



PLANNING COMMISSION MEETING AGENDA

December 12, 2024 at 6:30 PM

12830 S. Redwood Road
Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **“Riverton Under Car Properties LLC,”** PLZ-24-4009, an application for a rezone for property at 2302 and 2314 West 12600 South from RR-22 (Residential, .5-acre lots) to C-G (Gateway Commercial) for future commercial development. Applicant – Thom Jakab

[24-4009 Riverton Under Car Properties Rezone PC Report1.pdf](#)

- 2.b **“Sycamore Glen South Rezone,”** PLZ-24-4008, an application for a general plan amendment and a rezone for approximately 1.04-acres located at 11851 South Redwood Road from RR-22 (Residential Low-Density, .5-acre minimum lot size) to RM-14-SD (Residential Medium-Density, 14 dwellings per acre). Applicant is requesting 10 units. Applicant – RD Development Holding

[24-4008 Sycamore Glen South Rezone PC Report.pdf](#)

- 2.c **“Eats & Sweets LLC,”** PLZ-24-2035, an application for a conditional use permit for a home occupation (cottage bakery) to be located at 3832 West Bumper Crop Circle. Applicant – Pattharasaya McGowan

[24-2035 Eats & Sweets CUHO PC Report.pdf](#)

- 2.d **“Maverik,”** PLZ-24-8023, an application to amend a commercial site plan for a building located at 2707 West 12600 South by remodeling the interior and making slight updates to the exterior. Applicant – Becca Rees

[24-8023 Maverik Amd PC Report.pdf](#)

- 2.e **“Annie’s Childcare,”** PLZ-24-2037, an application for a conditional use permit for a home occupation (in-home childcare) to be located at 2148 West Silver Tree Circle. Applicant – Andrea Jenkins

[24-2037 Annie's Childcare CUHO PC Staff Report.pdf](#)

- 2.f **“Vicky’s Childcare,”** PLZ-24-2039, an application for a conditional use permit for a home occupation (in-home childcare) to be located at 4996 West Badger Lane. Applicant – Gilmar Hernandez

[24-2039 Vicky's Childcare CUHO PC Report.pdf](#)

- 2.g **“Bree Place,”** PLZ-24-1002, an application for a 3-lot subdivision on approximately 1.56-acres located at 12191 South 3600 West. Applicant – Gary Cannon

[24-1002 Bree Place Subdiv PC Report.pdf](#)

- 2.h **“Salt Flats Dental,”** PLZ-24-8024, an application to amend a commercial site plan for a building located at 3816 West 13400 South by removing the west clock and adding tenant signage. Applicant – Allied Sign

[24-8024 Salt Flats Dental Amd PC Report.pdf](#)

3. Decision Items

4. Discussion Items

- 4.a **Legal Presentation/Training by Ryan Carter, City Attorney**

5. Minutes

- 5.a **Minute Approval: November 14, 2024**

[11.14.24 PC Mtg 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 December 12, 2024