



PLANNING COMMISSION MEETING AGENDA

September 12, 2024 at 6:30 PM

12830 S. Redwood Road

Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **My Storage Riverton**, PLZ-24-8012, an amended site plan for a storage facility to be located at 13487 South 5600 West. This item has been continued from the prior meeting on August 8, 2024.

[24-8012 My Storage Amd PC Report-continued.pdf](#)

- 2.b **Walmart Hamilton View Amended Site Plan**, PLZ-24-8011, an application to amend the commercial site plan for a Walmart located at 13502 South Hamilton View Road by widening an exterior doorway. Applicant - Spencer Hymas

[24-8011 Walmart Hamilton View Rd. PC Report.pdf](#)

- 2.c **Jensen Rezone**, PLZ-24-4004, an application for a General Plan Amendment and Rezone of .56-acres located at 13083 South Redwood Road. The current zoning is RR-22 (Residential, single-family, minimum lot size .5-acre), the requested zone is C-PO (Professional Office Commercial). Applicant - Courtney Jensen

[24-4004 Jensen Rezone PC Staff Report.pdf](#)

- 2.d **Beckstead Manor Rezone**, PLZ-24-4005, an application for a General Plan Amendment and Rezone of approximately 1.5-acres located at 13191, 13171, and 13153 South Redwood Road. The current zoning is RR-22 (Residential, single-family, minimum lot size .5-acre), the requested zone is RM-18 (Residential multi-family). Applicant - Barbara Catron

[24-4005 Beckstead Manor Rezone PC Staff Report.pdf](#)

- 2.e **McCay Development Agreement**, PLZ-24-6001, "Development Agreement for 2682 W 13400 S", establishing requirements, standards, and parameters for development of approximately .32 acres located at 2682 W 13400 S, with zoning set to RM-6 and allowing up to three (3) attached units on that property. Proposed by Daniel McCay representing Evolution Development

[24-6001 McCay Evolution Development Agreement PC Staff Report.pdf](#)

- 2.f **Riverton West Amended Site Plan**, PLZ-24-8014, an application to amend a commercial site plan by adding parking stalls along the south side of a building located at 4091 West 12600 South. Applicant - CIR Engineering

[24-8014 Riverton West Amd PC Report.pdf](#)

- 2.g **Goddard School**, PLZ-24-4005, an application for a conditional use permit to allow a daycare/preschool to be built on 1.2-acres at 12653 South 3600 West. Applicant - Gerry Gesario

[24-2029 Goddard School CUP PC Report.pdf](#)

3. **Decision Items**

4. **Discussion Items**

5. **Minutes**

- 5.a **Minute Approval: August 22, 2024**

[08.22.24 PC Meeting Minutes.pdf](#)

6. **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. However restrictions related to COVID-19 will be observed. 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 September 12, 2024