

Riverton City, Utah
CITY COUNCIL MEETING
Minutes
October 1, 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
Stacie Olson, Assistant Public Works 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 6:05 PM and conducted a roll call. Councilmembers Buroker, Haymond, McDougal, and Pierucci were present. Councilmember McCay joined via Zoom.

Discussion Items

Architectural Standards Discussion

Jason Lethbridge, Development Services Director, discussed the City's architectural standards and its application process. He explained that the City Council is responsible for setting the commercial architectural standards, while the Planning Commission administers and approves projects based on these guidelines. The Planning Commission also holds public hearings and reviews project proposals to ensure compliance with the established standards.

Mr. Lethbridge highlighted two types of architectural standards: "soft" and "hard." Soft standards offer flexibility, such as using an earth-tone color palette, which can vary depending on the context. Hard standards, such as building height limits and roofline variations, provide clear and rigid guidelines for developers. He presented various examples from other cities ranging from cities that use broad, general guidelines allowing maximum discretion, to those with detailed design manuals specifying exact requirements.

Mr. Lethbridge said that the Planning Commission's feedback emphasized the need for more flexibility and cohesiveness, especially in the City's downtown area, where there are established architectural tones.

Councilmember McCay noted that some standards seemed outdated or challenging to interpret, and shared examples of recent developments where frustration arose due to these issues. She also proposed that final approval for larger commercial developments (over 2,000 square feet) or larger residential developments (over 10-20 units) should return to the City Council for review, rather than being solely decided by the Planning Commission. The reasoning was that the City Council has more training and oversight responsibilities, making it more appropriate for them to handle larger-scale projects, while the Planning Commission could continue to oversee smaller developments.

Ryan Carter, City Attorney, explained the role and function of the Planning Commission under Utah's Land Use Development and Management Act (LUDMA). The Planning Commission is a required body with specific duties, including serving as an advisory entity for legislative functions, such as general plan amendments, zoning amendments, and code amendments. The Commission is intended to develop expertise over time, focusing on land use approvals and acting as the authority for certain administrative decisions, including commercial site plans.

Mr. Carter acknowledged that while the City Council has the legal option to act as the land use authority for site plan approvals, many cities choose to delegate this role to the Planning Commission. This is because the Planning Commission often becomes more familiar with land use codes and the technical aspects of project approvals, making them better suited to handle these decisions efficiently. Historically, Riverton City had the City Council as the land use authority until about 2010-2012, when it was decided that having the Planning Commission manage these approvals would be more efficient for both the City and the development community.

Mr. Carter also discussed the difference between legislative functions (where decisions are made based on policy and preferences) and administrative functions (where the focus is on whether an application meets the City's existing standards). Once a project reaches the site plan approval phase, the decision is no longer about preferences but about whether the project complies with the ordinances. This creates a situation where, even if the Council or community dislikes a project, they cannot reject it if it meets the legal standards. The Council may face political pressure to reject projects or change ordinances, but if a project is filed before any ordinance changes, it may still proceed regardless of opposition.

Mr. Lethbridge explained that the changes to architectural standards would first go to the Planning Commission for approval and then to the City Council. He related an example where a commercial project caused issues due to its elevation being significantly different from nearby homes, which eventually escalated from the Planning Commission to the City Council. He reminded the Council that one of the most effective ways to manage these concerns is through setting clear standards that the Planning Commission can apply uniformly across projects.

Councilmember McDougal said he does not believe the Council should play a larger role in approving architectural standards for commercial developments because the current process has been effective. He supported staff's recommendation to update the architectural standards which would give the Planning Commission the tools to make decisions without confusion.

Councilmember Pierucci agreed with Councilmember McDougal and said he would like to review all of the City's architectural standards. Mr. Lethbridge highlighted that state law now prohibits cities from imposing architectural standards on single-family developments, however, he clarified that for multifamily and commercial developments, the City still retains authority to set architectural standards.

Councilmember Pierrucci expressed concerns about the upcoming changes to the International Building Code (IBC) and asked that the Council be made aware of the standards the state adopts.

Councilmember Buroker expressed her preference to maintain the current process, noting that it keeps the Council focused on higher-level concerns rather than getting involved in administrative details. She agreed that it was important to revisit the standards and emphasized the importance of preserving the City's historical design elements.

