

**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
March 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
Shelly Cluff
Gary Cannon
Crystal Keele
Evan Matheson
Joe Marzo
Galen Mills

Staff:

Jason Lethbridge, Development Services Director
Tim Prestwich, City Planner
Lisa Halversen, Planner
Ryan Carter, City Attorney

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 Cluff led the Pledge of Allegiance.

2. PUBLIC HEARINGS

- A. "MOORE REZONE AND GENERAL PLAN AMENDMENT," PLZ-25-4007, AN APPLICATION TO AMEND THE GENERAL PLAN AND REZONE APPROXIMATELY 1.45 ACRES LOCATED AT 13153, 13171, AND 13191 SOUTH REDWOOD ROAD. THE PROPERTY IS CURRENTLY DESIGNATED AS "ESTATE DENSITY RESIDENTIAL" IN THE GENERAL PLAN, AND ZONED RR-22 (SINGLE-FAMILY RESIDENTIAL WITH ½-ACRE MINIMUM LOTS). THE APPLICANT IS REQUESTING THE GENERAL PLAN DESIGNATION BE CHANGED TO "MEDIUM-HIGH DENSITY RESIDENTIAL" AND THE PROPERTY REZONED TO RM-6. THIS ZONE ALLOWS FOR DETACHED SINGLE-FAMILY UNITS ONLY, ON LOTS OF AT LEAST 5,000 SQUARE FEET. APPLICANT – TAYLOR MOORE.**

Development Services Director, Jason Lethbridge, presented the Staff Report. The subject property is located at the northeast corner of Redwood Road and 13200 South. The Planning Commission considered an application for a Development Agreement on the property in November 2025. That application requested a density of 14 units per acre and included architectural standards and other site elements. The Planning Commission tabled the item. Following that meeting, the developer rescinded their proposal and submitted the current application.

The Zoning Map was displayed. The applicant proposed to rezone the 1.45-acre property from RR-22 to RM-6, which allows for detached single-family homes at a maximum density of six units per acre and minimum lot size of 5,000 square feet. All other requirements of the RM-6 zone would apply. The Concept Plan indicated a total of eight lots on the property with access from 13200 South but was subject to change and would be reviewed in more detail during Site Plan review, as the Planning Commission was only considering the rezoning application at that time.

Mr. Lethbridge reported that minutes and public comments from the previous meeting were included in the Meeting Packet. Late comments received in response to the current notice had been printed and distributed to the Planning Commission. Staff believed the current application was a reasonable compromise to address concerns raised over the previous proposal and therefore recommended approval.

Commissioner Matheson expressed concern about the proposed access point's proximity to Redwood Road. Mr. Lethbridge reported that Staff shared his concern and had discussed the matter with the applicant, and the driveway location was expected to change. However, there was feasible access and its exact location would be determined prior to the Site Plan review. Any access must meet the City's safety standards.

Mr. Lethbridge clarified that the application was for zoning only, and the next step would be for the developer to go through the Site Plan process and demonstrate safe access. The previous application established that a driveway could function along the east property line, and the change in density may make access from Redwood Road a more feasible solution. The RM-6 Zone allows for a maximum of six units per acre, but the developer may not be able to achieve that number if the access point is moved.

Commissioner Matheson asked about road width requirements. Mr. Lethbridge reported that public roads are encouraged in the zone, but the size of the property may not allow for one. A minimum paved surface width of 26 feet will be required for a private lane.

Commissioner Cannon asked if three or four homes with private driveways on Redwood Road would still be allowed on the property. City Attorney, Ryan Carter, stated that the Utah Department of Transportation ("UDOT") may have foreclosed on access rights onto Redwood Road when it was widened, and any access would need to be negotiated with UDOT. Commissioner Cannon stated that several applications had been submitted for the property, and each time the Planning Commission had discussed safety concerns with access from Redwood Road. He was pleased that the developer met with neighboring property owners and came up with a better option for the property.

The applicant, Taylor Moore, stated that the project has been before the Planning Commission multiple times. The first application was for 28 units in the City's highest density zone, and the second application was for 15 units in the RM-14 Zone. They then met with neighbors who expressed concerns about the Development Agreement and proposed zoning, and the current plan was created in response.

