



PLANNING COMMISSION MEETING AGENDA

May 8, 2025 at 6:30 PM
12830 S. Redwood Road
Riverton, Utah 84065

1. Call to Order / Roll Call

2. Public Hearings

- 2.a **"Priority Builders Rezone,"** PLZ-25-4004, Scott Yermish with Priority Builders is seeking a General Plan Amendment and a Rezone of four parcels making approximately 4.28-acres. The parcels are located near the northwest corner of 11800 South and Redwood Road. The applicant is requesting the General Plan be amended to High Density Residential, and a rezone from the existing R-4 Residential, RR-22 Residential, and Gateway Commercial zones to the RM-8 zone, a multifamily residential zone, which allows Condos or Townhomes up to 8 dwelling units per acre.

[25-4004 Priority Builders Rezone PC Report.pdf](#)

3. Decision Items

- 3.a **"Mountain Ridge Phase 26A,"** PLZ-25-8001, a final/detail plan to build 93 residential units on 12.48-acres located at approximately 13545 South 4480 West in the SLR zone. Applicant - Brandon Parr, Edge Homes

[25-8001 Mountain Ridge Ph 26a DP PC Report.pdf](#)

- 3.b **"Mountain Ridge Phase 26B,"** PLZ-25-8002, a final/detail plan for 2.4-acres located at approximately 13710 South 4305 West in the SLR zone. Applicant - Brandon Parr, Edge Homes

[25-8002 Mountain Ridge Ph 26b DP PC Report.pdf](#)

4. Discussion Items

5. Minutes

- 5.a **Minute Approval: April 24, 2025**

[04.24.25 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 May 8, 2025