

**RIVERTON CITY PLANNING COMMISSION  
MEETING MINUTES  
JUNE 12, 2025**

**The Riverton City Planning Commission convened at approximately 6:30 PM in the Riverton City Hall, 12830 South Redwood Road, Riverton Utah.**

**Planning Commission Members:**

Darren Park, Chair  
Gary Cannon  
Shelly Cluff  
Evan Matheson  
Troy Rushton

**Staff:**

Tim Prestwich, City Planner  
Lisa Halversen, City Planner

**1. CALL TO ORDER/ROLL CALL**

Chair Darren Park called the meeting to order at 6:30 PM.

Chair Park led the Pledge of Allegiance.

**2. PUBLIC HEARINGS**

**A. "FIREFLY ROASTERS CUHO", PLZ-25-2017, AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION ROASTING AND SELLING COFFEE BEANS TO BE LOCATED AT 3726 WEST MERCED CIRCLE. APPLICANT – JEREMY HENRIE.**

Lisa Halversen, planner, presented the Staff Report and stated that this application is unique. The property is located at 3726 West Merced Circle in the northwestern part of the City near 11900 South and 3700 West. The property is .36-acre in size and zoned R-3 as are the surrounding properties. The home is one story with an attached three-car garage. To the left of the home is a detached garage. The applicant would like to use half of the detached garage for his business. The applicant, Jeremy Henrie, is proposing to roast green coffee beans to produce specialty coffee. His business plan will help fund his international visits to do charitable medical work with surgical organizations. Mr. Henrie plans to sell his products online on a subscription basis. Orders will be mailed to the customers. No customers are expected to come to the home except in rare circumstances. Ms. Halversen explained that the Home Occupation Code allows for a maximum of eight customers per day.

The property has a wide drive approach in the event parking is ever needed. Mr. Henrie has no employees but could potentially depending on the success of the business. Off-street parking will be available for that employee. Drawings of the detached garage were presented. The area will be divided equally between business and personal use as allowed by Code. The application is before the Commission because the applicant would

like to use his accessory building space for business use, which requires a Conditional Use Permit ("CUP"). In addition, due to the nature of the business staff feels the matter should be brought to the Commission for discussion and a decision. The request is new and some public input was received.

The applicant is proposing to use the garage; however, the roasting process naturally will create odors. The fixed standards in the Home Occupation Code state that a business that creates odors is not eligible as a home occupation. When Ms. Halversen discussed the matter with Mr. Henrie, she was informed that he will be purchasing a specialty roaster with built-in filters that allow it to vent inside the building. Outside ventilation is not needed.

Mr. Henrie gave a demonstration earlier in the week for his neighbors to show how the process works. The Commission should determine whether that is sufficient to meet the Code requirements. The roaster Mr. Henry will use does not require additional utility or power upgrades or additional building changes to his garage. It will fit on top of his counter. Ms. Halversen explained that the Commission does not have discretion to change the fixed standards but they do have discretion to determine if any conditions should be imposed to bring the proposal into compliance. A mailer was sent out and staff received a comment early on from someone outside the 300-foot radius who was concerned about odors. Staff had some back-and-forth communication with this individual who was invited to the demonstration.

A comment was also received earlier in the day that was provided to the Commission members. A total of three comments were received, all expressing concerns about odor. Ms. Halversen explained that the Home Occupation Code allows up to 50% business use for an accessory building. The proposed business meets that standard. The fixed standards were reviewed. Number 14 specifies that the home occupation shall not create or be associated with or produce odors, smoke, dust, heat, or fumes. The Commission should determine if there are conditions that can be imposed to mitigate that.

Commissioner Rushton commented that the State passed an enabling clause a few years back that allowed for home-based cooking and food production businesses. He asked if this request falls under that clause. Ms. Halversen confirmed that it does. The applicant, would, however, still be required to go through the County Health Department and the State Department of Agriculture. Commissioner Rushton asked if there are other food production businesses in the City in a detached structure. Ms. Halversen confirmed that there are several home bakeries that prepare food, she did not know off-hand about any that use detached structures. She was not aware of any conditions having been imposed on a food production operation with regard to smells.

