

**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
August 13, 2026**

The Riverton City Planning Commission convened at approximately 6:30 PM in the Riverton City Hall, 12830 South Redwood Road, Riverton, Utah.

Planning Commission Members:

Chair Darren Park
Crystal Keele
Gary Cannon
Evan Matheson
Monique Beck
Joe Marzo

Staff:

Tim Prestwich, City Planner
Lisa Halversen, City Planner
Ryan Carter, City Attorney

1. CALL TO ORDER/ROLL CALL

Chair Darren Park called the Planning Commission Meeting to order at approximately 6:30 p.m. and reported that the OBO Auto Sales application would be heard at the August 27, 2026, Planning Commission meeting.

Derek Robison led the Pledge of Allegiance.

2. PUBLIC HEARINGS

- 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 ACUPRESSURE, TO BE LOCATED AT 13496 SOUTH REDWOOD ROAD. APPLICANT – ZUOXIN HUANG.**

Planner Lisa Halversen provided an overview of the Home Occupation Conditional Use Permit process. Once a completed application is received, Staff reviews it to determine if Planning Commission approval is required. There is a two-week notice period for Planning Commission public hearings. If Staff believes an application clearly meets code requirements, a public notice mailer is sent to neighboring property owners within 300 feet of the subject property. If comments are received that bring issues to the City’s attention, the item is re-noticed as a Planning Commission meeting. If applications are received close to the deadline and there is any uncertainty as to whether neighbors will oppose the item, the item is often brought directly to the Planning Commission. Some applications the Commission would be reviewing met requirements for Staff approval, but they were brought to the meeting out of an abundance of caution.

The first item was an application for a home massage salon at 13496 South Redwood Road. The subject property is zoned RR-22 and located adjacent to residences, but had

more of a commercial feel. It was the Applicant's primary residence, and he had been informed that no commercial signage was allowed.

The subject property is 2,100 square feet in size and has a main floor and basement. The applicant proposed to use two main-floor bedrooms as salon rooms. A half-bath was available for client use. Mr. Huang is a licensed massage therapist who offers acupressure, massage, and foot reflexology, and may offer head and scalp massage in the future. He will work by appointment only, one client at a time, with an average of two to three clients per day. There will be no other employees. Off-street parking is provided for clients.

Ms. Halversen reported that the item met all requirements for Staff approval but was brought before the Planning Commission due to the nature of the business and past experience. A massage Home Occupation business was previously approved by Staff but escalated to the Planning Commission due to comments from neighboring residents. No comments were received in response to the public notice for this item.

In response to a question from Chair Park, Ms. Halversen reported that applicants must fill out an ownership affidavit, and Staff confirms ownership as part of the review process.

Commissioner Beck asked for clarification on the number of customers, as two to three were indicated in the presentation but the application listed three to five. Ms. Halversen clarified that up to eight customers would be allowed.

The Applicant, Zuoxin Huang, stated that he will offer massage and acupressure services to the community and had been a massage therapist for many years.

Chair Park opened the public hearing. There were no comments. The public hearing was closed.

In response to a question from Commissioner Matheson regarding the previous application, Ms. Halversen reported that neighbors feared the business may encourage illegal activity. Commissioner Matheson stated that massage was now mainstream and those concerns should no longer be an issue.

Commissioner Matheson moved that the Planning Commission APPROVE Application PLZ-26-2039, "Head and Sole Spa", at 13496 South Redwood Road, subject to the following:

Conditions:

- 1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City Standards and Ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.**

2. **Applicant must obtain and maintain a Riverton City business license.**
3. **Applicant must obtain and maintain applicable State and other outside agency approvals.**
4. **Home Occupation must operate within the Fixed Standards and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and with this approval.**
5. **No business activity may take place outside the home before 7:00 a.m. or after 7:00 p.m.**
6. **Applicant is permitted to use two rooms on the main floor for business activities.**
7. **Customers must be provided with off-street parking.**
8. **A maximum of eight (8) customers per day is allowed.**

Commissioner Marzo seconded the motion. The motion passed with unanimous consent of the Commission.

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.

