

Riverton City, Utah
CITY COUNCIL MEETING
Minutes
May 6, 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 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

Utah Hockey Club Practice Facility Tour (South Town Mall) – 4:00 PM

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 joined via Zoom.

Discussion Items

Sanitation Self-Provide

Before addressing sanitation and self-hauling analysis, Mayor Staggs proposed ending curbside recycling and noted the contract with Waste Management requires a six-month notice, meaning the earliest cancellation would be in January. To help frame the discussion, he shared a short video that a resident had sent, offering perspective on the topic.

Mayor Staggs suggested shifting to a regional recycling model that emphasizes aluminum and paper rather than plastics. Data from Waste Management showed that only about 8% of the City's waste is recycling material, and around 20% of that is contaminated and ends up in the landfill—leaving only roughly 6% actually being recycled. He supports cutting curbside recycling while maintaining budget neutrality and avoiding a rate increase that would be necessary to

continue the program.

Councilmember Buroker expressed agreement that it's difficult to justify continued plastic recycling and emphasized the importance of a strong communication plan before a final decision is made. She stressed that eliminating curbside recycling is a politically sensitive issue, and residents need clear, thorough education to understand the reasoning behind the change.

Councilmember McDougal voiced strong support for eliminating curbside recycling, citing financial unsustainability and environmental inefficiency. He emphasized that continuing to fund the program from the general fund diverts money from other priorities, and increasing fees for a service that yields little real-world benefit is unjustifiable. He stressed that the landfill captures methane to generate power, framing it as a responsible alternative.

Councilmember McCay offered a contrasting view, expressing support for keeping the curbside recycling program. She advocated for an opt-in or opt-out model after the current contract expires in 2028, allowing more committed residents to continue recycling while reducing contamination. She noted that 72% of residents had previously expressed support for recycling and cautioned that eliminating it might not actually save residents money if they end up needing additional trash bins.

Councilmember Haymond emphasized that no matter what decision is made regarding recycling, clear and extensive communication with the public is essential. He acknowledged that for many residents, recycling has become a deeply ingrained belief system, shaped by decades of messaging that frames it as critical to saving the planet. Because of this, any change could feel deeply personal or even offensive to some. He reiterated that the success of any policy change depends on how well it is communicated, calling for collaboration with the City's Communication Department to ensure residents are fully informed about the realities and financial implications of maintaining the curbside recycling service.

Councilmember Pierucci voiced concern that under the current proposal, residents would effectively lose a service (recycling pickup) but continue to pay the same rate. He characterized this as a "hidden fee increase" and recommended exploring the financial impact of reducing the monthly fee by a few dollars if recycling is eliminated, suggesting that the public might be more receptive to the change if it's paired with a cost reduction.

Kevin Hicks, City Manager, responded to the suggestion of lowering the monthly fee once recycling is discontinued. He clarified that the Mayor's proposed budget already avoids a fee increase by subsidizing the sanitation fund with approximately \$300,000 from the General Fund. Because the City must give six months' notice before halting recycling, both trash and recycling services would continue during that time, which limits the ability to immediately reduce rates. He noted that if the Council chose to lower the monthly fee after recycling ends, it would likely only last for about six months before needing to raise it again due to inflation and other cost pressures beginning the following July.

Councilmember Pierucci asked how long eliminating curbside recycling would delay the need for another sanitation fee increase. Mr. Hicks responded that, while they hadn't done a detailed financial projection, their rough estimate was that it would postpone further increases by about two years. After that, additional increases would likely be needed due to inflation and rising contract costs. Mr. Hicks also clarified that the Mayor's current budget proposal includes a \$2.50 monthly fee increase, with smaller cost-of-living adjustments expected in subsequent years. Removing recycling would avoid that immediate increase and allow the City to delay

future ones temporarily.

Mr. Hicks explained that the Mayor's budget includes a regional recycling option, which would place recycling containers at each of the City's 33 parks. The cost estimate for this program is \$50,000 for half a year, based on feedback from a hauler, though the actual cost would need to be confirmed through a bidding process.

