

**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 12, 2026**

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:

Monique Beck, Vice-Chair
Gary Cannon
Crystal Keele
Evan Matheson
Joe Marzo

Staff:

Tim Prestwich, City Planner
Ryan Carter, City Attorney
Mayor Tish Buroker

1. CALL TO ORDER/ROLL CALL

In the absence of Chair Darren Park, Vice-Chair Monique Beck called the Planning Commission Meeting to order at 6:30 p.m. Commissioner Crystal Keele led the Pledge of Allegiance.

Mayor Tish Buroker thanked the Planning Commissioner for their service. She pointed out that residents may not be aware that Commissioners are only paid \$100 per meeting. It is a volunteer effort that is very much appreciated. She commended them for the November 8, 2025, meeting, which was very challenging and provided the City Council with valuable feedback.

2. PUBLIC HEARINGS

- A. "GREEN BIN," PLZ-25-2055, A CONDITIONAL USE HOME OCCUPATION PERMIT APPLICATION FOR A HOME LOCATED AT 2126 MARBLEWOOD DRIVE. THE APPLICANT DESCRIBES HIS BUSINESS AS A PLASTIC TOTE RENTAL SERVICE. APPLICANT - JEREMY BERG.**

City Planner Tim Prestwich presented the Staff Report and stated that the application was for a Home Occupation to operate a plastic bin rental service. Notices had been sent to neighboring property owners within 300 feet of the subject property, and one comment was received in favor of the application.

Aerial and zoning maps were displayed, as well as site photographs. The subject property is near 13400 South and has an extra-wide driveway with parking for a storage trailer along the side of the house. The applicant will use 50% of the attached two-car garage for storage. Bins are delivered to customers. No customers will come to the home and there will be no employees or business vehicles at the residence.

The applicant, Jeremy Berg, reported that he uses approximately 25% of his garage for storage as the bins are primarily stored in the cargo trailer. He delivers bins to houses across the Wasatch Front.

Commissioner Matheson asked about pricing. Mr. Berg stated that prices depend on the package ordered. For example, 40 bins to move a one-bedroom apartment will cost approximately \$125. A six-bedroom house would cost \$300 for 120 bins. There is a one-week initial rental period, with an additional charge of 25% to 30% for each additional week. A dolly is included with the rental.

Vice-Chair Beck opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Matheson moved that the Planning Commission APPROVE Application PLZ-25-2055, "Green Bin," a Home Occupation located at 2126 Marblewood Drive, 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 is permitted to use up to 50% of the garage space for business activities.**

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

B. "NELSON BROTHERS SERVICE GROUP," PLZ-26-2004, A CONDITIONAL USE HOME OCCUPATION PERMIT APPLICATION FOR A HOME LOCATED AT 5463 WEST AUTUMN CREEK DRIVE. THE APPLICANT DESCRIBES HER BUSINESS AS PROVIDING ADMINISTRATION FOR MOBILE PROPERTY-RESTORATION SERVICES. APPLICANT - TAMERA NELSON.

Mr. Prestwich presented the Staff Report and stated that the application was before the Planning Commission because the applicant would have two non-resident employees. He noted that some questions were received in response to the public notice, and Staff provided feedback to those neighbors. The applicant provides property restoration and indoor air quality services and will store fans, heaters, pumps, and other equipment in the third-car garage. The service van will be parked on the property during non-work hours, and the two nonresident employees are the owners' sons. All parking will be off-street.

Zoning and aerial maps were displayed, as well as property photographs. Mr. Prestwich reported that the Home Occupation would have only limited impacts on the neighborhood that were addressed in the recommended Conditions of Approval.

Commissioner Matheson noted that vehicles with any advertising on them must be screened from the road. Mr. Prestwich stated that the rule is only triggered if there is more than one employee, but in this case, the vehicle must remain hidden from sight.

The applicant, Tamera Nelson, reported that she, her husband, and their four sons are starting the business. It is a service business, and all work will be completed off-site. The van is equipped with all tools and supplies, so only spare equipment will be stored in the garage. It is a turnkey franchise business that must be moved out of the home within one year. There will be no street parking, and her property is large enough that they can park if the backyard if necessary.