Ms. Halversen presented the Staff Report and indicated that the subject property is located in Monarch Meadows on the southwest side of the City. It and surrounding properties are zoned SP-R-5. It is a rambler with a basement and attached three-car garage. The property has a drive approach on the south and an extra-wide driveway that continues along the southwest side of the house and garage. The lot is approximately 9,000 sf or .21-acre.

The Applicant’s mobile pressure washing business activities involve driving his Ford F350 truck and pressure washing trailer to customers’ locations. His specialty is pressure washing commercial fleets and heavy equipment. There are no employees, other business vehicles, or deliveries, and he did not anticipate customers coming to the home. The application was before the Planning Commission due to the request to use garage space for the business. One room in the home will be used as an office, and 50% of the garage will be used to store the truck and trailer.

Ms. Halversen reported that seven comments were received in response to the public notice, all of which were in favor of the application.

The Applicant, Derek Robison, stated that he owns DR Pressure LLC, dba Dr. Pressure, which is a commercial power washing and fleet washing company that has an A+ rating from the Better Business Bureau. It is a mobile business that operates exclusively at customer locations. No customers come to his home, and no commercial pressure washing is conducted on the property. When the vehicle and equipment is not in use, it is stored in the garage. He takes a lot of pride in his property and being a respectful, responsible neighbor. Several neighbors had expressed support for the business, some of whom had contacted the City on his behalf. His family had been part of the Riverton community for many years. While he had only lived in the City for three years, his wife, Angela, had lived in the home for almost 20 years. His blended family includes seven children, all of whom attended school in Riverton. They were very invested in being good members of the community. He wanted to ensure that Dr. Pressure operates fully within Riverton City requirements while also growing a legitimate local business.

Commissioner Matheson asked where Mr. Robison conducts business and how wastewater is handled. Mr. Robison reported that all customers were located in warehouse areas of Salt Lake City or on construction job sites. He conducted preventative maintenance washes on the equipment.

Commissioner Marzo commented that it was impressive to have so many positive responses to any item before the Planning Commission and congratulated Mr. Robison on being a good neighbor.

Commissioner Beck remarked that Dr. Pressure is a clever name. Mr. Robison indicated that the play on words was Angela Robison's idea.

In response to a question from Chair Park, Mr. Robison stated that it would be the company's third business license with Riverton City. He believed it came before the Planning Commission because they now had signage on the vehicles. He quit his full-time job 16 months previously to start the business.

Chair Park opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Beck moved that the Planning Commission APPROVE Application PLZ-26-2042, "Dr. Pressure", a Home Occupation at 13544 Crimson Patch Way, subject to the following:

Conditions:

- 1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City Standards and Ordinances, specifically the**

City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.

- 2. Applicant must obtain and maintain a Riverton City business license.**
- 3. Applicant must obtain and maintain applicable State and other outside agency approvals.**
- 4. Home Occupation must operate within the Fixed Standards, and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and with this approval.**
- 5. No business activity may take place outside the home before 7:00 a.m. or after 7:00 p.m.**
- 6. Applicant is permitted to use up to 50% of the garage space for business activities.**

Commissioner Keele seconded the motion. The motion passed with unanimous consent of the Commission.

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.

Ms. Halversen presented the Staff Report and indicated that the Applicant, Sharise Timothy, proposed to operate a daycare from her home at 2149 West 12920 South in central Riverton. The subject property was zoned R-4, and neighboring properties were similarly zoned. The split-level home is approximately 2,250 square feet and has a two-car garage. The Applicant was in the process of purchasing the home.

The daycare would have a maximum of eight children, which corresponds to the State’s Residential Certificate Child Care regulations. It will operate Monday through Friday between the hours of 7:00 a.m. and 7:00 p.m. Ms. Timothy is the only employee. Pick-ups and drop-offs will be staggered to lessen traffic impacts on the neighborhood. An aerial view of the home was displayed showing a fenced backyard with play area, and the Site Plan indicated that approximately 25% of the main floor of the home would be used by the daycare.

Ms. Halversen reported that child daycare is considered a child group activity and has special allowances in the Riverton City Home Occupation Ordinance. They are allowed more visitors and vehicle trips per day. The Planning Commission can authorize up to 16 vehicle trips, but the Applicant had indicated that some children will carpool. No public

comments were received in response to the mailing. One neighbor called expressing concern that he may hear noise when the children are playing outside, and Ms. Timothy indicated that she would discuss the issue with the neighbor.