Mr. Hicks reported that diversion rate for recycling in early 2025 has increased to 10%, up from 8% in 2024, indicating that more residents are participating in recycling, even with the audits in place. The City's glass recycling program, which incurs no additional cost for the City, is based on two pickups at designated locations. However, expanding this service would likely result in extra charges.

Per Councilmember Buroker's request, staff agreed to prepare a detailed communication plan regarding recycling by the next Council meeting.

Mr. Hicks explained that, at a high level, he had compared the City's sanitation costs to a neighboring city that handles its own waste hauling and found their projected expenses to be very similar—slightly lower, in fact. However, the analysis showed that the City still could not afford to self-haul under current revenue levels and would need to raise fees for residents. The pro forma included roughly \$5.5 million in startup costs for trucks and facility upgrades, such as a truck bay and wash station. He confirmed the \$5.5 million startup cost includes financing estimates for trucks and facility improvements, with vehicle debt structured based on the useful life of each truck (3–7 years) and the bond for building improvements estimated at 20 years with a \$240,000 annual payment. The pro forma did not include rate increases in FY26 or FY27, focusing instead on expense projections. He also noted that while no trucks would be replaced in year one, best practices would suggest replacing one truck annually starting in year three, at a cost of around \$385,000–\$400,000 each. A decision is needed within the next six months to start procurement, as truck lead times are close to two years.

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, McDougal-Yes, and Pierucci-Yes. The motion passed unanimously. The Work Session adjourned at 6:55 PM.

COUNCIL MEETING – 7:00 PM

Call to Order

Mayor Staggs called the Riverton City Council Meeting to order at 7:02 PM and conducted a roll call. Councilmembers Buroker, Haymond, McCay, and McDougal were present. Councilmember Pierucci joined via Zoom.

Prayer / Pledge of Allegiance

Sheril Garn offered the invocation and Fire Marshal Watkins led the Pledge of Allegiance.

Citizen Comment

Mayor Staggs called for public comments;

Abigail Patanai, a resident of the Parkside community, expressed ongoing frustration with traffic issues at 12600 South and approximately 4200 West. She highlighted that entering and exiting the community is difficult due to vehicles blocking the intersection. She described unsafe driving behaviors caused by traffic congestion, including vehicles driving around queues and near-collisions.

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

Mayor/Council Reports

Councilmember Pierucci shared that he had recently attended an event announcing Comcast's new small business grant program. The program offers financial support as well as resources such as marketing and advertising assistance. He noted this opportunity is particularly meaningful for Riverton, which has seen over 700 new small businesses launch in the past three years.

Councilmember Haymond reported that the primary issue currently facing the Jordan Basin Water Reclamation District is the need for a plant expansion. The facility is already operating beyond its capacity, requiring excess flow to be redirected to other treatment plants farther north along the Jordan River. The District is beginning a research and design phase over the next two years, with construction anticipated to begin around 2028 and the expanded plant expected to be operational by 2030 or 2031.

Councilmember Buroker reported attending two all-day sessions focused on air quality and water conservation. She also highlighted a successful community safety event hosted at Intermountain Riverton Hospital, coordinated in partnership with the City, the Riverton Police Department, and UFA, which was well attended by over 100 residents. Lastly, she informed the Council of Senate Bill 215, which mandates that all cities adopt an inter-facility transfer contract for non-emergency medical transfers—typically from long-term care facilities to hospitals.

Councilmember McCay reported attending the Utah League of Cities and Towns conference in St. George, noting it featured many valuable classes and learning opportunities. Additionally, she participated in the Raising Cane's ribbon-cutting event earlier that morning, describing it as the largest ribbon cutting she had seen, complete with giveaways, Mountain Ridge cheerleaders, and Cosmo from BYU.

Councilmember McDougal had no formal report but took a moment to thank Councilmember Haymond for stepping in and effectively resolving a sewer issue that had arisen in his District.

Mayor Staggs reported on several updates, including the launch of two new UTA bus routes that improve Riverton's transit access, and the reactivation of the Green Well using a new nano-filtration plant funded by a \$3 million County contribution, which will save the County around \$100,000 annually. He also presented the proposed FY 2025–2026 budget totaling about \$70 million, supporting 170 full-time employees with no recommended increases to property taxes or utility fees. He highlighted Riverton's continued fiscal conservatism, noting \$25 million in cumulative public safety savings since transitioning from County services, and invited residents to review the budget and provide feedback before final adoption in June.

