

**Riverton City, Utah**  
**CITY COUNCIL MEETING**  
**Minutes**  
**February 20, 2024**

**Riverton City Hall**  
**12830 South 1700 West**  
**Riverton, Utah 84065**

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**Attendance:**

Mayor Trent Staggs - excused

**Councilmembers:**

Councilmember Tish Buroker  
Councilmember Spencer Haymond  
Councilmember Tawnee McCay  
Councilmember Troy McDougal  
Councilmember Andy Pierucci

**City Staff:**

Craig Giles, City Manager  
Ryan Carter, City Attorney  
Cary Necaie, Public Works Director  
Kevin Hicks, Administrative Services Director  
Aubrey Pollino, Deputy Recorder  
Jason Lethbridge, Development Services Director  
Chief Shane Taylor, Riverton Police Department  
Chief Wade Watkins, Unified Fire Authority  
Josh Lee, Communications Director

**Mayor and Council Informal Meeting – 5:15 PM**

**WORK SESSION – 6:00 PM**

**Call to Order**

Mayor Pro Tem McCay called the Work Session to order at 6:02 PM and conducted a roll call. Councilmembers Buroker, Haymond, McCay, McDougal, and Pierucci were present. Mayor Staggs was excused.

**Discussion Items**

**Review City Events**

Sheril Garn, Events and Operations Director, provided a list of formally recognized volunteer sports organizations and volunteer art organizations that receive space at no charge or limited funding and space at no charge from the City. The sports organizations included Riverton Boys Baseball, Oquirrh Mountain Girls Softball, Copper Mountain Soccer, Riverton Lacrosse, Ute Conference Football, Herriman Youth Football, Herriman Youth Baseball, and Mountain Ridge Youth Football. The volunteer art organizations included Riverton Community Arts, the Riverton Jazz Band, and Daughters of the Utah Pioneers. Additionally, she mentioned the Riverton Roughriders, the oldest volunteer organization in the City. She also listed 23 community events hosted by Riverton City, ranging from summer events to multiple-day celebrations.

Councilmember Buroker asked about the process for becoming a formally recognized organization. Ms. Garn mentioned the establishment of protocols for formal recognition of

organizations, which began shortly after Ryan Carter became the City Attorney. She noted that the only new addition to the list of recognized organizations since then is the Mountain Football Conference. She expressed willingness to collaborate with Mr. Carter to develop a resolution outlining policies and procedures for organizations seeking to use City assets, subject to Council approval.

Ms. Garn said that organizations like Riverton Baseball and the Riverton Roughriders used to contribute much more than they received from the City by providing field maintenance and improvements. She noted changes in such partnerships over time due to liability considerations and the need for structured agreements. She also mentioned successful collaborations with Copper Mountain Soccer in infrastructure projects like installing lights at Monarch Meadows Park, which involved careful adherence to legal and safety requirements through the RFP process.

Mayor Pro Tem McCay mentioned a conversation with the Development Director at South Valley Services regarding their upcoming space renovation in West Jordan. She suggested the Sandra Lloyd Center in Riverton as a potential alternative and expressed interest in exploring a longer-term agreement with South Valley Services, though details about their usage pattern were uncertain.

Ms. Garn expressed honesty about past experiences with South Valley Services, highlighting challenges with their partnership, including instances where they arrived unprepared for assistance. She mentioned offering money to help them travel to West Jordan due to their lack of resources. While South Valley Services recently inquired about space, they are seeking full-time permanent office space, which poses challenges related to security.

Mr. Carter emphasized the need for confidentiality and security in the location of South Valley Services' sanctuary to ensure the safety of individuals seeking assistance from domestic violence. Drawing from past experiences, he discussed the importance of carefully considering the administration and location of such services to ensure they do not interfere with other public events or pose safety concerns, suggesting alternative venues such as the Riverton Police Department.

