



PLANNING COMMISSION MEETING AGENDA

May 14, 2026 at 6:30 PM

12830 S. Redwood Road

Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **“Majestic Homes Rezone,”** PLZ-26-4002, an application to rezone approximately 3.14-acres, located at 13172 South Redwood Road, from the C-N (Neighborhood Commercial) zone to the RM-14 (Medium-Density Residential) zone, and to amend the General Plan from Medium-Density Residential to High-Density Residential. Applicant – David Larsen, Kevin Gust

[26-4002 Majestic Rezone PC Report.pdf](#)

- 2.b **“King Rezone,”** PLZ-26-4004, an application to rezone approximately 0.49-acres located at 13382 and 13392 South Trestle Lane, and a portion of 13400 South Trestle Lane and 2426 West 13400 South, from the RR-22 (Low-Density Residential, ½-acre minimum lot size), to the R-4 (Medium-Density Residential, 10,000 sf minimum lot size). Application is also to amend the General Plan from Estate-Density Residential to Medium-Density Residential. Applicant – David King

[26-4004 King Rezone PC Report.pdf](#)

- 2.c **“Dough Re Mi LLC,”** PLZ-26-2023, a conditional use application for a home occupation to sell cookies and pastries from a residence located at 1837 West 13070 South. Applicant – Todd Neilson

[26-2023 Dough Re Mi CUHO PC Report.pdf](#)

- 2.d **“Rock Ridge Amended,”** PLZ-26-8011, an application to amend the Rock Ridge Master Site Plan for commercial property located at 12653 South 3600 West, the proposal is for changes to lots 6 and 7. Applicant – Brandon Harris, Altus Development Group

[26-8011 Rock Ridge Amd PC Report \(continued\).pdf](#)

- 2.e **“Table of Commercial Uses,”** PLZ-26-5004, an application to amend the Table of Commercial Uses found in Riverton City Code 18.190.010 to allow “Ambulance Services” as a permitted use in the C-G (Gateway Commercial) zone. Applicant – Gold Cross Ambulance

3. Decision Items

- 3.a **"VSM East Lot 5,"** PLZ-26-8013, a Detail (Final) Plan for Lot 5 of Village at South Mountain East at 3988 West 13400 South, in the SLR Project Area. Applicant - Nate Reiner with CIR Civil Engineering

[26-8013 VSM East Lot 5 Multi-tenant DP PC Report \(VSM West Lot 5\).pdf](#)

4. Minutes

- 4.a Minute Approval: April 23, 2026

[04.23.26 PC Minutes.pdf](#)

5. 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 May 14, 2026