Presentations

National Peace Officer Memorial Day and National Police Week Proclamation

Mayor Staggs proclaimed May 11–17 as National Police Week in Riverton and May 15 as Peace Officer Memorial Day. He encouraged residents to honor and appreciate the sacrifices made by police officers and other first responders.

Riverton Choice Awards for Excellence in Education – Rosamond Elementary

Councilmember Buroker presented the Choice Awards to students Jackson Worthington and Halle Anderson and teacher Bethany Hillary from Rosamond Elementary.

Recognition of Richard Maxfield, Korean Ambassador for Peace Medal

Mayor Staggs recognized Richard Maxfield, a 92-year-old Riverton resident and Korean War veteran, who was recently honored with a medal from the Korean ambassador.

Riverton Community Arts Presentation

Scott Reid, Chair of Riverton Community Arts, gave a presentation highlighting the organization's events and volunteer contributions over the past year. He also reviewed recent improvements, notable purchases, upcoming goals, and the organization's budget and funding needs.

Consent Items

Mayor Staggs presented the following Consent Agenda:

- a. Minute Approval: April 15, 2025;
- b. Set Public Hearing Dates regarding the Tentative Budget for Fiscal Year 2025-2026 - **June 3, 2025 and June 17, 2025 at 7:00 PM**
Set Public Hearing Date regarding the proposed Municipal Fee Schedule for Fiscal Year 2025-2026 - **June 3, 2025 at 7:00 PM**
Set Public Hearing Date regarding the proposed Compensation for Elective and Statutory Officers for Fiscal Year 2025-2026 - **June 3, 2025 7:00 PM**
Set Public Hearing Date regarding the proposed Compensation for Executive Officers and City Attorney for Fiscal Year 2025-2026 - **June 3, 2025 7:00 PM**
Set Public Hearing Date regarding the City's intent not to charge itself for any Riverton provided utility services (Culinary Water, Secondary Water, Sanitation, and Stormwater) used for municipal purposes - **June 17, 2025 at 7:00 PM**
Set Public Hearing Date regarding the Final Amended Budget for Fiscal Year 2023-2024 - **June 17, 2025 at 7:00 PM**
- c. Resolution No. 25-27 – Approving Riverton City's Entry into an Interlocal Agreement for the Mutual Aid of Municipalities in the Event of Cyberattack.

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

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.

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

Mayor Staggs called for public comments; there were no comments made. Mayor Staggs left the Public Hearing open for the May 20, 2025 City Council Meeting.

Councilmember Buroker **MOVED to TABLE Ordinance No. 25-12 – Amending the Commercial Architectural Standards to City Council Meeting on May 20, 2025.** 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.

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

Jason Lethbridge, Development Services Director, explained that this amendment would allow temporary commercial uses on vacant, undeveloped residential properties that have direct access to major roadways, as defined in City code (e.g., Redwood Road, 12600 South). Based on prior Council feedback, the updated draft restricts access for such uses to major roads only, unless existing conditions prohibit it, in which case limited exceptions apply. The amendment also includes references to the City's temporary commercial lighting standards. The Planning Commission recommended approval, and staff likewise recommended adoption with the incorporated changes.

Councilmember Haymond asked whether the proposed ordinance included protections for nearby primary residences and whether temporary commercial uses must be fully self-contained. Mr. Lethbridge confirmed that yes, parking and access must be fully contained on the temporary use property, with no spillover onto side streets. Councilmember Haymond also raised concerns about fireworks stands and large-scale storage of explosives. Mr. Lethbridge responded that while the City code does not specifically regulate fireworks storage, any fireworks operation is subject to permitting and inspection by Unified Fire Authority (UFA), which enforces applicable fire safety codes.

Mayor Staggs called for public comments;

Jay Salter spoke in opposition to a potential firework stand on vacant lots located off Christian Way near Redwood Road, citing several concerns. He noted the area's existing traffic challenges, including limited egress options that would likely become further congested with the addition of temporary commercial activity. He described the general state of the property—citing makeshift fencing and poor upkeep—as a burden on surrounding neighbors, and asked the Council to carefully consider whether allowing a commercial use at this location would be appropriate or beneficial to the community.