Ms. Garn expressed gratitude to the Council for funding community events, noting that only two out of 23 events have admission fees, allowing all residents to participate regardless of financial status. She highlighted the success of the daddy-daughter date event, which had 160 participants and was well-received. She also discussed the upcoming Hope Week which involves distributing 2500 cookies to high school students.

Mayor Pro Tem McCay suggested printing a banner to display on the table distributing cookies during events, indicating that they are from Riverton City. She also expressed interest in expanding the cookie distribution to middle schools during lunch hours as a way to support emotional health among students. She offered to help organize the initiative and was willing to take on responsibilities to minimize additional workload for staff.

Councilmember Buroker said she was not in favor of handing out the cookies at the middle schools. Councilmember Pierucci said he would be interested in exploring this idea but would like to have a conversation with the principals at the schools.

Councilmember McDougal suggested focusing on supporting community organizations with more long-term and sustainable impact. He also expressed concerns about the diminishing

excitement surrounding the "Hope Week" events at schools.

Councilmember Haymond expressed uncertainty about the government's role in addressing the underlying issues but expressed support for initiatives aimed at providing hope and assistance. He suggested continuing with planned events while also engaging with teachers, administrators, and frontline workers to explore additional ways to support youth in the long term.

Ms. Garn discussed a decrease in attendance for QPR training sessions hosted by the City. She mentioned that despite efforts to promote the events, attendance has been low to the point where it may not be worth the instructors' time. She indicated that the QPR instructors are willing to shift their focus to more outreach in the community, such as teaching at schools, religious organizations, and clubs. She expressed willingness to continue funding the instructors' certifications for this purpose.

Councilmember McDougal proposed moving forward with the planned events for the year while suggesting a reevaluation of the City's approach to addressing mental health concerns. He highlighted the importance of pointing people towards professional resources and acknowledged the complexity of the issue and their own limitations in making decisions in this domain.

Councilmember Haymond expressed concern about the negative portrayal of history in various media outlets and emphasized the importance of teaching correct principles about the nation's founding, government structure, and its significance. He acknowledged the limitations of the City's role in addressing this issue but expressed a desire to see options available to support youth in understanding and appreciating their history and heritage.

Ms. Garn highlighted other events including the Hope Walk, the Teen Extreme Hunt, Bunny Hop, Spring Clean Up, Recycle Right Day, Miss Riverton Pageant, Memorial Day, Riverton Rodeo, Town Days, Parade, Public Safety Nights, Friday Fun Nights, Get to the River Festival, and National Day of Service, 911 event, VW Car Show, Skeleton Corner, Halloween, Veterans Day, Christmas Night of Music and Wreaths Across America.

Councilmember Pierucci expressed a desire for the City to support and interact with religious organizations to better the community, suggesting the exploration of opportunities for interfaith outreach and involvement in service projects. He preferred not to decline engagement with faith organizations but instead to broaden the scope of involvement to include various community service initiatives.

Councilmember Buroker expressed the belief that engaging residents in various projects is beneficial for community involvement and learning about the area. She emphasized the importance of undertaking the challenge of finding meaningful projects for volunteers to contribute to the community.

### **Single Family Zoning Housing Type Discussion**

Jason Lethbridge, Development Services Director, provided an overview of the current zoning regulations in Riverton regarding attached housing units, such as duplexes and triplexes, as well as accessory dwelling units (ADUs). He explained that Riverton's regulations only allow attached units in multifamily zones, with single-family zones primarily restricted to detached housing. He clarified the distinction between attached units with separate entrances and ADUs, which are counted as a single unit of density and must be owner-occupied.

Mr. Lethbridge then discussed how other cities in the area handle zoning for attached housing units, with some requiring multifamily zoning and others allowing for attached units in single-family zones under certain conditions. He presented examples of different zoning regulations from nearby cities like Draper, Herriman, Bluffdale, South Jordan, Sandy, and West Valley City.

Finally, Mr. Lethbridge highlighted various considerations for the Council to discuss regarding attached housing units, including lot size, owner occupancy, maintenance, traffic, parking, and utility usage. He emphasized that his presentation was intended to facilitate discussion among the Councilmembers and not a formal recommendation from City staff.

