO BILL CENTER OF THE WEST - Cody, Wyoming



# CITY COUNCIL ACTION MEMO

**TO:** His Honor the Mayor and Members of the City Council

**FROM:** Anthony Tolstedt, City Administrator

**DATE:** April 15, 2022

**SUBJECT:** Citizen Park Improvement Proposal – City Park

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**Recommendation:** That Council evaluates the citizen proposal for City Park improvements and directs staff to undertake a public input process associated with City Park development.

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**Background:** Matt Wright previously presented the basis of his City Park improvement proposal to the Mayor and City Administrator. The presentation contained a general request for the City to consider allowing the skate park project to continue development in other sections of City Park. Mr. Wright requested to present his proposal to the City Council, which was scheduled for the April 19, 2022 Regular Council Meeting.

**Discussion:** The plan for previously proposed park improvements was developed most recently via the Riverton Master Plan. A copy of the aerial view of the City Park location from the Riverton Master Plan is attached. Master Plan documents associated with previously proposed park improvements are contained within the Riverton Master Plan.

The proposal from Mr. Wright submitted for Council's evaluation and review would repurpose the tennis courts and horseshoe pits to include a beginner skate park, basketball court, parking lot, and a storage shed for tools and event items.

The proposal represents one of the desired uses for park space and the most detailed request to date. Other informal requests for use of the park grounds and associated improvements to the land have been heard in various forms over the last few years. It is highly likely that other community groups are interested in the development of the park grounds towards different ends. If it is Council's desire to see further developments occur at City Park, it is recommended that Council direct staff to develop and conduct a public input process to focus on City Park.

**Alternatives:** Council may direct staff as desired.

**Budget Impact:** If Council desires to entertain park improvements, the budget impact would be dependent upon specific improvements and/or group-specific fundraising efforts.

**Council Goals:** The provided information seeks to promote or develop the positive aspects of Riverton as denoted in *Council Goal #1*.