City Manager Report

Kevin Hicks, City Manager, referenced a resolution passed in fiscal year 2018-2019, where the Council had decided to reserve 15% of the new section of the cemetery for "immediate use," meaning plots in this reserved section had to be purchased and occupied within 14 days. He noted that there are no available plots to sell at this time except for immediate use plots that were part of the 15% held in the new section. He asked the Council if they wanted to maintain the 15% reservation or if they should move forward with selling the remaining plots until they are depleted.

Councilmember Buroker suggested that the remaining reserved plots should continue to be kept for "immediate use" as originally intended. She emphasized that the lots have been available for purchase for around seven years, providing ample opportunity for people to buy plots in advance. She also highlighted the City's responsibility to retain some plots for unexpected emergencies, reinforcing her support for keeping the current system in place rather than selling all the remaining plots.

Councilmember McDougal voiced his agreement with Councilmember Buroker on continuing to sell plots for immediate use only. He also raised the point that the trend in the burial industry is moving heavily toward cremation and suggested exploring the idea of building a mausoleum on-site for ash storage, which could accommodate more individuals within the same space.

Councilmembers Pierucci and McCay were also supportive of continuing to sell the remaining plots for immediate use only.

Adjournment of Work Session

Councilmember McDougal **MOVED to adjourn the Work Session**. Councilmember Pierucci **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 6:53 PM.

COUNCIL MEETING – 7:00 PM

Call to Order

Mayor Staggs called the Riverton City Council Meeting to order at 7:04 PM and conducted a roll call. Councilmembers Buroker, Haymond, McDougal, and Pierucci were present. Councilmember McCay joined via Zoom.

Prayer / Pledge of Allegiance

Councilmember McDougal offered the invocation and Chief Watkins led the Pledge of Allegiance.

Citizen Comment

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

Mayor/Council Reports

Councilmember Pierucci shared updates from two recent conferences he attended. He highlighted the Utah League of Cities and Towns conference, emphasizing discussions on AI policy. He also reported on attending the Community Leaders of America conference, which focused on various topics, including energy, transportation, infrastructure, and criminal justice. He expressed eagerness to discuss the insights and ideas gained from both conferences with fellow Councilmembers and staff.

Councilmember Buroker reported on the "Get to the River" annual event held earlier in the month and noted the positive trend of new participants each year, allowing for educational opportunities regarding the water treatment plant, local wetlands, and regional flora and fauna. Additionally, she reported on the emergency response efforts related to a recent hurricane, stating that 22 individuals from the local UFA department were dispatched to assist.

Councilmember McCay reported on her recent attendance at the Riverton City Connect app training for City staff. She also mentioned attending the Healthy Utah Conference in Provo and said she participated in a meeting at Mountain View Village with approximately 80 local business owners to discuss construction and the reroute of 13800 South.

Councilmember McDougal provided a construction update, stating that work at the TransJordan transfer stations was progressing and nearing completion in Sandy. He reminded residents about significant traffic changes expected on 13400 South as construction begins on Bangerter Highway.

Councilmember Haymond reported on his attendance at the board meeting for the Jordan Basin Sewer District. He highlighted discussions about significant development occurring on the west side of the valley. Due to this growth, there was a pressing need to enlarge the sewer treatment plant located off Bangerter in the river bottoms. The original plan for this expansion was set for 2029 and 2030, but the timeline has been accelerated to begin design and engineering next year in anticipation of increased growth in the area.

Mayor Staggs reported that a new development project across the street from City Hall had

been approved and would commence in the coming week. The project would feature a mix of retail establishments, including sit-down restaurants and specialty shops, which is anticipated to enhance the City and generate additional sales tax revenue.

Mayor Staggs also provided updates on the ongoing construction projects at three interchanges: 2700 West and Bangerter, 13400 South, and 9800 South Jordan. He noted that while the next ten months might be challenging due to the construction, the improvements would significantly enhance traffic flow both north-south and east-west. Additionally, he shared that City staff had met with representatives from Congressman Burgess Owens' office to discuss potential projects that could qualify for Community Project Funding (CPF).

Presentations

Presentation of National Register of Historic Places Plaque to Catron Family

Mayor Staggs presented a plaque from the National Register of Utah Historic Sites to Barbara and John Catron for their restoration of the Beckstead Butterfield House, located on Redwood Road. He emphasized the significance of the honor, noting that the house, built in 1897, has been beautifully restored and represents a key piece of Riverton's historic heritage.

