

**Riverton City, Utah
CITY COUNCIL MEETING
Minutes
April 7, 2026**

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

Attendance:

Mayor Tish Buroker

Councilmembers:

Councilmember Spencer Haymond
Councilmember Alexander Johnson
Councilmember Troy McDougal
Councilmember Andy Pierucci
Councilmember Shannon Smith

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
Brook Bowen, Graphic Design & Marketing Specialist
Sheril Garn, Events and Operations Director
Stacie Olson, Assistant Public Works Director
Fire Marshal Wade Watkins, Unified Fire Authority

WORK SESSION – 4:00 PM

Call to Order

Mayor Buroker called the Work Session to order at 4:06 PM and conducted a roll call. Councilmembers Johnson, McDougal, and Smith were present. Councilmember Haymond and Councilmember Pierucci joined via Zoom.

Presentations

Placer AI Presentation

Chris Van Ribbink, Placer AI, introduced a data analytics tool designed to provide detailed insights into park usage. The tool offers up to seven years of historical data, along with real-time updates (within a few days), allowing the city to track trends, evaluate the impact of added amenities, and better understand how parks are being used.

Discussion Items

Budget Session on CIP and Long Range Plan

Nick Geer, Administrative Services Director, introduced the Capital Improvement Plan (CIP), emphasizing that capital projects are large-scale, often multi-year investments such as infrastructure, parks, and facilities. He reminded the Council to distinguish between one-time and ongoing costs, as some projects may require multi-year financial commitments.

Mr. Geer discussed impact fees which are a restricted funding source that can only be used for new capital projects or new amenities, not for maintenance, repairs, or simply replacing existing features. This limitation means that projects like relocating an existing skate park may not qualify, since it does not create a net new amenity for the community.

Mr. Geer also discussed the General Capital Improvement Fund, which is primarily supported by sales tax and general fund transfers, along with supplemental funding from grants such as CDBG and other external sources. He noted that the fund is currently projected to be in a deficit position, as no cuts have yet been made. He clarified that when referring to “cuts,” he generally means delaying projects rather than eliminating them.

Mr. Geer discussed the proposed utility rate structures, beginning with secondary water. He explained that the current proposal phases in rate increases over a three-year period, with a required rate study update expected around the 2029–2030 budget cycle to incorporate updated consumption-based and tiered pricing models. At this time, there are no general fund subsidies supporting secondary water in the proposed budget and the fund is currently projected to remain budget-neutral.

Mr. Geer discussed sanitation rates, where a modest increase was proposed, 25 cents per first garbage container, 25 cents per first recycling container, and 25 cents for each additional container with no general fund subsidy.

Lastly, Mr. Geer explained that sales tax performance was down compared to the previous year. He indicated the City is currently projected to slightly exceed budgeted sales tax revenue, though several months remain in the fiscal cycle.

Water Rates Discussion

The Council discussion on culinary water rates focused on selecting among several proposed rate structures designed to generate equivalent revenue but distribute costs differently between base rates and usage tiers. Councilmember Smith, Johnson and Pierucci supported a lower base rate (Option 1, \$8 increase), emphasizing affordability, behavioral incentives for water conservation, and uncertainty around future consumption changes and revenue from PUDs. Councilmember McDougal favored a higher base rate (up to \$15), arguing that the City has historically underpriced water service, that regional wholesale water costs are rising, and that a stronger base rate would provide more stability and reduce the likelihood of repeated future increases.

Councilmember Smith **MOVED to adopt Option 1 of the water rates.** Councilmember Johnson **SECONDED** the motion. Mayor Buroker called for a vote; the vote was as follows: Haymond-No, Johnson-Yes, McDougal-No, Pierucci-Yes, and Smith-Yes. The motion passed with a 3 to 2 vote.

Adjournment of Work Session

Councilmember McDougal **MOVED to adjourn the Work Session.** Councilmember Smith **SECONDED** the motion. Mayor Buroker called for a vote; the vote was as follows: Haymond-Yes, Johnson-Yes, McDougal-Yes, Pierucci-Yes, and Smith-Yes. The motion passed unanimously. The Work Session adjourned at 6:12 PM.