Ms. Nelson asked about the comments that were received. Mr. Prestwich reported that a neighbor was concerned about customers coming to the home and parking in the street. They were satisfied with his explanation of the business model and parking requirements.

In response to a question raised by Vice-Chair Beck, Ms. Nelson stated that the van will be parked on-site when not in service. They intend for each of their two older sons to have their own service areas in the future. Her family intends to purchase a building within the next year that will house both this business and her medical practice.

Vice-Chair Beck opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Keele moved that the Planning Commission APPROVE Application PLZ-26-2004, "Nelson Brothers Service Group," located at 5463 West Autumn Creek Drive, 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 two non-resident employees. Employees must use off-street parking.**
7. **Applicant is permitted to use up to 50% of the garage space for business activities.**

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

- C. **"WRIGHT SHORT-TERM RENTAL," PLZ-25-2057, A CONDITIONAL USE SHORT-TERM RENTAL PERMIT APPLICATION FOR PROPERTY LOCATED AT 11881 SOUTH 2700 WEST. APPLICANT - JEFFREY WRIGHT.**

Mr. Prestwich presented the Staff Report and indicated that short-term rentals are Home Occupations with unique rules and strict guidelines.

Zoning and aerial maps and site photographs were reviewed. The applicant lives on the property as is required by the Owner Occupancy Affidavit. The property has two driveways, one from 2700 West to the main house and one that provides access to the rear and side yards.

Mr. Prestwich reviewed the City's short-term rental rules as follows:

1. The applicant must own the home and live there.

2. Rentals are limited to 150 nights per year.
3. Only one rental agreement at a time.
4. Owner must give a contact number to neighbors within 300 feet.
5. A rental agreement must be for a minimum of two nights and cannot exceed 29 days.
6. No more than eight renters at any one time.
7. Off-street parking must be provided and used.
8. Renter information packet must be posted with contact information.
9. Address must be clearly visible on the front of the house.
10. Backyard must be fenced.
11. Obtain a Conditional Use Permit and a Riverton Business License.

Compliance with this item requires:

1. Proof of ownership
2. Proof of primary residency
3. Drawing or photo showing off-street parking
4. Proof of compliance with existing Covenants, Conditions, and Restrictions (“CC&Rs”)
5. Pay the Conditional Use fees
6. Comply with the Conditional Use Permit process
7. Submit a Business License application
8. Proof of sales tax registration
9. Proof of Business Entity registration
10. Show compliance with all Riverton Business License requirements
11. Comply with Riverton City Noise Ordinance.
12. Property is to be maintained according to Riverton Ordinance.

Commissioner Matheson asked Staff to speak to enforcement mechanisms. City Attorney, Ryan Carter reported that if material offenses occur that violate the terms and conditions of the Conditional Use Permit, the Planning Commission can revoke the permit. Due process is required. For example, noise ordinance violations must be independently verified, and illegal activity would have to be documented in a police report. Violations do not need to rise to the level of criminal charges to be a violation, but evidence is required.

Commissioner Matheson stated that there was a short-term rental in his neighborhood that caused a lot of issues, but the City had tightened its regulations and complaints were now rare.

The applicant, Jeffrey Wright, stated that he and his family live in the house. He has five children, and he will not allow renters to be so noisy as to wake his him or his family.

In response to a question raised by Commissioner Matheson, Mr. Wright stated that the short-term rental is in the basement. It has two bedrooms that can accommodate up to four people.

Vice-Chair Beck opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Keele moved that the Planning Commission APPROVE Application PLZ-25-2057, "Wright Short-Term Rental," located at 11881 South 2700 West, 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. Short-term rental must be operated within the rules and regulations for Short-term Rentals as described in Riverton City Code 18.190.051.**
- 3. Applicant must obtain and maintain a Riverton City business license.**
- 4. Applicant shall surrender the conditional use permit for short-term rental use of the subject property in the event applicant undertakes any other business activity on the subject property, or the applicant shall reapply for a conditional use permit for a short-term rental in a manner which takes into account the other business activity.**
- 5. Applicant shall disclose all advertising materials, whether provided to listing agencies or otherwise made available to potential customers and shall semi-annually update City staff of any changes to said advertising materials.**
- 6. There may be no more than eight (8) combined renters and guests (non-permanent residents) on the property at any given time.**
- 7. There may be no more than one rental contract at any given time.**

