



PLANNING COMMISSION MEETING AGENDA

February 12, 2026 at 6:30 PM

12830 S. Redwood Road

Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **"Green Bin,"** PLZ-25-2055, a conditional use home occupation permit application for a home located at 2126 Marblewood Drive. The applicant describes his business as a plastic tote rental service. Applicant - Jeremy Berg

[25-2055 Green Bin CUHO PC Report.pdf](#)

- 2.b **"Nelson Brothers Service Group,"** PLZ-26-2004, a conditional use home occupation permit application for a home located at 5463 West Autumn Creek Drive. The applicant describes her business as providing administration for mobile property-restoration services. Applicant - Tamera Nelson

[26-2004 Nelson Brothers Service Group PC Report.pdf](#)

- 2.c **"Wright Short-Term Rental,"** PLZ-25-2057, a conditional use short-term rental permit application for property located at 11881 South 2700 West. Applicant - Jeffrey Wright

[25-2057 Wright CUP-STR PC Report.pdf](#)

- 2.d **"Baird Rezone, General Plan Amendment,"** PLZ-25-4012, an application to rezone approximately .71-acres located at 1742 and 1758 West 11800 South from RR-22 (Single-family residential, .5-acre lots) to RM-8-SD (Residential Medium-Density, 8 units per acre), also a General Plan Amendment from Estate-Density Residential to High-Density Residential. Applicant - Scott Yermish, Priority Builders

[25-4012 Baird Rezone PC Report.pdf](#)

- 2.e **"Quinn Rezone, General Plan Amendment,"** PLZ-25-4010, an application to rezone approximately .97-acres located at 1980 West 13400 South from R-3 (Single-family residential 14,000-sf lots) to R-4 (Single-family residential 10,000-sf lots), and to amend the General Plan from Estate-Density Residential to Medium-Density Residential. Applicant - Dallis Quinn

[25-4010 Quinn Rezone PC Report.pdf](#)

3. Decision Items

- 3.a **"Mountain Ridge Phase 29,"** PLZ-25-8020, an application for a Final/Detail Plan for 33 residential units on approximately 7.04-acres located near 13670 South 4395 West. Applicant - Brandon Parr, Edge Homes

[25-8020 Mountain Ridge Ph 29 DP PC Report.pdf](#)

4. Discussion Items

5. Minutes

- 5.a **Minute Approval: November 13, 2025**

[11.13.25 PC Minutes.pdf](#)

- 5.b **Minute Approval: November 20, 2025**

[11.20.25 PC Minutes.pdf](#)

- 5.c **Minute Approval: December 11, 2025**

[12.11.25 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. 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 February 12, 2026