Commissioner Matheson felt the request should be allowed if there are no strong odors. That seemed to be the main issue. Input from those who attended the demonstration was that there was no odor and very little noise. He recalled that some years ago a sewer system was installed and there were complaints from residents. A membrane was put in

that resolved the issue. Ultimately, if there are odors and neighbors complain, Code Enforcement would be sent out and refer the matter back to the Commission, if needed. Commissioner Matheson had no objection as long as the filtration system is effective.

A question was raised as to whether the applicant has produced any literature or materials that would support the claims that there will be no odor. Ms. Halversen had seen the picture and secondhand information provided by the applicant about the filtration system.

Commissioner Cannon stated that in his office a handful of people drink coffee. He is not a coffee drinker but has not prohibited them from doing so in a closed environment. He does, however, have them cap it because there are people in the room who do not like the smell of coffee. While he is not an expert on what coffee smells like when it goes into the air and if it permeates the neighbors' yard, he would hate to see someone make such a large investment and then be shut down if there are smells that impact the neighbors.

Mr. Henrie reported that he took over a charitable organization two years ago that performs free surgeries in other countries. He reported that a few months earlier they did 122 surgeries in five days on children, adults, and low-income individuals. He has found that it is difficult to obtain funding. Profits will go to the charity to help fund surgery missions in other countries and allow them to expand. The business idea came to him as a result of his experiences. The roaster is not a standard industrial-type roaster that requires a smokestack and generates smells. It is designed to be inside a coffee shop so that the shop can brew its own coffee and sell it directly to its customers while it is fresh.

The roaster is designed to not require smokestacks and resulting smells. A filtration system uses organic substances to reduce smells to almost nothing. Mr. Henrie roasted a few batches of coffee and stood outside the building, walked around the building and the yard, and could not smell anything. He wanted to also invite his neighbors over since the only issue he was aware of was the potential for smells. He wanted other people to experience what he had. He was not looking to disturb anyone or cause problems. He spoke to only one person who was concerned about smell. After coming to his home and seeing how the process works they had no complaints. He has also spoken to other neighbors who did not smell anything.

Commissioner Cluff had heard that Mr. Henrie intends to bring beans back from international locations and asked if it will be handled by US Customs. She also inquired as to how the applicant will ensure that they are following all rules associated with bringing food products into the U.S. Mr. Henry stated that to do it that way involves a huge supply chain process. If he were to go that route, it would take place far into the future. Currently, the green beans will come from the same company that manufactures the coffee roaster. It is no different than buying them from Amazon. He envisioned most of his customers to be volunteers from the charity or those who support the charity and want to help with funding. If it were to expand exponentially and become substantial he would not operate

the business from his property and would move to a larger facility with multiple employees and roasters.

Chair Park commented that as the Planning Commission considers the application they have to be concerned about the impact it will create. The impact of greatest concern was odor. He asked that Mr. Henrie provide documentation that might help substantiate his claims. Mr. Henrie reported that he reached out to the coffee company and provided staff with a flyer containing a QR code that goes directly to the manufacturer's website where there are specifications for the roaster. He spoke directly to the manufacturing company that provides references for the filtration system and cuts down on anything toxic including smells as a byproduct.

Commissioner Cannon asked Mr. Henrie how he will respond if Code Enforcement is called in. Mr. Henry stated that he would view it as a worst-case scenario and go somewhere else. He could potentially put a smaller room around the inside of the garage to provide a double layer to prevent smells from escaping. Any vent or window in the garage could be equipped with a filter to ensure that any air that is escaping does not have a smell associated with it.

Commissioner Cannon shared a situation in South Jordan where a man had a home-based business that was approved for cabinet making. The use involved the construction, staining, and painting of the cabinets. He had a very elaborate filter system but there were air quality and odor issues. The business was ultimately shut down. Commissioner Cannon commended Mr. Henrie for the good he is doing in the world but wanted to determine what steps he was willing to take if there are issues. Mr. Henry stated that he takes educated risks, which was why he was asked to take over the charity. He has an entrepreneurial mindset as well. To him, the worst-case scenario would be for the business to get approved and ultimately have to move to a different location. He saw that as a possibility.