Gary Exeter raised several concerns regarding the proposed ordinance allowing temporary commercial uses on vacant residential properties. He questioned whether any studies had been conducted to assess potential crime impacts associated with bringing such businesses into neighborhoods. He also asked who would be responsible for enforcing parking regulations if issues arise.

Todd Wartman shared concerns about the proposed ordinance based on past experiences with the property owner in question. He expressed concern that the ordinance might incentivize the owner to avoid fully developing the property, instead opting to continue seasonal sales such as trees, fireworks, or pumpkins indefinitely—similar to what has occurred at the owner's other location. He urged the Council to consider limiting where such uses can occur to protect nearby residents from ongoing negative impacts.

Shawn Taylor expressed support for protecting private property rights and emphasized the importance of allowing property owners to pursue opportunities on their land, provided their actions do not negatively impact neighbors.

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

Mr. Lethbridge clarified that a permit is still required for temporary commercial uses on residential properties, issued through the Planning Department and subject to additional permitting from Unified Fire. He emphasized that permits can be revoked if violations occur, and that the City has not seen significant crime issues associated with these uses. The intent is to balance private property rights with community impacts, and enforcement mechanisms are in place to protect nearby residents.

Councilmember McDougal highlighted that while the ordinance sets general rules, the permit process includes an opportunity for site-specific concerns to be addressed. He expressed support for the ordinance but stated a preference for maintaining the 60-day limit on permits, citing the potential disruption such uses can cause to neighbors, and noting that most seasonal operations—such as tree lots or fireworks stands—fit within that time frame.

Councilmember Pierucci agreed that the ordinance strikes a good balance between protecting private property rights and ensuring community input on specific permit applications.

Councilmember Buroker acknowledged the potential benefits of the ordinance but voiced reservations about the ability to enforce compliance, especially given the track record of the property owner in question. She also noted that 60 days may not be enough time for code enforcement to produce meaningful behavior change.

Councilmember Haymond **MOVED to TABLE Ordinance No. 25-14 – Amending Riverton City Code Section 18.135.200.** Councilmember Buroker **SECONDED** the motion.

Councilmember Pierucci offered a substitute motion and **MOVED to adopt Ordinance No. 25-14 – Amending Riverton City Code Section 18.135.200, Temporary Commercial Uses, Addressing Temporary Commercial Uses on Residential Property.** Councilmember McDougal **SECONDED** the motion. Mayor Staggs called for discussion on the motion. Councilmember McDougal emphasized the importance of not delaying the ordinance for a single resident's non-compliance. He pointed out that the ordinance is intended to address the

City at large, particularly with events like the Fourth of July approaching. He encouraged residents to take advantage of the Planning Commission process, where they can raise concerns about properties not in compliance with City codes. He stressed that the Planning Commission has the authority to deny permits based on non-compliance with existing codes, ensuring that residents' concerns can be addressed without holding up the broader ordinance.

Mayor Staggs called for a roll-call vote. The vote was as follows: Buroker-no, Haymond-yes, McCay-yes, McDougal-yes and Pierucci-yes. The motion passed with a 4 to 1 vote.

Ordinance No. 25-15 – DAI Development Agreement, Amending Zoning from R-3 to C-R Uses limited to Storage Units, and Preliminary Site Plan Approval for Approx. 5.63 acres Located at 12270 South 4000 West. Applicant-Krisel Travis and Joe Salisbury representing DAI Utah

Mr. Lethbridge explained that the proposed development, located off 4000 West and north of 12600 South, is a storage facility with outdoor vehicle storage, replacing an undeveloped, platted residential subdivision from 2006. The property, which has remained dormant due to legal challenges and the recession, is now being considered for development. The applicant's proposal includes two existing homes that will remain and one lot to be retained for future development. The zoning would be changed to commercial regional (CR) but limited to the specified storage facility uses. Architectural standards and building height limitations are set within the development agreement, and improvements such as curb, gutter, and sidewalk would be made along the frontage.