## CITY PARK FUTURE PLAN MAP

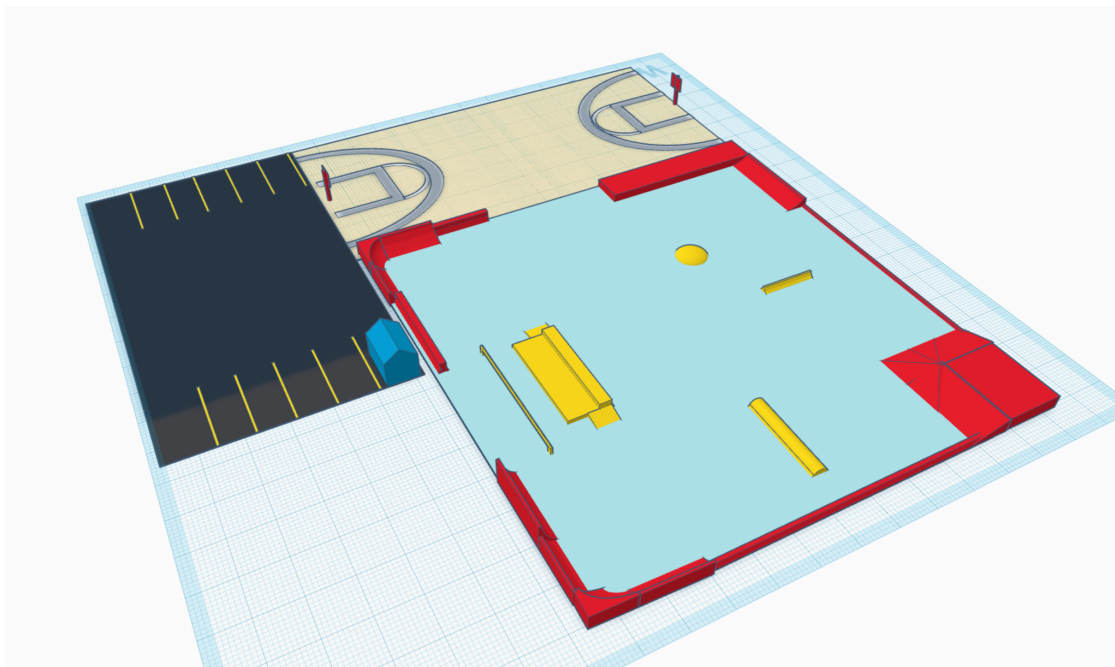




The graphic shows our skatepark committee's concept idea for repurposing the tennis court and horseshoe pit in Riverton City Park. It includes a beginner skatepark, basketball court, parking lot, and storage shed for tools and event items.



Existing location



Proposed concept

**Reasons:**

- Current space is dilapidated and not utilized. Costs too much to resurface tennis court.
- Current skatepark is too crowded, intimidating, and fast. Not the best "beginner park."
- Give teens/kids a positive goal and engage with community
- Need storage space for tools and event equipment.
- Parking off the street is safer and more inviting.

**Who will lead this project?** Matt Wright with Carving the Future non-profit, in communication with the City of Riverton, and the Riverton Ambassadors group. Local skatepark/basketball advocates.

**3 phase/year project. All local contractors and materials purchased in Riverton.**

**Year 1: (2022)**

Fundraise enough for plans with engineers. Take the fence down, remove nets, poles, etc. Bring in temporary wooden ramps to get started using the spot on the existing surface with minor patching. Fundraise enough for plans with engineers/contractors.

**Year 2: (2023)**

Continue fundraising. Use a milling machine to shave down enough of the existing asphalt to create a solid and workable foundation for concrete. Install rebar and forms to prepare for capping the surface with 4 inches of concrete. Pour the 180x120 ft. concrete slab, which includes the basketball court. Install basketball hoops for a finished court. Construction of the concrete skate features in the middle (marked yellow)

**Year 3 (2024)**

Final fundraising efforts. Construction of concrete skate features along the perimeter (marked in red), and asphalt parking lot.

**Estimated cost: \$185,000**

**Potential funding sources:**

- School district rec. board
- Fremont County rec. board
- City of Riverton
- Daniels Fund
- Local business sponsors
- Carving the Future - Jackson contacts
- Fundraisers within the community lead by skaters

Thanks for your time and consideration and serving our community. -Matt Wright

# CITY COUNCIL STAFF REPORT

**TO:** His Honor the Mayor and Members of the City Council

**FROM:** Michael Miller – Director of Community Development

**THROUGH:** Anthony Tolstedt – City Administrator

**DATE:** April 19<sup>th</sup>, 2022

**SUBJECT:** R4 ZONING PROPOSAL

**PETITIONERS:** R4 Committee – Planning Commission

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**Recommendation:** It is the recommendation of the City of Riverton that council considers the changes proposed to R-4 by the committee.

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**Discussion:** After a recent re-zone of land the City Council tasked the Planning Commission to put a committee together to research and analyze R-4 zoning and how it is currently applied in the City of Riverton. Taking that information from council I passed it on to the commission and they formed an R4 committee right away to look into the issue. We quickly found out that there are quite a few issues and repeats in the code itself as well as some instruction for guidance that the group felt was out of the realm of possibility. The presentation today from the committee is from the first collection of thoughts from the committee.

There are some sections of code that are going to be pointed out that contain contradictions and poor cascading in code that are likely to need corrected one way or the other in the R-4 code itself.

**Alternatives:**

1. Council can turn down the idea for R-4 restructuring by the committee
2. Council can modify the language of the proposal
3. Council can send the committee back to look in a different direction or to put more information together to be combined with this information.