Mayor Pro Tem McCay expressed her past positive experience living in a fourplex in Bountiful, noting that it felt integrated into the neighborhood and allowed for interactions with neighbors. She contrasted this with her daughter's experience in high-density apartment complexes where residents may not know their neighbors well.

Mayor Pro Tem McCay suggested considering allowing attached housing units like duplexes or twin homes in certain areas, such as along high-traffic roads like Redwood Road, where lot sizes may be smaller and there may be less space for families to play. However, she emphasized that these units should not be placed in established neighborhoods or at the end of cul-de-sacs.

Councilmember Pierucci expressed support for discussing the possibility of allowing attached housing units like duplexes or twin homes in certain parts of Riverton City. He noted that as the City becomes more built out, considering redevelopment and additional housing options is important.

Councilmember Haymond expressed openness to discussing the possibility of allowing duplex-style housing in certain areas of Riverton City. However, he also expressed caution about opening up too much area to duplexes, citing concerns about potential issues such as unkempt yards and deterioration of the properties over time. He emphasized the importance of handling the introduction of duplex-style housing in a thoughtful manner to ensure that it aligns with the City's overall aesthetic and standards.

Councilmember McDougal expressed strong opposition to the idea of allowing higher density housing, particularly duplex-style housing, in Riverton City. He cited concerns about traffic congestion, particularly in the west end of the City, as well as the impact on schools and existing residents. He emphasized the importance of representing the interests of current residents and addressing existing problems before considering additional density of housing.

Councilmember Buroker said she would need a lot more information to make a decision.

### **Adjournment of Work Session**

Councilmember McDougal **MOVED to adjourn the Work Session**. Councilmember Pierucci **SECONDED** the motion. Mayor Pro Tem McCay called for a vote; the vote was as follows: Buroker-Yes, Haymond-Yes, McCay-Yes, McDougal-Yes, and Pierucci-Yes. The motion passed unanimously. The Work Session adjourned at 7:00 PM.

## **COUNCIL MEETING – 7:00 PM**

### **Call to Order**

Mayor Pro Tem McCay called the Riverton City Council Meeting to order at 7:05 PM and conducted a roll call. Councilmembers Buroker, Haymond, McCay, McDougal, and Pierucci were present.

### **Prayer / Pledge of Allegiance**

Jason Lethbridge offered the invocation and Chief Taylor led the Pledge of Allegiance.

### **Citizen Comment**

Mayor Pro Tem McCay called for public comments; there being none, she closed the Public Comment period.

### **Mayor/Council Reports**

Councilmember Buroker provided updates from discussions at the Mosquito Abatement and Unified Fire meetings regarding bills in the state legislature that may impact their respective districts. She mentioned a bill concerning unique bathroom accommodations and another regarding the online purchase of fireworks year-round. She expressed interest in receiving a report from the City about legislation that will affect Riverton in the coming year.

Councilmember Pierucci provided updates on two significant matters:

1. Jordan Valley Water Conservancy District Board of Trustees: He discussed a major policy change under consideration by the board regarding water allocation for large developments. The proposed policy aims to limit water usage for developments larger than 50 acre-feet per acre and impose additional requirements for exceeding the set limit. He sought feedback on this policy change, highlighting its potential impact on different cities within the district.
2. Transit Subcommittee: He reported progress in negotiations with UTA (Utah Transit Authority) and legislators regarding legislation to ensure equitable allocation of taxpayer funds for transit services. He mentioned upcoming meetings with UTA and local officials to discuss potential bus routes connecting South Valley communities with the broader transit system.

Councilmember McDougal – No Report.

Councilmember Haymond provided updates from the South Valley Sewer District Board meeting. He said that the development of "The Point" is expected to significantly impact the sewer system, potentially requiring a doubling in size of the sewer processing plant to accommodate future growth over the next 25 to 30 years. He reported that a bridge over the Jordan River will connect the Jordan River trail system to the Bonneville Lake Trail system, enhancing the trail network and allowing for more extensive biking opportunities in the area.