Mr. Lethbridge said that a traffic study confirmed that the proposed development would not generate more traffic than a residential development, and no changes to the road's right of way are required. The applicant's proposal includes fencing and architectural elements that aim to blend with the surrounding area, including residential properties. The Planning Commission has reviewed the project in multiple meetings, ensuring it aligns with the community's needs while providing commercial benefits. The development agreement includes several conditions to ensure the project adheres to the outlined standards and fits appropriately within the neighborhood.

Mr. Lethbridge noted that the proposed development includes several exceptions to City code, including the removal of a required landscape buffer along the northeast property line, due to the mature landscaping at the adjacent LDS church and the applicant's commitment to an eight-foot fence. The setback for two buildings on 4000 West is reduced from 40 feet to 36 feet, with support from the property owner and the Planning Commission, as the buildings will remain single-story. Additionally, a unique signage tower is proposed, replacing the standard pole sign, as the current sign code doesn't account for this design. These exceptions were reviewed and approved by the Planning Commission, which recommended the development with a condition to clarify building heights, now addressed in the agreement.

Councilmember McDougal expressed support for the development, appreciating the design and acknowledging the circumstances that led to this solution rather than the originally planned third-acre lots from 2008. He noted that the two-story buildings would not exceed the height of two-story homes and praised the aesthetic value of the proposed signage. However, he raised concerns about the need for a zoning change in the development agreement, fearing that, in 15 years, the zoning could revert and allow for other uses. He recommended removing the zoning change and approving the project solely for self-storage to ensure it remains dedicated to that

use beyond the 15-year period.

Ryan Carter, City Attorney, acknowledged the concern about the long-term use of the property once the 15-year term of the development agreement expires and suggested adding language to clarify post-expiration conditions—either by treating the storage facility as a legal non-conforming use or by restricting the CR zoning to storage-only use moving forward.

Mayor Staggs called for public comments;

Matt York voiced strong concerns about the long-term impact of the storage unit project, particularly after the 15-year term of the development agreement ends. He described the project as a potential “Trojan horse” that could pave the way for more intensive development. He emphasized that 4000 West already feels like a highway cutting through the Swenson Farms neighborhood and urged the City to shift from reactive growth to proactive planning.

Mayor Staggs left the Public Hearing open for the May 20, 2025 City Council Meeting.

Councilmember McDougal **MOVED to TABLE Ordinance No. 25-15 – DAI Development Agreement.** 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. 25-28 – Establishing a Formal Perimeter Boundary for a Public Park Known as the Riverton Main Park

Ryan Carter, City Attorney, clarified that the boundary adjustment under discussion does not, by itself, authorize or imply the sale of any City-owned parcels. Any sale would require Council approval and likely involve a formal plat process. While a few subdivided parcels could theoretically be transferred by deed, most would need additional steps, including filing and creating an approved plat. The intent of the adjustment is simply to clarify proximity and boundaries between City property and adjacent commercial land.

Councilmember McDougal **MOVED to approve Resolution No. 25-28 – Establishing a Formal Perimeter Boundary for a Public Park Known as the Riverton Main Park.** 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-no, McDougal-yes and Pierucci-yes. The motion passed with a 4 to 1 vote.

Resolution No. 25-29 – Tentatively Adopting the Tentative Budgets for the 2025-2026 Fiscal Year

Nick Geer, Administrative Services Director, explained that this action was a formal step to tentatively adopt the budget, noting that it does not finalize any decisions. Further discussions and reviews of the budget would continue at Council meetings in May and June.

Councilmember McCay **MOVED to approve Resolution No. 25-29 – Tentatively Adopting the Tentative Budgets for the 2025-2026 Fiscal Year.** 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.

Upcoming Meetings

- a. May 20, 2025 – Work Session & City Council Meeting
- b. June 3, 2025 - Work Session & City Council Meeting
- c. June 17, 2025 – Work Session & City Council Meeting
- d. July 15, 2025 - Work Session & City Council Meeting

Adjournment

Councilmember McDougal **MOVED** to adjourn the City Council meeting. Councilmember Buroker **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 9:10 PM.

Approved: CCM 5.20.25