Riverton City, Utah
CITY COUNCIL MEETING
Minutes
October 15, 2024

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

Attendance:

Mayor Trent Staggs

Councilmembers:	**City Staff:**
Councilmember Tish Buroker	Kevin Hicks, City Manager
Councilmember Spencer Haymond	Ryan Carter, City Attorney
Councilmember Tawnee McCay	Cary Necaise, Public Works Director
Councilmember Troy McDougal	Jason Lethbridge, Development Services Director
Councilmember Andy Pierucci - excused	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 6:02 PM and conducted a roll call. Councilmembers Buroker, Haymond, McCay, and McDougal were present. Councilmember Pierucci was excused.

Discussion Items

Trails Discussion

Cary Necaise, Public Works Director, presented on City trail development and improvement initiatives. He provided an overview of a City map that highlighted current and potential future trails, distinguishing between types such as existing, planned, sidewalk, and paved trails through color coding. He noted that Midas Creek and Rose Creek trails had been identified as priority areas, with estimated costs of $150,000 and $250,000, respectively, for full completion.

Mr. Necaise proposed securing approximately $100,000 annually for trail maintenance and development, suggesting that consistent funding could enable trail connections and improvements in phases rather than scattered across various sites. He recommended creating a rating system, similar to street evaluations, to prioritize future trail maintenance and development needs.

Mayor Staggs highlighted the importance of integrating an annual budget for trail development into the City's five-year plan, suggesting a yearly allocation of $150,000 to $200,000 for consistent improvement.

Councilmember McDougal expressed strong support for prioritizing trail development and maintenance. He noted that a recent survey indicated residents' top request was for more trails. He suggested treating trail maintenance with similar importance to sidewalk upkeep, proposing that as county funding for trails becomes available, the City should utilize these funds to connect trails.

Councilmember McCay expressed enthusiasm for trail development, suggesting that if the City contributes $150,000, matching funds from TRCC and state programs could potentially multiply this investment by three or four times.

Councilmember Haymond inquired about future plans for canal-side trails, questioning if these would ultimately be paved or left as dirt trails. In response, Mr. Necaise clarified that, currently, there is an agreement with Welby Jacob to pave their trail, which will serve as their new maintenance road.

Mayor Staggs discussed the Welby Jacob Trail project, noting that the primary expense was the planned bridge rather than the linear asphalt strip. He highlighted recent conversations with UDOT, which now manages the project, expressing concern that UDOT's initial timeline placed bidding for construction in the fall, despite funding being available for over a year. He advocated for advancing the timeline, aiming to complete construction before the school year to avoid continued transportation needs.

Councilmember Buroker expressed support for the trail development plan, suggesting that a larger map showcasing connections with nearby cities like South Jordan, Herriman, and Bluffdale would help guide goals for regional connectivity.

Architectural Code Changes

Jason Lethbridge, Development Services Director, presented updates on proposed revisions to architectural standards and underlying codes to provide clearer direction while allowing more flexibility in design. He noted that current standards are rigid, requiring specific elements, which can limit creativity and flexibility. Proposed changes would enforce "four-sided architecture," where all sides of buildings are equally treated, rather than focusing solely on the street-facing sides. Additionally, he suggested setting limits on materials per building—no more than four types and no less than two—aiming to avoid excessive variation.

Mr. Lethbridge referenced past Council feedback, proposing a restriction of 75% for any single material on a building's façade, with potential exceptions in the downtown area where brick is a dominant theme. He proposed reducing the specific requirements in the downtown ordinance from five specific design elements to a more manageable number and replacing rigid elements (such as clock towers) with more adaptable features like towers or vertical accents. For older buildings undergoing renovation, new code requirements would ensure cohesion with surrounding structures by identifying two primary architectural elements that align with existing themes. This would allow Planning Commission staff to refer to original approvals to maintain consistency while offering flexibility to adapt to market trends.

Mayor Staggs expressed frustration regarding the allowance of infill developments to have finished grades significantly higher than the surrounding built environment. In response, Mr. Lethbridge explained that in some cases, developers choose to leave the dirt on-site rather than remove it for cost reasons. He emphasized the need to balance various site requirements during the review process, including engineering, storm drainage, and access.

