Riverton City, Utah
CITY COUNCIL MEETING
Minutes
June 16, 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 5:33 PM and conducted a roll call. Councilmembers Haymond, Johnson, McDougal, Pierucci and Smith were present.

Presentations/Discussions

Skate Park Discussion

Dan Hughes presented examples of smaller neighborhood skate parks and encouraged the City to consider building multiple smaller skate amenities rather than a single large regional skate park. He emphasized that younger children who cannot drive are often unable to access regional facilities and suggested the City first identify its target age demographic before determining the size and location of future skate facilities.

Councilmembers discussed the benefits of smaller neighborhood-based skate amenities, noting they could improve accessibility, serve a broader range of residents, make use of underutilized park space, and potentially provide a variety of skating experiences throughout the City.

Brenner Adams emphasized the value of bringing together individuals with expertise in skate park design, usage, and demographics to help guide future decisions. He reported discussions with representatives from the Utah Skatepark Advocacy organization and referenced examples of cost-effective skate parks and community-built facilities in other states. He suggested exploring a phased approach that could include smaller neighborhood skate features, pocket parks, BMX pump tracks, and the adaptive use of existing park and retention basin spaces.

Councilmembers expressed support for developing a citywide strategy that could include multiple smaller facilities while also considering future larger park opportunities. Staff reviewed previous design estimates and explained that additional direction regarding size, scope, and location would be needed before pursuing design proposals. Councilmembers discussed the importance of leveraging available grant funding, gathering additional data, and using the Skate Park Committee to evaluate options and provide recommendations before significant construction commitments are made.

Mountain View Corridor and Western Hills Drive Education

Kevin Hicks, City Manager, presented plans to convert access at Western Hills Drive to right-in/right-out movements, install a median at approximately 12600 South that would restrict certain left-turn movements, and create a new connection to the future frontage road system. He clarified the distinction between the future mainline freeway and frontage roads and noted that the changes were intended to accommodate the Corridor's long-term transportation improvements.

Robert Stewart, UDOT, explained that construction was anticipated to begin following project bidding and award, with the overall project expected to take approximately three years. The proposed access modifications were intended to prevent traffic backups onto the future frontage road system and mainline freeway. Councilmembers asked questions regarding neighborhood connectivity, long-term access, impacts to nearby residents, and trail connections.

Storage Containers and General Code Feedback

Jason Lethbridge, Development Services Director, provided an update on the City’s accessory structures ordinance as it relates to the use of cargo containers. He explained that while cargo containers are prohibited as standalone structures, they are currently allowed when fully enclosed within a compliant accessory structure with exterior materials required to match residential or approved building standards. He noted an unintended outcome of the existing language has been the use of spray-applied stucco directly onto cargo containers, which leaves the container’s corrugated metal profile visible and does not achieve the intended architectural appearance of a typical shed or stick-built structure. He proposed clarifying code language to require that stucco not be applied directly to the exterior of a cargo container.

Council discussion reflected differing views, with some members expressing concern about the appearance of cargo container-based structures. There was general agreement that clarification of the ordinance language is appropriate to reinforce the intent that containers function only as internal structural elements and that exterior finishes must fully conceal the container form.

Ryan Carter, City Attorney, provided an update on recent noise ordinance complaints, noting that several reports were investigated and found not to meet the threshold for a violation. He clarified that the ordinance requires not only that noise occur during restricted nighttime hours (10:00 p.m. to 7:00 a.m.), but also that it rise to the level of a legally defined nuisance that substantially interferes with the health, safety, or reasonable peace and quiet enjoyment of the community, rather than a single household’s experience. In the cases reviewed, he determined the evidence did not demonstrate excessive or unlawful noise levels, and noted that certain school-related activities, such as sporting events, are exempt under the ordinance.

Adjournment of Work Session

Councilmember McDougal **MOVED to adjourn the Work Session**. Councilmember Pierucci **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 6:49 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

Grace Leary offered the invocation and Chief Shane Taylor led the Pledge of Allegiance.

