



PLANNING COMMISSION MEETING AGENDA

March 12, 2026 at 6:30 PM

12830 S. Redwood Road

Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **“Moore Rezone and General Plan Amendment,”** PLZ-25-4007, an application to amend the General Plan and Rezone approximately 1.45-acres located at 13153, 13171, and 13191 South Redwood Road. The property is currently designated as “Estate Density Residential” in the General Plan, and Zoned RR-22 (Single Family, Residential with ½-acre minimum lots). The applicant is requesting the General Plan Designation be changed to “Medium-High Density Residential” and the property Rezoned to RM-6. This zone allows for detached single-family units only, on lots of at least 5,000 square feet. Applicant – Taylor Moore

[Moore Rezone PC Staff Report.pdf](#)

- 2.b **“River Skateboards,”** PLZ-26-2005, an application for a conditional use permit for a home occupation to be located at 2584 West 12875 South. Applicant – Mark Bascom

[26-2005 River Skateboards CUHO PC Report.pdf](#)

- 2.c **“Dutson Private Lane,”** PLZ-26-2006, an application for a conditional use permit to allow a private lane to service one lot located at approximately 12212 South 3950 West. Applicant – Lyman Dutson

[26-2006 Dutson CU-Private Lane PC Report.pdf](#)

- 2.d **“Take 5 Oil Change,”** PLZ-25-8022 and PLZ-25-2058, conditional use permit and amended commercial site plan applications for property located at 1754 West 12600 South. Applicant – Mitch Vande Guchte

[25-8022, 25-2058 Take 5 Amd PC Report.pdf](#)

3. Decision Items

- 3.a **“Mountain Ridge Phase 30,”** PLZ-26-8003, a Final/Detail plan in the SLR zone for 67 residential units to be located on approximately 7.0-acres in the vicinity of 13620 South

4470 West. Applicant – Brandon Parr, Edge Homes

[26-8003 Mountain Ridge Ph 30 DP PC Report.pdf](#)

- 3.b **“Riverton Ridge Park,”** PLZ-25-8017, a Final/Detail plan in the SLR zone for a residential park to be located at approximately 13693 Sentinel Ridge Boulevard. Applicant – Brandon Parr, Edge Homes

[25-8017 Riverton Ridge Park DP PC Report.pdf](#)

4. Discussion Items

5. Minutes

- 5.a **Minute Approval: February 26, 2026**

[02.26.26 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. 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 March 12, 2026