Mr. Lethbridge discussed ongoing work regarding residential conversions to commercial buildings, noting the challenges these cases present. Currently, each conversion has been evaluated on an individual basis, but staff anticipates an increase in proposals and aims to establish minimum standards to ensure a proportionate change in the building's structure. Additionally, he addressed the need for clarity regarding renovation triggers. He emphasized the importance of distinguishing between minor changes, such as repainting, and more significant renovations that might require adherence to updated standards.

Councilmember McCay proposed adding stone as an acceptable primary material alongside brick for commercial buildings in the downtown zoning area, emphasizing that modern designs can include various materials. Mr. Lethbridge clarified that while the current proposal includes a minimum 30% brick requirement for downtown buildings, there is room for adjustment. He also acknowledged that while the downtown zone may have more specific material requirements, other zones would have different criteria focusing on the variety of materials.

Councilmember McCay also inquired about the current minimum size requirement for commercial lots, currently set at half an acre. Mr. Lethbridge explained that while this size is necessary to accommodate various commercial elements, there is interest in exploring potential adjustments to better facilitate smaller businesses, like Swig.

Councilmember McDougal expressed concern that the proposed flexibility in architectural standards for the downtown area could undermine the thematic consistency the City has been working to maintain. He emphasized the importance of adhering to established styles, such as the use of brick and arches, to preserve the character of the downtown district.

Addressing the Mayor's comments, Councilmember McDougal highlighted ongoing frustrations with how developments impact residents, particularly in relation to height variances in fencing and structures. He cited a specific instance involving a development on Water Street, where the anticipated outcome differed significantly from what was delivered. This discrepancy led to residents feeling dissatisfied, especially when they were faced with towering walls that blocked views or created privacy issues.

Mayor Staggs and Councilmember McDougal suggested that the Council should have more authority to influence final site plans, particularly in commercial developments, to prevent discrepancies between community expectations and what ultimately gets built. They emphasized the importance of ensuring that developments align with residents' visions, particularly regarding height and design features.

Mr. Lethbridge acknowledged that previous practices had not adequately clarified how developments would affect the surrounding areas, especially concerning grade differentials. He noted that often, engineering adjustments made during the review process were not effectively communicated to the public or the Planning Commission. He recommended implementing a conditional use permit for projects with a significant grade differential (over 18 inches) between properties. This approach would provide an additional layer of review and ensure that residents were informed about potential impacts on their views and privacy.

Councilmember Buroker expressed skepticism about the Council approving site plans, arguing that it wouldn't effectively address ongoing issues due to potential changes in Council composition. She emphasized that the real solution lies in improving how site plans are presented, advocating for clearer descriptions and visual representations. By implementing a code that specifies allowable grade differences, she believes that many of the problems encountered with developments could be resolved.

Councilmember Haymond expressed concern that the City's requirements for aesthetics might hinder the development of functional buildings that don't need to be prominently featured or "fancy." In response, Mr. Lethbridge clarified that it's common for cities to implement varying standards based on the type of building. While public-facing structures often adhere to higher aesthetic standards, more industrial buildings, like workshops or maintenance facilities, can have more lenient requirements.

Youth Council Draft Ordinance Discussion

Kevin Hicks, City Manager, said that staff would like more time to look at this ordinance before presenting and discussing it with the Council.

Mayor/Council/Manager Reports

Mr. Hicks provided an update regarding the opening of 13800 South which is set for October 28, The City will notify residents seven days in advance and Mr. Hicks emphasized that the publicizing efforts would be limited to the existing email list, with some individuals committed to sharing the information further.

Adjournment of Work Session

Councilmember McDougal **MOVED to adjourn the Work Session**. Councilmember McCay **SECONDED** the motion. Mayor Staggs called for a vote; the vote was as follows: Buroker-Yes, Haymond-Yes, McCay-Yes, and McDougal-Yes. The motion passed unanimously. The Work Session adjourned at 6:51 PM.

COUNCIL MEETING – 7:00 PM

Call to Order

Mayor Staggs called the Riverton City Council Meeting to order at 7:00 PM and conducted a roll call. Councilmembers Buroker, Haymond, McCay, and McDougal were present. Councilmember Pierucci was excused.

Prayer / Pledge of Allegiance

Councilmember Haymond offered the invocation and Chief Taylor 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 Buroker reported on the latest mosquito abatement updates, announcing that the season is officially over. Throughout the season, 614 acres were treated, with 3,482 traps inspected and 58 service requests completed. Additionally, she shared insights from the recent Unified Fire meeting, highlighting a presentation from the Utah Task Force regarding their deployment to assist with Hurricane Helene.

