

**Riverton City, Utah
CITY COUNCIL MEETING
Minutes
August 6, 2024**

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

Attendance:

Mayor Trent Staggs

Councilmembers:

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

City Staff:

Kevin Hicks, City Manager
Ryan Carter, City Attorney
Cary Necaise, Public Works Director
Jason Lethbridge, Development Services Director
Jamie Larsen, City Recorder
Chief Shane Taylor, Riverton Police Department
Chief Wade Watkins, Unified Fire Authority
Josh Lee, Communications Director
Sheril Garn, Events and Operations Director

Mayor and Council Informal Meeting – 5:15 PM

WORK SESSION – 6:00 PM

Call to Order

Mayor Staggs called the Work Session to order at 6:01 PM and conducted a roll call. Councilmembers Buroker, Haymond, McCay, McDougal, and Pierucci were present.

Presentations – N/A

Discussion Items

General Plan Process Discussion

Jason Lethbridge, Development Services Director, noted that while some elements of the general plan are determined at the city level, state code increasingly dictates the approval process and specific elements that must be included. Recent amendments to state code have influenced the general plan, particularly how it integrates with other plans, such as the transportation master plan and moderate-income housing plans.

Mr. Lethbridge explained that the focus of the Council's recent general plan amendments has primarily been on the land use map, which outlines the desired land uses for different areas of the City. The land use map has been the most utilized and important element of the general plan. However, the text portion of the general plan, which includes definitions and criteria, is outdated and overdue for revision.

Mr. Lethbridge said the City will also be updating its transportation master plan, which includes road classifications, transit considerations, and other transportation-related goals. The transportation master plan will need to align closely with the general plan, land use map, moderate-income housing, and water plans, as required by state code.

Mr. Lethbridge stated that funding for the transportation master plan has been secured through the City budget, grants, and funds from the Wasatch Front Regional Council (WFRC) and the Utah Department of Transportation (UDOT). The City plans to select a consultant to assist with the data-heavy aspects of the transportation master plan, which will then inform the general plan update. The City will also engage a consultant to help with the general plan amendment, particularly the text portion, which will include demographic and statistical data. Although Riverton City does not anticipate many large undeveloped projects, decisions regarding land use will still need to be addressed as part of the general plan update.

Councilmember Pierucci expressed a desire to engage the public in the general plan process in a more accessible and less formal setting than regular council meetings in the council chambers. He suggested organizing open houses or public hearings in the various districts, closer to where residents live, to encourage more participation.

Councilmember McDougal emphasized the importance of having accurate data on approved and permitted housing units before engaging with the public or making decisions related to the general plan. He pointed out that residents often focus on the current state of development without considering the density that has already been approved and is in the pipeline. He requested that the consultant include this data in their process, particularly for discussions related to transportation issues.

Town Days Discussion

Sheril Garn, Events and Operations Director, explained that City staff, along with the police and fire departments, held a debrief meeting to review the recent Town Days event and identify areas for improvement. The event, which was organized by five full-time employees, required the participation of 80 staff members working overtime, including 22 employees who worked a 22-hour shift on July 4th.

Key highlights from the event included a record participation of 55 teams in the three-man sorting competition, showcasing the respect and popularity of the event among participants. The rodeo, extended to three days this year, sold out quickly, collecting \$20,000 in sponsorships. Suggestions were made to adjust ticket sale timing to align with brochure distribution.

The car show, organized by a City volunteer, saw 225 entries, though some complaints were received regarding advertising and participation fees. The parade, noted as the most challenging event to organize, required extensive coordination, including 23 crossing guards, 23 police officers, 18 City staff, and multiple volunteers. Mandatory training for participants improved the parade's organization, and safety measures were emphasized.

Other events included a successful flag ceremony featuring a performance by the Madrigals, a breakfast serving 2,100 people, and the country races with 891 participants. The children's games, though well-attended, faced challenges due to increasing demands from parents, leading to considerations for changes in the future. Vendor participation included 24 food vendors and 23 artisan vendors, with feedback suggesting a preference for artisan vendors over service vendors.

The carnival, while bringing in \$30,000 in revenue, also presented challenges but was seen as an integral part of the event's excitement. The fireworks display, praised for its quality and safety, was a major highlight, with the City's pyrotechnician already planning next year's show.