The current application was for eight units in the RM-6 Zone, which only allows for detached single-family homes. The homes will be two stories, have three-car garages, and sell in the \$600,000 to \$700,000 range. He told commissioners that City Engineer Matt Cassel estimated that the eight homes will generate 10 to 12 trips per day. The developer had met with UDOT regarding access from Redwood Road, but UDOT refused the request as they could not meet the 350-foot spacing requirement. They were willing to meet City requirements for access from 13200 South.

In response to a question raised by Commissioner Cluff, Mr. Moore stated that the access road could be moved slightly or potentially curved at 13200 South, but the minimum lot depth requirement would prevent them from moving it too far from the intersection without losing four lots. The homes will have three-car garages with approximately 30-foot-wide driveways. The lots will be approximately 6,000 square feet in size.

Mr. Lethbridge stated that UDOT's first response is always "no", but Staff would continue to work with the applicant and UDOT regarding potential access from Redwood Road. It is important to first have the zoning in place because the number of lots and potential traffic counts factor into UDOT's decision.

Vice-Chair Beck opened the public hearing.

Ashley Mobley stated that she lives on Jared Circle. She was vocally opposed to the original proposal because she wanted to protect the character of the surrounding neighborhood and ensure that any development was thoughtful and appropriate. She had voiced her concerns to Mayor Buroker, City Council Members, Planning Commissioners, and Staff, as well as her neighbors. She believed that the current proposal represented a reasonable compromise that would provide a buffer to the surrounding neighborhood and address concerns about how the development could impact nearby residents. However, she hoped that the zoning was granted due to the property's unique characteristics and would not set a precedent for other properties in the area. She believes that approving RM-6 Zoning would be a fair and balanced decision.

Dave Mobley stated that he disagreed with the Riverton Heritage Committee's stated objections to the application as they did not offer good alternatives and attempted to usurp the goodwill of their neighbors. He also did not agree with the arguments made about traffic, as those concerns seemed overstated. He believes that the proposal represents a compromise that addressed all residents' concerns, and the developer was committed to finding a solution that works for everyone.

Travis Christensen stated that he supported the development and RM-6 zoning. He believes it would make sense for the City to review the area between 12600 South and Bangerter Highway and update the General Plan to reflect how the vacant parcels may be developed in the future.

Virginia Burbank stated that the plan was much better than the last proposal, but she was concerned about the access being so close to Redwood Road. She appreciated the Planning Commission actually listening to residents.

Alan Mueller stated that he lives on Riverton Ranch Road. The proposal was not what residents wanted, but it was a reasonable compromise. He was in support of the application if an eight-foot wall would still be required around the property. He believes traffic concerns could be mitigated by decreasing the speed limit on 13200 South to 25 miles per hour.

Mr. Lethbridge stated that no exceptions to City Code were proposed, so standard fencing requirements would apply.

Traci Hardy expressed concern about access to the neighborhood due to its proximity to the Montessori school and cemetery. However, she believed this application represented the developer's best plan so far.

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

Mr. Lethbridge reported that one possible scenario would be to limit access from 13200 South to right-in/right-out only. Properties north of the subject property can only be accessed from Redwood Road, and UDOT sometimes approves shared access in these situations. Those options would be addressed once the zoning was in place and a Site Plan application was submitted.

Commissioner Matheson stated that he was impressed with both the citizens who spoke and the process. The developer had proposed a great compromise.

Commissioner Cluff agreed. The proposal was much better suited to the area, and it was clear that the developer had worked closely with residents and strove to find a project that was a good fit. The Planning Commission could discuss the private road when the Site Plan was reviewed, but the zoning was appropriate for the area.

Commissioner Keele moved that the Planning Commission recommend APPROVAL of PLZ-25-4007, "Moore Real Estate Rezone," for 1.45 acres located at the northeast corner of 13200 S and Redwood Road, amending the General Plan to Medium-High Density Residential and rezoning the property to RM-6. Commissioner Mills seconded the motion. The motion passed with unanimous consent of the Commission.

B. "RIVER SKATEBOARDS," PLZ-26-2005, AN APPLICATION FOR A CONDITIONAL PERMIT FOR A HOME OCCUPATION TO BE LOCATED AT 2584 WEST 12875 SOUTH. APPLICANT – MARK BASCOM.

