

Riverton City, Utah
CITY COUNCIL MEETING
Minutes
July 15, 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
Fire Marshal Wade Watkins, Unified Fire Authority

Mayor and Council Informal Meeting – 6:00 PM

WORK SESSION – 6:00 PM

Call to Order

Mayor Staggs called the Work Session to order at 6:05 PM and conducted a roll call. Councilmembers Buroker, Haymond, McCay, McDougal and Pierucci were present.

Presentations

Transportation Plan and General Plan Update

Jason Lethbridge, Development Services Director, explained that as part of the ongoing updates to the City's General Plan, the Transportation Master Plan was also being revised. It was noted that the Transportation Plan was one of the most outdated elements and in need of significant updates. A consulting group, funded through grant money, had been hired to assist with the process.

Thomas McMurtie, Avenue Consultants, addressed the Council to introduce the team involved in the Transportation Master Plan update. The team included a traffic engineer and an outreach coordinator. His presentation was structured into three parts: providing transportation data and context, collaborating with the Council on a vision and goals, and discussing the schedule and public outreach. His presentation is included in the packet.

Adjournment of Work Session

Councilmember McCay **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 6:54 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, McCay, McDougal and Pierucci were present.

Prayer / Pledge of Allegiance

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

Citizen Comment

Mayor Staggs called for public comments;

Abigail Patenai expressed appreciation for recent efforts to improve traffic conditions in the Parkside community along 12600 South. In addition, she shared results from an informal online poll conducted within the neighborhood, indicating that 80% of respondents opposed the potential closure of Quail Lake Drive at 12600 South. She asked the Council to consider the community's limited roadway access if such a closure is ever proposed in the future.

Gavin Gill expressed concerns related to environmental conditions near the Silos development, located across from Riverbend. He stated that after a nearby pond was filled, the area began experiencing strong odors and an increase in mosquitoes, creating both a nuisance and a potential health concern. He encouraged the City to use its influence to help address the problem, emphasizing the seriousness of the situation.

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

Mayor and Council Reports

Kevin Hicks, City Manager, provided an update on the status of the new animal shelter saying it was expected to be operational by the end of the month or early the following month. A grand opening event was also being planned to allow the public and officials to tour the new facility.

Councilmember McDougal announced that Trans-Jordan would host an open house for Board Members and City Council members on August 24 and a ribbon-cutting ceremony for the new transfer station is scheduled for August 27. He reported that the existing Trans-Jordan landfill is projected to close in about six years and as part of long-term planning, waste collection will involve two transfer points, allowing for trash to be hauled to a new site expected to provide capacity for the next 50 years.

Councilmember Pierucci thanked City staff for their work on Town Days and also expressed

appreciation for the quick response of police, fire, and other public safety personnel during a recent emergency that led to evacuations in part of his district. He announced his appointment to the National League of Cities Transportation and Infrastructure Committee, which will help shape the federal transportation reauthorization bill, giving Riverton a voice in national policy discussions. Finally, he informed the public of an August 11 Truth in Taxation hearing regarding an 11% proposed property tax increase by the Jordan Valley Water Conservancy District, encouraging attendance and noting he was the only trustee to vote against the budget.

Councilmember McCay expressed appreciation to City staff for their work on Town Days, highlighting the parade, fireworks, and overall event as outstanding, with positive feedback from both her family and residents. She also thanked the Youth Council for their service and participation, emphasizing the value of youth involvement in the City. Additionally, she shared excitement for the upcoming opening of the animal shelter and noted that several residents were eager to volunteer and support the facility.

Councilmember Buroker provided several updates, beginning with a response to earlier concerns about mosquitoes near a newly filled County pond. As a member of the mosquito abatement board, she was confident the issue could be addressed through proper scheduling and treatment, noting success with similar conditions in her district. She shared insights from attending a code enforcement hearing in Taylorsville, comparing it with Riverton's process. She noted that the administrative law judge in Taylorsville had stronger authority to impose fines and fostered a more cooperative environment between complainants and property owners, suggesting this could be a model worth considering for Riverton in the future.

Councilmember Buroker also reported that she went on the new UTA bus route through Herriman and Bluffdale and noted concerns about accessibility at Mountain View Village, where passengers must cross 13400 South after disembarking. She also shared feedback from a local business owner who supported the City's "Buy Local" program but suggested diversifying the gift certificate options beyond Walmart. Additionally, it was announced that Unified Fire Authority would begin having an Assistant Chief attend City meetings semi-annually to strengthen communication.