Citizen Comment

Mayor Buroker called for public comments;

Dave Mobley spoke in strong support of the Riverton Police Department's 287(g) agreement citing his background as a Marine Corps veteran with multiple combat deployments and emphasizing support for secure borders and the rule of law. He stated that the program, authorized by Congress in 1996, provides federally supported training at no cost to the City and enables local law enforcement to coordinate with federal partners to identify and address individuals with serious criminal histories who are in the country unlawfully. He described the agreement as a public safety tool that strengthens local policing capacity.

Summer Joos urged the Council to reconsider the 287(g) agreement. She argued that support for ICE reflects unequal impacts on immigrant residents and expressed concern about fear and vulnerability among noncitizens in the community. She called on elected officials to oppose the agreement and reconsider the City's position, stating that continued cooperation with ICE raises concerns about fairness, equity, and community trust.

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

Mayor/Council/Staff Reports

Councilmember Pierucci reported on recent meetings he attended, including the quarterly Joint Policy Advisory Committee, where statewide transportation planning was discussed. He highlighted several multi-jurisdictional projects, including a potential widening of 13400 South west of the Mountain View Corridor, noting its likely traffic impacts on Riverton residents and encouraging the public to review the plan. He also reported on the Jordan Valley Water Conservancy District Board of Trustees meeting, where the annual budget and water rate adjustments were approved. Finally, he noted participation in a South Valley Chamber event related to America's 250th celebration.

Councilmember Smith reported that she participated in a 250th anniversary celebration event hosted by Swire Coca-Cola, where attendees wrote cards and assembled care packages for service members. She also reported attending an in-person mosquito abatement meeting, noting that mosquito numbers are currently down due to colder weather.

Councilmember McDougal – No Report.

Councilmember Haymond reported on the Point Advisory Committee meeting regarding development of the Point at the former prison site. He noted that the project is preparing to move into vertical construction, with a groundbreaking event scheduled for Monday, June 29. He described ongoing planning for a mix of uses at the site, including residential development and potential hotel and large-scale commercial or public gathering facilities.

Councilmember Johnson reported on recent community safety and environmental concerns, including the placement of "Drive 25, Stay Alive" traffic safety signs along 3200 West near Centennial Park. He noted that the effort is an initial step while longer-term traffic studies are being explored. He also reported on worsening statewide drought conditions, citing a significant increase in areas experiencing severe to exceptional drought compared to the previous year. He encouraged continued public awareness and conservation efforts.

Mayor Buroker encouraged residents to attend an educational presentation on culinary and secondary water conservation. She reported on ongoing efforts to address weed growth in the median along 12600 South. She also shared updates from a UFA budget meeting, including discussion of recent wildfire activity linked to firearm discharge in nearby areas and emphasized the importance of adhering to firework restrictions. She highlighted Fourth of July planning efforts, noting expected large attendance and coordinated public safety support. Finally, she reported on a meeting with JATC, noting interest in expanding internship and mentorship opportunities with local businesses to support student engagement and increase graduation rates.

Presentations/Recognitions

Riverton State Champions – Girls Lacrosse

Mayor Buroker recognized the Riverton High School Girls Lacrosse team for winning the State Championship.

Riverton State Champions – Girls Softball

Mayor Buroker recognized the Riverton High School Girls Softball team for winning the State Championship.

Presentation of Historical Homes

Mayor Buroker recognized Bill and Susie Allinson, Gwen and Cecil Page, and Luke and Jamie Sieverts for their historic homes and presented them with the historic homes plaque.

Riverton Police Department Presentation

Chief Shane Taylor presented an annual report covering six years of department activity from 2019 to 2025, outlining major service areas including patrol, investigations, SWAT, K-9, major accident response, community policing, animal control, and related support functions. His presentation is included in the packet.

