

**Riverton City, Utah**  
**CITY COUNCIL MEETING**  
**Minutes**  
**April 15, 2025**

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

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**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 - excused  
Ryan Carter, City Attorney  
Cary Necaie, 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  
Fire Marshal Wade Watkins, Unified Fire Authority

**Mayor and Council Informal Meeting – 5:00 PM**

**WORK SESSION – 5:30 PM**

**Call to Order**

Mayor Staggs called the Work Session to order at 5:36 PM and conducted a roll call. Councilmembers Buroker, Haymond, McCay, McDougal and Pierucci were present.

**General Plan Discussion with the Planning Commission**

Planning Commissioners in attendance included: Shelly Cluff, Darren Park, Troy Rushton, Chris Knudsen and Evan Matheson.

Jason Lethbridge, Development Services Director, provided an overview of the City's General Plan and its significance in guiding long-term land use decisions. He emphasized that the most critical and functional tool in the General Plan is the land use map, copies of which were distributed to those present.

Mr. Lethbridge explained that Riverton's original General Plan dates back to 2001 and has been updated every five years, as required by state law. The City will be updating its transportation master plan concurrently, working with a consultant on traffic modeling and technical aspects. He noted that Riverton is approaching buildout and the focus is now on remaining undeveloped parcels and potential redevelopment areas.

Councilmembers and Planning Commissioners discussed various areas throughout the City and

considered potential land use changes. These discussions will continue in the coming months as the City explores options for amending the General Plan.

### **Adjournment of Work Session**

Councilmember Pierucci **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 6:56 PM.

### **COUNCIL MEETING – 7:00 PM**

#### **Call to Order**

Mayor Staggs called the Riverton City Council Meeting to order at 7:03 PM and conducted a roll call. Councilmembers Buroker, Haymond, McDougal and Pierucci were present. Councilmember McCay joined via Zoom.

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

Councilmember Pierucci offered the invocation and Councilmember Haymond 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 Haymond reported attending the Association of Municipal Councils meeting, where a review of recently passed state legislation was conducted and noted several items that will impact cities and should be monitored.

Councilmember Buroker conveyed appreciation for the improvements made to the kitchen at Fire Station 121.

Councilmember McCay – No Report.

Councilmember Pierucci reported being the sole dissenting vote at the Jordan Valley Water Conservancy District meeting regarding the tentative budget approval and said the District is expected to implement an 11% property tax increase this year. He also attended the launch of the Comcast RISE grant program hosted by the South Valley Chamber of Commerce. He expressed appreciation to City staff and the Mayor for organizing the ribbon-cutting event for new bus routes and shared excitement for future transit investments.

Councilmember McDougal expressed appreciation to staff for their efforts in organizing the City's cleanup day and providing dumpsters for residents. He noted the event's consistent popularity and effectiveness, calling it one of the most successful initiatives.

Mayor Staggs expressed support for the new bus routes, calling them a step in the right

direction toward transit equity. While the new routes mark progress, he emphasized that more improvements are needed and encouraged residents to make use of the transit options to justify further investment.

Additionally, Mayor Staggs mentioned the upcoming ribbon cutting for the Green Well project, noting that it had been three years in the making. The project is expected to save the County \$100,000 annually in golf course irrigation costs and save the City hundreds of thousands by reactivating the well through a nano-filtration process. Congressman Owens and County Mayor Wilson are scheduled to speak at the event.

## **Presentations**

### **Arbor Day Proclamation**

Mayor Staggs read the Arbor Day Proclamation and designated April 25 as Arbor Day in Riverton, continuing an annual tradition.

### **Two Lights for Tomorrow Day Proclamation**

Mayor Staggs recognized “Two Lights for Tomorrow Day,” an initiative commemorating the 250th anniversary of Paul Revere’s ride and the events leading up to the signing of the Declaration of Independence and thanked Councilmember McCay for bringing the initiative to the City’s attention.