Councilmember Haymond thanked City staff for their efforts in making Town Days a success, noting positive feedback on the parade, traffic management, and fireworks. He also shared that Cameron Mosher had reached out about planning a large event for the upcoming 250th anniversary of the nation's founding. He emphasized the importance of securing talent early due to high demand during the anniversary year. He also reflected on a recent ride on the new UTA bus route, highlighting the usefulness of the "Transit" app, which integrates various transportation options including UTA, Uber, and Lyft.

Mayor Staggs expressed appreciation for the significant effort put in by staff during Town Days. He then provided an update on economic development, noting visible progress on a project across the street that would soon include four buildings for restaurants and specialty retail. He mentioned upcoming meetings with the County regarding a request for information (RFI) related to the clubhouse and pool area near county facilities, with the goal of collaborating with developers to bring about positive changes.

Presentations

Youth Council Executive Board Oath of Office

Jamie Larsen, City Recorder, administered the Oath of Office to the Executive Board of the Youth Council.

Consent Items

Mayor Staggs presented the following Consent Agenda:

- a. Minute Approval: June 17, 2025.

Councilmember McCay **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. 25-20 – Dansie Rezone, amending the General Plan to Low Density Residential and rezoning approximately 2.32-acres to the R-3 Zone for property located near 3100 West 13400 South

Mr. Lethbridge presented information regarding a property located near 3100 West and 13400 South, consisting of two parcels totaling approximately 2.3 acres. The current zoning is R-22, shown as yellow on the zoning map, with several adjacent lots that are legal nonconforming due to size. The parcels fall within two different general plan designations: low-density residential with a minimum lot size of one-third acre, and estate density with a half-acre minimum. The application included a proposed amendment to the general plan affecting only the eastern parcel to align with the zoning change. The applicant requested rezoning to R-3, which would reduce minimum lot sizes but remain consistent with nearby development patterns. The Planning Commission held a public hearing, reviewed the proposal, and recommended approval. Staff concurred with the Commission's recommendation.

Alan Prince, MP&G Firm, expressed enthusiasm for working in Riverton for the first time. He praised the Dansie family for their cooperation and described the property as an ideal site for a private lane development similar to a successful subdivision he built years ago in Sandy. He shared plans to update the home designs to match the quality and appearance of that earlier project, which has maintained its value over two decades. He emphasized a balanced design approach, with landscaped fronts and fenced rear yards, and requested the Council's support for the proposed zoning change.

Mayor Staggs called for public comments;

Liz Dansie expressed concerns about fencing adjacent to her property, which borders the proposed development site. She noted that she currently has two calves in the neighboring pasture and requested that fencing be installed to match the existing eight-foot cement wall along the north boundary and the six-foot solid fiberglass fence along the west boundary near the aqueduct.

Clint Dansie voiced concerns about ensuring secure, solid fencing to safely contain his cows and horses. He raised safety issues about the proposed private lane's single access point, questioning emergency vehicle access and compliance with two-in, two-out standards. He also highlighted traffic hazards caused by misaligned major intersections along 13400 South, warning that additional access could worsen congestion and danger.

Pauline Dansie acknowledged the existing road misalignment near her home, describing past challenges with road placement that affected her property. Regarding emergency access, she confirmed the lane includes a fire turnaround to accommodate fire trucks, ensuring they can enter, turn around, and exit safely.

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

Mr. Prince clarified that the planned access lane for the development would be a 25-foot-wide surface and he emphasized that due to its design and limited number of homes, vehicle speeds would be naturally slow and controlled, reducing safety risks. He expressed confidence that traffic from these few homes would not pose a significant safety concern.

Mr. Lethbridge explained that the subdivision process requires an initial conditional use permit for any private lane, which includes a public hearing. During this stage, the fire department reviews lane width, the need for fire hydrants, and turnaround requirements, establishing these as conditions before subdivision design approval. The fire department works closely with the City's water department to ensure all safety and infrastructure needs are met. This phase also allows for addressing fencing concerns, and the applicant is made aware of these responsibilities early in the process.

Councilmember Pierucci MOVED to ADOPT Ordinance No. 25-20 – Dansie Rezone, amending the General Plan to Low Density Residential and rezoning approximately 2.32-acres to the R-3 Zone for property located near 3100 West 13400 South.

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.