**Budget Impact:** There is no immediate budget impact resulting from the staff recommendation.

# **Riverton R4 Zoning**

## **Muti Family Housing**



# Planning Commission R4 Committee

- City Council asked planning commission to look at R4 Zoning
- The committee was chosen by planning commission
- We met every week and discussed many issues about the current Residential R-4 Multi Family
- Recap of Riverton Residential
  - R-1 Most restrictive single family
  - R-2 Single Family to Duplex
  - R-4 Multi- Family
    - R-2 or R-1 can be built on R-4
- Topics the committee talked about
  - Cascading Code
    - Contradictions by having R1 and R2 in R4
  - What does our current code look like on a 1 acre lot?
  - Off Street parking
  - Other ideas for City Council to consider





# Current Multifamily R-4 Zoning

- R-4 Zoning
- 17.40.010 Uses
- The following uses shall be permitted in residential R-4 districts within the City, in addition to those uses permitted in R-1 and residential R-2 districts:
  1. Multiple-family dwellings, with any number of living units per building or parcel;
  2. Community garages;
  3. Accessory buildings and uses (Ord. 16-004 1, 2016.....)

## 17.40.020 Lot Area

- In a residential R-4 district:
  1. The lot area for a one-family dwelling must be a minimum of four thousand (4,000) square feet;
  2. The lot area for a multiple-family dwelling must be a minimum of four thousand (4,000) square feet plus four hundred fifty(450) square feet for each additional living unit greater than two;
  3. Not more than fifty (50) percent of the lot area may be covered by the main and accessory buildings; and
  4. Off-street parking must be provided pursuant to the provisions set forth in Chapter 15.36, as amended.

## 17.40.030 Height and floor area.

5. The maximum height of any building located in a residential R-4 district must be not more than fifty (50) feet; The floor area of a one-family dwelling must be not less than eight hundred fifty (850) square feet on the first floor level above the ground. The total floor area requirement may be met by adding together the floor area of two or more levels, if;
  1. The basement level is not more than forty-two (42) inches below the ground level; and
  2. The first floor level above the ground has a floor area of not less than six hundred (600) square feet.
6. The floor area of each living unit in a multiple-family dwelling with two living units must be a minimum of four hundred twenty-five (425) square feet with not less than four hundred twenty-five square feet on any one level.
7. The floor area of each living unit in a multiple-family dwelling with more than two living units must be a minimum of three hundred (300) square feet

## 17.40.040 Paving and garbage requirements

1. In a residential R-4 district, all parking areas, and all driveways and alley used for access to parking areas, for multiple-family dwellings must be paved pursuant to the provisions of this section. All parking areas and driveways must be paved. Only that portion of an alley which fronts on the property being developed and extending from there to the nearest street need be paved. Paving shall be done with asphalt paving materials, Portland cement concrete or other hard-surfaced materials constructed to standards acceptable to the City.
2. A centrally located, enclosed garbage collection point shall be provided for all multiple-family dwelling, including bulk collection handling facilities as may be required by the City.

## 17.040.050 Vacant lot uses.

- A vacant lot in a residential R-4 district may be used for private gardening and playgrounds.



# Biggest Issues with Standing zoning

- Cascading code from R-1 and R-2
  - Contradicts R-4
  - If we make small changes to R-1 or R-2 it will also have to be changed in R-4

- - 17.40.020 Lot Area
  - In a residential R-4 district:

- (R1)The lot area for a one-family dwelling must be a minimum of four thousand (4,000) square feet;

- (R2 Duplex)The lot area for a multiple-family dwelling must be a minimum of four thousand (4,000) square feet plus four hundred fifty(450) square feet for each additional living unit greater than two;

- Not more than fifty (50) percent of the lot area may be covered by the main and accessory buildings; and

- Off-street parking must be provided pursuant to the provisions set forth in Chapter 15.36, as amended.

- 17.40.030 Height and floor area.

- The maximum height of any building located in a residential R-4 district must be not more than fifty (50)feet;

- (R-1)The floor area of a one-family dwelling must be not less than eight hundred fifty (850) square feet on the first floor level above the ground. The total floor area requirement may be met by adding together the floor area of two or more levels, if;

1. The basement level is not more than forty-two (42) inches below the ground level; and
2. The first floor level above the ground has a floor area of not less than six hundred (600) square feet.


