



PLANNING COMMISSION MEETING AGENDA

November 14, 2024 at 6:30 PM

12830 S. Redwood Road

Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **"Roberts Rezone,"** PLZ-24-4007, an application for a rezone of approximately .91-acres located at 4191 West 13400 South from R-1 (Residential 1-acre lots) to C-R (Regional Commercial). Applicant - Jay and Shelly Roberts

[24-4007 Roberts Rezone PC Staff Report.pdf](#)

- 2.b **"Pelaez Rezone,"** PLZ-24-4006, an application for a General Plan amendment and a rezone of approximately .96-acres located at 3516 West 12600 South from R-1 (Residential 1-acre lots) to C-G (Gateway Commercial) and the General Plan designation changed from Estate Density Residential to Community Commercial. Applicant - Daniel Pelaez

[24-4006 Pelaez Rezone PC Staff Report.pdf](#)

- 2.c **"Purple Duck Store.com,"** PLZ-24-2033, an application for a conditional use home occupation to be located at 3972 West Deer Horn Drive. Applicant proposes to make candles, lotions and other similar scented items to sell online. Applicant - Brian Clark

[24-2033 Purple Duck Store.com CUHO PC Report.pdf](#)

- 2.d **"Utah Collective,"** PLZ-24-8015, an application for a private school and educational community center to be located on about 1.28-acres at 2673 West 11800 South. The requested approvals include an amended subdivision plat, a conditional use permit for an educational facility, and a final site plan. Applicants - Benjamin and Sarah Milar

[24-8015 Utah Collective PC Report.pdf](#)

- 2.e **"Skibidi Rizz,"** PLZ-24-1007, an application for a minor 2-lot subdivision of approximately 1.25-acres, zoned RR-22 (single-family residential, minimum .5-acre lots) located at 13441 South Trestle Lane. Applicant - Kelly Checketts

[24-1007 Skibidi Rizz Subdivision Nov-14 PC Report.pdf](#)

3. Decision Items

- 3.a **"Village at South Mountain West, Pad A Amended,"** PLZ-24-8022, an application to amend a previously approved commercial site plan located at approximately 4182 West 13400 South.

[24-8022 VSM Pad A, Lot 1 Amd PC Staff Report.pdf](#)

- 3.b **"Burger King,"** PLZ-24-8019, an application to amend a previously approved commercial site plan located at approximately 1870 West 12600 South.

[24-8019 Burger King Amd 2 PC Report.pdf](#)

4. Discussion Items

5. Minutes

- 5.a **Minute Approval: October 10, 2024**

[10.10.24 PC Meeting Minutes.pdf](#)

- 5.b **Minute Approval: October 24, 2024**

[10.24.24 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 November 14, 2024