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

- D. "BAIRD REZONE, GENERAL PLAN AMENDMENT," PLZ-25-4012, AN APPLICATION TO REZONE APPROXIMATELY .71-ACRES LOCATED AT 1742 AND 1758 WEST 11800 SOUTH FROM RR-22 (SINGLE FAMILY RESIDENTIAL, .5-ACRE LOTS) TO RM-8-SD (RESIDENTIAL MEDIUM-DENSITY, 8 UNITS PER ACRE), ALSO A GENERAL PLAN AMENDMENT FROM ESTATE-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL. APPLICANT - SCOTT YERMISH, PRIORITY BUILDERS.**

Mr. Prestwich reported that the item was legislative in nature, and the Planning Commission would be making a recommendation to the City Council.

Zoning, General Plan, and aerial maps were displayed. The subject properties are near the north end of Redwood Road and face 11800 South. The area has a mixture of RR-22, R-4, R-3, and RM-8 zoning. The RM-8 Zone allows up eight dwelling units per acre of single-family homes, townhomes, or condominiums. The applicant was previously granted the same General Plan and Zoning amendments for a nearby property, and the subject properties would be incorporated into a planned development. In both cases, the "SD" designation modifies the allowed uses to allow townhomes only.

Mr. Prestwich reported that the developer had shared plans with Staff, but they were not available for Planning Commission review. The project was designed in such a way that if owners of the adjacent parcels decided to sell in the future, the parcels could be seamlessly incorporated into the project. If not, those properties will be screened with a six- or eight-foot masonry wall. If the application was approved, the Site Plan would come back before the Planning Commission within a few months.

Notices were sent to property owners within 1,000 feet of the subject property and no comments were received.

The applicant, Scott Yermish of Priority Builders, stated that the property owners were also in attendance. He has lived in Riverton for 10 years and has heard several different ideas for the subject property in that time. The development will be townhomes only, not condominiums. His company has worked with City Staff on the design, and he is very excited to share it with the Planning Commission and City Council. The application is the last stage prior to presenting the Site Plans for approval.

Commissioner Cannon commended Mr. Yermish on his efforts to secure and clean as much of that corner of Redwood Road as possible. He also appreciated the applicant working closely with Staff to accommodate the current and future needs of adjacent property owners. In response to his question, Mr. Yermish reported that both he and Staff have spoken with Mike Timothy and others at the Utah Department of Transportation ("UDOT"). Mr. Timothy indicated that UDOT plans to put its parcel up for auction, and his company intends to bid aggressively to acquire it.

Vice-Chair Beck opened the public hearing. There were no public comments. The public hearing was closed.

In response to a question raised by Commissioner Marzo, Mr. Prestwich confirmed that no written or telephone comments were received. The adjacent property owners also did not comment on the previous application.

Commissioner Beck moved that the Planning Commission recommend APPROVAL of Application PLZ-25-4012, "Baird Rezone," amending the General Plan Designation to High Density Residential and Rezoning the subject properties to RM-8-SD for the approximately 0.71-acres located at 1758 and 1742 West 11800 South with the following Specific Development (SD) Designations:

1. The development shall be limited to 'townhomes' only.

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

- E. **"QUINN REZONE, GENERAL PLAN AMENDMENT," PLZ-25-4010, AN APPLICATION TO REZONE APPROXIMATELY .97-ACRES LOCATED AT 1980 WEST 13400 SOUTH FROM R-3 (SINGLE-FAMILY RESIDENTIAL 14,000-SF LOTS) TO R-4 (SINGLE-FAMILY RESIDENTIAL 10,000-SF LOTS), AND TO AMEND THE GENERAL PLAN FROM ESTATE-DENSITY RESIDENTIAL TO MEDIUM-DENSITY RESIDENTIAL. APPLICANT - DALLIS QUINN**

Mr. Prestwich presented the Staff Report and indicated that the subject property is in southern Riverton on 13400 South near 2200 West. Aerial, Zoning, and General Plan maps were reviewed. Adjacent properties are zoned RR-22, R-3 and R-4, and approximately 25% of the subject property is already zoned R-4. The applicant's request was to change the General Plan designation to Medium-Density Residential and rezone the entire property to R-4. R-3 and R-4 are compatible zones that only require vinyl fencing separating the zones.