Planner Lisa Halversen presented the Staff Report and reviewed aerial photographs of

the 1.28-acre subject property. The property is zoned R-4, as are all neighboring properties, and contains a rambler-style home with an attached two-car garage and basement. The applicant manufactures and sells customized skateboards. There are no employees, and no customers will come to the home. Products will be sold to friends and family and through the company website. One to two business deliveries per week are expected.

Three areas of the property will be used in the business:

1. One-half of the shed in the northeastern corner of the property will be used for manufacturing. Machinery used includes a drill press, band saw, and router table.
2. A skateboard press will be housed in the garage, where assembly will occur.
3. Supplies and completed products will be stored in a spare bedroom.

Staff identified noise as the sole potential negative impact, but the applicant had indicated that manufacturing will generate a minimal amount of noise that will not be noticeable outside of the shed, and woodworking will occur during normal business hours only. A Conditional Use Permit ("CUP") was required because space outside of the home will be used for business. A maximum of 50% of the garage or detached building and 25% of the main floor of the home may be dedicated to business use.

Notice was sent to neighboring property owners and no comments were received. Staff recommended approval of the application with the conditions outlined in the Staff Report.

In response to a question raised by Commissioner Matheson, Ms. Halversen confirmed that business could be conducted inside the home outside of regular business hours. In response to a follow-up question from Commissioner Cluff, it was confirmed that the noisiest equipment will be in the shed.

Commissioner Mills asked about weekend activity. City Planner, Tim Prestwich, stated that City Code restricts business activity by hours, not by day of the week.

The applicant, Mark Bascom, stated that most skateboards are manufactured in China, and he wanted to bring that back to the United States. His family named the business after Riverton.

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

Commissioner Cluff moved that the Planning Commission APPROVE Application PLZ-26-2005, "River Skateboards", a Home Occupation at 2584 West 12875 South, 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 and 50% of the shed for business activities.**

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

- C. "DUTSON PRIVATE LANE," PLZ-26-2006, AN APPLICATION TO ALLOW A PRIVATE LANE TO SERVICE ONE LOT LOCATED AT APPROXIMATELY 12212 SOUTH 3950 WEST. APPLICANT – LYMAN DUTSON.**

City Planner, Tim Prestwich, presented the Staff Report and indicated that the subject property is located near 4000 West, north of 12600 South, and is zoned R-3. Surrounded properties are zoned commercial.

The McKenzie Park Estates subdivision was approved in 2006. The plat was recorded and some improvements installed, but the road was never finished. In 2025, one owner was able to acquire all but three properties in the subdivision and approached the City with a Development Agreement indicating he would install all improvements on 4000 West in exchange for the City vacating the interior road. That application was approved, and the project was under development review. The three remaining lots will remain in the R-3 single-family residential zone, and a private lane is required to provide access to Lot 6. The private lane will extend along the south side of the rear lot.

A Site Plan and photographs were displayed. Mr. Prestwich reported that a recommended Condition of Approval refers to two lots, as Mr. Dutson owns both Lots 1

and 6 and may choose to change access to the second lot in the future. Notice was sent to property owners within 300 feet of the subject property, and no comments were received.

In response to a question raised by Commissioner Matheson, Mr. Prestwich reported that the applicant had indicated a turnaround was not required. However, Staff will ensure that all Fire Department requirements are met.

In response to a question from Commissioner Mills, Mr. Prestwich clarified that if someone wants to build a house or create a new lot that requires a private lane, the Planning Commission must approve the application.

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

Commissioner Matheson moved that the Planning Commission APPROVE Application PLZ-26-2006, “Dutson Private Lane”, to be located at 12212 South 3950 West, subject to the following:

Conditions:

- 1. Private lane shall follow Riverton City Code for development on private lanes.**
- 2. Approval is for a private lane, with up to two (2) two lots accessing the private lane.**
- 3. Private lane shall be at least 20 feet wide paved surface.**
- 4. Private lane shall be paved in either asphalt or concrete according to the requirements of the Unified Fire Authority and the Riverton City Standards and Specifications. City Staff must approve the Civil Engineering plans for this lane and related improvements.**
- 5. The private lane shall be designed and installed to the standards of the Unified Fire Authority and Riverton City Standards and Specifications including stormwater and turnarounds as required by ordinance.**
- 6. Private lane shall be named and signed according to Riverton City standards.**
- 7. The subject parcel’s driveways, including the private lane entrance, shall conform to Riverton City Standards for driveways, including but**

not limited to width, number of driveways and separation distance between driveways.