### **Miss Riverton Royalty Presentation**

Mayor Staggs introduced and recognized the newly crowned Miss Riverton royalty from the recent scholarship pageant. Olivia Dibble was named Miss Riverton 2025, with Loren DeGraaff as first attendant and Jane Rutherford as second attendant.

### **Legislative Update**

Rob Jolley, RRJ Consulting, provided an overview of the recent legislative session, noting that a record-setting 959 bills were introduced, with 582 passing—second most ever. Specific to Riverton, he highlighted House Bill 502, sponsored by Representative Jordan Teuscher, which included two major transportation appropriations:

\$2.5 million for improvements to 2700 West between Bangerter Highway and 13400 South, and

Approximately \$2.75 million for UDOT to assume jurisdiction over 12600 South, potentially relieving the City of the need to contribute additional funding.

He also cautioned the City about increasing scrutiny and resistance from Salt Lake County and school districts regarding Community Reinvestment Areas (CRAs) and tax increment financing. Regarding housing, he explained that despite many proposals being discussed, few passed during this session due to legislative leadership opting to observe the impact of previous housing reforms.

Councilmember McDougal raised concerns about the State’s broad approach to zoning reform, noting that many recent housing bills appear to seize local authority by mandating higher

densities and smaller lot sizes. He emphasized that Riverton has already approved substantial high-density and affordable housing projects—more than many neighboring cities—and questioned why such efforts weren't being considered in the State's policy direction.

Mr. Jolley acknowledged the concern, explaining that multiple influential groups—such as the Utah Realtors, Home Builders Association, and Utah Property Rights Coalition—are actively pushing for mandatory zoning reforms, including statewide minimum and maximum lot sizes. Governor Cox supports many of these efforts, which adds to the pressure. However, Senate President Stuart Adams and House Speaker Mike Schultz have so far resisted such mandates, believing most cities are making genuine efforts to address the housing shortage.

### **Riverton Police Department Presentation**

Chief Shane Taylor introduced the Riverton Police Department's newest K-9 officer, a dog named Atlas. He presented the department's monthly statistical report, highlighting key metrics such as calls for service, response times, arrest numbers, and notable incidents. He emphasized ongoing efforts to maintain public safety and discussed trends the department is monitoring.

### **Consent Items**

Mayor Staggs presented the following Consent Agenda:

- a. Minute Approval: April 1, 2025;
- b. **Resolution No. 25-23** – Authorizing Riverton City to Execute an Interlocal Cooperation Agreement with Salt Lake County on Behalf of the County Clerk's Election's Division for Municipal Elections;
- c. **Resolution No. 25-24** – Warranty Bond Release for Riverton Cove (5251);
- d. **Resolution No. 25-25** – Approving an Amendment to the Riverton City Personnel Policies and Procedures Manual; and
- e. **Resolution No. 25-26** – Warranty Bond Release for Mountain Ridge Phase 19 (13535).

Councilmember Haymond **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. 25-12 – Amending the Commercial Architectural Standards in Sections 18.65.060, 18.70.060, 18.75.050,, 18.80.060, 18.85.040, 18.100.060, and 18.215.030 of the Riverton City Code**

Jason Lethbridge, Development Services Director, presented proposed updates to the City's commercial architectural standards, focusing specifically on the exterior appearance of buildings. These changes have been discussed in prior Council work sessions and reviewed in detail by the Planning Commission. The current standards, which rely on a rigid checklist of required design elements, have become too inflexible as Riverton has grown and developed

more diverse commercial projects. Some proposed buildings that fit well within their surroundings couldn't meet the strict checklist, while others met only the minimum requirements without delivering quality or cohesive architecture. Outdated references, such as "turn-of-the-century" design themes, and a lack of provisions for redevelopment further highlighted the need for revision.