Riverton Police Department Recognitions and Update on House Bill 124

Sergeant Damien Olson acknowledged the extraordinary dedication of Dr. Kevin Johnston and Doug Laney in serving the community. He highlighted their generous offer to allow law enforcement, particularly the local SWAT team, to use their property—set for demolition and new construction—for training purposes. This collaboration provided an invaluable asset for the SWAT team and other law enforcement agencies across the valley, enabling them to conduct realistic training scenarios. In recognition of their support, he presented both Dr. Johnston and Mr. Laney with the Citizen Service Award.

Lieutenant John Arnoldsen explained that the Officer of the Quarter award was a new initiative established this year to formally acknowledge outstanding performance among the department's officers on a quarterly basis. Officer Barrett was formally recognized as the Officer of the Quarter and presented with a plaque that will be displayed in the Police department's hallway.

Lieutenant Arnoldsen said that Officer Barrett was one of the most experienced members of the Riverton Police Department, having joined when the department was formed in 2019. He emphasized Officer Barrett's dedication to enforcing traffic laws and maintaining safety on the roads.

Chief Shane Taylor explained that Senate Bill 124 requires law enforcement agencies to implement a data-driven early intervention system to monitor officer performance under specific circumstances. To kick off this initiative, the Department applied for a grant and selected a vendor, IA Pro, to assist in the development of the system. The startup cost was covered by a grant that provided Riverton City with \$8,700 to begin the process. He noted that in addition to the initial grant funding, he would need the Council's support in the upcoming budget amendments to allocate approximately \$7,200 annually for the next four years to comply with the state mandate, which takes effect on January 1, 2025.

Chief Taylor emphasized his commitment to exceeding the state requirements and said the core

goals of the early intervention system are to identify officers who may be at a higher risk for poor performance or misconduct and to provide them with necessary support and intervention.

Unified Fire Authority Presentation

Chief Wade Watkins provided an update, focusing on year-to-date data from January 1 to October 1. He highlighted the strong community support for the fire department, noting positive interactions with the community. He discussed recruitment efforts of the Unified Fire Authority, with plans to hire 36 firefighters starting in February and an additional 16 special hires currently in training. His presentation is included in the packet.

Consent Items

Mayor Staggs presented the following Consent Agenda:

- a. Minute Approval: September 3, 2024.
- b. **Resolution No. 24-89** – Warranty Bond release for Mountain Ridge West Phase 18 (12054);
- c. **Resolution No. 24-90** – Declaring City Equipment as Surplus, Authorizing the City Manager to dispose of the items as he deems appropriate; and
- d. **Resolution No. 24-91** – Warranty Bond release for Camden Fields (8399).

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

Ordinance No. 24-19 – Jensen Rezone, Rezone of approximately .56-acres located at 13083 d Road from RR-22 (Residential .5-ac min) to C-PO (Professional Office) and General Plan Land Use Designation to Professional Office

Jason Lethbridge, Development Services Director, introduced the rezoning application for the property located at 13083 South Redwood Road, near Riverton City Hall. The property is a single lot, just over half an acre, which was left as a remnant lot after the road widening project by UDOT. Currently, the property is designated as state density residential with a minimum lot size of half an acre and is zoned as RR-22 (Residential Rural 22,000 square feet per lot), consistent with the surrounding properties.

The applicant seeks to rezone the property to Commercial Professional Office (CPO), which primarily accommodates professional office uses. Mr. Lethbridge highlights that while the CPO zone permits various uses, many high-impact commercial activities, such as gas stations and convenience stores, are not allowed. The Planning Commission has reviewed the application and recommended it for approval, affirming that the proposed zoning aligns with the general plan designation.

Mayor Staggs called for public comments; there being none, he closed the Public Hearing.

Councilmember Buroker **MOVED** that the City Council **ADOPT Ordinance No. 24-19 – Jensen Rezone, Rezone of approximately .56-acres located at 13083 d Road from RR-22 (Residential .5-ac min) to C-PO (Professional Office) and General Plan Land Use Designation to Professional Office.** 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.

