Riverton City, Utah
CITY COUNCIL MEETING
Minutes
June 2, 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 – 4:30 PM

Call to Order

Mayor Buroker called the Work Session to order at 4:32 PM and conducted a roll call. Councilmembers Haymond, Johnson, McDougal, Pierucci and Smith were present.

Presentations/Discussions

Planning Commission Joint Meeting

Planning Commissioners Present: Gary Cannon, Joe Marzo, Monique Beck, Shelly Cluff, Darren Park, and Evan Matheson.

Mayor Buroker emphasized the importance of establishing a clear, long-term vision for Riverton’s future. She noted the General Plan should reflect and support that vision. She referenced recent development tours and stated that her evaluation of projects was influenced less by residential density and more by whether developments promote community connectivity, including walkability, green space, and overall design quality.

Jason Lethbridge, Development Services Director, explained the purpose of the discussion was to identify desired community characteristics, values, and development patterns to guide future decisions related to housing, commercial development, and land use. Participants were invited to provide feedback on development projects they found successful or unsuccessful, with emphasis on community character, design, density, and quality of life.

The Planning Commissioners discussed desired development outcomes as summarized below:

- Expressed preference for developments that promote community identity through open space, parks, landscaping, and thoughtful design rather than density alone.
- Identified parking adequacy, including garage size, driveway depth, and guest parking availability, as a recurring concern in higher-density developments.
- Discussed housing affordability and questioned whether increased density reliably improves affordability, while acknowledging the need for a range of housing options.
- Expressed concern regarding rental-heavy developments and noted a preference for ownership opportunities that support long-term neighborhood stability and equity building.
- Emphasized the importance of development quality and design standards, and the need for clear City expectations prior to approval of increased density.
- Discussed establishing a long-term vision for Redwood Road, with preference for commercial, office, and limited residential uses rather than additional high-density residential development.
- Discussed redevelopment along Redwood Road, including adaptive reuse of existing structures, enhanced design standards, and improved landscaping, while recognizing that some properties may require full redevelopment.
- Noted that varying parcel sizes and development patterns along Redwood Road may require differentiated zoning and planning approaches.
- Supported the development of corridor-specific zoning and design standards to guide future redevelopment.
- Emphasized that infrastructure capacity, traffic impacts, access management, and pedestrian connectivity should be considered in evaluating future development proposals.

Sentinel Ridge Median

Matt Cassel, City Engineer, discussed traffic mitigation at Sentinel Ridge and nearby intersections, prompted by updated traffic studies associated with the Mountain Ridge development and a 235-unit apartment complex that had not been included in earlier analysis. He explained that the revised 2023 study showed congestion and potential intersection failures occurring sooner than previously anticipated, particularly at Sentinel Ridge and 13400 South, as well as at nearby intersections such as Templer and Ledger. Developers had been directed to provide mitigation measures intended to ease, rather than fully resolve, anticipated traffic impacts.

Councilmembers and staff discussed several mitigation options, including a traffic signal, roundabout, and various median configurations ranging from partial to full closures of left-turn movements. A roundabout was noted by some participants as a preferred option for maintaining traffic flow, though concerns were raised regarding feasibility, right-of-way impacts, and developer acceptance. Other participants expressed concern that signalization or median restrictions could shift congestion to other nearby intersections, particularly given the close spacing of signals along 13400 South and Sentinel Ridge. The discussion also acknowledged uncertainty about future regional transportation changes, including the potential influence of the Mountain View Corridor. No final decision was made, and further evaluation in closed session was suggested before proceeding with direction to the developer.

Adjournment of Work Session

Councilmember McDougal **MOVED to adjourn the Work Session**. Councilmember Johnson **SECONDED** the motion. Mayor Buroker called for a vote; the vote was as follows: Haymond-Yes, Johnson-Yes, Pierucci-Yes, and Smith-Yes. The motion passed unanimously. The Work Session adjourned at 6:18 PM.

COUNCIL MEETING – 7:00 PM

Call to Order

Mayor Buroker called the Council Meeting to order at 7:01 PM and conducted a roll call. Councilmembers Haymond, Johnson, McDougal, Pierucci and Smith were present.

Prayer / Pledge of Allegiance

Peggy Van Haaften offered the invocation and Fire Marshal Watkins led the Pledge of Allegiance.

Staff Report

Sheril Garn, Events and Operations Director, provided an update on recent events and upcoming summer activities, including a half marathon with 678 runners, a Miss Riverton pageant with 13 contestants, a teen flashlight Easter egg event with approximately 500–600 participants, and spring cleanup and recycling efforts that resulted in significant volumes of collected waste, along with tire, electronic waste, and shredding disposal services. She outlined plans for Riverton Town Days and related summer programming, including a near sellout production of *1776*, rodeo participation, a car show, a patriotic concert, parade logistics, a flag ceremony and community breakfast, and other scheduled events such as movies in the park and public safety night, while also reviewing operational details such as scheduling, volunteer expectations, parking restrictions, safety considerations, and parade organization procedures.