The proposed amendments aim to modernize and standardize design expectations across all commercial zones while allowing more flexibility for thoughtful, context-sensitive architecture. The updates also address outdated language and improve alignment with current city and state codes. Although the redlined code in the packet appeared extensive, Mr. Lethbridge explained that the changes are largely consistent across different sections of the code, making the overall revisions less dramatic than they may seem at first glance.

Councilmember Haymond raised a concern regarding whether the updated commercial design standards would require costly architectural treatments on the rear of buildings—even when those sides aren't visible from public roads. In response, Mr. Lethbridge clarified that the updated code includes a requirement for "four-sided architecture," but that does not mean all sides must receive equal treatment. Instead, it ensures that no side is completely neglected, especially in situations where rear façades face residential areas. There is built-in flexibility, allowing the Planning Commission to use discretion based on context. He emphasized that in past applications, they have not required rear sides to match front elevations in quality, especially when visibility is minimal, but they have expected a basic level of architectural consideration.

Councilmember Buroker shared that the volume and complexity of the proposed architectural code updates caused confusion and anxiety, making it difficult to understand their impact. After reviewing a Planning Commission meeting, she felt that discussions—such as the percentage of glass required—lacked clear justification, while conversations about newer metal materials were more helpful. She appreciated that the ordinance requires commercial buildings to include at least two design elements that tie into surrounding properties, offering flexibility without losing visual cohesion.

Councilmember McCay raised concerns about the strength of language requiring "equal architectural design consideration" for all sides of a building, suggesting it be softened to allow flexibility, particularly for less visible areas like building rears. Emphasizing the need for Riverton to remain business-friendly, she voiced concerns that requiring rear façades to match front façades could impose unnecessary costs. She also questioned restrictions like the 50% glass cap and the prohibition of visible mechanical equipment, arguing that features like glass can enhance aesthetics and natural light, and equipment at the back of a building may not always need screening.

Councilmember Pierucci expressed support for simplifying and modernizing the City's architectural standards, emphasizing flexibility and clarity in the process. While he didn't have strong objections to elements like the percentage of glass allowed, he acknowledged that others might have more invested opinions. Ultimately, he supported the ordinance as a step in the right direction and was open to either approving it or having staff refine it further and return with revisions in a few weeks.

Mayor Staggs called for public comments; no public comment was made, however Mayor Staggs left the Public Hearing open for the May 6, 2025 City Council Meeting.

Councilmember McDougal **MOVED that Ordinance No. 25-12 – Amending the Commercial Architectural Standards be TABLED to the May 6, 2025 City Council Meeting.**

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.

**Ordinance No. 25-13 – Text Amendment amending Sections 18.45.050; 18.50.050; 18.53.050; 18.55.050; 18.57.050 and 18.60.050 of the Riverton City Code relating minimum parcel size for multi-family developments. Amendments proposed by Riverton City**

Mr. Lethbridge clarified that the proposed amendment does not automatically rezone property once a minimum acreage threshold is met. Instead, it sets a baseline requirement for when a rezoning application can be submitted. Any rezone would still be subject to the General Plan and site-specific context.

Councilmember Pierucci asked for clarification regarding how much undeveloped land in the City is currently zoned for multi-family use, specifically RM-8. Mr. Lethbridge confirmed the General Plan includes areas designated for future multi-family development, all existing multi-family zoning has occurred in response to specific proposed projects, and no such zoned land remains undeveloped at this time.

Councilmember McDougal asked how the proposed code changes would affect projects that have already received zoning approval but have not yet been developed. Mr. Lethbridge confirmed that if a project has been approved but remains undeveloped, the property owner could return and submit a new application under the updated code standards.

Councilmember McDougal also raised concerns about how Riverton’s proposed reduction in minimum acreage requirements for multi-family development compares with similar cities and what message it sends. Mr. Lethbridge responded that approaches vary widely: some cities, like Herriman, have eliminated minimums to encourage growth, while others prefer larger projects to ensure sustainability with infrastructure and open space. The proposed changes—such as allowing 0.8-acre projects along major roads—signal a philosophical shift toward accommodating smaller developments, which could result in more fragmented projects lining those corridors.