Councilmember McCay reported on a recent TRCC Board meeting where they discussed grants aimed at funding cities and nonprofits. Preliminary approvals have shown positive results for Riverton and neighboring cities, with the total available funding increased from $5 million to $6 million.

Councilmember McDougal recognized the efforts of Councilmembers to attend the Wasatch Front Regional Competition held at Riverton High School for bands across the state.

Councilmember Haymond thanked City staff for the Halloween Bash which was a big success.

Mayor Staggs expressed appreciation for the Council's work, noting that Councilmembers not only serve in their primary roles but also represent the City on various boards, including fire, mosquito abatement, county-wide boards, the sewer district, and sanitation district.

Mayor Staggs reported a groundbreaking ceremony had taken place for a new four-acre development site across the street from City Hall. This project was made possible through a collaboration with a developer after the City acquired additional property from UDOT’s expansion of Redwood. He also addressed an animal control matter, explaining that an animal that had been put up for adoption was discovered to already have an owner. After the adoptive resident chose to return the pet, it was reunited with its original owner.

Presentations

Lung Cancer Awareness Proclamation

Mayor Staggs presented the Lung Cancer Awareness Proclamation and encouraged all citizens to learn about lung cancer and early detection through lung cancer screening.

Riverton City Choice Awards for Excellence in Education

Councilmember Buroker presented the Choice Awards to students Alexis Larsen and Porter Degraaf and teacher Hiram Bertoch from Oquirrh Hills Middle School.

Councilmember McCay presented the Choice Awards to students Skye Gunderson and Uriel Tecuatl and teacher Stephanie Pritchett from South Hills Middle School.

Councilmember Haymond presented the Choice Awards to students Ramsey Burt and Trevor Garn and teacher Kendelle Olsen from Hidden Valley Middle School.

Historic Preservation Commission Presentation

Ben Behrmann, Historic Preservation Commission Chair, reported on the Commission's recent contributions including creating a historic display for the community center as part of the remodeling project, working on a Riverton history website, organizing and digitizing existing historical documents and artifacts, an oral history project and updating the City's historic homes register.

Emergency Preparedness Committee Presentation

Steve Merrill, Emergency Preparedness Committee Chair, provided an overview of the committee's activities and projects. He highlighted the Committee's ongoing commitment to educating residents on emergency preparedness and serving as a resource.

Consent Items

Mayor Staggs presented the following Consent Agenda:

a. Minute Approval: October 1, 2024.
b. **Resolution No. 24-93** – Authorizing a Purchase Order to be issued to Larry H. Miller Ford to purchase a 2024 Transit Cargo Van to replace the Water Department van that was involved in an accident;
c. **Resolution No. 24-94** – Performance Bond release for McNeil's Auto Combined (12975); and
d. **Resolution No. 24-95** – Authorizing Riverton City to Grant a Communications Network Easement to Verizon Wireless LLC, dba Verizon Wireless to Allow for the installation of Fiber Optic Line Connecting Their Facilities in the main Park to a Trunk Line located under Sanborn Drive at 3335 West.

Councilmember McCay **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, and McDougal-yes. The motion passed unanimously.

Public Hearing(s)/Action Items – N/A

Discussion/Action Items – N/A

Upcoming Meetings

a. November 12, 2024 - Work Session & City Council Meeting
b. December 3, 2024 – Work Session & City Council Meeting
c. January 7, 2025 - Work Session & City Council Meeting
d. January 21, 2025 – Work Session & City Council Meeting

CLOSED SESSION

Discussion of the character, professional competence, or physical or mental health of an individual

At 7:58 PM, Councilmember McDougal **MOVED** to convene in a Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Councilmember McDougal also moved to close the City Council meeting at the end of the Closed Session. Councilmember McCay **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, and McDougal-yes. **The motion passed unanimously**.

The meeting resumed in a Closed Session at 8:02 PM. Minutes for the Closed Session were taken and recorded and are now on file as a Protected Record.

Councilmember Buroker **MOVED** to adjourn the Closed Session at 8:43 PM. 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, and McDougal-yes. **The motion passed unanimously.**

Adjournment

As previously noted, Councilmember McDougal **MOVED** to adjourn the City Council meeting at the conclusion of the Closed Session. Councilmember McCay **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 8:43 PM.

Approved: CCM 11.12.24