COUNCIL MEETING – 7:00 PM

Call to Order

Mayor Buroker called the Council Meeting to order at 7:00 PM and conducted a roll call. Councilmembers Johnson, McDougal, and Smith were present. Councilmember Haymond and Councilmember Pierucci joined via Zoom.

Prayer / Pledge of Allegiance

Hani Makar offered the invocation and Fire Marshal Watkins led the Pledge of Allegiance.

Citizen Comment

Mayor Buroker called for public comments;

Summer Joseph reiterated concerns previously raised about the City's continued cooperation or association with U.S. Immigration and Customs Enforcement (ICE). She stated that no changes or public statements had been made since the prior meeting and expressed frustration with what she described as continued silence from the City on the issue. She urged the Council to end any collaboration or agreements with ICE and characterized such cooperation as harmful to community members.

Mr. Mobley expressed support for maintaining the 287(g) agreement. He stated that unlawful entry into the United States is a federal offense and described the 287(g) program as a law enforcement partnership that assists with identifying and processing individuals who are in the country without legal authorization and who may have criminal charges or warrants. He stated that legal immigrants are not affected and urged the Council to maintain the 287(g) agreement, reject sanctuary city policies, and continue prioritizing law enforcement resources for residents who are lawfully present.

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

Public Hearing(s)/Action Items

Ordinance No. 26-05 – Moore Rezone, Amending the General Plan to Medium-High Density Residential and Rezoning to RM-6 on the Approximately 1.45 Acres Located at the NE Corner of 13200 S & Redwood Road, Taylor Moore, T Moore Real Estate

Jason Lethbridge, Development Services Director, explained that the subject property, previously the site of the Berrett's Blossoms commercial building, is within an area of mixed zoning, including commercial, neighborhood commercial, parks/open space, and RR-22 residential zoning. He noted that no residential homes directly adjoined the property, with adjacent uses including vacant commercially zoned land and nearby institutional and commercial uses. He explained that the applicant had originally submitted a broader proposal involving higher density development, a development agreement, and architectural standards, but later revised the request to a more straightforward rezone application without additional development conditions. The request was to rezone the property to RM-6, which allows detached single-family lots with a minimum lot size of 5,000 square feet and a maximum density of approximately six units per acre. A concept plan was provided for illustrative purposes only, and final site design, including architecture and fencing, would be addressed through the standard site plan process.

Mr. Lethbridge noted that access and driveway placement remained under review, including ongoing coordination with UDOT regarding potential access to Redwood Road. A traffic study, updated to reflect the revised lower-density proposal, indicated that traffic impacts were supportable on both Redwood Road and 13200 South. The Planning Commission held a public hearing and recommended approval of the rezoning and corresponding general plan amendment to medium-high density, and staff concurred with that recommendation.

Tanner Webster, representative of the applicant, explained that the proposal had been adjusted multiple times following feedback from residents and prior discussions. The initial application had proposed approximately 28 apartment units, which was later reduced to 15 units, and was ultimately revised again in response to neighborhood input requesting detached single-family homes. He also stated that discussions with UDOT would continue.

Mayor Buroker called for public comments;

Ashley Mobley stated that she had initially opposed the proposal due to concerns about neighborhood character and appropriate development. She explained that following multiple discussions with neighbors and City staff and revisions to the proposal, she viewed the current plan as a more balanced compromise and expressed support for the project moving forward.

Mr. Mobley stated that, after reviewing City regulations and the revised development plan, he viewed the proposal as a reasonable compromise that addressed prior concerns while allowing the project to proceed.

Mayor Buroker called for additional public comments; there being none, she closed the public hearing.

Councilmember Pierucci **MOVED to adopt Ordinance No. 26-05 – Moore Real Estate Rezone for 1.45 acres located at the northeast corner of 13200 South and Redwood Road, amending the General Plan to medium-high density residential and rezoning the property to RM-6 as shown in Exhibit A.** Councilmember Johnson **SECONDED** the motion. Mayor Buroker called for a vote; the vote was as follows: Haymond-Yes, McDougal-Yes, Johnson-Yes, Pierucci-Yes, and Smith-Yes. The motion passed unanimously.

Ordinance No. 26-05 – Timberline Development Agreement

Ordinance No. 26-05 – Timberline Development Agreement was continued to a future City Council meeting.

