

**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 25, 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
Monique Beck
Gary Cannon
Crystal Keele
Evan Matheson
Troy Rushton

Staff:

Tim Prestwich, City Planner
Lisa Halversen, City Planner
Ryan Carter, City Attorney

1. CALL TO ORDER/ROLL CALL

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

Commissioner Crystal Keele led the Pledge of Allegiance.

2. PUBLIC HEARINGS

A. 'WILLARD'S FARM SUBDIVISION,' PLZ-25-1006, AN APPLICATION FOR A PRELIMINARY SUBDIVISION OF UP TO FIVE (5) LOTS ON 1.72-ACRES LOCATED NEAR 3100 WEST 13400 SOUTH. APPLICANT - ALAN PRINCE, MP&G LLC.

City Planner, Tim Prestwich, reported that the item had previously been noticed and approved for both rezoning and a Conditional Use Permit ("CUP") for a private lane. However, the Applicant was not quite ready with the subdivision plans tonight and he asked that the item be continued until the next Planning Commission meeting.

Chair Park moved that the Planning Commission CONTINUE Application PLZ-25-1006, "Willard's Farm Subdivision", to the next Planning Commission meeting. Commissioner Matheson seconded the motion. The motion passed with the unanimous consent of the Commission.

B. 'RIVER HAVEN AMENDED SUBDIVISION,' PLZ-25-1007, AN APPLICATION TO ADJUST THE LOT LINE BETWEEN LOT 11 IN RIVER HAVEN ESTATES PHASE 1 SUBDIVISION AND LOT 19 IN RIVER HAVEN ESTATES PHASE 2 SUBDIVISION, LOCATED AT 12308 SOUTH 1460 WEST. APPLICANT - GINA CARTAINO.

Mr. Prestwich presented the Staff Report and stated that the application is for a simple lot line adjustment. The Applicant, Gina Cartaino, applied for a Building Permit to build an

addition on her home, and at that time, City Staff discovered that the fence is 18 feet from the property line. That additional land is necessary in order to meet setback requirements. The two property owners then came to an agreement on adjusting the lot line.

As these items historically required administrative approval only, Staff reviewed the documentation, verified that it met all City requirements, and sent it to the County for recordation. The change was subsequently rejected due to a new State requirement that amended Plats must be submitted for all lot line adjustments.

Notices were sent to all property owners within 300 feet of the subject properties and posted on the City's website. No comments were received. Mr. Prestwich reported that the new lots would meet all requirements for lot size, setbacks, etc., and Staff recommended approval.

Chair Park asked if the other property owner had confirmed that they approve of the line lot adjustment. Mr. Prestwich reported that a Quitclaim Deed was submitted with the application, and both property owners' signatures were notarized.

The Applicant, Gina Cartaino, stated that she plans to extend the kitchen and dining area of her home, as well as the master bedroom and bathroom on the second story. The fence has been in place for 30 years and her neighbors agreed to give them the additional land.

Chair Park opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Matheson moved that the Planning Commission APPROVE Application PLZ-25-1007, "River Haven Amended Subdivision," subject to the following:

Conditions:

- 1. Subdivision lots and layout shall be consistent with the plans presented to the Planning Commission except where otherwise noted.**
- 2. Final Plat must be recorded with Salt Lake County.**

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

- C. 'WALKER PROPERTY REZONE,' PLZ-25-4006, A REZONE APPLICATION TO REZONE 1.16-ACRES LOCATED AT 2630 AND 2610 WEST 12600 SOUTH FROM C-N (NEIGHBORHOOD COMMERCIAL) TO C-G (GATEWAY COMMERCIAL). APPLICANTS - MARCO HERMOSILLO AND RICHARD ORTIZ.**

Mr. Prestwich presented the Staff Report and indicated that the item was a request for legislative action to change the City Zoning Map. The Planning Commission would discuss the matter and make a recommendation to the City Council, and the Council would then make the final decision. Notices were sent to all property owners within 1,000 feet of the subject property, including the Country View Condominiums.

The Applicant requested rezoning to allow development of a modern automotive dealership, which was currently not a Permitted Use in the Table of Commercial Uses for the C-G Zone. After Staff informed them of this fact, the Applicant met with elected officials who indicated that the idea was worth considering. However, Mr. Prestwich explained that that was a nonbinding suggestion and not a direction to the Planning Commission. The next Agenda item would be consideration of modifying the Table of Commercial Uses to allow automotive dealerships as a Conditional Use in the C-G Zone. If both applications were approved, the Applicant's next step would be to submit a Site Plan.