Citizen Comment

Mayor Buroker called for public comments;

Antonio Valbueno, Wings Neurodiversity Foundation, presented a proposal to develop an inclusive pilot space within a public park in Riverton for neurodiverse children, particularly those on the autism spectrum. He noted the prevalence of autism among children and described a need for safe, accessible public spaces that support community participation for children with diverse sensory needs. The proposal outlined a pilot concept of approximately 750 square feet divided into three zones: sensory/adaptive play, active play, and calm or regulation areas, designed to accommodate approximately seven to ten children at a time.

Maria Victoria Duque, Wings Neurodiversity Foundation, who is also a parent of two children on the autism spectrum, spoke in support of the proposed inclusive park space initiative, drawing on personal experience to describe the challenges families face when public parks are not designed for neurodiverse needs, including sensory overload that can require leaving early.

Ken Avery commented about his confusion regarding the City's code related to accessory dwelling units (ADUs) and the rental of single-family homes, including whether individually rented bedrooms or basement spaces are treated as ADUs. He referenced a recent discussion and explained his understanding that a home may house a limited number of unrelated individuals and contain one ADU, but expressed concern that the code does not clearly address situations where multiple rooms are rented separately. He raised concerns about inconsistent regulation and potential parking impacts and suggested that the City consider clarifying code language to better address rental arrangements and future housing demand.

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

Council Reports

Councilmember McDougal expressed appreciation to City staff for covering meetings and responsibilities during his recent absence.

Councilmember Haymond reported attending an event at Hill Air Force Base focused on the installation's statewide economic impact, noting that the base contributes broadly to Utah's economy through jobs and related industries beyond direct military employment.

Councilmember Johnson reported attending the Memorial Day service at Riverton City Cemetery, held in partnership with the American Legion. He also provided an update on traffic safety concerns along 3200 West in his District, stating that temporary "Drive 25 / Stay Alive" signs had been installed in response to reported speeding and unsafe driving. He noted that additional measures were being explored with staff, including striping, flashing signage, crosswalk improvements, and a potential speed study following the completion of nearby construction.

Mayor Buroker provided several updates, noting improvements to the City's "Report a Problem" system based on resident feedback and requesting continued public input on both that system and recent updates to the City's automated phone system. She also reported on a ceremony honoring 49 crossing guards, expressing appreciation for their service and dedication to student safety. Additional updates included her appointment to a regional recreation bond advisory board consisting of multiple mayors, and a positive meeting with the Jordan Valley Water Conservancy District regarding efforts to evaluate and adjust city utility rates.

Councilmember Pierucci provided updates on a recent conversation with the Jordan Valley Water Conservancy District regarding the City's water contract and rates. He reported speaking at the Utah Data Privacy Summit regarding local government challenges with data privacy compliance. He also participated in the Memorial Day program and provided feedback from district budget discussions with residents, which expanded into broader conversations about development, traffic, and utility rates.

Councilmember Smith also participated in the Memorial Day program, expressing appreciation for the event and the American Legion volunteers. She also shared positive personal experience using the City's updated phone system. Additionally, she thanked City staff for their response to the boil order, stating that staff acted quickly and effectively.

Consent Items

Mayor Buroker presented the following Consent Agenda:

a. Minute Approval: May 19, 2026; and
b. **Resolution No. 26-27** – Agreement for Construction and Cost-Sharing of the Southwest Aqueduct Reach 2 Project.

Councilmember Pierucci **MOVED to approve the Consent Agenda**. Councilmember Haymond **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.

Public Hearing(s)/Action Items

Ordinance No. 26-10 – Proposed Rezone of 1.47 Acres Located at Approximately 1393 West 12600 South from RR-22 to C-G/PO-OV (Commercial Gateway with Pedestrian Oriented Overlay)

Jason Lethbridge, Development Services Director, presented a rezoning request for a 1.47-acre privately owned property located north of the City park along 12600 South, clarifying that the application had been revised to apply only to the private parcel and did not include any City-owned park land or the former skate park site. He explained that the property is currently zoned RR-22 single-family residential and that the request would rezone it to Commercial Gateway with a pedestrian-oriented overlay, consistent with the City's general plan designation of community commercial for the corridor and surrounding mixed uses, including commercial, residential, and park/open space areas. It was noted that the Planning Commission recommended approval of the rezoning and staff concurred with that recommendation.

