



PLANNING COMMISSION MEETING AGENDA

April 24, 2025 at 6:30 PM
12830 S. Redwood Road
Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **"Bergstrom Estates 2nd Amnd Subdivision,"** PLZ-23-1004, a residential minor subdivision located at 1933 West 11800 South, also known as 11871 South Bergstrom Lane. Applicant - Kevin Bergstrom

[23-1004 Bergstrom 2nd Amd Subdiv PC Report.pdf](#)

- 2.b **"DAI Development Agreement,"** PLZ-25-4001, a proposed Development Agreement for approximately 5.63-acres located at 12270 South 4000 West. The Agreement proposes changing the zoning of that property to Commercial Regional from R-3 (single family residential, 1/3-acre lot size) but limiting the allowed use of the property to Storage Units. The Agreement also proposes limiting building height to two stories and addresses other site-specific requirements and elements. Applicant - Krisel Travis of DAI Utah

[25-4001 DAI Development Agreement Staff Report.pdf](#)

- 2.c **"Western Springs Master Site Plan, CUP,"** PLZ-24-8021, a commercial master site plan and conditional use permit to include a drive-through for property located at 4623 West 12600 South. Applicant - Jake Finlinson

[24-8021 Western Springs Commercial PC Report.pdf](#)

3. Decision Items

- 3.a **"Western Springs Phase 1,"** PLZ-25-8007, a final commercial site plan for a retail pad in the Western Springs Commercial Subdivision located at 4623 West 12600 South on approximately 2-acres. Applicant - Jake Finlinson with Perry Construction

[25-8007 Western Springs Phase 1 PC Report.pdf](#)

- 3.b **"Utah Collective,"** PLZ-25-8010, a final site plan for a private school to be located on 1.3-acres of land located at 2673 West 11800 South. Applicant - Ben Milar

4. Discussion Items

5. Minutes

5.a Minute Approval: April 10, 2025

[04.10.25 PC 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 April 24, 2025