Ordinance No. 24-20 – Beckstead Manor, Rezone of approximately 1.5-acres located at 13191, 13171, and 13153 South Redwood Road from RR-22 (Residential low-density, .5-acre min) to RM-18 (Residential high-density, 18 units per acre) and General Plan to High Density Residential

Mr. Lethbridge said this item was a rezoning application for a parcel located just south of the previously reviewed property on Redwood Road. The highlighted area encompasses four properties, with a particular focus on the three lots situated at the corner of 13200 South. Historically, one of these lots was home to Barrett's Blossom, a legal non-conforming business that occupied what was once a residential property. However, following road widening, the business was removed, and with it, the property lost its commercial rights, reverting back to residential zoning.

Currently, the property's general plan designation is estate density residential, which requires a minimum lot size of half an acre, and it is zoned as RR-22 (Residential Rural 22,000 square feet per lot). Adjacent to the site to the east is a commercial neighborhood zone that includes a Montessori School, while properties to the north are similarly zoned RR-22.

The applicant seeks to rezone the property to RM-18, which would allow for multifamily development at a density of 18 units per acre. However, the Planning Commission has reviewed the application and recommended denial, as indicated in the motion presented to the Council. If the rezoning request is denied, the applicant, or any other individual, cannot submit another application for the same RM-18 zoning for one year, although they could apply for a different zoning classification.

Barbara Catron, Applicant, acknowledged the feedback received during the public comment session and from the Planning Commission, suggesting that the proposed RM-18 zoning may not be feasible. Instead, she is considering a lower density option, potentially RM-12 or RM-14, for the property in question. She proposed a multifamily development similar to another development in Sandy and showed renderings of this concept.

Mayor Staggs emphasized the importance of understanding the rezone process and clarified that property owners have the right to submit rezone applications, regardless of the challenges posed by their parcels. Property owners incur costs to submit these requests, and the Council strives to be fair and considerate in its evaluations.

Mayor Staggs noted that notices were sent to residents surrounding the property in question. He said that Councilmembers had received emails from community members and that copies of these communications have been placed on their desks for reference during the meeting.

Jamie Larsen, City Recorder, received multiple email comments in opposition to the rezone.

The email comments are included in the packet.

Mayor Staggs called for public comments;

Dave Mobley expressed his concerns regarding the proposed zoning change from RR 22, which currently supports low-density, single-family neighborhoods that provide minimal traffic and are ideal for families. He argued that the introduction of higher density zoning would disrupt the community's character and is not supported by local residents. Instead, he suggested that a compromise could be reached through medium-density options, such as RM 8 or RM 10, which would offer more diverse housing while still aligning with the neighborhood's character.

Danielle Johnson shared her deep frustration and anxiety over the ongoing rezoning requests in her area, which she feels threaten the community's character and the quality of life for its residents. She emphasized her commitment to preserving the neighborhood that was intentionally designed for larger land plots and a rural atmosphere. She warned that many long-time residents are already considering moving due to the stress of these changes, indicating a broader dissatisfaction among the community.

Ryan Rudd expressed understanding of the Catron's desire to rezone the property but emphasized that the proposed changes deviate significantly from the surrounding area's characteristics. Owning an acre and a half of land adjacent to the subject property, Rudd states that he purchased it to prevent deviations from the existing low-density residential zoning. He argued that the surrounding properties have been developed as half-acre parcels to maintain the character of the neighborhood. He urged the Council to honor the preferences of the community, which has consistently favored maintaining the existing zoning.

Alan Mueller expressed concern about the rezoning request, emphasizing the stress and mental strain it has caused him and his neighbors. He argued that even at RM-14, which would allow 14 units per acre, the increased density would still bring a significant number of residents. Using Utah's household size average of 3.19 persons per household, Mueller estimated that the development could introduce around 67 people, or potentially more, depending on the size of the units. He also raised concerns about existing infrastructure issues, including sewage capacity and the fire department's ability to handle increased calls.

Ashley Mobley expressed her opposition to the proposed rezoning and said that if the rezoning is approved, it may set a precedent for future decisions about the area's development. She was particularly concerned about high-density housing, stating that such developments statistically bring higher crime rates, parking issues, and the potential for rental properties, even if that is not the original intent. Additionally, she was worried about the impact on traffic, especially around 13200 South, which is a key crosswalk for schoolchildren. She feels that this part of the City was designed for horse properties or larger lots, which many residents value for the space and sense of community they provide.