Staff recommended approval with the conditions outlined in the Staff Report. Ms. Halversen indicated that the Applicant was working to obtain State approval for the next level of childcare that would allow up to 12 children but would need to reapply with the City to increase the limit.

Commissioner Cannon was concerned about child safety due to an incident that happened when his daughter was young. He asked if any provisions could be added to eliminate the possibility of a car backing out of the driveway and potentially colliding with a child. Ms. Halversen reported that no requirements were specified in code, but applicants were required to provide a plan and work with the Planning Commission to mitigate any negative impacts. Other daycares walk children out to the car. Chair Park remarked that the City Council may want to consider a code change to eliminate the risks posed by backing in and out of the driveway in these situations.

The Applicant, Sharise Timothy, stated that she intended to run The Giggling Garden daycare from her home. She and her aunt were currently running an in-home daycare in Sandy, but she planned to branch out with the move to Riverton. She has two children and would love to be able to work at home. Her family is great neighbors who care about the community, and she was willing to do anything necessary to make it work.

Chair Park opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Matheson moved that the Planning Commission APPROVE Application PLZ-26-2043, “The Giggling Garden”, at 2149 West 12920 South, subject to the following:

Conditions:

- 1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City Standards and Ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.**
- 2. Applicant must obtain and maintain a Riverton City business license.**
- 3. Applicant must obtain and maintain applicable State and Health Department approvals.**

4. **Home Occupation must operate within the Fixed Standards, and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and with this approval.**
5. **The Home Occupation may have up to eight (8) children per day.**
6. **The Home Occupation may have up to sixteen (16) vehicle trips per day (eight vehicles) by customers/parents.**
7. **Customers shall utilize the driveway for drop-offs and pick-ups.**
8. **Pick-up and drop-off times shall be staggered to avoid congestion.**

Commissioner Beck seconded the motion. The motion passed with unanimous consent of the Commission.

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.

Ms. Halversen reported that the Applicants submitted the application two weeks previously. They were familiar with City requirements and wanted to move forward quickly. The home is their primary residence, but they would like the option to rent it out a few nights each year.

The 0.54-acre subject property is in the Silvercrest Estates subdivision in the northwestern quadrant of the City. Lots in the subdivision are zoned RR-22 and R-3. The home is approximately 6,000 square feet and has an attached three-car garage. It fronts on Park Hollow Lane, with an extra-wide driveway on the southeast side of the house leading to the third-car garage and extra parking for the short-term rental. Site photographs and a parking diagram were reviewed.

Ms. Halversen reported that the short-term rental application includes an affidavit affirming that the Applicant will continue to live in the home as their primary residence, as well as proof of residency and ownership. The item was before the Planning Commission because all short-term rental applications require Commission approval. Staff reviewed the application and believed that it met all requirements. Notices were sent to neighboring property owners, and no comments were received.

In response to a question from Chair Park, Ms. Halversen believed that the whole house would be rented for a few nights per year. The Applicant, James Roth clarified that only the bottom portion of the house would be rented. The basement is approximately 2,800 square feet, and 50% of it would be used as a short-term rental.

Mr. Roth is a local realtor and his wife owns a preschool in Daybreak. His family had lived in the neighborhood for three-and-a-half years and hosts neighborhood parties in their home. He also runs a foundation that assists law enforcement. His children are at the age when they are all driving or out of the house. The basement apartment is primarily for the children's use, but they would like to use it as a short-term rental at other times.

Commissioner Matheson remarked that short-term rentals were often contentious, but no neighbors were present to oppose the application.

Chair Park asked if rental periods would be based on events or other factors. Mr. Roth stated that it would be their first short-term rental. They frequently have family and other guests. Their intention was to rent it short-term when they did not have guests.

In response to a question from Commissioner Keele, Mr. Roth confirmed that the apartment would be advertised online. They were obtaining a business license to ensure that it was done correctly.

Chair Park opened the public hearing.

Cameron Hess stated that he was Mr. Roth's only next-door neighbor. He trusted Mr. Roth's judgement and strongly recommended that the request be approved.

There were no further comments. The public hearing was closed.

