

**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
September 10, 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:

Chair Darren Park
Crystal Keele
Gary Cannon
Evan Matheson
Shelly Cluff
Monique Beck
Joe Marzo

Staff:

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

1. CALL TO ORDER/ROLL CALL

Chair Darren Park called the Planning Commission Meeting to order at approximately 6:30 p.m. There was a roll call conducted to note the Commissioners present.

Chair Park led the Pledge of Allegiance.

2. PUBLIC HEARINGS

A. JORDAN CREDIT UNION AMENDED SITE," PLZ-26-8025, AN APPLICATION TO AMEND A COMMERCIAL SITE PLAN BY REMODELING THE EXTERIOR, LOCATED AT 2522 WEST 12600 SOUTH. APPLICANT — REID WINTERSTEEN, CIR ENGINEERING.

City Planner, Tim Prestwich, presented the Staff Report and indicated that the application was for an existing building at 2600 South and approximately 2500 West. Site photographs and concepts were reviewed, and Mr. Prestwich reported that it was a substantial remodel and update to the circa 1990s building. The parcel was identified on the Zoning Map, and it was noted that nearby properties are either zoned or planned for commercial development. Notices were sent to property owners within 300 feet of the subject property, and no comments were received.

The amended Site Plan was reviewed. Most site features would remain unchanged. The existing canopy would be removed, and parking islands reconfigured, and the site would be updated to meet Americans with Disabilities Act ("ADA") requirements.

Mr. Prestwich reported that the Landscaping Plan included in the meeting packet mistakenly showed removal of mature trees. The Applicant intended to save as many trees as possible and would be forwarding an updated plan. All sod would be removed

and replaced with water-wise landscaping, including clusters of spot-irrigated plantings, shrubs, and grasses.

Architectural renderings were reviewed next. The main entry is on the north side. Updates include reconfiguring the drive-through, removing the awning, and replacing the existing roof with metal roofing. Per Riverton City Code, only 75% of any side can consist of one color or material. As submitted, the east façade did not meet this requirement, so a second option was added to include additional aluminum siding. Mr. Prestwich reported that the Planning Commission needed to specify approval for Option 1 or 2 in their motion.

Commissioner Cannon asked if an entire façade, excluding windows and doors, could be brick. Mr. Prestwich reported that the Planning Commission can determine whether windows count as a color or material, so it could be allowed at their discretion.

In response to a question raised by Commissioner Matheson, Mr. Prestwich stated that, to his understanding, the only change in Option 2 was the addition of aluminum siding to the popout on that side. The sign height shown on the rendering may have been an error.

In response to a question from Chair Park, Mr. Prestwich confirmed that the property was outside the historic area. One element must be compatible with adjoining properties, but that requirement was met. No more than five colors are allowed, and bright or fluorescent colors can only be used as accents. The items shown in lime green were drive-through equipment, not part of the building architecture.

Jonathan Flores spoke on behalf of the Applicant and stated that their intention was to revitalize the building. The fluorescent green color is used on the light-up panels, which are typically turned off at midnight. He clarified that the sign would be short as shown in Option 2.

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

Commissioner Keele stated that she liked the design as it would complement the OBO building two doors down. She was also in favor of Option 2. Commissioner Beck agreed. Commissioner Marzo stated that he liked the green as that color stands out.

Commissioner Cluff moved that the Planning Commission APPROVE Application PLZ-26-8025, “Jordan Credit Union Remodel”, amending the Site Plan of the existing commercial building located at 2522 West 12600 South, subject to the following:

Conditions:

- 1. Building materials and colors will match the submitted information as shown and approved by the Planning Commission.**

2. **Waterwise Landscaping to be installed as shown.**
3. **Option 2 is approved for the east façade.**

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

B. "WALMART FUEL STATION DUMPSTER ADDITION," PLZ-26-8028, AN APPLICATION TO AMEND A COMMERCIAL SITE PLAN LOCATED AT 13502 SOUTH HAMILTON VIEW ROAD BY ADDING A DUMPSTER. APPLICANT — JILL YAEGER

Mr. Prestwich presented the Staff Report and indicated that the Applicant was unable to attend the meeting but had representatives available to answer any questions.

Site photographs and plans were reviewed, and it was noted that the fuel station was not originally designed with a dumpster enclosure. The application was to amend the Site Plan to add the enclosure. There would be no changes to grading, drainage, traffic flow, parking, or landscaping.

Mr. Prestwich reported that metal screening was indicated on one drawing, which was inconsistent with the remaining plans that showed concrete masonry unit ("CMU"). The City's expectation was that the wall would be CMU block with metal gates as shown on the elevations and elsewhere in the application. The enclosure and gates must be painted to match the existing fuel center.