- (R-2 Duplex) The floor area of each living unit in a multiple-family dwelling with two living units must be a minimum of four hundred twenty-five (425) square feet with not less than four hundred twenty-five square feet on any one level.

- The floor area of each living unit in a multiple-family dwelling with more than two living units must be a minimum of three hundred (300) square feet





# What Does an acre look like with current zoning

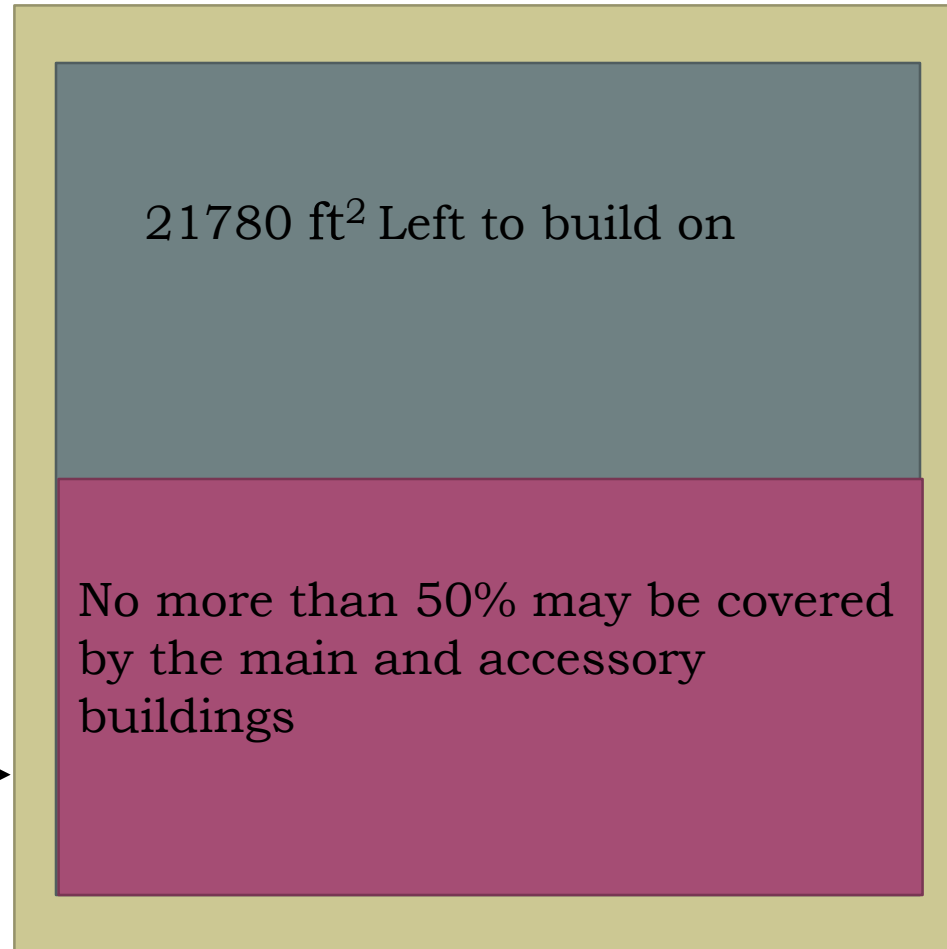


1 Acre lot= 43560 ft<sup>2</sup>



1 Acre lot=  
43560 ft<sup>2</sup>

Required  
Setbacks



1 Acre lot=  
43560 ft<sup>2</sup>

Required  
Setbacks



# Parking is the Answer



# Current Residential Parking

**Table 3.0-1: Maximum Off-Street Parking Standards**  
Dwelling Unit (du) Gross Floor Area (GFA)

Use	Parking Requirements
<b>Residential</b>	
<b>Household Living</b>	
<b>Dwelling</b>	
Single-Family, Detached	2 per du (min.)
Single-Family, Attached (3 or more	2 per du (min.)
Single-Family, Duplex	2 per du (min.)
Single-Family, Patio Home	2 per du (min.)
Multi-Family	1 per studio; 1.5 per 1 br; 2.0 per 2 br; 2.5 per 3 br; 2.5 + 0.5 for each br more than 3; plus 1 per 5 units (min.)
Home-Based Occupation	As required for dwelling type
Live/Work	1 per du plus parking for work use (min.)