Ms. Garn said they recognized the need for better crowd management, especially with an estimated 30,000 people attending the event. Plans are being discussed to close certain roads to manage traffic and improve the overall experience for attendees in future events.

Cary Necaise, Public Works Director, said the most frequent complaints his department received involved the cleanliness and insufficient number of bathrooms, which is attributed to the large crowd and limited space. The Streets Department is considering acquiring Variable Message Boards (VMBs) to enhance traffic control and communication during events. Despite these challenges, the event was deemed successful, with the park being nearly spotless just a week after the event.

Mayor Staggs noted that any significant changes to Town Days events, such as alterations to the parade route, adding bull riders to the rodeo, or adjustments to the carnival, would require early planning and commitment, typically 8 to 10 months in advance. The staff requested guidance on these potential changes and asked for a decision by August 20 to allow for proper planning. It was emphasized that the Council's role is primarily to establish budgets and set general guidelines.

Councilmember Buroker praised the fireworks event, noting the impressive attendance of 30,000 people. She expressed approval of the number of floats in the parade, suggesting that limiting the number could improve overall quality and supported the idea of having vests for all spotters in the parade.

Councilmember Pierucci expressed appreciation for staff's efforts, particularly acknowledging the sacrifices they make, including working on the Fourth of July. He suggested discussing with the Council potential ways to compensate employees for missing the holiday, such as a floating holiday or other benefits. He had personal reservations about requiring all spotters to wear vests, suggesting that the cost might not be justified.

Councilmember McCay mentioned a concern raised by a resident on 2700 West regarding the placement of chairs well in advance of the parade. The resident suggested that the City implement a policy where chairs must be set up only on a designated day. If chairs are placed too early, they could be collected by City staff and stored in a central location. She also proposed extending the parade route and possibly adjusting its direction to avoid the sun.

Councilmember McCay suggested that having two spotters per float might be more manageable than four. She noted that some participants faced difficulties with spotter authorization, especially when original spotters canceled. She emphasized the need to make the process more workable for participants. She also appreciated the music during the fireworks event but expressed concerns about the amount of advertising. She observed that the advertising might have reached people from other cities, leading to higher-than-expected attendance and proposed exploring more targeted advertising, potentially through direct mail or resident-specific emails, to ensure the event remains enjoyable for Riverton residents while managing crowd sizes.

Councilmember McDougal expressed strong support for the Riverton parade and activities. He echoed a previous discussion about the need for staff to have a break following the Fourth of

July events, acknowledging the extensive hours worked by staff. He praised the idea of using spotters and vests for crowd control, likening it to the effectiveness of uniforms in managing crowds. Additionally, he commended the parade route adjustments, praising the current route's effectiveness in managing large crowds without significant disruptions.

Councilmember Haymond discussed vendor feedback, noting that some vendors felt the requirement to be open for business on the July 3, despite low traffic before 6 PM, was excessive. He praised the City's efforts to ensure only authorized vendors conducted business, but noted that vendor tags could further help in identifying legitimate vendors. Additionally, the idea of providing free water was recommended since the nearest drinking fountain was quite far from the event area.

Mayor/Council Reports

Mayor Staggs introduced a proposal from an organization interested in hanging banners on street lamps to recognize local groups, specifically the booster club for football. This practice is common in other municipalities, where groups lease banner space from the city. He recommended installing new banner arms along 2700 West, with the costs covered by the organization, as an alternative to the already programmed areas.

Adjournment of Work Session

Councilmember McCay **MOVED to adjourn the Work Session**. Councilmember McDougal **SECONDED** the motion. Mayor Staggs 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 Staggs called the Riverton City Council Meeting to order at 7:07 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 Watkins led the Pledge of Allegiance.

Citizen Comment

Mayor Staggs called for public comments;

Deena Long addressed the Council regarding the use of cargo containers on her property. She expressed a strong need for these containers and argued that cargo containers offer superior durability and protection for her hay, avoiding issues such as damage from pests, erosion, and fire hazards. She criticized the alternative of using a wrap for the containers, stating that it might be less durable, potentially causing more issues such as corrosion and pest problems. She also pointed out that the appearance of the containers is preferable to deteriorating barns, and they provide a safer, cost-effective environment for her livestock.