Councilmember Haymond said that the sewer treatment plant is described as a high-tech facility functioning well. However, there are issues with the dryer used to process wet cake (a

byproduct of sewage treatment). Engineers are working on resolving the dryer's issues, but there may be a temporary need to revert to landfill disposal until the dryer is fixed. He also reported that the District is exploring water reuse initiatives, including a water testing phase for recycling treated water back into the culinary water system. This initiative aims to conserve water resources by recycling treated water for other purposes.

Mayor Pro Tem McCay enjoyed the State of the City and Awards Ceremony held to recognize citizens in the community and give updates on community initiatives.

Mayor Pro Tem McCay shared information about the newly opened Columbus Center in Herriman, which offers ESL classes and various educational programs for immigrants and residents. The center relies on volunteers, especially those who are bilingual in Spanish and English, to assist with teaching, childcare, and other activities. Various classes and workshops, including health education, legal help, and citizenship classes, are offered at the center.

## Presentations/Recognitions

### Riverton City Choice Awards for Excellence in Education, Silvercrest Elementary

Councilmember Pierucci presented the Choice Awards to students David Jones and Shantel Burton and teacher Teresa Brinkman.

## Consent Items

Mayor Pro Tem McCay presented the following Consent Agenda:

- a. Minute Approval: February 6, 2024;
- b. **Resolution No. 24-22** – Reappointing Commission Members to the Riverton City Planning Commission;
- c. **Resolution No. 24-23** – Performance Bond Release for Holiday Oil (8993);
- d. **Resolution No. 24-24** – Authorizing Riverton City to Execute a Right of Way Agreement with Amy C. Jones to Purchase Frontage Located at Parcel Number 27-33-477-023, at the Address of 13369 South Trestle Lane; and
- e. **Resolution No. 24-25** – Authorizing Riverton City to Execute a Right of Way Agreement with Douglas B. and Sharla G. Hansen to Purchase Frontage Located at Parcel Number 27-33-477-014, at the Address of 13331 South Trestle Lane;
- f. **Resolution No. 24-26** – Authorizing Riverton City to Execute a Right of Way Agreement with Samstone, LLC to Purchase Frontage Located at Parcel Number 27-33-477-017, at the Address of 2376 West 13400 South;
- g. **Resolution No. 24-27** – Authorizing Riverton City to Execute a Right of Way Agreement with Wayne and Pamela Shipley Family Living Trust to Purchase Frontage Located at Parcel Number 27-33-476-042, at the Address of 13328 South Trestle Lane; and
- h. **Resolution No. 24-28** – Declaring City Equipment as Surplus, Authorizing the City Manager to Dispose of the Items as He Deems Appropriate.

Councilmember Buroker **MOVED that the City Council approve the Consent Agenda with the removal of Item C.** Councilmember Haymond **SECONDED** the motion. Mayor Pro Tem McCay called for discussion on the motion. Mayor Pro Tem McCay called for a roll-call vote. The vote was as follows: Buroker-yes, Haymond-yes, McCay-yes, McDougal-yes, and Pierucci-yes. The motion passed unanimously.

### **Resolution No. 24-23 – Performance Bond Release for Holiday Oil (8993)**

Councilmember Buroker received clarification on this item.

Councilmember Buroker **MOVED** that the **City Council approve Resolution No. 24-23 – Performance Bond Release for Holiday Oil (8993)**. Councilmember McDougal **SECONDED** the motion. Mayor Pro Tem McCay called for discussion on the motion. Mayor Pro Tem McCay called for a roll-call vote. The vote was as follows: Buroker-yes, Haymond-yes, McCay-yes, McDougal-yes, and Pierucci-yes. The motion passed unanimously.