Discussion/Action Items

Ordinance No. 26-03 – “Quinn Rezone,” General Plan Amendment and Rezone of approximately 0.97-acre at 1980 West 13400 South. Changing the General Plan Designation to Medium Density Residential and the zoning to R-4, a single-family residential zone with up to 4 dwelling units per acre.

Mr. Lethbridge explained that the parcel considered for the rezone contained an existing home and was currently split between two zoning designations: R-3 and R-4. The surrounding area was primarily zoned R-3, with some nearby R-4 parcels and legacy quarter-acre lots that predated current zoning patterns.

Mr. Lethbridge said that the applicant had originally requested that the entire property be rezoned to R-4, which could potentially allow for up to four lots depending on site conditions. However, after prior discussion, an alternative approach was considered that would rezone only the southern portion of the property adjacent to 13400 South to R-4 while leaving the northern portion zoned R-3 to maintain consistency with surrounding development patterns. The Planning Commission recommended denial of the full R-4 rezoning request but did not formally evaluate the alternative option. He noted that the alternative concept remained within the Council's authority to consider. The item had been continued from a previous meeting following a public hearing.

Mr. Quinn referenced prior conversations with staff regarding a potential zoning configuration that would include an R-4 portion of the property along with a privately accessed lane. He explained that the original intent was to construct a single additional home accessed by a private lane, but noted continued interest in exploring a configuration that would allow for R-4 zoning on the quarter-acre portion of the property. He stated that if a split zoning approach was used, placing the existing home and adjacent parcel in an R-4 designation while leaving the rear portion as R-3, he would also be willing to accept that outcome.

Councilmember Johnson **MOVED to adopt Ordinance No. 26-03 – “Quinn Rezone” on approximately 0.97 acres located at 1980 West 13400 South changing the General Plan designation to medium-density residential and rezoning a part of the subject property to R-4 by continuing the North border of the existing R-4 East to the easternmost property line, with final exhibit verified by staff.** Councilmember Smith **SECONDED** the motion. Mayor Buroker called for a vote; the vote was as follows: Haymond-Yes, Johnson-Yes, McDougal-Yes, Pierucci-Yes, and Smith-Yes. The motion passed unanimously.

Resolution No. 26-15 – Riverton City Water Shortage Management Plan

Resolution No. 26-15 – Riverton City Water Shortage Management Plan was continued to a future City Council meeting.

Mayor/Council/Manager Reports

Councilmember Pierucci reported that the Jordan Valley Water Conservancy District was likely to implement a drought condition designation, referred to as Drought Level 1, which would include voluntary water use reductions of approximately 5–10%. He also noted that the drought committee that developed the recommendation was divided, with some members supporting a more severe Drought Level 2 classification that would have required mandatory reductions. He emphasized that this was the first time in his tenure on the Board that such a split recommendation had occurred and expressed concern about regional water supply conditions, indicating that without significant changes, the region and state could face serious water supply challenges.

Councilmember Haymond noted that he had recently participated in a statewide water-related meeting. He explained that the region was experiencing unusually low snowpack conditions and expressed hope for precipitation.

Councilmember Smith reported attending multiple community events and meetings across the City, including ribbon cuttings for the Goddard School and a real estate firm, a South Valley Chamber Women in Business luncheon where potential Olympic-related economic opportunities were discussed, and several civic and youth-focused events such as Miss Riverton and Utah State Youth Council activities with the Riverton Youth Council. She also noted participation in an animal shelter and Fire School 101 event, baseball opening day event, along with attendance at CDBG, and an art

show event.

Councilmember Johnson reported that he had attended a preschool and daycare ribbon cutting and a tour of the City's new animal shelter. He also participated in meetings with a UTA board representative to discuss current and future transit planning in response to regional population growth and attended a Jordan River Commission Board of Governors meeting focused on budgeting and ongoing drought concerns. Additionally, he noted participation in the Riverton 5K event and a Unified Fire Academy training exercise with other elected officials, where he observed and participated in firefighter training activities and discussed the responsibilities of first responders.

Councilmember McDougal provided an update on landfill and solid waste operations, stating that the City was currently in a strong position financially and operationally. He noted that Riverton was currently transporting less trash to the landfill than expected.

