Riverton City, Utah
CITY COUNCIL MEETING
Minutes
March 18, 2025

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
Josh Lee, Communications Director
Sheril Garn, Events and Operations Director
Stacie Olson, Assistant Public Works Director
Chief Wade Watkins, Unified Fire Authority

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 6:03 PM and conducted a roll call. Councilmembers Buroker, Haymond, McCay, and McDougal were present. Councilmember Pierucci joined via Zoom at 6:24 PM.

Discussion Items

Elected Officials Compensation

Kevin Hicks, City Manager, explained that while the City code currently ties elected officials' pay to the mid-grade of a Grade 20 position, this structure has resulted in a significant increase this year—just under 10%—based on benchmarking comparisons with other cities. He recommended that the pay adjustment structure be adjusted so that elected officials receive the same annual percentage increase as City staff through the budgetary process.

Mayor Staggs provided background on the 2019 code change that tied the mayoral salary to a percentage of the City Manager's salary and Councilmembers' salaries to 15% of that amount. The intent at the time was to recognize the significant time commitment required for the Mayor's role and to provide some level of compensation for Councilmembers, particularly given that participation on various boards often goes unpaid. He expressed appreciation for the previous decision and the current recommendation to remove the salary tie to Grade 20, instead aligning

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adjustments with the annual merit and cost-of-living increases (COLA) provided to City employees.

Councilmember Haymond expressed support for aligning elected officials' pay adjustments with those of City employees, stating that doing so would prevent the issue from becoming a recurring political debate. He emphasized that keeping compensation at a reasonable level ensures that individuals pursue elected positions out of a desire to serve the community rather than financial gain.

Councilmember McCay supported adjusting elected officials' pay in line with City staff but expressed concern about the disparity between the Mayor's salary and the Council's compensation. She pointed out that the Mayor currently earns 95% of the average salary for similar positions, while the Council earns 122%. Potential solutions included reducing Council pay, freezing it for a year, or allowing only the Mayor's salary to increase this year while shifting all future adjustments to match staff increases.

Councilmember Buroker agreed with adjusting elected officials' pay in line with City staff and supported holding the Council's salary for at least a year to allow other cities' salaries to catch up. She emphasized the importance of ensuring the policy is clearly defined to avoid repeating the discussion in the future.

Councilmember McDougal expressed support for aligning elected officials' pay adjustments with City staff and emphasized the importance of consistency, particularly since some officials also receive healthcare benefits. He supported holding the Council's salary for a year to bring it more in line while allowing the Mayor's salary adjustment to proceed.

Mr. Hicks asked each Councilmember to again nod if they were in support of this proposal. Councilmembers McCay, Buroker, Haymond and McDougal all agreed.

Traffic Calming and Congestion

Cary Necaise, Public Works Director, discussed the effectiveness of recently installed speed dips in two subdivisions. A study conducted before and after installation showed minimal impact on reducing speeds, with only a one-mile-per-hour decrease. The cost of installing each dip was around $9,000, and correcting them would involve chiseling out the concrete and repaving.

Mr. Necaise discussed traffic access issues on 12600 South, particularly concerns about residents exiting neighborhoods like Quail Lane near the Holiday gas station. The City's traffic committee reviewed the issue, and the City Engineer noted that UDOT is conducting an access management study for the area, spanning from Bangerter Highway to Herriman. The study aims to evaluate alternative routes, potential safety improvements, and possible median installations.

One proposed solution involved painting "Keep Clear" zones at key intersections to prevent vehicles from blocking exits. However, implementing these zones could shift congestion to other areas, particularly near Bangerter and Mountain View Corridor, potentially disrupting traffic light timing.

Jason Lethbridge, Development Services Director, noted that when the Parkside townhome community was approved, it was recognized that its access onto 12600 South would be temporary until Dutchman Lane was completed. The development agreement ties the road's construction to the second phase of the warehouse condos in the area, but that phase has not

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yet moved forward.

Councilmember McDougal acknowledged that the situation has left some residents isolated with limited ingress and egress options and discussed the possibility of funding and prioritizing the completion of Dutchman. He also explained that directing traffic toward signalized intersections should be a priority.