Commissioner Keele moved that the Planning Commission APPROVE Application PLZ-26-2044, "Roth Short-Term Rental", to be located at 4261 West Park Hollow Lane, subject to the following:

Conditions:

- 1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City Standards and Ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.**
- 2. Short-term rental must be operated within the rules and regulations for Short-term Rentals as described in Riverton City Code 18.190.051.**
- 3. Applicant must obtain and maintain a Riverton City business license.**
- 4. Applicant shall surrender the Conditional Use Permit for short-term rental use of the subject property in the event applicant undertakes any other business activity on the subject property, or the applicant**

shall reapply for a Conditional Use Permit for a short-term rental in a manner which takes into account the other business activity.

- 5. Applicant shall disclose all advertising materials, whether provided to listing agencies or otherwise made available to potential customers and shall semi-annually update City staff of any changes to said advertising materials.**
- 6. There may be no more than eight (8) combined renters and guests (non-permanent residents) on the property at any given time.**
- 7. There may be no more than one rental contract at any given time.**

Commissioner Beck seconded the motion. The motion passed with unanimous consent of the Commission.

3. DECISION ITEMS

- 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.**

City Planner, Tim Prestwich, presented the Staff Report and indicated that the item represented the last phase in the Mountain Ridge development. The Detail Plan followed the approved Suburban Land Reserve Special Development District ("SLR SDD"), Community Scale, and Block Scale Plans. Roads in this phase of the development were indicated in blue and purple on the Preliminary Master Plan.

The Subdivision Plat was reviewed. Mr. Prestwich reported that the project was in multiple stages of development. Residents were moving into the single-family homes from other phases, and the townhomes were almost ready for occupancy. The park had been approved by the City Council, and Staff and the applicant were finalizing details prior to construction. The only landscaping required in this phase was a park strip between Sentinel Ridge Boulevard and the private slip lane. It would include water-wise landscaping, trees, and irrigation.

Brandon Watson spoke on behalf of the Applicant. It was a fun project in a great location and was very well-received by the public. He hoped to get the park online as quickly as possible. In response to a question from Commissioner Matheson, he reported that they were currently developing Phase 29. Homes were going under contract as soon as the plats were recorded. He estimated that 98% of the currently constructed homes were already occupied.

Commissioner Marzo asked when the park would be completed. Mr. Watson stated that they were coordinating with the City on specific details regarding materials, bathroom facilities, and pavilions, but the plans were 95% completed. They hoped to break ground as early as possible in 2027. In response to a follow-up question, he reported that the largest dirt pile was in the area of the future park. It would be removed prior to breaking ground on the park, hopefully within the next two months. He apologized for the dust blowing into the neighboring subdivision.

In response to a question from Chair Park, Mr. Watson reported that Phase 31 would begin in spring 2027 and be completed in the summer. Once the project was completed, Edge Homes will have constructed approximately 900 homes in Riverton. Including Herriman, they had constructed 1,500 housing units. Chair Park congratulated Mr. Watson on the project.

Commissioner Matheson moved that the Planning Commission APPROVE Application PLZ-26-8018, “Mountain Ridge Phase 31” Final Plan, to be located at approximately 13620 South 4250 West, subject to the following:

Conditions:

- 1. This Phase shall comply with the terms and conditions approved with the Block Scale Plan, and with the SLR Project Area Master Development Agreement.**
- 2. Site Improvements shall be consistent with the plans presented to the Planning Commission except where otherwise noted in this approval.**
- 3. Applicant shall correct or resolve the remaining staff redlines.**
- 4. The site and structures shall comply with any and all applicable Riverton City Standards and Ordinances, including the International Building and Fire Codes.**

Chair Park seconded the motion. The motion passed with unanimous consent of the Commission.

4. MINUTES

- A. PLANNING COMMISSION MEETING MINUTES FROM THE JULY 9, 2026, PLANNING COMMISSION MEETING.**

Commissioner Cannon moved that the Planning Commission APPROVE the minutes from the Planning Commission meeting on July 9, 2026, as reported.

Commissioner Beck seconded the motion. The motion passed with unanimous consent of the Commission.

5. ADJOURNMENT

The meeting adjourned at approximately 7:36 PM.