Mayor Buroker opened the public hearing and called for public comments.

Ken Avery expressed concern about wildlife on the rezoning site, noting that he had observed pheasants living on the property and asking whether any consideration had been given to the presence of wildlife or efforts to relocate or otherwise address impacts to animals currently inhabiting the area.

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

Scott Yermish, Applicant, stated that the property was acquired with the intent to develop a commercial project consistent with the City's broader corridor planning and to generate tax revenue for the City. He expressed appreciation for the Council's work and stated the developer's intent to collaborate with the City on a future development agreement and design that would be compatible with surrounding area character and incorporate City feedback.

Councilmember Haymond **MOVED to adopt Ordinance No. 26-10 – Proposed Rezone of 1.47 Acres Located at Approximately 1393 West 12600 South from RR-22 to C-G/PO-OV (Commercial Gateway with Pedestrian Oriented Overlay).** 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.

Ordinance No. 26-11 – General Plan Amendment and Rezone of approximately 0.49-acre located at the NW corner of Trestle Lane and 13400 South. Changing the General Plan Designation to Medium Density Residential and the zoning to R-4.

Mr. Lethbridge presented a rezoning request for just under a half-acre property located at the northwest corner of 13400 South and Trestle Lane, noting that the site includes an existing dwelling and surrounding land affected by prior roadway realignment that left remnant parcels, including some City-owned portions and privately owned land now included in the request. He explained that the area is designated as state density residential in the General Plan and is surrounded by a mix of residential zoning and quarter-acre lot development, with some variation in lot sizes due to earlier subdivision standards. He stated that the proposed zoning change would reclassify the property to R-4, consistent with nearby residential patterns, and noted that the Planning Commission recommended approval of the rezone, with staff also supporting that recommendation.

Mayor Buroker opened the public hearing and called for public comments. There being none, she closed the public hearing.

David King, property owner, spoke in support of the proposed rezone at the northwest corner of 13400 South and Trestle Lane, explaining that he had purchased adjacent property several years earlier and had long sought to acquire the small adjacent parcel in order to improve the corner. He stated that the area had been maintained in a neglected condition and expressed the belief that redevelopment would improve the visual appearance and serve as a better entrance into the Trestle Lane neighborhood.

Councilmember McDougal **MOVED to adopt Ordinance No. 26-11 – General Plan Amendment and Rezone of approximately 0.49-acre located at the NW corner of Trestle Lane and 13400 South. Changing the General Plan Designation to Medium Density Residential and the zoning to R-4.** Councilmember Haymond **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.

Ordinance No. 26-12 – Amending Section 9.20.010(1), Adopting Standards for the Discharge of a Firearm as Part of the Firearm Manufacturing Process, Amendments Proposed by Zev Technologies

Mr. Lethbridge presented a proposed citywide amendment to Riverton's code regarding firearm discharge regulations, explaining that current code prohibits the discharge of firearms within City limits except at approved and licensed gun ranges. The proposed amendment, submitted by a business owner, would allow a limited exception for firearm discharge within controlled, enclosed, and licensed facilities for the purpose of manufacturing and testing firearms or firearm accessories. He noted that the language had been reviewed and revised in coordination with the City Attorney's office and Riverton Police Department to ensure appropriate safety and regulatory controls.

Mr. Lethbridge further clarified that the amendment would not change existing restrictions on recreational shooting or establish additional allowances for gun ranges, but would narrowly apply to licensed manufacturing and testing operations under strict oversight. Because the proposal is a code amendment rather than a land use action, it was not reviewed by the Planning Commission. Staff recommended approval of the amendment as presented.

Mayor Buroker opened the public hearing and called for public comments. There being none, she closed the public hearing.

Taylor Goode, Zev Techologies, a firearms manufacturing company specializing in pistols and rifles, expressed appreciation for the opportunity to operate in Riverton and for consideration of the proposed ordinance amendment. The representative noted that the company had recently relocated from Washington State and was establishing a manufacturing and assembly facility in Utah, describing the operation as a state-of-the-art facility and inviting Councilmembers to visit.

Councilmember Pierucci **MOVED to adopt Ordinance No. 26-12 – Amending Section 9.20.010(1), Adopting Standards for the Discharge of a Firearm as Part of the Firearm Manufacturing Process, Amendments Proposed by Zev Technologies.** 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.