Mayor Buroker reported that the Council had held detailed budget discussions with outcomes expected to be reflected in upcoming budget actions. She noted prior coordination with UTA representatives regarding transit routes and service levels, stating that continued growth of transit service was anticipated. She also described initiating a project to meet with at least two local businesses per month. Additionally, she reported meeting with representatives from Burgess Owens, Mike Lee and John Curtis, describing those meetings as productive and focused on local needs.

Cary Necaie, Public Works Director, provided an update on construction work at 13400 South and 2700 West, stating that the intersection had been closed over the week while sewer work was completed. He said that crews encountered a secondary water line conflict, required parts were ordered, and installation was expected to be completed by midweek, with final completion anticipated by Friday. He stated that roadway repaving was planned to follow, beginning near 3600 and moving downward.

Mr. Necaie explained that the City typically begins filling the secondary water system early to ensure it is operational but emphasized that residents should not begin using the system yet. He reported that canal deliveries were expected to begin toward the end of April, with full system operation anticipated by the first of May. He encouraged residents to make sure their valves were closed to avoid leaks and floods in their homes and yards.

Kevin Hicks, City Manager, reported that, at the Mayor's direction, staff had continued a citywide initiative focused on reinforcing the City's established core values: collaboration, service, stewardship, integrity, and innovation. He explained that these values were being incorporated into ongoing employee training efforts through monthly all-staff meetings, where department leaders provide instruction and discussion on each value.

Presentations

Legislative Report from Representative Tracy Miller and Representative Mike Strong

Representative Mike Strong and Representative Tracy Miller provided a general update on recent legislative activity affecting local governments. They discussed several bills related to municipal authority, including changes to land use and housing policy such as accessory dwelling unit regulations, infrastructure financing for housing development, and adjustments to truth-in-taxation procedures and budget timing requirements. They also highlighted legislation addressing governance and accountability, including oversight of appointed boards with taxing authority, inter-

county property acquisitions, towing notification requirements, regulation of electric bicycles, and new procedures for municipal property sales.

Consent Items

Mayor Buroker presented the following Consent Agenda:

- a. Minute Approval: March 3, 2026;
- b. Minute Approval: March 17, 2026;
- c. Resolution No. 26-12 – Adopting the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan (Volume 1 – Base Plan and Volume II – Jurisdictional Annexes), as Approved by the Utah Division of Emergency Management and the Federal emergency Management Agency (FEMA);
- d. Resolution No. 26-13 – Approving the Re-Appointment of Commission Members to the Riverton City Planning Commission.

Councilmember McDougal **MOVED to approve the Consent Agenda with the removal of Item C (which will be presented at a future City Council meeting)**. Councilmember Johnson **SECONDED** the motion. Mayor Buroker called for a vote; the vote was as follows: Haymond-Yes, Johnson-Yes, McDougal-Yes, Pierucci-Yes, and Smith-Yes. The motion passed unanimously.

CLOSED SESSION

- **Discussion of the sale, purchase, exchange or lease of real property including any form of a water rights or water shares**

At 8:17 PM, Councilmember Johnson **MOVED** to convene in a Closed Session to discuss the sale, purchase, exchange or lease of real property including any form of a water rights or water shares. Councilmember Johnson also moved to close the City Council meeting at the end of the Closed Session. Councilmember McDougal **SECONDED** the motion. Mayor Buroker called for discussion on the motion. There being none, she called for a roll-call vote. the vote was as follows: Haymond-Yes, Johnson-Yes, McDougal-Yes, Pierucci-Yes, and Smith-Yes. **The motion passed unanimously.**

The meeting resumed in a Closed Session at 8:22 PM. Minutes for the Closed Session were taken and recorded and are now on file as a Protected Record.

Councilmember McDougal **MOVED** to adjourn the Closed Session at 8:50 PM. Councilmember Johnson **SECONDED** the motion. Mayor Buroker called for discussion on the motion. There being none, she called for a roll-call vote. the vote was as follows: Haymond-Yes, Johnson-Yes, McDougal-Yes, and Smith-Yes. **The motion passed unanimously**

Adjournment

As previously noted, Councilmember Johnson **MOVED** to adjourn the City Council meeting at the conclusion of the Closed Session. Councilmember McDougal **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 8:50 PM.

Approved: CCM 4.21.26