Commissioner Rushton suggested that neighbors were seeing it differently because the business involves coffee. Many in the community have smokers for meat while others add chlorine to their pools, which produce odors. His opinion was that what happens on your personal property is your business but reasonable precautions should be taken. He considered the smell issue to be an over-exaggeration. The applicant has taken steps to purchase equipment, demonstrated it, and invited the neighbors in. He considered it unfair for the Commission to ask how he would handle a complaint. Commissioner Rushton stated that it would go to Code Enforcement like anything else. Conditions are placed on home-based businesses regularly with a clear understanding that if there is a complaint, it goes to Code Enforcement who will determine whether there is a legitimate violation. Commissioner Rushton was very impressed by how the applicant handled the situation. He went door-to-door and invited his neighbors to come to his home to demonstrate what he is trying to do in a proactive manner.

Commissioner Park opened the public hearing.

*Brenda Hook* gave her address as 3713 Shasta Circle to the north of the subject property. She has lived in the home for four years and has redone the landscaping and put in a new back patio area. She enjoys spending time outside with family and was concerned when she first heard what was proposed. She grew up in a family of coffee drinkers but is not one herself. She noted that the smell does not bother her but it does her husband. She has learned that Mr. Henrie's roasting process differs from grinding and brewing. Each creates a different odor. For her husband, the brewing creates problems. She attended the demonstration and was very impressed. Mr. Henrie is a newer member of the neighborhood and she was pleased that he would take the time to reach out to all of the neighbors to describe what he is trying to do. She was informed that roasting was taking place and stated that during a recent family gathering on her back patio she had no idea it was taking place. As a close neighbor, Ms. Hook was not opposed to what is proposed.

*Amy Goodrich* reported that she lives directly next door to the subject property. She appreciated Mr. Henrie's transparency and informing the neighbors of his new business venture. She was working outside the day the demonstration took place and did not smell anything. They also went to the demonstration and was very impressed. The roaster was very small and nice. As a neighbor, she expressed her support.

There were no further public comments. The public hearing was closed.

Chair Park appreciated Commissioner Rushton's effort to attend the demonstration to for sharing first-hand knowledge as to what that experience was like. He informed Mr. Henrie that the Commission wants him to succeed but they have to do their due diligence to ensure that the ordinances are adhered to and that there are no negative impacts on the neighbors.

Commissioner Matheson expressed his support for and appreciation of the testimony of the neighbors and Commissioner Rushton.

**Commissioner Matheson moved that the Planning Commission APPROVE PLZ-25-2017, "Firefly Roasting", at 3726 West Merced Circle subject to the following conditions:**

- 1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.**
- 2. Applicant must obtain and maintain a Riverton City business license.**
- 3. Applicant must obtain and maintain applicable State and other outside agency approvals.**

4. **Home Occupation must operate within the Fixed Standards and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and with this approval.**
5. **No business activity may take place outside the home before 7:00 a.m. or after 7:00 p.m.**
6. **Applicant may employ one non-resident employee. Employee must use off-street parking.**
7. **Applicant is permitted to use up to 50% of the garage space for business activities.**
8. **Applicant must use roasting equipment with built-in air filtration that does not create outside odors.**

**Commissioner Rushton seconded the motion. The motion passed with the unanimous consent of the Commission.**

- B. “DANSIE 2025 REZONE,” PLZ-25-4005, AN APPLICATION TO AMEND THE GENERAL PLAN AND REZONE APPROXIMATELY 2.32 ACRES LOCATED AT 3082 AND 3112 WEST 13400 SOUTH FROM RR-22 (SINGLE-FAMILY ESTATE-DENSITY RESIDENTIAL) TO R-3 (SINGLE-FAMILY LOW-DENSITY RESIDENTIAL).**

City Planner, Tim Prestwich, presented the Staff Report and stated that when considering a rezone, the Planning Commission is to determine whether what is proposed is good for the City and act as a recommending body to the City Council. Only a reasonable reason is needed to recommend approval or denial. The subject property is part of the Dansie Family property for which a rezone was completed in 2015. Notice was sent to neighbors within 1,000 feet. An aerial view of the property was presented along with the rezone and subdivision done in 2014, 2015, and 2016 to R3. The applicants would like to rezone from R-22 to R3. The General Plan and Zoning Map were displayed. The Zoning Map provides the current rules regarding what can be done with property in Riverton City and aligns with City Code. The General Plan in 80% of the City matches the zoning. In other areas, the City Council has said based on a recommendation from the Planning Commission, that there are areas where they would consider changing the zoning. The General Plan alerts the property owners and developers that the City may consider making a change.