Mr. Prestwich encouraged the Planning Commission to consider all allowed Uses in the C-G Zone, as they would all be allowed if the subject property were rezoned. Additionally, any changes to the Table of Commercial Uses would apply to all properties in the C-G Zone. He then displayed an aerial map of the subject property, which is located on the north side 12600 South and east of the pedestrian bridge. It consists of two parcels and includes a shared driveway easement to a nonconforming property at the rear. The Swim Kids project was approved for the site but never constructed, and at that time, the Utah Department of Transportation ("UDOT") would not allow a second access to be constructed. Mr. Prestwich anticipated that UDOT would deny any similar requests from the current Applicant.

The Zoning Map was reviewed. The subject property and other parcels at the intersection were zoned C-N. Newer properties to the east and west were zoned C-G. The General Plan designates all parcels in the area as Business Park, which correlates to C-G and Professional Office (C-PO) Zones. The C-G Zone is located on the edges and middle of the City and is intended for main arteries such as Redwood Road and 12600 South.

In response to a question raised by Commissioner Matheson, City Attorney, Ryan Carter, cautioned that the application, as presented, does not include specific criteria for the proposed Conditional Use. As a result, it would be difficult for the City to legally deny a CUP. Conditional Uses should be considered approved Uses with conditions. He recommended that the Planning Commission consider and make a recommendation on the application as presented and discuss additional conditions that should be attached if the Conditional Use was allowed.

Chair Park noted that the matter was more complicated than a typical rezoning request. This item was only for rezoning the property, not the proposed Use that would be considered in the next agenda item. Rezoning the property to C-G would be congruent with surrounding properties and the General Plan. He asked for information on the specific uses that would be allowed in the C-G Zone that were not allowed in the current C-N Zone.

Mr. Prestwich stated that the C-N Zone is intended for smaller neighborhood services for residents of adjoining neighborhoods. It is the most restrictive commercial zone and only allows many uses with a CUP. The C-G Zone is more permissive and allows a mixture of retail and commercial uses like restaurants, strip malls, automotive repair shops, and banks. Signage requirements are stricter in the C-N Zone. The property had been on the market since Swim Kids withdrew their project. In that time, some prospective buyers had made inquiries about uses that would have been conditional in the C-N Zone. He believed the C-G Zone would be congruent with the General Plan and newer businesses in the area.

Chair Park stated that automotive repair is a Conditional Use in the C-G Zone, and a written public comment expressed concern that the noise generated by such a business would negatively impact the mental health counseling facility on the adjoining property. He asked if any other allowed Uses would generate noise and negatively impact surrounding properties. Mr. Prestwich reviewed the list of Permitted and Conditional Uses in both zones.

In response to a question raised by Commissioner Cannon, Mr. Carter clarified that the item could not be tabled indefinitely, as doing so would be a recommendation of denial by default. If the Planning Commission required more information, Staff would need to understand what specific information was being requested. He recommended that the public hearing be conducted prior to making a decision.

Commissioner Rushton asked why the fourplex to the rear of the subject property was nonconforming. Mr. Prestwich stated that the General Plan has changed since the structure was constructed. The property is zoned RR-22, and a fourplex would not currently be allowed in the zone if it were considered nonconforming. In response to a follow-up question, he reported that the General Plan was last updated in approximately 2020 and was due for an update. The Land Use vision of the current General Plan indicated that the subject property should be consistent with adjacent properties.

Chair Park noted that the subject property was consistent with all other properties at the intersection, as they were all currently zoned C-N. Mr. Prestwich stated that he was not party to the City Council's discussions when that decision was made, but the C-G Zone would be consistent with properties to the east.

Commissioner Matheson reported that the C-N Zone has few Permitted Uses, and the C-G Zone would be consistent with other properties in the area. The C-G Zone allows tattoo and piercing shops, which he indicated could have negative impacts, but otherwise, he was in favor of rezoning the property.

The Applicants, Richard Ortiz and Marco Hermosillo, presented a Concept Plan for the property and indicated that it would be Riverton's first car dealership. Mr. Ortiz stated that the building would be designed to match the surrounding businesses, and the business would offer employment opportunities to City residents. Mr. Ortiz addressed public comments received in opposition to the application and stated that there would be a landscaped buffer between the business and neighboring townhomes. The automotive bays would be enclosed, and no heavy mechanical work would be performed at the location. All

work would be completed during normal business hours. They wanted to be an asset to the community.

Mr. Hermosillo stated that they closed on the property the previous week and would not be walking away from the project like Swim Kids. They planned to invest \$2.5 million in the City and had an annual revenue of \$2.9 million. They wanted to give back to the community and would partner with the high school each year for their automotive service program, as well as make donations to support school sports teams.

In response to a question from Commissioner Matheson, Mr. Hermosillo confirmed that he owned the subject property as of the previous week.