Mayor Staggs called for additional public comments; there being none, he closed the Citizen Comment period.

Mayor/Council Reports

Councilmember Haymond commended Riverton Police, particularly Chief Taylor, for their efforts in managing the park area following the Riverton Town Days and Independence Day celebrations. The increased police presence helped address loitering issues, leading to a more positive atmosphere in the park.

Councilmember McDougal provided an update on the construction of the new facility in Sandy by TransJordan, with plans to open it at the beginning of next year, assuming the schedule remains on track. Additionally, he informed the Council about the installation of a methane gas collection system at the new dump, which is intended to be a profit-generating center.

Councilmember McCay provided an update on her attendance at the ALEC conference, noting participation in sessions on emerging technology, free speech, social media, affordable housing, and police force policies. She was particularly struck by a presentation on the impact of social media algorithms on mental health. Additionally, she reported on a recent meeting with UDOT and Mountain View Village regarding the upcoming road closures. She highlighted the potential impact on local businesses, noting that 70% of Mountain View Village's sales come from west of Bangerter Highway.

Councilmember Pierucci thanked staff for their efforts to assist local businesses in preparing for the upcoming roadwork impacts. He clarified that the closure of 13400 South will not be a full closure at Bangerter Highway but will allow for right and left turns onto 13400 South. He also addressed the Jordan River Commission's update of its strategic plan. There is ongoing confusion about the roles of the Jordan River Commission and the new Jordan River Watershed Council, which was established by state law. The commission members, including those from Riverton, are trying to understand their roles and how they will influence policy related to the watershed and its impact on the Great Salt Lake and Utah Lake.

Councilmember Buroker clarified that the establishment of the Jordan River Watershed Council has led to increased interaction with Utah County and Utah Lake, which is a positive development. She provided an update on mosquito abatement efforts, highlighting that traps are placed throughout the City, monitored weekly, and any issues, such as West Nile Virus, are promptly addressed. Recent traps have shown negative results, and the mosquito abatement team also treats all catch basins in Riverton and surrounding areas. Lastly, the Historical Commission, led by Ben Behrmann, held its first meeting. The commission will focus on preserving contemporary events, as these will become the history of tomorrow.

Mayor Staggs reported that the Green Well Project is approaching completion, with testing underway. Once operational, the reverse osmosis plant will supply high-quality culinary water to about half the City and the county golf course, saving the county \$100,000 annually and providing significant cost savings for the City. He said that Suburban Land Reserve has paused its project to conduct a market study for the undeveloped area. They plan to return in the fall with recommendations. Stone Ridge has recommended changes to the animal control process to ensure the safety of boarded animals. This includes updates to traditional boarding and animal control practices.

Mayor Staggs said the development project across from City Hall is expected to start soon,

featuring four retail pads with restaurants and specialty shops. He reiterated that efforts are being made to avoid classifying the closures at 13400 South as full closures. The focus is on rerouting traffic and opening 13200 South to ease congestion, with Old Liberty Way also expected to handle some of the traffic.

Kevin Hicks, City Manager, provided clarification regarding the property across from City Hall. He noted that the timeline for breaking ground might extend beyond the initially mentioned 30 days due to ongoing arrangements with the previous businesses at the site.

Presentations

Recognition of Canyon View Arts Center

Mayor Staggs recognized the Canyon View Art Center, a business that recently closed after nearly 20 years of operation. The center, which opened in 2004 and concluded its last performance in May of this year, was noted for its significant contribution to the community through its education-based performing arts programs, including ballet and modern dance. He expressed gratitude for their service and noted that Andrea Edwards is now collaborating with the Riverton Community Arts and exploring opportunities to bring similar programs to the Sandra Lloyd Community Center.