- 8. The private lane shall be maintained by the homeowners. No City maintenance will be performed on the private lane.**
- 9. Written CC&Rs or an agreement for shared access and maintenance of the private lane must be submitted with the subdivision plat.**
- 10. No building permits shall be issued until the private lane is paved.**

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

- D. "TAKE 5 OIL CHANGE," PLZ-25-8022 AND PLZ-25-2058, CONDITIONAL USE PERMIT AND AMENDED COMMERCIAL SITE PLAN APPLICATIONS FOR PROPERTY LOCATED AT 1754 WEST 12600 SOUTH. APPLICANT – MITCH VANDE GUCHTE.**

Mr. Prestwich presented the Staff Report and indicated that the subject property is in downtown Riverton near the intersection of 12600 South and Redwood Road. Photographs of the property were displayed, as well as the Site Plan. The applicant proposed to convert the structure into a three-bay drive-through oil change center. Customers will pull in and stay in their car while the oil change is performed. The applicant would install curb, gutter, and landscaping. All parking and stacking standards had been met. Automobile repair and similar services are a conditional use in the zone, but Staff had identified no additional negative impacts from the use above those present at the automobile glass repair business that previously occupied the site. As such, no additional mitigations were proposed.

Concept renderings were displayed. The existing brick will remain and colors will be updated to complement others in the area and match the business branding. Buildings in business centers that are not part of a master plan must have one common element, and Staff identified brick as that element.

Mr. Prestwich reported that screening of rooftop mechanical equipment can be challenging in an existing building. However, the current equipment is highly visible, and the Planning Commission could require that the equipment be screened with painted metal screens. All City departments had reviewed the application and recommended approval with the conditions outlined in the Staff Report.

Commissioner Mills stated that when he previously served on the Planning Commission, the City had adopted architectural standards requiring turn-of-the-century elements. Mr. Lethbridge clarified that the code had since been modified to introduce more flexibility, and those elements were no longer required.

Commissioner Cluff asked if the proposed red stripe, yellow text, and logos meet City requirements. Mr. Lethbridge reported that the additional logo signs shown on the concept renderings exceed the allotment, but a statement was included indicating that finalized sign designs will be provided by the sign company when they apply for the required permits. No signage was being approved by the Planning Commission.

Commissioner Mills asked if the poor condition of the parking lot was taken into consideration. Mr. Lethbridge displayed an aerial photograph of the shopping center and noted that it has several challenges, including its physical condition, but surface maintenance is not a Planning Commission decision. The current applicant could resurface their site but were not obligated to resurface the Peterson's parking lot.

The applicant, Mitch Vande Guchte stated that he is the Take 5 Oil Change franchisee for Salt Lake County. They have six other locations and were looking forward to adding a Riverton location. They are a "stay in your car" oil change facility and do not offer other services like tires or brakes. No vehicles are left onsite overnight. He has discussed the parking lot condition with the landlord and they are coordinating the resurfacing project. They are also in discussions with UDOT and have closed one entrance.

Commissioner Matheson stated that the large oil can signs on the east and west sides of the building are redundant and may need to be removed. Mr. Vande Guchte stated that they would like to keep the branding but will ensure that all signage meets City requirements. They also may remove the rooftop mechanical equipment.

Vice-Chair Beck opened the public hearing.

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

Commissioner Cannon moved that the Planning Commission APPROVE Applications PLZ-25-8022 and PLZ-25-2058, "Take 5 Oil Change" approving the Conditional Use Permit and amending the Site Plan of the existing commercial building located at 1754 West 12600 South, subject to the following:

Conditions:

- 1. Site Improvements, landscaping, building materials and colors will match the submitted information as shown and approved by the Planning Commission.**
- 2. Rooftop mechanical shall be screened or removed.**

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

3. DECISION ITEMS

- A. "MOUNTAIN RIDGE PHASE 30," PLZ-26-8003, A FINAL/DETAIL PLAN IN THE SLR ZONE FOR 67 RESIDENTIAL UNITS TO BE LOCATED ON APPROXIMATELY 7.0 ACRES IN THE VICINITY OF 13620 SOUTH 4470 WEST. APPLICANT – BRANDON PARR, EDGE HOMES.**

Mr. Prestwich presented the Staff Report and reported that the Suburban Land Reserve Specific Development District ("SLR SDD") follows a three-scale approval process, and the item represented the final step in that process.