Commissioner Rushton asked if the dealership would sell new or used cars. Mr. Hermosillo reported that they would sell 2016 and newer used cars. Financing is in-house, and they currently have approximately 450 customers with 0% interest loans, including those with bad credit or bankruptcies. He believes that used-car dealerships take advantage of those types of customers by only offering financing with interest rates of 28% to 34%. They wanted to move the dealership from Midvale to Riverton in order to grow their business.

Chair Park opened the public hearing.

Gerald Broderick reported that he and his wife own the four-plex to the east of the subject property. He expressed concern about access from 12600 South, as well as lighting on the property.

Kristy Cox owns Diagnostic Automotive, which has been in Riverton for 35 years. She asked that the Planning Commission consider that there are five automotive shops within a two-block radius, which she believes is too many businesses selling cars, performing oil changes, etc. She also did not believe a car dealership would be attractive in the area. She understood that the property had been vacant for a long time and needed to be developed, but did not believe the property should be rezoned for this purpose.

Katherine Parnell also submitted a comment via email. She owns A New View Counseling and Psychological Services and the building adjacent to the subject property. She has owned her business for eight years and the building for two, and was named Riverton Businesswoman of the Year in 2021. She is committed to serving the community's mental health needs. Location was the primary consideration in purchasing the building because effective mental health work requires a quiet location in a neighborhood zone. They treat many neurodivergent individuals, and she was concerned about noise transfer from the service bays even if they are closed. She was strongly opposed to rezoning the property, as rezoning it to C-G would allow businesses such as vaping or tattoo shops, which would be a deterrent to people utilizing their mental health services.

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

Commissioner Rushton stated that the Planning Commission considered a similar rezoning application for a property at the intersection of 3600 West and 12600 South, which was rezoned from C-PO to C-G. He believed that the C-G Zone was consistent with the area, and rezoning would open the property to different types of businesses. He was in favor of the request. Commissioner Matheson agreed with Commissioner Rushton, as he believed the C-N Zone was too restrictive for the property. Chair Park agreed that rezoning the property to C-G would provide an opportunity for many other types of businesses and flow with the surrounding community.

Commissioner Rushton moved that the Planning Commission recommend APPROVAL of Application PLZ-25-4006, "Walker Property Rezone," by rezoning the subject properties to C-G (Commercial Gateway Zone). Commissioner Cannon seconded the motion. Vote on Motion: Commissioner Matheson-Yes, Commissioner Beck-Yes, Commissioner Rushton-Yes, Chair Park-Yes, Commissioner Keele-Yes, Commissioner Cannon-Yes. The motion passed unanimously.

D. 'TABLE OF COMMERCIAL USES IN THE C-G ZONE,' PLZ-25-5008, RIVERTON CITY IS PROPOSING CHANGES TO THE LAND USE AND DEVELOPMENT CODE SECTIONS 18.90.010 (TABLE OF COMMERCIAL USES) AND 18.70.030 (CONDITIONAL USES, C-G ZONE), ALLOWING AND DEFINING CONDITIONS FOR 'AUTO DEALERSHIP (NEW OR USED)' AS A CONDITIONAL USE IN THE C-G ZONE.

Mr. Prestwich presented the Staff Report and indicated that the amendment would add Auto Dealership (new or used) to Riverton City Code 18.90.010, Table of Commercial Uses, and the following language to 18.70.030, Conditional Uses:

(2) Auto Dealership (new or used) only on property (or combination of properties) of at least one (1) acre having frontage on 12600 South and/or the Bangerter Highway. Such use must be on a finished commercial site, accompanied by approval of a Commercial Site Plan and include permanent and compliant office/sales building(s).

If approved as submitted, only the above conditions could be required. If the Planning Commission was in favor of adding additional conditions, Mr. Prestwich suggested that the item be continued to a future meeting to provide Staff time to draft the changes.

In response to a question from Commissioner Rushton, Mr. Prestwich reported that auto dealerships are allowed in the Regional Commercial (C-R) Zone along 13400 South and Bangerter Highway, as well as the Planned Commercial Center (PCC) Zone and some areas of the SLR Master Development Zone. The subject property could not be rezoned to C-R because that zone is intended for regional corridors and is not suitable for its location.

Commissioner Cannon stated that he is a partial owner of a property on 12600 South, and as such, he must recuse himself from discussion and voting on the item.

Chair Park stated that some vacant properties that are in the C-G Zone but abut residential development would be affected if the Table of Commercial Uses was altered. A car dealership would not be suitable for 1500 West beside the South Jordan Canal Trail or near the golf course, for example. He was in favor of allowing auto dealerships along Bangerter Highway but believed they would be out of place in areas of 12600 South and proposed that the location be stricken from the proposed amendment.