Councilmember McCay noted that the Parkside neighborhood has hundreds of households compared to nearby areas with fewer homes. She asked whether improvements should be triggered by factors like car counts and congestion levels rather than applying blanket policies to all neighborhoods. Given the significant number of petition signatures from Parkside residents, she felt that temporary relief was necessary until the Dutchman Lane connection was completed.

Mr. Lethbridge discussed UDOT's ongoing Access Management study, which is independent of the current issue but will provide important data on traffic patterns and prioritization for each intersection. The study aims to ensure that decisions are tailored to the needs of specific areas rather than applying a one-size-fits-all approach. The goal is to avoid making changes that could be eliminated once the road is under UDOT’s control.

Mayor Staggs expressed gratitude for legislative support noting that the City’s lobbyist, Rob Jolley, was able to secure funding from state legislators to cover the $4-5 million UDOT had previously claimed would be required for the jurisdictional transfer of 12600 South west of Bangerter Highway.

Councilmember Pierucci expressed agreement with Councilmember McCay's point about the issues with traffic flow onto 12600 South, while also recognizing the problems caused by blocked intersections. Although not everyone would obey "do not block intersection" signs, he acknowledged that some people would, which would alleviate challenges for residents. He pointed out that all traffic measures have impacts, but felt the proposed solution was reasonable and necessary to address the neighborhood's concerns.

Councilmember Buroker said she would like additional information to make this decision.

Councilmember McDougal expressed strong opposition to the proposed solution of painting “do not block” intersections, emphasizing that in his District, specifically the south side, faces far more traffic challenges than Parkside. He pointed out that residents in Parkside can easily take a right turn, drive down to the light, and access other routes, while those on the south side have no such option. He argued that allowing left-hand turns for Parkside would only exacerbate congestion and create more problems for the south side, which lacks adequate traffic flow options. He also referenced an earlier decision by a previous Council to install a light at Huron Road, which was not implemented as planned, leaving residents in their area underserved.

Mr. Necaise explained that the traffic assessment process involves an online form where residents can report issues, which are then reviewed by the City. If a study has been conducted in the last two years, residents receive a copy of that report, and if needed, a new study is scheduled, though there are limited resources, so requests are added to a waitlist. The committee responsible for reviewing these issues includes the city engineer, streets manager, traffic assessor, fire and police employees, the development director, and sometimes a traffic engineer consultant.

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Mr. Hicks summarized the stance of each Councilmember as follows: Councilmembers McCay and Pierucci were supportive of painting the road in front of Parkside, Councilmembers Buroker and Haymond needed more information and Councilmember McDougal was opposed.

Councilmember Buroker was supportive of removing the speed dips on Lampton View and asked about other methods to slow traffic. In response, Mr. Necaise said that improved enforcement, non-invasive measures like striping, and "choking" intersections, where roads are narrowed, are other options.

Councilmember McCay acknowledged that 49 families from the Parkside area had signed a letter expressing their concerns, in addition to those who spoke at the previous Council meeting. She pointed out that in her eight years on the Council, she hadn't heard similar concerns from residents on the north side of the street. She emphasized the importance of considering the concerns of the 49 families who had reached out, urging the Council to listen to their voices.

Wasatch Choice Vision Update

Mr. Hicks said that staff, along with some elected officials, have been working with the Wasatch Front Regional Council on their 50-year vision plan. One concern highlighted is the placement of a proposed Trax line, shown by a blue dotted line near Mountain View Village, which staff believes is in the wrong location. They are advocating for the track to follow a different path along 13200 South instead of along 13400 South, as planned. Another issue concerns the potential station near Real Stadium and the need to avoid private property, particularly the Eagle's Flight area. Additionally, two proposed parks, one 10-acre and one 16-acre, were not included in the vision and need to be added.

Councilmember Pierucci noted that while the idea of having a connection to the red line and the Point is a long-term vision, it's important to include ambitious plans in the vision and work towards making them a reality, even if they currently seem like a "pipe dream." The goal is to align funding and stakeholders over time to make these projects feasible.