Water Conservation Program

Brook Bowen, Graphic Design & Marketing Specialist, presented the City's water conservation campaign, outlining a goal to reduce culinary water usage by 10% in coordination with the Jordan Valley Water Conservancy District. He proposed a citywide education campaign designed to help residents understand both how much water they are using and recommended efficiency benchmarks, with an emphasis on simplifying messaging by focusing on gallon-based comparisons. He concluded by encouraging continued education and community engagement to support reductions in overall water consumption.

Consent Items

Mayor Buroker presented the following Consent Agenda:

a. Minute Approval: June 2, 2026; and
b. **Resolution No. 26-29** – Authorizing the Mayor to Execute an Agreement with Hansen, Allen, Luce for the Storm Drain Master Plan Update;
c. **Resolution No. 26-30** – Authorizing the Mayor to Execute an Interlocal Cooperative Agreement Between Riverton City and Herriman City for Asphalt Surface Treatments and Lane Re-Striping of 13400 South and 13800 South Streets;
d. **Resolution No. 26-31** – Authorizing the Mayor to Execute a Construction Contract with Pronghorn Construction for the 3600 West Waterline Replacement Project (11800 South to 12350 South)
e. **Resolution No. 26-35 –** Policy and Procedure Manual Changes;
f. **Resolution No. 26-36** – Authorizing the Mayor to Execute a Reimbursement Agreement with Farmhouse Storage, LLC for Public Improvements along 4000 West.

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

Public Hearing(s)/Action Items

Ordinance No. 26-16 – General Plan Amendment and Rezone of approximately 3.14-acre located at 13172 South Redwood Road changing the General Plan Designation to High Density Residential and the zoning to RM-14

Jason Lethbridge, Development Services Director, presented a rezone request for a property located at approximately 13172 South Redwood Road, a three-acre site bordered on multiple sides by roadways. He noted that surrounding land uses including medium-density residential to the south, estate density and mixed uses across Redwood Road, and nearby school facilities. The current zoning consists of a mix of Commercial Neighborhood and RR-22, which has remained in place for many years following a prior rezoning effort that was never developed as originally intended. The applicant is requesting a rezoning to RM-14 (multifamily residential), which allows up to 14 units per acre, though the submitted concept plan reflects approximately 12 units per acre. He clarified that the request is strictly for zoning approval and does not include a binding site plan or development agreement. The Planning Commission reviewed the proposal and forwarded a recommendation of denial.

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

Email comment received from Corie Soderman and included in the packet.

Email comment received from Allison Clements Grow and included in the packet.

Email comment received from C. Love and included in the packet.

Holly Bridge opposed the proposed zoning change, stating that any modification to the current zoning would have negative impacts on the surrounding neighborhood. She cited concerns including increased traffic congestion on an already busy roadway, noise impacts, reduced privacy, and potential effects on property values.

Louisa Jones spoke in opposition to the proposed zoning change and her concerns about higher-density housing in the area. She said that redevelopment has diminished the neighborhood's historical character and rural feel.

Travis commented that the requested change is inconsistent with the surrounding RR-22 neighborhood and the nearby properties along the Redwood Road corridor. He suggested the possibility of a development agreement with a defined timeline or sunset provision to encourage timely development, with the option for zoning to revert if the project does not proceed.

Carrie Christensen spoke in opposition to the proposed rezoning and described the surrounding area as a semi-rural neighborhood with significant agricultural use, including livestock, gardens, and varied residential lot types. She stated that residents chose the area for its larger yards and rural character, and expressed concern that the proposed development would not align with those existing conditions due to its higher-density, more uniform housing form and reduced yard space.

Dave Mobley referenced prior neighborhood engagement efforts on a nearby development and stated that discussions between residents and developers had previously helped shape a more acceptable plan. He requested that the Council consider tabling the item to allow additional time for community outreach, including a neighborhood meeting with residents and the developer, in an effort to explore a potential compromise and better align the project with neighborhood expectations.

