

**Riverton City, Utah
CITY COUNCIL MEETING
Minutes
October 21, 2025**

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

Attendance:

Mayor Trent Staggs -excused.

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

Mayor and Council Informal Meeting – 6:00 PM

COUNCIL MEETING – 7:00 PM

Call to Order

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

Prayer / Pledge of Allegiance

Jason Lethbridge offered the invocation and Fire Marshal Wade Watkins led the Pledge of Allegiance.

Citizen Comment

Mayor Pro Tempore Buroker called for public comments;

Carlos Moreno, Salt Lake County Councilmember, shared that he had participated in a lengthy County meeting about a proposed tax increase, stating strong opposition based on the impact on working families in his District. He emphasized concerns about County leadership and expressed hope for new leadership in the future.

Rusty Lance expressed frustration about learning late about the County's proposed actions and

emphasized the need for better communication between local leaders and the community. He called for additional public hearings, involvement from County Councilmember Sheldon Stewart, and greater transparency and accountability. He stated he intends to raise questions and seek answers whether in or out of office, stressing that community organization and proactive leadership are essential.

Mike Parker encouraged the Council to consider a future discussion about ranked-choice voting. He shared the view that the current system fuels polarization, encourages extreme candidates, and concentrates power within major political parties rather than with voters. He noted that national or statewide adoption may be unrealistic, but suggested that if enough cities explored ranked-choice voting, it could create momentum for broader change.

Mayor Pro Tempore Buroker called for additional public comments; there being none, she closed the Citizen Comment period.

Mayor and Council Reports

Mayor Pro Tempore Buroker gave an update on a Unified Fire meeting, noting a pilot program using a lower-acuity response vehicle to handle certain calls. She explained that deploying a fire engine costs about \$80 per hour, while the smaller unit costs about \$13 per hour, and early results have been positive. She also praised recent newsletter articles that provided information on recent traffic signal improvements, long-term transportation planning, and cyber-crime awareness. She reported that the secondary water meter project is essentially complete and that the ADA-accessible playground behind City Hall is nearly finished.

Councilmember McCay reported participating in Meals on Wheels with the Senior Center and highlighted the need for more volunteers, noting how meaningful the visits were to seniors. She voiced strong opposition to the County's proposed 20% tax increase, particularly disagreeing with making County recreation passes universally free for residents 18 and under, arguing that users, not all taxpayers, should bear the cost except in cases of low-income need. She also attended the City's Halloween Bash, noting its growing popularity and praising the recreation department, and participated in the Riverton Master Transportation Plan meeting, expressing appreciation for staff and wishing more residents had attended.

Councilmember Pierucci highlighted the recent Transportation Master Plan meeting, praising the visual displays and noting how effective they were in showing the City's future transportation planning. He encouraged all Riverton residents to take the online survey, emphasizing the importance of feedback from across all Districts, not just individual areas, and noted that over 500 responses had already been submitted.

Councilmember McDougal provided an update on the TransJordan transfer station in Sandy, noting that the new facility is seeing increased commercial use, generating higher revenue than expected. Riverton's overall trash volume has decreased by about 10% year-to-date, attributed to less construction and home remodeling in the City. He emphasized the importance of informed and engaged residents, noting that public involvement helps ensure government decisions reflect community needs, especially during financially tight times and in light of proposed County tax increases.

Councilmember Haymond shared concerns about County operations and funding, expressing strong opposition to the proposed 20% County tax increase. He emphasized that many responsibilities historically managed by the County should now be handled by cities. He also

reported on a recent training regarding Public Infrastructure Districts (PIDs), explaining that developers can create taxing entities to fund infrastructure by issuing bonds, which are then repaid by homeowners through an additional line item on County taxes. He highlighted that since 2019, over \$3.8 billion in PID debt has been placed on new homeowners, often without their awareness until they receive their tax bills, effectively making buyers pay twice for infrastructure. He stressed the need for greater oversight, transparency, and city input regarding PIDs, particularly for residential developments.

Consent Items

Mayor Pro Tempore Buroker presented the following Consent Agenda:

- a. Minute Approval: October 7, 2025; and
- b. **Resolution No. 25-50** – Declaring City Equipment as Surplus, Authorizing the City Manager to dispose of the item as he deems appropriate.

Councilmember Pierucci **MOVED that the City Council approve the Consent Agenda.** Councilmember McDougal **SECONDED** the motion. Mayor Pro Tempore Buroker called for discussion on the motion. Mayor Pro Tempore Buroker 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. 25-23 – Amending Sections 18.90.010 “Table of Commercial Uses” & 18.70.030 “Conditional Uses” to allow “Auto Dealership (New or Used) as a Conditional Use in the Commercial Gateway Zone. Amendments Proposed by Riverton City.