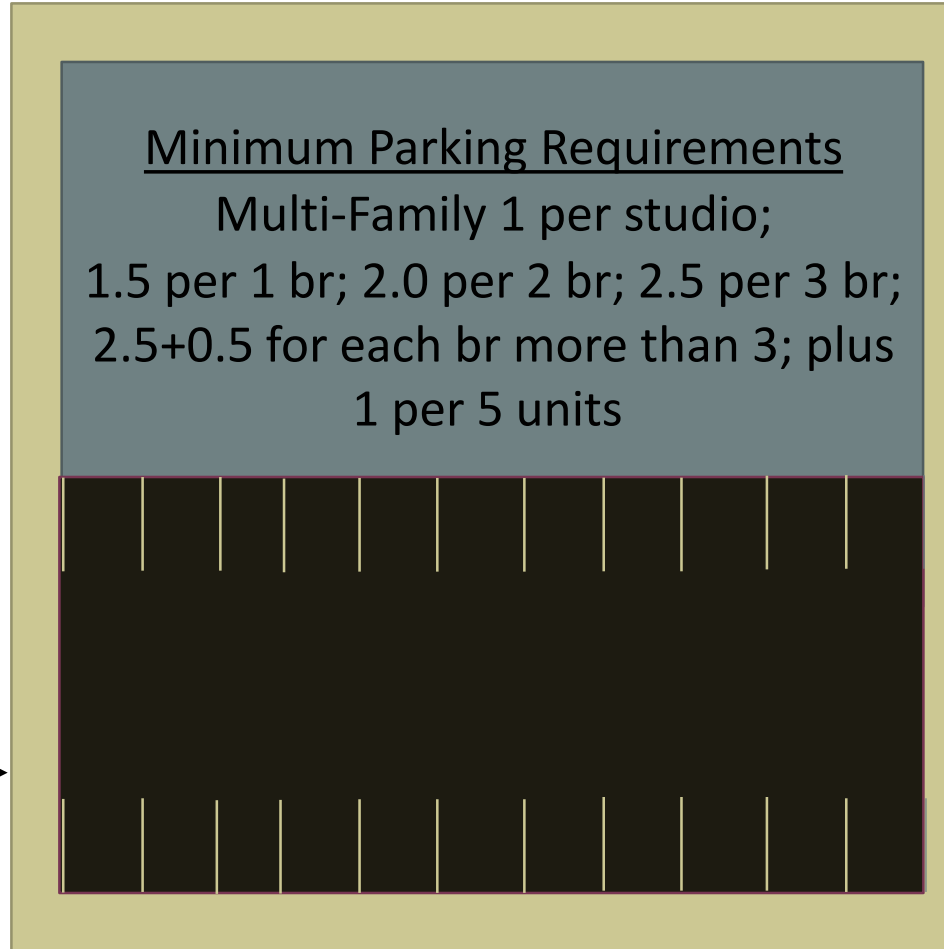
1 Acre lot=  
43560 ft<sup>2</sup>

With minimum parking  
requirements only  
18 to 27 units on the same  
one acre!!

Minimum Parking Requirements

Multi-Family 1 per studio;  
1.5 per 1 br; 2.0 per 2 br; 2.5 per 3 br;  
2.5+0.5 for each br more than 3; plus  
1 per 5 units

Required  
Setbacks



# Why Parking Matters

- Properly addresses capacity for any lot any size
- Improper parking per unit affects neighbors and other landowners more then anything else that can be done on the land
- Proper parking can prevent potential traffic issues
  - All cars have a space



# Some more suggestions from the planning commission

1. Conditional use Permit option for any R-4 Structure and maximum height
  2. No walled/ 1 walled Covered parking to not be included as part of Accessory buildings land use and can be placed upon non-buildable 50% land.
- What happened to R-3?
    - It was the feeling of the committee to fix the issue with R-4, we feel that with the adjustment for a minimum parking requirement it adjusts for any size lot big or small. This should adjust for tri-plex, 12-plex to a 45-unit apartment complex and beyond. It was the opinion of the committee and planning commission that a R3 zone is unnecessary this time.