Councilmember Buroker expressed concern about the perceived urgency behind proposed reductions in minimum acreage requirements for multi-family developments. She questioned the need to significantly lower thresholds—such as from five acres to two, or two acres to 0.8—especially given constraints like UDOT access and the risk of creating a piecemeal appearance along major roads. She indicated support for a more measured approach, suggesting a reduction from five to three acres for RM-8 zoning as a reasonable compromise and proposed holding off on any further changes until additional discussion could take place.

Councilmember Pierucci emphasized that the proposed changes to minimum acreage requirements should be viewed as a tool to provide flexibility rather than a mandate for increased small-scale development. He argued that the changes would not automatically lead to piecemeal development but would simply allow the Council discretion to evaluate whether smaller projects make sense on a case-by-case basis.

After further discussion between the Council and staff, a consensus emerged around reducing the RM-8 minimum from five to three acres while leaving other standards unchanged for now.

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

Councilmember McDougal **MOVED** that the City Council adopt Ordinance No. 25-13 – Text Amendment amending Section 18.50.050 to a 3-acre minimum and Section 18.55.050 to 3-acre minimum and leaving all other terms the same of the Riverton City Code relating minimum parcel size for multi-family developments. 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.

**Ordinance No. 25-14 – Amending Riverton City Code Section 18.135.200, Temporary Commercial Uses, Addressing Temporary Commercial Uses on Residential Property, Amendments Proposed by Riverton City**

Mr. Lethbridge presented a proposed amendment to allow temporary commercial uses—such as fireworks stands and Christmas tree lots—on vacant, undeveloped residential parcels with direct access to major roads, while continuing to prohibit them on residential lots with homes or on interior streets. These uses would be limited to seasonal, holiday-related sales and still require a conditional use permit (CUP), which opens the process to public input but obligates approval if conditions are met. The Planning Commission supported the draft with the CUP requirement.

Councilmember Haymond expressed concern about overregulating private property, particularly in cases where individuals want to use their land for small-scale, temporary sales like fruit stands. Mr. Lethbridge clarified that the current draft only applies to *undeveloped residential properties* along major roads and is limited to *holiday-related sales* like Christmas trees and fireworks. However, he noted the language is flexible and could be amended to allow broader uses—such as fruit or shaved ice stands—if the Council desires, though those types of uses have been rare and are typically set up in commercial parking lots.

Mayor Staggs discussed whether it's worth requiring a \$275 fee and a 14-day notice period for a Conditional Use Permit (CUP) when such uses are often automatically approved if they meet the criteria. He suggested removing the CUP requirement entirely, instead allowing the use by right if parameters are met.

Ryan Carter, City Attorney, pointed out that a Conditional Use Permit (CUP) provides a quick way to address issues, as it allows the City to remove the use if the applicant violates terms or conditions. While other remedies exist, he noted that CUP revocation is faster and more direct. He recommended that instead of approving the ordinance as it stands, staff should bring it back for further review and adjustments, ensuring consistency and addressing potential unintended consequences before moving forward.

Mayor Staggs called for public comments; no public comment was made, however Mayor Staggs left the Public Hearing open for the May 6, 2025 City Council Meeting.

Councilmember Pierucci **MOVED** that Ordinance No. 25-14 – Amending Riverton City

**Code Section 18.135.200, Temporary Commercial Uses, be TABLED to the May 6, 2025 City Council Meeting.** 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.

### **Upcoming Meetings**

- a. May 6, 2025 – Work Session & City Council Meeting
- b. May 20, 2025 – Work Session & City Council Meeting
- c. June 3, 2025 - Work Session & City Council Meeting
- d. June 17, 2025 – Work Session & City Council Meeting

### **Adjournment**

Councilmember McDougal **MOVED** to adjourn the City Council meeting. Councilmember Haymond **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 9:01 PM.

Approved: CCM 5.6.25