### **Public Hearings – N/A**

### **Discussion Items**

#### **Lighting Ordinance Discussion**

Mr. Lethbridge presented an ordinance draft regarding lighting regulations, particularly focusing on holiday lighting for commercial buildings. The draft aims to provide clearer definitions and standards for lighting, including exceptions for public event lighting and flag illumination. It also proposes a conditional use permit process specifically for holiday lighting, separate from the approval process for overall building lighting and signage.

Mr. Lethbridge highlighted the need for feedback from the Council on various aspects of the draft, such as the proposed conditional use permit for holiday lighting, the defined holiday period during which lighting is allowed, and additional restrictions that the Planning Commission may consider based on circumstances.

Furthermore, Mr. Lethbridge clarified that the ordinance draft only addresses holiday lighting on commercial buildings and that separate considerations for residential lighting may be explored in the future. The draft ordinance is scheduled to be reviewed by the Planning Commission before being presented to the Council for further discussion and approval.

Mayor Pro Tem McCay asked if the proposed ordinance would be retroactive for existing lighting installations on commercial buildings. Mr. Lethbridge said ordinances are typically not retroactive, meaning new ordinances are not applied retroactively. However, holiday lighting, as previously discussed, does not comply with current ordinances. The existing ordinance states that the source of the light bulb or lamp must be shielded, but the holiday lighting examples observed do not meet this requirement and are considered non-compliant. This complicates any argument for grandfathering existing lighting under the new standard.

Mr. Carter said that once a new ordinance standard comes into effect, operating under the prior ordinance's standard legally is considered an illegal non-conforming use. However, in the case of holiday lighting, which is temporary by nature, this poses a challenge as legal non-conforming use must be continually used. It was suggested that a transitional phase for property owners would be necessary, and the administration of the system would likely be complaint-driven.

Councilmember McDougal clarified that the lighting approved for a commercial business would be the lighting approved at the time they received their building approvals. Lighting changes made after the site plan approval would not be grandfathered in.



Mr. Lethbridge said that all elements of building lighting, except for security features, are considered part of the approved site plan. Any changes to lighting after the initial site plan approval are treated as amendments to the site plan. Holiday lighting is specifically carved out and treated as a conditional use, separate from the original approval process. This approach aims to prevent situations where lighting changes occur without proper review and approval.

Councilmember Pierucci inquired about the envisioned procedure, asking whether it would involve filling out a lengthy application or just answering a couple of questions.

Mr. Lethbridge explained that the application process would be similar to other elements of a site plan, involving a one-page application outlining the proposed holiday lighting additions to the building. The permit would cover various types of lighting, from strings of lights to architectural elements like Santa figures or giant inflatables. The application would undergo a hearing with the planning commission to ensure compliance with standards. The intent is not to burden businesses but to ensure clarity and adherence to regulations. He noted that the process typically takes two to three weeks from application to agenda placement and emphasized that the permit would be a one-time issuance, not requiring annual renewal.

Councilmember Pierucci preferred setting clear terms for what is allowed during holiday seasons without the need for businesses to obtain an additional permit. His concern stemmed from wanting consistency in the process and ensuring that businesses can freely decorate for holidays without unnecessary burdens. He suggested writing the ordinance to define terms without requiring an additional permit.

Councilmember Buroker expressed concern about the potential for existing commercial properties to be grandfathered in, especially as residential properties are developed nearby. Additionally, she highlighted the possibility of businesses imitating others with excessive lighting, suggesting that the ordinance should explicitly state that grandfathering will not be allowed and outline specific lighting standards. She proposed incorporating lighting compliance requirements into the business license renewal process to ensure ongoing adherence to regulations.

Mr. Carter clarified that the City doesn't have discretionary power to determine what is grandfathered in and what isn't. He explained that grandfathering occurs by operation of statute and that new ordinances bring about changes that unfold over time. The status of grandfathered elements can be altered by discontinuous use or by updating site plans to comply with current codes. He emphasized that legal determinations of grandfathering are decided by courts if contested by the City, rather than being within the City's sole discretion.

Mr. Lethbridge emphasized the intention to work closely with Communications and Business Licensing Department to promptly disseminate information to all businesses once the ordinance is adopted.