Tracy Hardy expressed her concerns about the proposed rezoning, particularly focusing on the impact it would have on traffic and safety near the Montessori school. She mentioned that the increased traffic from the development would worsen an already challenging situation for children crossing the street.

Mayor Staggs called for additional public comments; there being none, he closed the Public Hearing.

Councilmember McDougal expressed his strong opposition to the proposed rezoning, aligning with many of the concerns raised by residents. He noted that the widening of Redwood Road should not automatically justify increasing density in the surrounding area. He emphasized that the residents in this neighborhood did not choose to have the road widened and that this change should not alter the established character of the area.

Councilmember Pierucci agreed that the current rezoning proposal represents a drastic change from the existing character of the neighborhood, but he was open to exploring the possibility of subdividing the property into smaller lots, such as half-acre or quarter-acre parcels. He also pointed out the demand for single-family homes in a more affordable price range, based on his own experience selling a home in the area.

Mayor Staggs acknowledged that he was open to reconsidering the current zoning (RR-22), which allows for larger residential lots, suggesting that some level of change might be appropriate. He referenced previous zoning cases, like a shift to R-3 (three units per acre), which had also caused concern among residents but was a middle-ground solution. He expressed gratitude for the civil engagement of the community, recognizing the personal sacrifices people made to attend the meeting.

Councilmember McDougal **MOVED that the City Council DENY Ordinance No. 24-20 – Beckstead Manor, Rezone of approximately 1.5-acres located at 13191, 13171, and 13153 South Redwood Road from RR-22 (Residential low-density, .5-acre min) to RM-18 (Residential high-density, 18 units per acre) and General Plan to High Density Residential.** Councilmember Pierucci **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.

Discussion/Action Items

Resolution No. 24-92 – 4831 W. Cott Peak Drive Boundary Adjustment, Authorizing the Mayor to Execute All Necessary Documents to Adjust the Property Line Between Lot 205 of the Foothills Plat B-1 and the Adjacent Riverton City Park Property to the Existing Fence Line

Mr. Lethbridge explained that this item addressed a boundary issue related to a fence installed by the City in 2012 that was not aligned with the original property line. The homeowner to the north has maintained the property outside the fence for the past 12 years, and the City has been maintaining its own portion on the other side of the fence. Given the amount of time that has passed and the apparent informal agreement on the boundary, documents have been prepared to make the fence line the official property boundary between the two properties—the homeowner's plot to the north and the City Park. This issue didn't require involvement from the Planning Commission.

Councilmember Haymond **MOVED that the City Council approve Resolution No. 24-92 – 4831 W. Cott Peak Drive Boundary Adjustment, Authorizing the Mayor to Execute All Necessary Documents to Adjust the Property Line Between Lot 205 of the Foothills Plat B-1 and the Adjacent Riverton City Park Property to the Existing Fence Line.** 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-recused, McDougal-yes, and Pierucci-yes. The motion passed

unanimously.

Upcoming Meetings

- a. October 15, 2024 - Work Session & City Council Meeting
- b. November 12, 2024 - Work Session & City Council Meeting
- c. December 3, 2024 – Work Session & City Council Meeting
- d. January 7, 2025 - Work Session & City Council Meeting

CLOSED SESSION

Discussion of the sale, purchase, exchange or lease of real property, including any form of water rights and water shares

At 8:40 PM, Councilmember Pierucci **MOVED** to convene in a Closed Session to discuss the sale, purchase, exchange or lease of real property, including any form of water rights and water shares. Councilmember Pierucci also moved to close the City Council meeting at the end of the Closed Session. Councilmember McDougal **SECONDED** the motion. Mayor Staggs called for discussion on the motion. There being none, he 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.**

The meeting resumed in a Closed Session at 8:48 PM. Minutes for the Closed Session were taken and recorded and are now on file as a Protected Record.

Councilmember McDougal **MOVED** to adjourn the Closed Session at 9:05 PM. Councilmember Pierucci **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.**

Adjournment

As previously noted, Councilmember Pierucci **MOVED** to adjourn the City Council meeting at the conclusion of the Closed Session. Councilmember McDougal **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 9:05 PM.

Approved: CCM 10.15.24