Commissioner Matheson stated that he did not believe an auto dealership should be located on such a small parcel and expressed concern about people test-driving cars in proximity to the high school and elementary school. He was not in favor of making a decision that they would later regret.

Chair Park opened the public hearing.

Kathrine Parnell spoke in opposition to the amendment. She believes it would open a can of worms and allow the Use in higher-density areas. She approved of the business itself but did not believe it was the right fit for the area.

Kristy Cox reiterated her earlier concern that there are too many similar businesses within a few blocks of each other. She understood that it was a dealership and not a repair shop, but the dealership would also perform repair services, and she believed it would place a strain on similar existing businesses.

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

Commissioner Rushton noted that the Text Amendment would apply to the entire C-G Zone, not a specific parcel, and changing the Table of Commercial Uses would allow auto dealerships in other areas of the City. Unlike other nearby cities, the City Council did not include auto dealerships in its Land Use Plan for this zone, but it does allow them in other zones. He was not in favor of the amendment.

Commissioner Matheson felt bad for the Applicant who had purchased the land with the intention of building an auto dealership. However, their intention did not mean it was right for the City, and he believed the Planning Commission's recommendation should be for denial.

Chair Park stated that the Planning Commission prefers to move forward with good projects and let the market decide on their success or failure, but their decision must be based on what is best for the City and in agreement with the overall vision the City Council has created for the community. He was only in favor of the amendment if 12600 South was removed from the allowed locations.

Commissioner Rushton was in favor of recommending denial. The City Council could then consider that recommendation and make a final determination.

Commissioner Rushton moved that the Planning Commission recommend DENIAL of Application PLZ-25-5008, "Auto Dealership in the C-G Zone Text Amendment." Commissioner Beck seconded the motion. Vote on Motion: Commissioner Matheson-Yes, Commissioner Beck-Yes, Commissioner Rushton-Yes, Commissioner Keele-Yes, Chair Park-Yes. The motion passed unanimously.

E. 'SITE PLAN LANDSCAPING STANDARDS', PLZ-25-5007, RIVERTON CITY IS PROPOSING CHANGES TO THE LAND USE AND DEVELOPMENT CODE, SECTION 18.215.030, RELATING TO LANDSCAPING AND TREE STANDARDS.

Mr. Prestwich presented the Staff Report and stated that the amendment would clean up language in existing Site Plan Development Standards related to landscaping but would not add additional regulations. He then reviewed the changes.

- All references to the City Council or Planning Commercial were replaced with "Land Use Authority." The Planning Commission would have final approval of Landscaping Plans, but this change would ensure that City Code would not need to be amended in the future if the City Council designated a different Land Use Authority.
- Language was clarified to indicate that the standards apply to any nonresidential use, including commercial uses like churches or private schools in residential zones.
- References to the Street Tree Master Plan were removed. That plan was created by the Riverton City Tree Board, which was dissolved many years ago.
- The following specifications were added:
 - 20 trees per acre are required
 - Street trees must be at 25-foot intervals along the property frontage
 - City Staff will determine the required tree species based on growth characteristics and site conditions, but the Land Use Authority will have final approval.

Mr. Prestwich reported that the changes would not impact the Jordan Valley Water Conservancy District Water Efficiency Standards that had been adopted by the City.

In response to a question from Chair Park, it was reported that Riverton City's Arborist is Roman Williams. Chair Park stated that it was important to have a trained, qualified arborist to consult on these issues.

Mr. Prestwich reported that Staff was working to update all sections of City Code. This section was brought to his attention when a landscaping company requested a copy of the Street Tree Master Plan.

Commissioner Matheson had reviewed the amendment and approved of the changes.

Chair Park opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Matheson moved that the Planning Commission recommend APPROVAL of Application PLZ-25-5007, "Landscape Guidelines," by amending Riverton City Code 18.215.030(3), as presented. Commissioner Keele seconded the motion. The motion passed with unanimous consent of the Commission.

3. DECISION ITEMS

A. NONE.

4. DISCUSSION ITEMS

A. NONE.

Chair Park commended Code Enforcement Officer, Chad Cataluna, for his thoroughness and follow-up. He had demonstrated the process of filing a complaint to a neighbor, and Officer Cataluna followed up with him quickly, even though he had indicated that it was only a test.

5. MINUTES

A. PLANNING COMMISSION MINUTES FROM THE AUGUST 28, 2025, MEETING.

Chair Park moved that the Planning Commission APPROVE the Planning Commission Meeting Minutes of August 28, 2025, as reported. Commissioner Matheson seconded the motion. The motion passed with unanimous consent of the Commission.

6. ADJOURNMENT

The meeting adjourned at approximately 8:08 PM.