Councilmember McDougal proposed a tweak to the ordinance regarding lighting regulations for commercial properties adjacent to residential areas. He suggested that instead of a 100-foot distance threshold, lights should be required to be turned off at 10 p.m. whenever a commercial property is adjacent to a residential property. The rationale behind this proposal is to address the issue of commercial lights shining into residential areas late at night, especially affecting bedrooms where children are trying to sleep.

Councilmember McCay expressed concern about the proposed holiday lighting ordinance,



suggesting that the specific dates for holidays might not allow enough flexibility for businesses to decorate in a timely manner. She emphasized the importance of balancing the need to address complaints from residents with the desire to avoid unnecessary government intervention.

Councilmember Haymond raised a concern about the proposed requirement for lights to go off at 10:00 PM, suggesting the need for clarification that it applies specifically to lights directed towards residential areas, rather than the entire building.

Councilmember Pierucci asked if the holiday lighting would only be applicable between November 15 and January 15 or if it would be applicable year round. He also suggested changing the time from 10:00 PM to 10:30 PM. Mr. Lethbridge clarified the current scope of the proposed ordinance, stating that holiday lighting would be permitted from November 15 to January 15 and on specific holidays, as outlined in the ordinance.

Mr. Lethbridge addressed the distinction between holiday lighting and permanent lighting, emphasizing that any permanent additions to a building's lighting package would be treated as an amendment to the site plan. This process would involve a public hearing and review by the planning commission, ensuring that such changes receive additional scrutiny and become part of the approved lighting package for the business.

### **Ordinance No. 24-02 – Amending Title 10, Section 10.10 Parking of the Riverton City Code Regarding Parking Regulations**

Mr. Carter introduced an ordinance addressing the storage of commercial vehicles on City streets for extended periods, citing an issue near CR Hamilton where 10-wheelers and commercial dump trucks are stored, causing problems. The proposed ordinance, borrowed from Holladay City, reduces the time limit for continuous parking of commercial vehicles to enable easier enforcement by officers on duty within the same day. He emphasized the safety hazards and interference with sightlines caused by long-term storage of commercial vehicles. He clarified that the ordinance does not require a public hearing and can be approved swiftly or postponed as desired by the Council.

Mr. Carter clarified that the proposed ordinance does not apply to the storage of commercial vehicles on private property, as other ordinances already address that issue. Instead, it focuses on prohibiting the overnight storage of commercial vehicles on City streets to address traffic circulation and safety concerns. He explained that the ordinance exempts situations where commercial vehicles are servicing adjacent properties.

Councilmember Pierucci was supportive of the commercial vehicle piece of the ordinance but was not supportive of the recreational vehicle piece. Mr. Carter said that he could take the recreation portion out of the ordinance and come back at a later meeting.

Mayor Pro Tem McCay said she would like the time to be increased from two hours to three hours. Councilmember Buroker said she was supportive of this ordinance.

### **11800 South Water Line Project Discussion**

Cary Necaise, Public Works Director, presented a proposal regarding a water project with South Valley Sewer Company. He explained that the project's bid came in higher than anticipated, and he suggested pushing off another project to allocate funds for this one. South Valley Sewer

Company has agreed to contribute \$437,000 towards the project if it moves forward concurrently with their own work. He expressed his intention to work out an agreement with South Valley Sewer Company and bring it back to the Council for approval.

Councilmembers were supportive of this suggestion to push another project to be able to pay for the 11800 South Water Line this year.

### **Upcoming Meetings**

- a. March 19, 2024 – Work Session & City Council Meeting
- b. April 2, 2024 – Work Session & City Council Meeting
- c. April 16, 2024 - Work Session & City Council Meeting
- d. May 7, 2024 - Work Session & City Council Meeting

### **Adjournment**

Councilmember McDougal **MOVED** to adjourn the City Council Meeting. Councilmember Pierucci **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 8:35 PM.

Approved: CCM 3.19.24