The subject property is designated Estate Density and Low Density in the General Plan Map. Low Density is the equivalent of the R-3 Zone, and Estate Density is equivalent to R-1 or RR-22, with 0.5-acre or larger lots and animal rights. Three neighboring properties

are zoned RR-22 but are nonconforming parcels of less than 0.5 acres. Mr. Prestwich reported that, although not required, City Staff recommended amending the General Plan in conjunction with the rezone request. The primary difference between the current RR-22 Zone and the proposed R-3 Zone are lot size and animal rights. RR-22 includes animal rights for 0.5-acre or larger lots.

Mr. Prestwich reported that two public comments were received from neighboring property owners. The first letter was included in the Meeting Packet and requested an eight-foot masonry fence along the shared property line. He reminded the Commission that fencing would be reviewed during the Subdivision Plat process.

After the Planning Commission made a recommendation to approve or deny the application, new notices would be sent to property owners within 1,000 feet of the subject property informing them of the date and location of the City Council meeting where the application would be considered. The City Council could choose to follow the Commission's recommendation or take other action. If the zone change was approved, the Applicant would submit a new application for a private lane, followed by an application for a subdivision, both of which would be noticed to property owners within 300 feet of the subject property.

In response to a question raised by Commissioner Cluff, Mr. Prestwich confirmed that fencing and other site issues would be reviewed with the Subdivision Plat application. City Code requires a six-foot masonry fence between non-animal rights and animal rights properties, and he was unsure if the Planning Commission could require additional height. He would discuss the matter with City Attorney, Ryan Carter prior to bringing it back before the Commission. If the subdivision is less than two acres in size, the Planning Commission could also decide that a solid masonry fence is not required.

The Applicant, Alan Prince of MP&G LLC stated that he has developed many infill projects in his career. A project to the east of the subject property has a private lane that services three homes, whereas his project would have a total of five homes. Other aspects of the subdivisions, including home and lot size, are very similar. They intend to install a 25-foot private lane that conforms with all City and County requirements. The shoulder will be landscaped, and a fence will be installed along the Dansie property line to match the existing fencing. The two existing parcels would be subdivided into six lots, but the Dansie parcel would not be part of the subdivision. They will build a home for the Dansies' son on one lot, with single-family homes on the remaining four lots.

Commissioner Cannon commented that the trend is for smaller lots, but the future subdivision would have approximately 0.33-acre lots.

In response to a question from Chair Park, Mr. Prince stated that the subdivision will be 1.82 acres, including the private lane, with five 13,000 to 14,000-square-foot lots.

In response to a question from Commissioner Matheson, Mr. Prince clarified that they will build a home for the Dansies' son on the lot directly behind the existing home, with four additional lots to the west. The existing home will not be part of the new subdivision. He then discussed fencing and indicated that the property owners to the west prefer that their vinyl fencing remain, while Mrs. Dansie has indicated that she would prefer masonry fencing on the eastern property line.

Chair Park opened the public hearing.

*Anna Davis* lives west of the subject property. She previously lived on a 0.50-acre lot and everyone in the subdivision utilized their full lots. She now lives on a 0.33-acre lot. She wanted to ensure that the lots were not smaller because it could lower her property values and increase traffic.

There were no further public comments. The public hearing was closed.

In response to a question from Commissioner Rushton, Mr. Prestwich clarified that the letter received from Liz Dansie was not relevant to the rezone request as it pertained to fencing. Commissioner Rushton stated that he believes the property is an example of a good infill project and is in line with properties to the north and east. He agreed with Commissioner Cannon that large lots are rarely fully utilized.