Commissioner Cannon asked if a conceptual plan had been submitted. Mr. Prestwich stated that the property owner had not provided one. The R-3 Zone would require irregular property lines, and R-4 would allow more uniform lots with a private lane down the middle or to the side. To fit four lots on the property, the road would need to be included in the square footage of one or more lots.

The applicant, Dallis Quinn reported that he purchased the property in 2020 with the intention of renovating it. He and his parents live in the existing house, and he would like to rezone and subdivide the lot so his parents can stay in the home and he can build on the rear portion of the lot. In response to a question from Commissioner Matheson, he

stated that his intention is to build a private lane and one home, but he wants to leave his options open.

Vice-Chair Beck opened the public hearing.

Greg Knight stated that he lives adjacent to the subject property. When the frontage lots on 13400 South were developed, they were zoned R-3. When the road was widened, the frontage of two lots was purchased and their square footage reduced to 0.25 acres. Neighbors were not notified of that change. He was concerned that building on the front portion of the subject property could cause issues with traffic, parking, and density.

Cindy Lloyd stated that she lives south of the subject property and is concerned about traffic, driveway locations, and parking. She is a cyclist, and her eastern neighbor parks in a way that blocks the bike lane. The more people that live on the subject property, the more cars there will be. There could be up to four cars per home. She already has trouble getting out of her driveway. She saw no reason to change the zone and asked that the application be denied.

Craig Bird stated that he lives in the notification zone and is concerned that decreasing the setbacks will cause sightline issues when adjacent property owners like Mr. Knight back out of their driveways. If residents park in the bike lane, that can be very dangerous as it will force cyclists to use the travel lane. He believes that allowing so many homes will create parking problems, which will affect garbage pickup and snow removal. The area was already rezoned from 0.50-acre to 0.33-acre lots, and he does not want the lot size to decrease further.

Jeff Quinn stated that he lives on the subject property. He did not agree with the previous comments. 13400 South is a busy road, and whether there are two or three homes on the property will not affect traffic. The properties are spaced far enough apart that visibility will not be affected. Neighbors have had to back out of their driveways for many years and how they do so will not change. He did not believe the concerns expressed by his neighbors were valid barriers to the request.

Randy Christensen stated that he lives adjacent to the subject property. It is hard to get out of his driveway, especially in the morning, or to access Redwood Road. He moved into his home 50 years ago when all the lots were 0.50 acres. He moved to Riverton for the country, not for townhouses, and he was against rezoning the property.

Tyler Draney stated that he lives near the subject property, and the Quinns are great neighbors. However, he is concerned about allowing a house on the frontage or at the rear near his fence. He can see both sides of the issue.

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

In response to a question raised by Commissioner Marzo, Mr. Prestwich reported that the property is 0.97 acres and currently zoned R-3 and R-4. The parcel's geography would dictate exactly how many homes could actually be built on the property, but the current zoning would allow up to three lots and the R-4 Zone would allow for up to four lots. The location of the existing home may also limit development. R-3 and R-4 have identical setback requirements, but R-4 has a 10,000-square-foot minimum lot size and smaller frontage requirement.

Commissioner Cannon stated that he is typically in favor of private lanes but was struggling with this application due to the number of houses that could be built on the property. He believes a fully improved street and sidewalk should be required for four houses, and this would be too many houses on such a small lot. Vice-Chair Beck agreed.