Adjournment of Work Session

Councilmember Buroker **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, McDougal-Yes, and Pierucci-Yes. The motion passed unanimously. The Work Session adjourned at 6:50 PM.

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COUNCIL MEETING – 7:00 PM

Call to Order

Mayor Staggs called the Riverton City Council Meeting to order at 6:59 PM and conducted a roll call. Councilmembers Buroker, Haymond, McCay, and McDougal were present. Councilmember Pierucci joined via Zoom.

Prayer / Pledge of Allegiance

Josh Lee offered the invocation and Chief Taylor led the Pledge of Allegiance.

Citizen Comment

Mayor Staggs called for public comments;

Steve Proper explained that Comcast had submitted a letter regarding their intent to participate in the state's broadband program. He mentioned that the federal government had allocated $317 million in funds for the state of Utah, which will be distributed through the BEAD (Broadband Equity Access and Deployment) program. The program helps providers extend their services to unserved areas. Comcast is seeking the City's support through a letter to assist in their application for funding to expand services to approximately 100 homes or businesses in Riverton.

Darren Park urged the Council to reject two resolutions on staffing for Riverton's fire stations, arguing that while well-intentioned, they could be manipulated and create divisiveness by implying that certain areas of the City are less deserving of quality services. He emphasized that reduced staffing could lead to long-term costs, including injuries and increased insurance rates.

Ed Amano, a Riverton resident for 27 years and a Salt Lake City firefighter, emphasized the importance of maintaining the four-person staffing model for fire apparatus, citing it as an industry standard that ensures better service, safer operations, and improved life and property safety.

Dave Park spoke against the fire staffing resolutions for three key reasons: morale, safety, and service. He emphasized that a four-person crew boosts morale by ensuring sufficient staffing and support, allowing firefighters to trust that the City backs them. Regarding safety, he explained how the four-person crew ensures that each member can focus on their specific role, from monitoring equipment to addressing medical situations and managing fire emergencies.

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

Mayor/Council Reports

Councilmember Pierucci shared that the Jordan Valley Water Conservancy District Board of Trustees is currently going through its budgeting process, with discussions underway about potential rate increases and a property tax increase. He plans to argue strongly against the property tax increase but noted he may be in the minority on this issue.

Councilmember Haymond expressed gratitude to Mayor, Cary Necaise, and the Public Works

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Department for addressing a constituent's concern about a sidewalk trip hazard. The constituent was very grateful and impressed by the quick response.

Councilmember Buroker reported receiving feedback from residents who were frustrated with a flyer in the City utility bill, feeling it was too general and lacked sufficient information on what actions to take. She also emphasized the importance of boards, mentioning the Mosquito Abatement Board addressing rising pesticide costs due to new emerging viruses, and recognizing UFA Chief Watkins' promotion to Marshal Watkins, who will focus on community risk.

Councilmember McCay expressed enjoyment of the Hope Walk and cookie distribution at the high school, appreciating the positive atmosphere and how it benefits the community. She also attended the UFA meeting and expressed gratitude for the work done by the UFA team.

Councilmember McDougal mentioned that he is meeting with TransJordan to review the budget process and will relay any potential budget increases. He also emphasized the importance of educating residents about the economic efficiency of the City's fees as part of future budget discussions.

Mayor Staggs expressed appreciation for the Councilmembers' work on various boards, highlighting their roles in organizations like TransJordan, the water board, and UFA. He acknowledged the City's success in aligning utility fees, noting the lower fees in the valley for sanitation, water, and secondary water. Additionally, he mentioned the City's savings of around $25 million through its own fire and police districts, while still maintaining high-quality services. He also celebrated the success of securing funding during the legislative session, including $6.5 million for roadway improvements.

Presentations

Paige Gunther, Youth Council Scholarship Presentation

Mayor Staggs presented Paige Gunther with the Youth Council Scholarship.

Riverton City Choice Awards for Excellence in Education, Riverton High School

Mayor Staggs presented the Choice Awards to students Dane Slack and Allison Hansen and teacher Jason Weimer from Riverton High School.

