



PLANNING COMMISSION MEETING AGENDA

June 12, 2025 at 6:30 PM
12830 S. Redwood Road
Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **"Firefly Roasters CUHO,"** PLZ-25-2017, an application for a conditional use permit for a home occupation roasting and selling coffee beans to be located at 3726 West Merced Circle. Applicant – Jeremy Henrie

[25-2017 Firefly Roasters CUHO PC Report.pdf](#)

- 2.b **"Dansie 2025 Rezone,"** PLZ-25-4005, an application to amend the General Plan and Rezone approximately 2.32-acres located at 3082 and 3112 West 13400 South from RR-22 (single-family estate-density residential) to R-3 (single-family low-density residential).

[25-4005 Dansie 2025 Rezone PC Report.pdf](#)

3. Decision Items

- 3.a **"Mountain Ridge Phase 27,"** PLZ-25-4004, a final/detail plan for 41 residential units on approximately 6.5-acres located near 13485 South 4480 West in the SLR zone.

[25-8004 Mountain Ridge Ph 27 DP PC Report.pdf](#)

4. Discussion Items

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. 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 June 12, 2025