



PLANNING COMMISSION MEETING AGENDA

December 11, 2025 at 6:30 PM

12830 S. Redwood Road

Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **"Reader Short-Term Rental,"** PLZ 25-2042, an application for a conditional use permit to rent the property at 4851 Murdoch Peak Circle as a short-term rental. Applicant - Gene Reader

[25-2042 Reader CU-STR PC Report 12-11-25.pdf](#)

- 2.b **"Healing Hearts and Minds,"** PLZ-25-2046, an application for a conditional use - home occupation permit to provide hypnotherapy from a home located at 12025 South Doves Landing Drive. Applicant - Jill Blanchard

[25-2046 Healing Hearts CUHO PC Report.pdf](#)

- 2.c **"Vivian's Kitchen,"** PLZ-25-2048, an application for a conditional use - home occupation permit to provide catering services from the kitchen of the home located at 11752 South 1300 West. Applicant - Vivian Burr

[25-2048 Vivian's Kitchen PC Report.pdf](#)

- 2.d **"Melba Lily Designs,"** PLZ-25-2050, an application for a conditional use - home occupation permit to do design, cutting and engraving in the garage of the home located at 3886 West 12380 South. Applicant - Tena Andersen

[25-2050 Melba Lily Designs CUHO PC Report.pdf](#)

- 2.e **"Utah Collective SD Rezone,"** PLZ-25-4008, an application to rezone approximately 1.28-acres located at 2673 West 11800 South. The property currently operates as a private school in an RR-22 residential zone under a previously approved conditional use permit. The applicant is requesting a Special Designation zoning overlay be created for the property to allow for a number of specific exemptions from the existing zoning code. Applicant - Ben Milar

[25-4008 Utah Collective PC Report.pdf](#)

- 2.f **"Timberline Development Agreement,"** PLZ-25-4009, an application for a Development Agreement for approximately 4.24-acres located at 13518 & 13506 South Redwood Road.

The proposed Development Agreement would change the zoning to RM-8 (multi-family with 8 units per acre), while limiting the project to detached single-family units on individual lots. The proposed agreement would also amend the General Plan to "Medium-High Density Residential," approve a preliminary subdivision layout, and establish architectural and development standards, including private road widths. Applicant - Randy Smith with Fieldstone Homes

[Timberline Development Agreement PC Staff Report.pdf](#)

3. Decision Items

4. Discussion Items

5. 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 December 11, 2025