Consent Items

Mayor Staggs presented the following Consent Agenda:

- a. Minute Approval: July 16, 2024;
- b. **Resolution No. 24-65** – Performance Bond release for Parkside Phase 1 (5342);
- c. **Resolution No. 24-71** – Performance Bond release for Meadows on Park Avenue (724);
- d. **Resolution No. 24-72** – Warranty Bond release for Parkside Phase 3 (Plat5)(9916);
- e. **Resolution No. 24-73** – Performance Bond release for Harvest Gardens (10454);
- f. **Resolution No. 24-74** – Performance Bond release for Parkside Phase 2 (5554);
- g. **Resolution No. 24-75** – Approving Memorandum of Understanding with the Jordan School District to Continue Bus Service for Students Residing within the Western Springs Neighborhood;
- h. **Resolution No. 24-76** – Authorizing a Purchase Order Contract be issued to Utah Disaster Kleenup (UDK) to clean-up two properties that are court ordered cleanups; and
- i. **Resolution No. 24-77** – Authorizing the Mayor to execute an agreement with RRJ Consulting for Lobbying Services.

Councilmember McDougal **MOVED that the City Council approve the Consent Agenda.** Councilmember Buroker **SECONDED** the motion. Mayor Staggs called for discussion on the motion. Mayor Staggs 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 Hearing(s)/Action Items – N/A

Discussion/Action Items

Cargo Container Discussion

Jason Lethbridge, Development Services Director, discussed cargo containers and their compatibility with current ordinances. The existing ordinance prohibits cargo containers but allows them under specific conditions if they meet exterior material requirements similar to those for accessory structures.

A key point of discussion was the treatment of agricultural buildings. The ordinance provides a lighter standard for agricultural accessory structures, allowing materials that are appropriate and complementary to the main dwelling, though these structures must be used exclusively for agricultural purposes such as housing animals or storing feed. The flexibility in materials does not extend to general cargo containers, which must still adhere to the ordinance's requirements for exterior materials.

The discussion also covered practices from other cities. For instance:

- Herriman City allows cargo containers for living or accessory space but not as accessory dwelling units (ADUs). They require containers to be painted and finished to match the primary dwelling.
- St. George and South Salt Lake generally do not allow cargo containers except for brief storage periods.
- Ogden's standard is similar to Riverton's, where cargo containers are not allowed unless enclosed within an accessory building.
- West Valley City permits cargo containers only in agricultural zones.
- Lehi allows them with restrictions against stacking.

Councilmember McCay supported potential adjustments to Riverton's current ordinance regarding cargo containers. She agreed with the Mayor's suggestion to allow cargo containers for "primarily" agricultural use rather than "exclusively," which could accommodate additional uses such as garden supplies. She also supported allowing cargo containers on lots over half an acre and positioned in the backyard, behind the house, to avoid the issues seen with storage units in front driveways.

Councilmember Pierucci clarified his preference for allowing cargo containers citywide, rather than restricting them to agricultural uses. He suggested that containers should be subject to similar standards as storage sheds, including placement behind the property and adherence to materials or colors that match the building. He was open to exploring specific size requirements and other details but emphasized the need for a consistent and practical approach.

Councilmember McDougal expressed support for allowing cargo containers citywide, aligning them with standards similar to those for storage sheds. He recommended that containers be allowed on various lot sizes, but with clear specifications regarding acceptable exterior finishes.

Councilmember Haymond emphasized the importance of maintaining the aesthetic appeal of the community while allowing cargo containers. He noted that even in large agricultural areas, industrial structures can look out of place, and advocated for careful planning to prevent an industrialized look in Riverton and to keep the overall design inviting and visually appealing.

Councilmember Buroker expressed strong reservations about permitting cargo containers in

Riverton. She highlighted that the issue had arisen due to complaints from residents about the appearance of cargo containers, suggesting that allowing them could further disturb neighborhood aesthetics. She also raised concerns about the potential increase in cargo container use and costs, questioning whether it would be beneficial for the community to permit more containers in residential areas.

As a result of Councilmember Buroker's comments on restricting cargo containers, Councilmember McDougal changed his stance on allowing cargo containers, expressing support for maintaining the current prohibition. He acknowledged the concerns about the industrial appearance of cargo containers, which differ from the more traditional aesthetic of sheds with pitched roofs. He agreed with previous comments that permitting containers could negatively impact the visual appeal of the community and lead to an increase in their presence.