In response to a question from Commissioner Cannon, it was clarified that the private lane will be 25 feet. City Code does not restrict the maximum number of lots on a private lane, but Fire Code restricts it to 30 without a second access. To encourage infill development, the City Council amended City Code to allow the area of a private lane to be included in the gross lot size. When the Subdivision Plat comes before the Planning Commission, it will specify the net lot acreage because setbacks are determined by net, not gross acreage.

In response to a question from Chair Park, Mr. Prestwich reported that a 0.33-acre lot is approximately 14,000 square feet.

**Commissioner Cluff moved that the Planning Commission recommend APPROVAL of application PLZ-25-4005, "Dansie 2025 Rezone," by amending the General Plan to include both parcels in the "Low-Density Residential" General Plan designation and rezoning the two subject properties to R-3 (single-family residential, 14,000-square-foot minimum lot size.) Commissioner Matheson seconded the motion. The motion passed with the unanimous consent of the Commission.**

### **3. DECISION ITEMS**

- A. "MOUNTAIN RIDGE PHASE 27", PLZ-25-8004, A FINAL/DETAIL PLAN FOR 41 RESIDENTIAL UNITS ON APPROXIMATELY 6.5 ACRES LOCATED NEAR 13800 SOUTH SENTINEL RIDGE IN THE SLR ZONE.**



Mr. Prestwich presented the Staff Report and reported that the Block Scale Plan was previously approved, and construction on the previous phase should begin soon. The Block Scale Plan, aerial map, and Subdivision Plat were reviewed. Phase 27 will include a public road, the trail along Rose Creek, storm drain ponds, and internal infrastructure, as well as 26 townhome units and 15 small single-family lots. The trail will be installed by the developer and maintained by the HOA but will include a public access easement and connect to the City trail network at the Welby Jacob Canal Trail.

Mr. Prestwich reported that Edge Homes maintained the same engineer throughout all phases of the project, and Ensign Engineering and Land Surveying now understand what the City needs. Staff anticipates that the few remaining redlines will be approved quickly after Planning Commission approval. He then reviewed the proposed Conditions of Approval.

Commissioner Rushton asked about the timeframe for the pedestrian bridge. Mr. Prestwich stated that plans are in review, but he was unsure of the project timing. Edge Homes will install the trail along Rose Creek and it will connect to the trail in Herriman.

Brandon Watson of Edge Homes stated that he had nothing to add to Mr. Prestwich's presentation but was available to answer any questions. In response to a question from Commissioner Rushton, he reported that January was a busy sales month, followed by two slower months. Sales have picked back up over the past two months. He estimated that approximately 50% of people who purchase from Edge Homes are first-time buyers.

In response to a question from Chair Park, Mr. Watson reported that the overall project, including both Riverton and Herriman, is between one-half and two-thirds occupied. The original estimate was to complete the project in 10 years, and they are five years in. Riverton's support of commercial growth in the area has helped make it a prime location.

**Commissioner Cluff moved that the Planning Commission APPROVE Application PLZ-25-8004, "Mountain Ridge Phase 27" Final Plan, to be located near 13800 South Sentinel Ridge Boulevard, subject to the following conditions:**

- 1. This Phase shall comply with the terms and conditions approved with the Block Scale Plan, and with the SLR Project Area Master Development Agreement.**
- 2. Site Improvements shall be consistent with the plans presented to the Planning Commission except where otherwise noted in this approval.**
- 3. Applicant shall correct or resolve the remaining staff redlines.**

4. The site and structures shall comply with any and all applicable Riverton City Standards and Ordinances, including the International Building and Fire Codes.
5. Applicant must create a Long-Term Storm Water Management Plan or Covenant to Maintain the private storm drain system as required by City ordinance.
6. Developer will install a trail along Rose Creek as shown on the plans. The trail will be owned and maintained by the HOA. The trail will have a public access easement.
7. Per Fire Department Requirements, no more than 30 units may be occupied using a single access from Sentinel Ridge. Additional units may be occupied when a second access connects the units to Sentinel Ridge or 13800 South.

Commissioner Cannon seconded the motion. The motion passed with the unanimous consent of the Commission.

4. **DISCUSSION ITEMS**

A. NONE.

5. **ADJOURNMENT**

The meeting adjourned at approximately 8:00 PM.