Jason Lethbridge, Development Services Director, explained that the Council was considering a text amendment to the Commercial Gateway Zone to allow auto dealerships as a conditional use. The proposed amendment is not tied to a specific developer but would apply citywide within the gateway zone, primarily located at major entrances and along the 12600 South corridor. Currently, auto dealerships are not permitted in this zone, and the amendment would allow them only on finished commercial sites with Planning Commission review and approval. Proposed requirements include a permanent building meeting city architectural standards, service bays limited to vehicles sold on-site, and prohibition of outside auto repair without a separate conditional use permit. To mitigate potential impacts, the amendment limits dealerships to one per 1.5 miles in the zone and restricts them to properties fronting 12600 South or Bangerter Highway with at least one acre. The Planning Commission reviewed the amendment and recommended denial, citing concerns with the limited code section, but staff provided additional language addressing architectural, site, and operational standards.

Mayor Pro Tempore Buroker opened the public hearing and asked for public comment.

Adam Jones, a Riverton resident and representative of the Utah Automotive Alliance, spoke in support of the proposed auto dealership. He noted his familiarity with the prospective owner, highlighting the owner’s reputation and community involvement. He emphasized potential benefits for the local high school automotive program, including donations and engagement opportunities. He also encouraged the Council to consider the significant sales tax revenue that auto dealerships can generate for the City, while acknowledging the stipulations in place to

ensure proper operations.

Mayor Pro Tempore Buroker asked for any additional public comment. There being none, she closed the Public Hearing.

Mr. Lethbridge explained that the City's previous restrictions on auto dealerships were based on scale and location. Larger dealerships were primarily suited for the southwest part of the valley and weren't appropriate for downtown or the east side due to property limitations and proximity concerns. Smaller, temporary dealerships didn't comply with existing code, so there was little interest or viable opportunity for them in Riverton. Now, with new interest in developing dealerships compatible with City standards, the Council is considering a code change, specifically limiting them to the commercial regional zone to ensure compatibility and manage impact.

Councilmember McDougal explained that about 8–10 years ago, Riverton's zoning was somewhat scattered. During the master zoning update five years ago, there was a deliberate effort to consolidate commercial areas along 12600 South, keeping residential areas intact. This approach concentrated commercial traffic and development, prevented piecemeal expansion in cheaper areas, and preserved in-fill opportunities. As a result, long-vacant parcels are now attracting interested, compatible businesses. The proposed code revision is part of fine-tuning this approach, allowing the City to protect its interests while partnering with responsible developers in areas where interest and compatibility align.

Councilmember Pierucci expressed support for the proposed structure, highlighting that requiring a finished commercial site and a permanent building ensures long-term investment and stability in the community. He appreciated that it allows responsible businesses to succeed while avoiding "fly-by-night" operations. He also indicated openness to revisiting the 1.5-mile limitation in the future, signaling potential flexibility to allow additional opportunities for businesses to invest in Riverton, including considering other locations such as the commercial gateway near 13400 South.

Councilmember Pierucci **MOVED that the City Council adopt Ordinance No. 25-23 – Amending Sections 18.90.010 "Table of Commercial Uses" & 18.70.030 "Conditional Uses" to allow "Auto Dealership (New or Used) as a Conditional Use in the Commercial Gateway Zone as shown in Exhibit A.** Councilmember McCay **SECONDED** the motion. Mayor Pro Tempore Buroker called for discussion on the motion. Mayor Pro Tempore Buroker 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. 25-25 – Walker Property Rezone, Rezone of approximately 1.16-acres located near 2630 West 12600 South changing the zoning from C-N to C-G. Applicants Marco Hermosillo and Richard Ortiz with Benefactor Two LLC

Mr. Lethbridge provided an overview of a property located just east of 2700 West on 12600 South in Riverton, highlighting its irregular shape, shared UDOT-mandated access, and history of residential and commercial use dating back to 2002. The property is currently zoned Commercial Neighborhood (CN), a more restrictive commercial zone, and the applicant is requesting a rezone to Commercial Gateway (CG), which is consistent with surrounding zoning and the City's general plan for business park uses. While the applicant intends to use the property for an auto dealership, the Council's rezone decision considers all allowable uses in

the CG zone, not just this specific proposal. Approval of the rezone would still require a conditional use permit and site plan review for any future development. The Planning Commission reviewed the request, held a public hearing, and recommended approval, with staff concurring.

Mayor Pro Tempore Buroker opened the public hearing and asked for public comment.

Josiah Teschner addressed the Council in support of Marco's proposed auto dealership. He shared that he has known Marco for over five years, including three years working together in the Army, and praised Marco's dedication, hard work, and pursuit of the American dream. Josiah highlighted Marco's personal story of starting with very little and growing into a successful business owner, emphasizing that his business would be honest, well-maintained, and a positive addition to the community.

Tim Hansen, a Riverton resident and colleague of Adam Jones at the Utah Automotive Alliance and Independent Dealer Solutions, spoke in support of Marco and his proposed auto dealership. He emphasized that Marco has been a long-time, reputable customer and highlighted the importance of attracting responsible automotive businesses while keeping out "bad players" in the industry. He added that the property is well-suited for the use, and the dealership would contribute positively to the community and generate sales tax revenue.

Mayor Pro Tempore Buroker asked for any additional public comment. There being none, she closed the Public Hearing.