Discussion/Action Items

Jordan Valley Aqueduct Presentation

Jason Luettinger, Bowen Collins representing Jordan Valley Water Conservancy District, addressed the Council regarding the Southwest Aqueduct project, a major infrastructure initiative that will impact the City. The project involves installing a 66-inch diameter welded steel pipeline approximately two miles long along 3200 West, connecting sections of the existing Southwest aqueduct to increase water conveyance capacity. This pipeline is part of a larger effort to expand water treatment capacity at the Herriman plant from 180 to 255 million gallons per day. The \$30 million project, awarded to Conde Construction, is planned to take two years, with construction anticipated to begin in September. The District has prioritized public communication, employing a full-time public information manager to coordinate with residents and City staff. The pipeline will be buried about five feet underground and is large enough to walk through, serving as a critical water corridor similar in importance to I-15 for

transportation. This presentation is included in the packet.

Jordan Valley Water Conservancy District Presentation

Shazelle Terry, Jordan Valley Water Conservancy District, provided an overview of the proposed property tax increase, explaining it supports critical infrastructure projects to meet the growing population's water demands. She highlighted the upcoming Central Utah Project water delivery starting in 2026, which will flow through the expanded treatment plant and new pipeline, offering system redundancy and maintenance flexibility. The District's \$111 million budget relies on property taxes for about 30%, and the proposed 11% increase—roughly \$3 million—would add about \$11.78 annually for the median home. This funding will help cover a \$30 million pipeline project and a \$180 million, multi-phase expansion of the treatment plant, which has not been upgraded since 1985. Additional projects include new reservoirs and groundwater development to ensure future water pressure and supply. This presentation is included in the packet.

Mayor Staggs raised concerns about the proposed property tax increase, suggesting the Board consider selling the Conservation Park—a valuable asset that could offset the need for higher taxes since it currently costs the District millions annually despite some private funding. He also referenced a previous study indicating that the District should ideally fund about \$20 million of its budget through property taxes, but the current proposal would push that amount to \$33 million, exceeding the recommended level by \$13 million. He questioned the rationale behind this increase, especially since a tax raise was approved just two years ago, and wondered if rate adjustments or other revenue options might be explored instead. He intends to convey these points to the Board at the upcoming August 11 public hearing.

In response, Ms. Terry explained that the current Conservation Garden Park covers seven acres, with plans to expand by three more. She emphasized the garden's role as a critical educational tool since its creation in 2000, designed to teach residents not just how to conserve water, but increasingly why conservation is necessary. While acknowledging it's difficult to quantify exactly how much water the garden has saved, she pointed to a drop in per capita water use from 255 to 206 gallons per day as a positive trend since the garden's inception. She noted that the garden hosts 35,000–40,000 annual visitors, offers dozens of in-person and online conservation classes, and trains landscapers—making it more than just a park, but a statewide resource.

Councilmember Pierucci commented that the District adopted a new policy within the last year and a half requiring new developments to either provide water shares or pay for excess water, marking a significant shift in approach and the first of its kind in the state. This change ensures development is tied to actual water availability. He also acknowledged the complex dynamic between water delivery and conservation, especially in light of concerns related to the Great Salt Lake. He argued that the current incentive structure is imbalanced, as low water rates—kept low by property tax subsidies—discourage conservation. Because of this, he reiterated his opposition to the proposed property tax increase and advocated instead for rate adjustments that would create a stronger financial incentive for individual water users to conserve.

Councilmember McDougal emphasized the importance of being forward-thinking and expressed concern that developers have historically profited at the expense of taxpayers by connecting to the water system without adequately contributing to the cost of expanded

services. He acknowledged the District's recent policy requiring developers to bring water shares or pay for excess use but felt this shift came too late. Reflecting on the drought years and growing demand, he argued that residents have shouldered both the burden of conservation and the financial costs, while developers continue to benefit from system expansions like the new aqueduct. He advocated for a more aggressive cost-shifting strategy that would place greater responsibility on developers moving forward.

Fraud Assessment Discussion

Nick Geer, Administrative Services Director, provided an executive summary of the annual fraud risk assessment, noting that the risk level had improved from “low” to “very low” this year—an increase of 20 points on the scale. This improvement was attributed to the addition of a Certified Expert to the management team. Of the 395 total possible points, the City missed only 20 points, which were lost due to the absence of a formal internal audit function. While the City conducts its own internal audits, the State Auditor’s definition requires an independent party with no operational involvement to carry out those audits. He noted that implementing such a function is something the City could explore, but overall, the current rating is strong and within the desired range.

Upcoming Meetings

- a. August 5, 2025 – Work Session & City Council Meeting
- b. August 19, 2025 – Work Session & City Council Meeting
- c. September 2, 2025 - Work Session & City Council Meeting
- d. September 16, 2025 - Work Session & City Council Meeting

Adjournment

Councilmember McCay **MOVED** to adjourn the City Council meeting. Councilmember McDougal **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 8:50 PM.

Approved: CCM 8.5.25