Commissioner Matheson stated that the Planning Commission has considered many requests that do not fit with the area, but in this situation rezoning the property would only create the possibility of having one more home. He is a cyclist and empathizes with Ms. Lloyd. However, if the property were rezoned and a private lane was built, cars from the two additional homes would exit the private lane facing forward, not backing out. He does not believe approval would have a significant negative impact on residents of the area. He is also biased by the fact that his own children cannot find a place to live. The City needs more housing that ideally does not disrupt the neighborhood. Of the applications the Commission had reviewed recently, he believes this request would cause the least disruption. He was in favor of recommending approval. The applicant could then determine how many houses will fit on the property.

Commissioner Cannon moved that the Planning Commission recommend DENIAL of Application PLZ-25-4010, "Quinn Rezone," for changing the General Plan Designation and Rezoning thus keeping the current General Plan Designations and current Zoning (RR-22). Commissioner Marzo seconded the motion. Vote on Motion: Commissioner Beck – Aye, Commissioner Cannon – Aye, Commissioner Keele – Aye, Commissioner Marzo – Aye, Commissioner Matheson – Nay. The motion passed 4-to-1.

3. DECISION ITEMS

- A. "MOUNTAIN RIDGE PHASE 29," PLZ-25-8020, AN APPLICATION FOR A FINAL/DETAIL PLAN FOR 33 RESIDENTIAL UNITS ON APPROXIMATELY 7.04-ACRES LOCATED NEAR 13670 SOUTH 4395 WEST. APPLICANT - BRANDON PARR, EDGE HOMES.**

Mr. Prestwich presented the Staff Report and indicated that the subject property is in the southwest portion of Riverton in the Suburban Land Reserve Special Development District ("SLR SDD"), which was adopted in 2015. Multiple projects have been completed under the associated Development Agreement, and Edge Homes has master site plans in process for the remaining acreage.

An aerial map of the development was reviewed. The subject property will be in Mountain Ridge East. Edge Homes was granted development rights for the entire Mountain Ridge development, including Mountain Ridge West and Mountain Ridge Apartments. The multi-story Salt Apartments were previously approved and may be back before the Planning Commission for modifications at a future meeting.

Mr. Prestwich reported that the development review process differs for special districts. The application was a decision item for the Planning Commission, and their administrative responsibility was to ensure that the submitted Detail Plan matches the approved Community Scale Plan and Block Scale Plan. A public hearing was held for the Community Scale Plan, and the application was for the final phase of the project.

The Block Scale Plan was reviewed. Mr. Prestwich reported that the City Council would be discussing the park budget in a future meeting, after which it would come back to the Planning Commission for review. The current application was for Phase 29. The public road had been completed. All roads in the development are public, and the structures are all single-family homes on 5,000- to 8,000-square-foot lots. All roads and lots all met the approved Block Scale Plan. The City's Planning, Engineering, Storm Water, Water, and Fire Departments had all reviewed the Detail Plan and recommended approval.

The applicant, Brandon Watson stated that it will be a single-family subdivision, and the Mountain Ridge project is nearing completion.

Commissioner Cannon moved that the Planning Commission APPROVE Application PLZ-25-8020, "Mountain Ridge Phase 29" Final Plan, 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.**

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

4. DISCUSSION ITEMS

A. NONE.

5. MINUTES

A. MINUTES FROM THE 11/13/25 PLANNING COMMISSION MEETING.

Commissioner Keele moved that the Planning Commission **APPROVE** the Planning Commission Meeting Minutes of November 13, 2025, as reported. Commissioner Beck seconded the motion. The motion passed with the unanimous consent of the Commission.

B. MINUTES FROM THE 11/20/25 PLANNING COMMISSION MEETING.

Commissioner Keele moved that the Planning Commission **APPROVE** the Planning Commission Meeting Minutes of November 20, 2025, as reported. Commissioner Matheson seconded the motion. The motion passed with the unanimous consent of the Commission.

C. MINUTES FROM THE 12/11/25 PLANNING COMMISSION MEETING.

Commissioner Matheson reported that Mayor Staggs' name was misspelled on Page 18.

Commissioner Matheson moved that the Planning Commission **APPROVE** the Planning Commission Meeting Minutes of December 11, 2025, as amended. Commissioner Marzo seconded the motion. The motion passed with the unanimous consent of the Commission.

6. ADJOURNMENT

The meeting adjourned at approximately 8:22 PM.