Councilmember Haymond also expressed concerns about allowing cargo containers. He recognized the effectiveness of cargo containers but questioned whether integrating them widely could alter the City's suburban look and feel.

Councilmember Pierucci argued for allowing cargo containers on private property, emphasizing the importance of property owners' rights. He suggested that concerns about widespread use might be overstated and advocated for an ordinance that balances personal freedom with maintaining the City's aesthetics. He expressed a preference for not following the examples of cities like Draper or South Jordan, citing their higher taxes and more restrictive policies.

After hearing all of the feedback from Council, Mr. Lethbridge suggested that when presenting the issue of cargo containers to the public and the Planning Commission, it would be beneficial for staff to frame it as an effort to codify the City's existing policies. He emphasized the importance of keeping the proposed changes straightforward, allowing for clear decision-making that reflects the Council's intentions without causing confusion or the perception of ongoing reevaluation of the matter.

Councilmember McDougal **MOVED that the City Council direct staff to create an ordinance that only allows cargo containers with prohibitions on lot size and exterior material.**

Councilmember Buroker made a substitute motion and **MOVED that the City Council direct staff to review Ordinance No. 18.225.020 and make recommendations that would permit cargo containers under certain requirements and restrictions.** Councilmember McDougal **SECONDED** the motion. Mayor Staggs called for discussion on the motion. Mayor Staggs 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. 24-70 – Approving Amendments to the Riverton City Council Rules of Order and Procedure

Councilmembers discussed changes to paragraph 14 which involves Council asking department heads to participate in political campaigning. Ultimately, it was decided to remove this paragraph since there is also reference to this in the employee handbook.

Councilmember McDougal **MOVED that the City Council approve Resolution No. 24-70 – Approving Amendments to the Riverton City Council Rules of Order and Procedure with the removal of paragraph 14.** Councilmember Buroker **SECONDED** the motion. Mayor Staggs called for discussion on the motion. Mayor Staggs 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.

Motion to Reconsider Ordinance No. 24-14 – Firework Restrictions in City Parks

Councilmember Haymond reflected on a previous discussion regarding restrictions on fireworks in public parks. He acknowledged the reasoning behind the proposed restrictions, particularly the concern over potential damage to public property. However, he pointed out that there are already ordinances in place against damaging public property. He emphasized that public parks are ideal locations for fireworks, especially for those who live in areas where space is limited and setting off fireworks could pose risks to neighboring properties. He suggested that the Council reconsider the restrictions, as he believes existing protections are sufficient and do not want to deprive the community of the opportunity to enjoy fireworks in public parks.

Mr. Carter discussed concerns regarding the potential legal liabilities associated with allowing fireworks in city parks. He acknowledged that while there are existing ordinances against damaging public property, these may not fully address the risks posed by fireworks. He explained that if a venue, such as a park, allows activities like fireworks that could foreseeably cause harm, the City could be held liable, especially if an incident occurs due to negligence.

Mr. Carter further elaborated that while existing laws prohibit intentional property damage, they may not be sufficient to prosecute cases where fireworks unintentionally cause harm, such as when a garbage can is accidentally set on fire. He suggested that an ordinance specifically prohibiting fireworks in parks could prevent such incidents.

Councilmember Pierucci expressed understanding of the challenges in proving intent in criminal cases, particularly regarding property damage caused by fireworks. Initially opposed to reconsidering the issue, he explained how discussion with another member led to new insights and concerns that had not been fully explored in previous meetings. These included questions about specific types of fireworks and the broader implications of restricting their use.

Councilmember Pierucci **MOVED that the City Council Reconsider Ordinance No. 24-14 – Firework Restrictions in City Parks.** Councilmember Haymond **SECONDED** the motion. Mayor Staggs called for discussion on the motion. Mayor Staggs 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.

Upcoming Meetings

- a. August 20, 2024 – Work Session & City Council Meeting
- b. September 3, 2024 - Work Session & City Council Meeting
- c. September 17, 2024 – Work Session & City Council Meeting
- d. October 1, 2024 - Work Session & City Council Meeting

Adjournment

Councilmember McDougal **MOVED** to adjourn the City Council meeting. Councilmember McCay **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 8:41 PM.

Approved: CCM 8.20.24