Riverton City Choice Awards for Excellence in Education, Mountain Ridge High School

Mayor Staggs presented the Choice Awards to students Jackson Long and Miranda Carroll and teacher Jill Bodine from Mountain Ridge High School.

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Riverton Police Department Presentation

Chief Shane Taylor expressed gratitude toward the Sheriff for her support and partnership. He invited the Riverton Police Department (RPD) command staff to join him at the podium. He highlighted the dedication and hard work of the investigators, who identified a suspect in a homicide after countless hours of effort on a complex case.

Deputy Chief Troy Morgan acknowledged the assistance of the Salt Lake County Sheriff's Office in a complex homicide case from August 2024. The team's careful evidence collection and data analysis were crucial in identifying involved parties, facilitating the execution of multiple warrants, and providing valuable evidence. Sergeant Tyler Richman, Detective Rick Case, Detective Doug Lambert, Detective Jordan Schmidt, and Detective Darin Watrous received recognition.

Lieutenant John Arnoldsen recognized the Riverton Police Department's Detective Division, highlighting their efforts in solving the complex homicide case. The team, led by Sergeant Jeremy Wilson, included Detective Matt Schauerhammer, Detective Rob Snell, Detective Dallas Moser, and Detective Gavin Johnson. Their work provided closure to the victim's family and served the Riverton community, reflecting the high standards of the Riverton Police Department.

Mayor Staggs praised the dedication and professionalism of law enforcement, noting the wide range of scenarios they face daily, from domestic situations to serious crimes. He expressed heartfelt thanks to both local and county law enforcement officers for their tireless efforts and support in the community.

Consent Items

Mayor Staggs presented the following Consent Agenda:

a. Minute Approval: March 4, 2025;
b. **Resolution No. 25-15** – Warranty Bond Release for Cottages on Park Avenue Phase 2 (1868); and
c. **Resolution No. 25-19** – Performance Bond Release for Freddy's Frozen Custard (15350).

Councilmember Buroker **MOVED that the City Council approve the Consent Agenda.** Councilmember McCay **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

Resolution No. 25-17 – Amending the Municipal Fee Schedule for the 2024-2025 Fiscal Year

Nick Geer, Administrative Services Director, addressed the Council regarding the new agreement with Herriman to take over the shelter services previously provided by Stone Ridge. The contract with Stone Ridge will end at the end of the month, and the new agreement with Herriman includes different pricing. He explained that adjustments need to be made to the City's fee schedule to reflect those changes. The goal is to ensure the City is charging only to cover

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the actual costs being incurred.

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

Councilmember Buroker **MOVED that the City Council approve Resolution No. 25-17 – Amending the Municipal Fee Schedule for the 2024-2025 Fiscal Year.** 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.

Resolution No. 25-18 – Approving Amendments to the 2024-2025 Fiscal Year Budget

Mr. Geer explained that the budget amendment relates to a project that was originally scheduled for the next fiscal year but, based on input from staff, Councilmembers, and citizens, the proposal is to move it forward into the current year. He recommended that the budget be amended to allow the project to proceed this year.

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

Councilmember McCay **MOVED that the City Council approve Resolution No. 25-18 – Approving Amendments to the 2024-2025 Fiscal Year Budget.** 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.

Discussion/Action Items

Resolution No. 25-16 – Second Amendment Mountain View Place Development Agreement, SALT Development, Adjusting the Allowed Number of Residential Units to 288

Jason Lethbridge, Development Services Director, presented an amendment to the Mountain View Village Development Agreement, focusing on a residential phase of the project developed by Salt Development. Originally, the plan required retail space on the main floor of certain buildings, but after re-evaluating the site and consulting with the developer, it was determined to focus on residential units instead. The proposed change would convert a two-story retail space at the corner of a building into six additional residential units, making the building's appearance more cohesive and separating residential and commercial traffic. This adjustment would increase the total number of residential units from 282 to 288.

CenterCal, a partner in the project, has consented to these changes, and the Planning Commission has already approved the minor site plan amendment for the building's façade. The amendment before the Council is to formally adopt the Second Amendment to the Mountain View Village Development Agreement, which would allow for the addition of these six units. Mr. Lethbridge emphasized that the amendment is focused solely on this increase and does not involve any other major changes to the development.

