



PLANNING COMMISSION MEETING AGENDA

April 9, 2026 at 6:30 PM

12830 S. Redwood Road

Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

2.a **"Residential Facilities,"** PLZ-26-5002, Riverton City is proposing amendments to City Code Title 18, Chapter 165 "Residential Facilities," addressing residential facilities for elderly persons or persons with a disability. Proposed by Riverton City.

2.b **"The Muscle Bus,"** PLZ-26-2014, an application for a conditional use permit for a home occupation to be located at 1876 West 13400 South. Applicant – Tanner Mertlich

[26-2014 The Muscle Bus CUHO PC Report.pdf](#)

2.c **"Brady Private Lane,"** PLZ-26-2017, an application for a conditional use permit for a private lane to serve one lot, to be located at 12666 South Gilbert Circle. Applicant - Blaine Brady

[26-2017 Brady CUP-Private Lane PC Report.pdf](#)

2.d **"Beehive Homes Phase 2,"** PLZ-26-8004, a final commercial site plan application for an assisted living center to be located at 12550 South Doreen Drive. Applicant – Tim Rush

[26-8004 Beehive Homes Ph 2 PC Report.pdf](#)

2.e **"3 Point Mooring,"** PLZ-25-8021 and 25-2047, a conditional use permit and a final commercial site plan for property located at 12538 South Rhetski Lane. Applicant – Chad and Missy Collard

[25-8021 3 Point Mooring PC Report.pdf](#)

2.f **"Towne Storage (Extra Space) Monarch Meadows,"** PLZ-26-8008, an application for an amended commercial site plan to allow rooftop solar panels on a building located at 5183 West 13400 South. Applicant - Phillip Allred, Action Solar

[26-8008 ESS- Towne Storage MM Amd PC Report.pdf](#)

- 2.g **"Towne Storage (Extra Space) 12600 South,"** PLZ-26-8009, an application for an amended commercial site plan to allow rooftop solar panels on a building located at 4425 West 12600 South. Applicant - Phillip Allred

[26-8009 ESS- Towne Storage 12600 S. Amd PC Report.pdf](#)

- 2.h **"Towne Storage (Extra Space) Redwood,"** PLZ-26-8010, an application for an amended commercial site plan to allow rooftop solar panels on a building located at 13658 South Redwood. Applicant - Phillip Allred

[26-8010 ESS \(Towne Storage\) Amd PC Report.pdf](#)

- 2.i **"Ivybrook Academy,"** PLZ-26-8014, is requesting approval to amend a commercial site plan for a preschool located in the Riverton Plaza at 1830 West 12600 South. Applicant - Jerry Scott

[26-8014 Ivybrook Amd PC Report.pdf](#)

3. Minutes

- 3.a **Minute Approve: March 12, 2026**

[03.12.26 PC Minutes.pdf](#)

4. Adjournment

Riverton City Hall is an ADA compliant facility. Individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126 at least 24 hours in advance of the meeting. Accessible parking and entrance is located on the south end of the building with elevator access to the Council Chambers located on the second floor.

Public Comment Procedure

This is an open meeting, which the public may attend. Prior to the meeting, the staff reports will be available for public review through the City website. Audio and video of the meeting will be broadcast live. Following the meeting, audio and written minutes will be available. Public comments may be submitted via email to planning@rivertonutah.gov or by phone to 801-208-3138. All comments submitted before 5:00 pm on the date of the hearing will be relayed to the Planning Commission.

Riverton City Meeting information: <https://www.rivertonutah.gov/meetings/index.php>. This link will take you to the applicable meeting date and to the meeting packet, where you can review all items scheduled for review by the Planning Commission.

Certificate of Posting

I, Jamie Larsen, Riverton City Recorder, certify that, at least 24 hours prior to the meeting, the foregoing Agenda was emailed to the Salt Lake Tribune, Deseret News and the Riverton Journal. A copy of the Agenda was also posted at Riverton City Hall, on Riverton City's Website at www.rivertonutah.gov, and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated April 9, 2026