



PLANNING COMMISSION MEETING AGENDA

August 13, 2026 at 6:30 PM

12830 S. Redwood Road

Riverton, Utah 84065

1. Call to Order / Roll Call - 6:30 PM

2. Public Hearings

- 2.a **"Head and Sole Spa,"** PLZ-26-2039, an application for a conditional use - home occupation permit for an in-home salon to provide spa services including massage, reflexology and acupuncture, to be located at 13496 South Redwood Road. Applicant – Zuoxin Huang

[26-2039 Head and Sole Spa CUHO PC Report.pdf](#)

- 2.b **"Dr. Pressure,"** PLZ-26-2042, an application for a conditional use - home occupation permit for a home office providing mobile pressure washing services to be located at 13544 Crimson Patch Way. Applicant – Derek Robison

[26-2042 Dr. Pressure CUHO PC Report.pdf](#)

- 2.c **"The Giggling Garden,"** PLZ-26-2043, an application for a conditional use - home occupation permit for in-home daycare, to be located at 2149 West 12920 South. Applicant – Sharise Timothy

[26-2043 Giggling Garden CUHO PC Report.pdf](#)

- 2.d **"Roth Short-Term Rental,"** PLZ-26-2044, an application for a conditional use permit to operate a short-term rental at 4261 West Park Hollow Lane. Applicant – James and Holly Roth

[26-2044 Roth CUP-STR PC Report.pdf](#)

3. Decision Items

- 3.a **"Mountain Ridge Phase 31,"** PLZ-26-8018, a final/detail plan for approximately 9.13-acres in the SLR zone, located at approximately 13620 South 4470 West with 41 residential units. Applicant - Brandon Parr, Edge Homes

4. Minutes

4.a Minute Approval: July 9, 2026

[07.09.26 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 August 13, 2026