Councilmember McDougal expressed strong support for the proposed auto dealership. He emphasized the Council's ongoing focus on increasing the City's tax revenue to reduce the need for higher resident taxes and noted that this property had been evaluated previously with other potential tenants. After reviewing the current dealership's operations and visiting their existing location, he felt confident that this business would be a strong community partner.

Councilmember Pierucci expressed genuine excitement about the rezone. He credited Marco for the way he runs his business and for approaching the process with transparency and trustworthiness.

Councilmember Haymond shared that he had spontaneously visited Marco's business in Midvale and was very impressed. Despite not owning the building, the facility was clean, organized, and well-maintained, reflecting a strong commitment to professionalism.

Marco Hermosillo and Richard Ortiz emphasized that their vision was to create a modern, attractive, and community-oriented dealership along 12600 South, avoiding the look of typical parking-lot-heavy streets. The plan includes an indoor showroom with one or two rows of vehicles, a lot of glass and landscaping, and features designed to blend into the existing community.

They addressed concerns about lighting, noting that operations would be limited to business hours (Monday–Friday 9 a.m.–6 p.m., Saturday 10 a.m.–5 p.m.) and that buffers such as trees and fencing would protect neighboring properties. Traffic concerns were also addressed, referencing a study from the Institute of Transportation Engineers, which indicated that a dealership this size would generate traffic similar to a coffee shop or small restaurant.

Finally, they clarified that the dealership would focus strictly on vehicle sales and limited

servicing only for vehicles sold on-site, relying on local mechanics, body shops, and tire providers for other services. They projected \$2.9 million in sales for the current year, with plans to reach \$3.1 million by 2027, emphasizing that this revenue would circulate back into the local community through taxes and supporting local businesses.

Councilmember Haymond **MOVED that the City Council adopt Ordinance No. 25-25 – Walker Property Rezone, Rezone of approximately 1.16-acres located near 2630 West 12600 South changing the zoning from C-N to C-G.** Councilmember McCay **SECONDED** the motion. Mayor Pro Tempore Buroker called for discussion on the motion. Mayor Pro Tempore Buroker 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. 25-24 – Site Plan Development Standards Amendments – Amendments and clarifications to Section 18.215.030 “Site Plan Development Standards.” Amendments Proposed by Riverton City.

Mr. Lethbridge presented proposed amendments to the City’s site plan development standards, focusing specifically on landscaping requirements. The primary intent is to shift from rigid lists of required trees and vegetation toward a more flexible approach that leverages the expertise of Riverton City staff, including the City arborist and irrigation specialists. Staff would provide recommendations to the Planning Commission and City Council rather than strictly following a checklist, allowing for more professional judgment and adaptability in site plan review.

Mr. Lethbridge noted that while the proposed amendments address these concerns, further alignment with the City’s water-wise landscaping standards may be warranted. He suggested continuing the item to integrate this consistency and potentially return to the Planning Commission for additional feedback before final approval. The Planning Commission has already recommended approval of the current amendments.

Mayor Pro Tempore Buroker opened the public hearing and asked for public comment.

Rusty Lance asked who would be responsible for replacing trees that are damaged by public traffic.

Mayor Pro Tempore Buroker asked for any additional public comment. There being none, she closed the Public Hearing.

In response to Mr. Lance’s question, Ryan Carter, City Attorney, said the City’s response to tree damage from vehicles depends on the situation. If a police report identifies the driver, the City typically seeks compensation from the driver’s insurance, based on the tree’s value as estimated by the City arborist. In some cases, the tree may not be replaced in the same spot due to safety or traffic concerns. If compensation isn’t received, the cost falls to the City’s taxpayers.

Councilmember McDougal **MOVED that the City Council TABLE Ordinance No. 25-24 – Site Plan Development Standards Amendments – Amendments and clarifications to Section 18.215.030 “Site Plan Development Standards.”** Councilmember Pierucci **SECONDED** the motion. Mayor Pro Tempore Buroker called for discussion on the motion. Mayor Pro Tempore Buroker 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

America 250 Logo Discussion

Josh Lee, Communications Director, presented two logo concepts, A and C, for the America 250 celebration, showing mock-ups of potential uses including streetlight banners, large city banners, email signatures, full-length City Hall banners, and website placement. He recommended Concept A, citing its greater versatility and readability across applications, but requested guidance from the Council on which logo to adopt for calendar year 2026.

All Councilmembers voted for Concept A except for Councilmember Haymond. Councilmember Haymond noted that while many people celebrate holidays like the Fourth of July without understanding the significance, Concept C helps convey the meaning of America 250 and reinforces awareness of the country's founding principles.

Upcoming Meetings

- a. November 18, 2025 – Work Session & City Council Meeting
- b. December 2, 2025 – Work Session & City Council Meeting
- c. December 16, 2025 – Work Session & City Council Meeting
- d. January 6, 2026 - Work Session & City Council Meeting

Adjournment

Councilmember McDougal **MOVED** to adjourn the City Council meeting. Councilmember McCay **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 8:30 PM.

Approved: CCM 11.18.25