Ashley Mobley requested that the proposed rezoning be tabled to allow additional community discussion and collaboration with the developer. She suggested that a more balanced plan could be developed through additional engagement with residents, staff, and the applicant, and emphasized the importance of compromise that better aligns with neighborhood character and expectations.

One other resident suggested that a lower-density option such as RM-6 would be a more appropriate compromise and also questioned whether nearby residents had been adequately consulted or if there is local support for the proposed density.

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

Kevin Gust and David Larson, Developers, described extensive collaboration with staff and engineers to develop a concept plan for the three-acre site currently zoned a mix of Neighborhood Commercial and RR-22. They explained that while the property is within an RM-14 zoning request, the intent was not to maximize density but to create a thoughtfully designed residential development that includes staggered main-level and two-story units, green space, multiple access points, sidewalks, and improved garage and parking design to address common neighborhood concerns such as on-street parking and traffic circulation. They emphasized that the proposal is designed to be compatible with surrounding infrastructure and provides housing options for residents seeking to downsize while remaining in Riverton.

Councilmembers agreed they were not comfortable approving the requested RM-14 zoning due to its inconsistency with surrounding uses and instead encouraged a more moderate density consistent with other Redwood Road rezonings, such as RM-6 or RM-8, through further collaboration between the applicant, residents, and staff. They preferred tabling the item temporarily to allow time for continued discussion and a potential compromise.

Councilmember McDougal **MOVED to TABLE Ordinance No. 26-16, amending for 3.14-acres located at 13172 South Redwood Road the General Plan Designation to High Density Residential and the zoning of the subject property to RM-14 to a future City Council meeting which will be publicly noticed.** 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. 26-28 – Declaring City Owned Property, Known as the Mascaro Property as Surplus, Authorizing the City Manager to Dispose of the Property as He Deems Appropriate

Craig Calvert, Purchasing Manager, explained that the parcel was acquired by the City as part of a roadway project and is no longer needed for a public purpose, and the resolution formally declares the City's intent to dispose of the property in accordance with applicable procedures.

Mayor Buroker opened the public hearing and called for public comments.
Claire Gunn commented that she owns 1.62-acres adjacent to the parcel being considered for disposition and has a letter of intent from a potential bidder, and expressed interest in understanding how the City plans to proceed with the sale or development of the property.

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

Councilmember Smith **MOVED to approve Resolution No. 26-28 – Declaring City Owned Property, Known as the Mascaro Property as Surplus, Authorizing the City Manager to Dispose of the Property as He Deems Appropriate and changing the closing date to 120 days instead of 90 days.** 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. 26-32 – Adopting the Final Amended Budget for Fiscal Year 2025-2026

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

Councilmember Johnson **MOVED to adopt Resolution No. 26-32 – Adopting the Final Amended Budget for Fiscal Year 2025-2026.** 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. 26-33 – Adopting the Tax Rate for 2026 Tax

Councilmember McDougal **MOVED to approve Resolution No. 26-33 – Adopting the Tax Rate for 2026 Tax.** 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.

Resolution No. 26-34 – Authorizing the Sale of Real Property

Councilmember Haymond **MOVED to approve Resolution No. 26-34 – Authorizing the Sale of Real Property.** 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 character, professional competence, or physical or mental health of an individual.**
- **Discussion of the purchase, exchange, lease, or sale of real property, including water rights.**
- **Discussion of pending or reasonably imminent litigation**

At 9:51 PM, Councilmember McDougal moved to meet in a closed meeting to discuss the character, professional competence, or physical or mental health of an individual, to discuss the purchase, exchange, lease, or sale of real property, including water rights, and to discuss pending or reasonably imminent litigation. Councilmember Haymond **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 9:57 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 10:41 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, Pierucci-Yes and Smith-Yes. **The motion passed unanimously**

Adjournment

Councilmember McDougal **MOVED** to adjourn the City Council Meeting. Councilmember Johnson **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 10:43 PM.

Approved: CCM 7.21.26