Commissioner Cannon asked if the dumpster could be placed in the planting bed rather than the parking lot. Mr. Prestwich indicated that the fuel center is on its own parcel. That placement would require the dumpster to be placed on the Walmart parcel, which may bring it out of compliance with 20% landscaping requirements.

In response to a question from Commissioner Matheson, Mr. Prestwich reported that the enclosure gates would face east.

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

Commissioner Matheson moved that the Planning Commission APPROVE Application PLZ-26-8028, "Walmart Fuel Center Amended Site Plan", subject to the following:

Conditions:

1. **Plan Improvements shall be consistent with the plans presented to the Planning Commission except where otherwise noted.**
2. **Dumpster enclosure and gates to be painted to match the existing Fuel Center Building.**

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

C. "LAND USE ORDINANCE AMENDMENT," PLZ-26-5007, RIVERTON CITY IS PROPOSING CHANGES TO RIVERTON CITY CODE, TITLE 18 LAND USE AND DEVELOPMENT.

Mr. Prestwich presented the Staff Report and provided background on the item. An elected official was in a meeting where a participant mentioned that Riverton City Code still allowed 70% sod on commercial landscaping sites. The City also had outdated language regarding park strips. Water efficiency standards were adopted in Title 18.2.35 in 2024 and modified in 2025, but the outdated sections had not been repealed. Other modifications needed to conform with State code changes were also included in the amendment. The amendment was crafted such that the Planning Commission could recommend approval of all changes or specific items at their discretion.

Item 1: Conflicting landscape requirements

- Clarifies landscape standards in Site Plan development standards apply to all commercial and multifamily residential development.
- Directs applicants to the established water efficiency standards.
- Eliminates conflicting standards.

Item 2: Additional landscape conflicts

- Clarifies residential front yard landscaping requirements.
- Removes all references to commercial landscaping and directs applicants to the appropriate code section.

Item 3: Update definitions to match Utah Code Annotated §19.53

- The definition for "Master Plan" was no longer included in State code. The definition was removed and a reference added to see the General Plan.

Item 4: Minimum home size

- This section became unenforceable when Utah changed the Land Use, Development, and Management Act ("LUDMA"). However, minimum lot sizes had not been an issue in Riverton for many years.

Item 5: Remove house size and basement regulations

- This section was also unenforceable due to changes to LUDMA and was updated to state that *the exterior design and materials of all dwellings must be of sufficient quality, durability, and resistance to the elements to satisfy the purpose of this Title and the International Building Code.*
- The requirement for basements was removed as it was not enforceable.

Commissioner Matheson remarked that there was a property near his home that was just a basement with a roof.

Commissioner Cluff asked if someone with an existing structure could still be required to match its architectural style if they built an accessory dwelling unit or shop. Mr. Prestwich reported that the State had not yet prohibited municipalities from enforcing that requirement, so all detached structures must match the existing house. However, they could modify the appearance of the existing house in whatever way they choose.

Item 6: Remove unused zones

- The following zones were removed as they had not been applied to any property in the City:
- - A-10 Agricultural (10 acres or more)
 - A-20 Agricultural (20 acres or more)
 - M-2 Manufacturing Heavy Industrial

Chair Adams asked if there were any large agricultural parcels left in the City other than the Carlson and Butterfield parcels, and if removing the zones would prevent a legitimate rezoning request. Mr. Prestwich stated that the two properties were already master planned for commercial and residential uses, not agriculture, so rezoning for agricultural use would go against the General Plan. There were some large privately held parcels along the river, but they were less than 10 acres. Other large parcels were owned by the County or other entities.

Item 7A: Remove A-10 and A-20 from the Agricultural Table of Uses

Item 7B: Remove M-2 from the Manufacturing Table of Uses

Mr. Prestwich reported that, as it was a citywide amendment, individual notices were not mailed. The item was posted on the City website, and no comments were received.

In response to a question from Chair Park, City Attorney, Ryan Carter, confirmed that the updates would bring City code into compliance with the State and clean up certain sections.

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

Commissioner Matheson moved that the Planning Commission recommend APPROVAL of Application PLZ-26-5007 amending Title 18 of the Riverton City Code with amendments as described herein. Commissioner Cannon seconded the motion. The motion passed with unanimous consent of the Commission.

3. MINUTES

A. MINUTES APPROVAL: AUGUST 27, 2026.

Commissioner Keele moved that the Planning Commission APPROVE the Minutes from the Planning Commission Meeting on August 27, 2026, as reported. Commissioner Beck seconded the motion. The motion passed with the unanimous consent of the Commission.

4. ADJOURNMENT

Commissioner Matheson moved to ADJOURN. There was no second. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 7:18 p.m.