Councilmember Haymond **MOVED that the City Council approve Resolution No. 25-16 – Second Amendment Mountain View Place Development Agreement, SALT Development,**

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Adjusting the Allowed Number of Residential Units to 288. 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. 25-20 – Unified Fire Authority Staffing Standards for Station 121 (3 or 4 Man Service)

Resolution No. 25-21 – Unified Fire Authority Staffing Standards for Station 124 (3 or 4 Man Service)

Mayor Staggs provided context for the ongoing budgetary discussion regarding fire service staffing levels, emphasizing that the conversation is not a critique of Unified Fire Authority (UFA) but rather an exploration of cost-saving measures. Initially, the City considered reducing staffing at Stations 121 and 124 from four-person to three-person crews, potentially saving up to $1 million. However, after receiving input from fire officials and community members, he acknowledged the importance of maintaining at least one four-person crew, given the specialized needs of hazmat and heavy rescue operations. The potential compromise of reducing staffing at one station instead of both could still yield approximately $500,000 in savings while preserving key emergency response capabilities. He also highlighted concerns about how staffing reductions could impact ambulance availability, noting that dropping to three-person crews at even one station could lead to the loss of an ambulance.

Mr. Hicks explained that the agenda included two resolutions regarding fire station staffing levels, with the expectation that a decision would be made on whether to maintain four-person crews or reduce staffing to three-person crews at one or both stations. The revised budget scenarios presented showed that if both stations transitioned to three-person crews, the City would see an estimated $800,000 savings. However, the discussion had shifted toward keeping Station 121 at four-person staffing while considering reducing Station 124 to three-person staffing, which would result in savings closer to $400,000. This adjustment could delay the need for a property tax increase by one to two years.

Councilmember Buroker expressed strong support for maintaining four-person staffing at both fire stations, emphasizing the City's responsibility to ensure robust public safety services.

Councilmember McDougal reassured the public that the discussion on fire department staffing was part of the City’s routine budget evaluations, not an effort to single out the fire department. He voiced his support for maintaining four-person staffing at both fire stations, while acknowledging the need to address rising costs and find ways to sustain services.

Councilmember Haymond expressed gratitude for the fire and police departments and their service to the community and said he supported maintaining four-person staffing at both fire stations.

Councilmember Pierucci reaffirmed the importance of these discussions, emphasizing that examining budgetary and staffing concerns is a necessary part of their role as elected officials. He expressed deep appreciation for the firefighters and the critical role they play in community safety.

Councilmember McCay voiced her support for maintaining current fire department staffing levels, emphasizing the importance of community safety and emergency response.

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Councilmember Buroker **MOVED that the City Council approve Resolution Nos. 25-20 and 25-21 – Unified Fire Authority Staffing Standards for Station 121 and 124 both at 4 Man Service.** Councilmember McCay **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.

Property Tax Education

Nick Geer, Administrative Services Director, provided an educational overview of property taxes, explaining that they serve as a stable revenue source for public services such as education and public safety. He outlined the three key components of property tax: the entity's budget, the taxable value of properties, and the tax rate, which is determined by dividing the budget by the taxable value. Riverton does not have a general property tax but has two taxing entities—the Riverton Law Enforcement Service Area (RLESA) and the Riverton Fire Service Area (RFSA)—each receiving about 11% of property tax revenue.

Mr. Geer addressed common misconceptions about property tax increases, explaining that the certified tax rate is determined annually by the county auditor based on prior-year tax revenue, adjusted for new growth. He demonstrated how property tax amounts remain stable despite property value fluctuations and that revenue only increases through new growth or a Truth in Taxation process. A five-year trend showed Riverton's property tax budget growing from $5.8 million to $6.5 million due to new growth, while the tax rate declined as property values rose.

Upcoming Meetings

a. April 1, 2025 – Work Session & City Council Meeting
b. April 15, 2025 - Work Session & City Council Meeting
c. May 6, 2025 – Work Session & City Council Meeting
d. May 20, 2025 – 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 8:39 PM.

Approved: CCM 4.1.25

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