



PLANNING COMMISSION MEETING AGENDA

November 13, 2025 at 6:30 PM

12830 S. Redwood Road

Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **"Little Footsteps Conditional Use - Home Occupation,"** PLZ-25-2043, an application for a conditional use permit to amend a previously approved conditional use permit by increasing the number of children per session from 8 to 12 per session at a home preschool located at 13706 Admiral Drive. Applicants – LaFonda Scott and Janessa Pugh

[1. 25-2043 Little Footsteps CUHO PC Report.pdf](#)

- 2.b **"Reader Conditional Use – Short-Term Rental,"** PLZ-25-2042, an application to rent the property at 4851 Murdoch Peak Circle as a short-term rental. This item was continued from a previous meeting. Applicant - Gene Reader

[2. 25-2042 Reader CU-STR PC Report 11-13-25.pdf](#)

- 2.c **"Moore Rezone and General Plan Amendment,"** PLZ-25-4007, an application to amend the general plan by rezoning 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, .5-acre lot minimum lot size). The applicant is requesting the general plan designation be changed to "High-Density Residential" and the property rezoned to RM-14D with an SD overlay and/or development agreement to allow up to 15 townhomes. Applicant - Taylor Moore

[3. Moore Development Agreement PC Staff Report.pdf](#)

- 2.d **"Utah Collective SD Rezone,"** PLZ-25-4008, an application to rezone approximately 1.28-acres located at 2673 West 11800 South. The property currently operates as a private school in an RR-22 residential zone under a previously approved conditional use permit. The applicant is requesting a Special Designation (SD) zoning overlay be created for the property to allow for a number of specific exemptions from the existing zoning code. Applicant - Benjamin Milar - **THIS ITEM WILL NOT BE HEARD AT THIS MEETING, NEW NOTICES WILL BE SENT FOR ANY UPCOMING MEETINGS**

[4. 25-4008 Utah Collective PC Report.pdf](#)

- 2.e **"Sycamore Glen Townhomes Phase 2,"** PLZ-25-8008, a preliminary subdivision application for a residential subdivision and multi-family site plan to be located at 11851

South Redwood Road. Applicant – Keaton Morton

[5. 25-8008 Sycamore Glen Townhomes Ph 2 Sub PC Report.pdf](#)

- 2.f **“Trestle Estates Subdivision,”** PLZ-25-1005, a preliminary subdivision application for a 2-lot residential subdivision to be located at 13331 South Trestle Lane. Applicant – Ryan Almond

[6. 25-1005 Trestle Estates Sub PC Report.pdf](#)

3. Decision Items

4. Discussion Items

5. Minutes

- 5.a **Minute Approval: October 23, 2025**

[10.23.25 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. 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 13, 2025