## Riverton Municipal Code

### R-4 Zoning

#### 17.40.010 Uses

The following uses shall be permitted in residential R-4 districts within the City, in addition to those uses permitted in R-1 and residential R-2 districts:

- A. Multiple-family dwellings, with any number of living units per building or parcel;
- B. Community garages;
- C. Accessory buildings and uses (Ord. 16-004 1, 2016.....)

#### 17.40.020 Lot Area

In a residential R-4 district:

- ~~A. The lot area for a one-family dwelling must be a minimum of four thousand (4,000) square feet;~~
- ~~B. The lot area for a multiple-family dwelling must be a minimum of four thousand (4,000) square feet plus four hundred fifty(450) square feet for each additional living unit greater than two;~~
- A. Not more than fifty (50) percent of the lot area may be covered by the main and accessory buildings; and
- B. Off-street parking must be provided pursuant to the provisions set forth in Chapter 15.36, as amended.

#### 17.40.030 Height and floor area.

- A. The maximum height of any building located in a residential R-4 district must be not more than fifty (50) feet; ~~The floor area of a one-family dwelling must be not less than eight hundred fifty (850) square feet on the first floor level above the ground. The total floor area requirement may be met by adding together the floor area of two or more levels, if;~~
  - ~~1. The basement level is not more than forty-two (42) inches below the ground level; and~~
  - ~~2. The first floor level above the ground has a floor area of not less than six hundred (600) square feet.~~
- ~~B. The floor area of each living unit in a multiple-family dwelling with two living units must be a minimum of four hundred twenty-five (425) square feet with not less than four hundred twenty-five square feet on any one level.~~
- B. The floor area of each living unit in a multiple-family dwelling with more than two living units must be a minimum of three hundred (300) square feet

#### 17.40.040 Paving and garbage requirements

- A. In a residential R-4 district, all parking areas, and all driveways and alley used for access to parking areas, for multiple-family dwellings must be paved pursuant to the provisions of this section. All parking areas and driveways must be paved. Only that portion of an alley which fronts on the property being developed and extending from there to the nearest street need be paved. Paving shall be done with asphalt paving materials, Portland cement concrete or other hard-surfaced materials constructed to standards acceptable to the City.
- B. A centrally located, enclosed garbage collection point shall be provided for all multiple-family

dwelling, including bulk collection handling facilities as may be required by the City.  
 17.040.050 Vacant lot uses.  
 A vacant lot in a residential R-4 district may be used for private gardening and playgrounds.

**Table 3.0-1: ~~Maximum~~ Minimum Off-Street Parking Standards**  
 Dwelling Unit (du) Gross Floor Area (GFA)

Use	Parking Requirements
<b>Residential</b>	
<b>Household Living</b>	
<b>Dwelling</b>	
Single-Family, Detached	2 per du (min.)
Single-Family, Attached (3 or more	2 per du (min.)
Single-Family, Duplex	2 per du (min.)
Single-Family, Patio Home	2 per du (min.)
Multi-Family	1 per studio; 1.5 per 1 br; 2.0 per 2 br; 2.5 per 3 br; 2.5 + 0.5 for each br more than 3; plus 1 per 5 units (min.)
Home-Based Occupation	As required for dwelling type
Live/Work	1 per du plus parking for work use (min.)

Some more suggestions from the planning commission

1. Conditional use Permit option for any R-4 Structure
2. No walled/ 1 walled Covered parking to not be included as part of Accessory buildings land use and can be placed upon non-buildable 50% land.