Ordinance No. 26-13 – Amending Sections 18.90, 18.056.030, and 18.195.060, adopting standards for "Ambulance Service/Emergency Medical Services Facility" in the Commercial Gateway Zone, Amendments proposed by Gold Cross Ambulance

Mr. Lethbridge presented a proposed text amendment to the City's commercial use table to allow ambulance services within certain commercial zones, explaining that current code classifies ambulance services under motor vehicle services and does not permit them in the commercial gateway zone. The amendment was initiated in response to a request from Gold Cross Ambulance and would reclassify ambulance and emergency medical services as a conditional use in the commercial regional, PCC, and gateway zones, while prohibiting them in neighborhood professional office and downtown zones, and adding a formal definition for the use.

Mr. Lethbridge explained that ambulance facilities would be subject to specific conditional use standards, including requirements for indoor vehicle storage, restricted siren use until vehicles enter public roads, no public walk-in services, and site design compatibility with surrounding development. It was noted that these facilities would include staging and operational space for emergency medical personnel, including rest areas during shifts, but would not include patient care. The Planning Commission recommended approval of the amendment, and staff concurred.

Mayor Buroker opened the public hearing and called for public comments. There being none, she closed the public hearing.

Councilmember Smith **MOVED to adopt Ordinance No. 26-13 – Amending Sections 18.90, 18.056.030, and 18.195.060, adopting standards for "Ambulance Service/Emergency Medical Services Facility" in the Commercial Gateway Zone, Amendments proposed by Gold Cross Ambulance.** Councilmember Haymond **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.

Ordinance No. 26-14 – Adopting the Compensation for Elective and Statutory Officer and all other Municipal Offers for Fiscal Year 2026-2027

Nick Geer, Administrative Services Director, explained that state code requires a public hearing before adoption of a final or amended budget that includes compensation changes for elected or statutory officials. He stated that the proposed budget included a 3% cost-of-living adjustment for municipal statutory officers and municipal employees consistent with other civilian staff, while noting that the Mayor and Council had elected not to receive a compensation increase for fiscal year 2026–2027.

Mayor Buroker opened the public hearing and called for public comments. There being none, she closed the public hearing.

Councilmember McDougal **MOVED to adopt Ordinance No. 26-14 – Adopting the Compensation for Elective and Statutory Officer and all other Municipal Offers for Fiscal Year 2026-2027.** 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.

Ordinance No. 26-15 – Adopting the Compensation for Executive Officers for Fiscal Year 2026-2027

Mr. Geer clarified that, consistent with other City employee groups, executive municipal officers and the City Attorney would also receive a 3% cost-of-living adjustment, matching the increase provided to civilian employees.

Mayor Buroker opened the public hearing and called for public comments. There being none, she closed the public hearing.

Councilmember Johnson **MOVED to adopt Ordinance No. 26-15 – Adopting the Compensation for Executive Officers for Fiscal Year 2026-2027.** Councilmember Haymond **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. 26-25 – Adopting the 2026-2027 Fiscal Year Municipal Fee Schedule

Mr. Geer presented the fiscal year municipal fee schedule. He explained that the fee schedule was included as part of the adopted budget process but was being considered separately as its own resolution.

Mayor Buroker opened the public hearing and called for public comments. There being none, she closed the public hearing.

Councilmember Haymond **MOVED to approve Resolution No. 26-25 – Adopting the 2026-2027 Fiscal Year Municipal Fee Schedule.** Councilmember McDougal **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. 26-26 – Adopting the Final Budgets for 2026-2027 Fiscal Year

Mr. Geer reflected on the budget process, noting that discussions took place over several months and included multiple meetings, updates, and collaborative dialogue among the Council and staff. He expressed appreciation for everyone's help in implementing the budget process.

Mayor Buroker opened the public hearing and called for public comments. There being none, she closed the public hearing.

Councilmember Haymond **MOVED to approve Resolution No. 26-26 – Adopting the Final**

Budgets for 2026-2027 Fiscal Year. Councilmember Pierucci **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.

Discussion/Action Items

Resolution No. 26-24 – Authorizing the Execution of a Franchise Agreement with Forged Fiber 37, LLC

Councilmember Pierucci recused himself from this item.

Ryan Carter, City Attorney, explained that the item before the Council was a standard form franchise agreement used when telecommunications or fiber companies seek permission to install infrastructure within Riverton City rights-of-way. He noted that in exchange for access to public rights-of-way, the City receives a statutorily regulated franchise fee, and that these agreements are routine and brought forward periodically as new providers enter the City.

Councilmember Johnson **MOVED to approve Resolution No. 26-24 – Authorizing the Execution of a Franchise Agreement with Forged Fiber 37, LLC.** Councilmember Smith **SECONDED** the motion. Mayor Buroker called for a vote; the vote was as follows: Haymond-Yes, Johnson-Yes, McDougal-Yes, Pierucci-Recused, and Smith-Yes. The motion passed unanimously.

Adjournment

Councilmember Smith **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 8:27 PM.

Approved: CCM 6.16.26