The Mountain Ridge Phase 30 Subdivision Plan was reviewed. Phase 30 represents the final phase of 44 townhomes, as well as 23 single-family units. The park phase would be reviewed in the next item, after which one phase remained. The proposal met all requirements of the Block Scale Plan and Community Scale Plan and had been reviewed by the Engineering, Planning, and Stormwater Departments. Staff recommended approval.

The applicant, Brandon Watson stated that they were nearing completion of the full project. Phase 31 was currently being engineered.

Commissioner Matheson moved that the Planning Commission APPROVE Application PLZ-26-8003, "Mountain Ridge Phase 30" Final Plan, to be located at approximately 13620 South 4470 West, 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 Keele seconded the motion. The motion passed with unanimous consent of the Commission.

B. "RIVERTON RIDGE PARK," PLZ-25-8017, A FINAL/DETAIL PLAN IN THE SLR ZONE FOR A RESIDENTIAL PARK TO BE LOCATED AT APPROXIMATELY 13693 SENTINEL RIDGE BOULEVARD. APPLICANT – BRANDON PARR, EDGE HOMES.

Development Services Director, Mr. Lethbridge, reported that the park is considered a phase in the Mountain Ridge development. Per the Development Agreement, Planning Commission approval is required. Due to budgetary constraints and Impact Fees being applied to the project, the City Council had also reviewed the item.

Concept renderings were reviewed. Portions of the park were already under construction as the north and south ends also function as stormwater detention areas. The south portion will be developed to allow sports courts, and the north portion was designed as passive space. Mr. Lethbridge reported that the splash pad was reduced in size based on feedback from the Public Works Department and City Council. The park will also have pickleball courts, a large playground area, restrooms, pavilion facilities, and ample parking. Seating will be provided near the pickleball courts, playground, and splash pad. The playground will have a large climbing structure. The splash pad will feature in-ground nozzles as they were determined to be easier to maintain and more accessible to all abilities.

Mr. Lethbridge reported that the park was designed in collaboration with Edge Homes, the Parks Committee, and Public Works Department, and the City was excited to see the required 10-acre park move forward.

In response to a question raised by Commissioner Mills, Mr. Lethbridge confirmed that the playground colors shown on the renderings were the actual colors of the equipment.

Commissioner Marzo asked if the retention pond is considered part of the park. Mr. Lethbridge reported that both pond areas are part of the park as allowed by the Development Agreement. Several Riverton City parks are similarly designed, and it is not uncommon for those areas to have dual functions. The areas will remain fenced off until construction is completed and the park is open. Commissioner Marzo asked about privacy for the homes to the east of the retention pond. Mr. Lethbridge stated that there had been discussions regarding fencing due to issues with the canal trail, and Staff will continue to work with the developer on the issue.

The applicant, Brandon Watson, stated that the park was many years in the making. They had several meetings with the Parks Committee and City Council, and the park had evolved over time. He was excited to see it come to fruition. Greenford Lane along the west side of the park is scheduled to be paved, and full construction will begin once that is completed. He appreciated the Parks Committee's feedback regarding residents' needs and desires for the park.

Commissioner Cluff moved that the Planning Commission APPROVE Application PLZ-25-8017, “Riverton Ridge Park” Final Plan to be located near 13700 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 stormwater management plan or covenant to maintain the private storm drain system as required by the City.**

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 2/26/26 PLANNING COMMISSION MEETING.**

Commissioner Keele moved that the Planning Commission APPROVE the Planning Commission Meeting Minutes of February 26, 2026, as reported. Commissioner Cluff seconded the motion. The motion passed with the unanimous consent of the Commission, Commissioner Mills abstaining.

6. ADJOURNMENT

The meeting adjourned at approximately 7:59 PM.