

**Riverton City, Utah
CITY COUNCIL MEETING
Minutes
September 1, 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 – 5:30 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

Accessory Dwelling Units (ADU) Discussion

Councilmember Pierucci suggested reviewing the City's ADU ordinance to determine whether it should be modernized, including whether current regulations appropriately address issues such as the number of ADUs permitted on a single-family property and parking requirements. He also expressed concern that enforcement of the existing ordinance appears to be primarily complaint-based and stated that any expansion of ADU options should be accompanied by a more robust enforcement mechanism.

Councilmember Smith added that a resident's request to allow a second ADU raised questions about consistency in the City's regulations, noting that multiple unrelated adults may live together as roommates without similar restrictions. She expressed concern that such living arrangements can create additional parking impacts and questioned whether the City has adequate guardrails to address those circumstances.

Jason Lethbridge, Development Services Director, reviewed the City's current ADU regulations, including permitting, registration, parking requirements, occupancy limits, and enforcement

practices. He asked whether the City should consider allowing additional ADUs, revising the definition of family and occupancy limitations, and strengthening enforcement mechanisms. He noted that most cities contacted allow only one ADU per lot, while Hurricane allows two ADUs on larger lots, and Draper recently adopted a broader definition of family that does not limit the number of unrelated individuals living together.

Council discussed whether the City's existing ADU ordinance should be modified to allow additional ADUs on certain larger properties where parking and neighborhood impacts could be minimized. They also discussed housing affordability, parking, traffic, neighborhood character, owner-occupancy, and the potential impacts of allowing additional dwelling units. Following discussion, the majority of the Council expressed support for maintaining the existing ADU regulations. Staff will continue to monitor state-level changes and other jurisdictions' ADU regulations.

High Density Zoning Options

Mr. Lethbridge reviewed the City's existing multifamily zoning districts and noted distinctions between downtown and other areas. Higher-density zoning is also permitted within certain specific plans, including Western Springs, Monarch Meadows, Canyon View, and the Suburban Land Reserve area. The RM-18 district, which allows apartment-level density, is currently limited to portions of the Western Springs and Monarch Meadows specific plan areas. He noted that most of these specific plan areas were established approximately 20 years ago.

Councilmember Haymond explained that, as the City approaches buildout, remaining development opportunities increasingly consist of smaller infill parcels surrounded by established larger-lot residential neighborhoods. Concern was expressed that allowing significantly higher-density development on these parcels could be inconsistent with surrounding development patterns and neighborhood character. He stated that the intent was to encourage infill development that is compatible with existing neighborhoods, with RM-6 identified as the preferred maximum density for such areas.

Council discussed whether to further limit higher-density multifamily zoning in established areas. Some Councilmembers supported greater limitations citing neighborhood compatibility, consistency with surrounding lot sizes, and the benefit of providing clear expectations to property owners and developers. Other Councilmembers expressed concern that blanket restrictions could limit the Council's ability to consider appropriate higher-density development in areas where it may be suitable, particularly along major arterials and near transportation corridors.

Council discussed the importance of providing clearer direction through the General Plan, particularly for areas along Redwood Road, while maintaining flexibility to consider unique redevelopment opportunities. Council generally agreed that the General Plan was the appropriate mechanism for establishing long-term density and development expectations and that the issue should be further considered as part of the upcoming General Plan update.

Adjournment of Work Session

Councilmember Pierucci **MOVED to adjourn the Work Session**. 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. 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 7:00 PM and conducted a roll call. Councilmembers Haymond, Johnson, McDougal, Pierruci and Smith were present.

Prayer / Pledge of Allegiance

Lanor Fuatimau offered the invocation and Fire Marshal Watkins led the Pledge of Allegiance.

Presentations/Recognitions

Utah Youth Tennis League State Champions

Seth Andrews and Nikko Wray were recognized for their accomplishment of winning the Utah Youth Tennis League State Championship.

Youth Council Executive Board Oath of Office

Jamie Larsen, City Recorder, administered the oath of office to the executive board of the Riverton Youth Council.

Consent Items

Mayor Buroker presented the following Consent Agenda:

- a. Minute Approval: August 4, 2026;
- b. **Resolution No. 26-41** – Declaring the identified equipment as surplus and authorizing the City Manager to dispose of the item as he deemed appropriate;
- c. **Resolution No. 26-42** – Approving Amendment No. 2 to the Cooperative Agreement Between Riverton City and the Utah Department of Transportation (UDOT) Regarding Access to Western Hills Drive from the Mountain View Corridor; and
- d. **Resolution No. 26-43** – Authorizing the Execution of a Franchise Agreement with Comcast of Utah II, Inc.

Councilmember Pierucci **MOVED to approve the Consent Agenda with the removal of Item c.** 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. 26-42 – Approving Amendment No. 2 to the Cooperative Agreement Between Riverton City and the Utah Department of Transportation (UDOT) Regarding Access to Western Hills Drive from the Mountain View Corridor

Mr. Lethbridge presented an update to the cooperative agreement with UDOT regarding Western Hills Drive in the Western Springs area. The roadway, which was previously closed in connection with construction of the Mountain View Corridor, will be reopened to provide neighborhood access

to the southbound frontage road as a right-in/right-out connection. The agreement would be updated to reflect the reopening.

Councilmember Perucci emphasized the significant impact the Mountain View Corridor project would have on the Western Springs neighborhood, including changes to access and travel patterns for residents and students attending Herriman schools. He acknowledged the need for the traffic changes while expressing concern for the affected residents.

Councilmember Haymond **MOVED to approve Resolution No. 26-42 – Approving Amendment No. 2 to the Cooperative Agreement Between Riverton City and the Utah Department of Transportation (UDOT) Regarding Access to Western Hills Drive from the Mountain View Corridor.** Councilmember Johnson **SECONDED** the motion. Mayor Buroker called for a vote; the vote was as follows: Haymond-Yes, Johnson-Yes, McDougal-Yes, Pierucci-No, and Smith-Yes. The motion passed with a 4 to 1 vote.

Public Hearing(s)/Action Items

Ordinance No. 26-06 – Timberline Development Agreement – Adopting a Development Agreement for approximately 4.24 Acres located at 13518 & 13506 S. Redwood Road Currently Zoned RR-22 & C-N. Development Agreement includes Rezone to RM-8 and General Plan update to Medium High-Density Residential, Preliminary Site Plan, and Terms and Conditions of Development

Mr. Lethbridge presented a proposed development agreement for property located west of Redwood Road near 13400 South. The property is currently zoned CN and RR-22, with the General Plan designating the area for estate and medium-density residential uses. The proposed development would utilize RM-8 zoning with a maximum of 31 lots and modified development standards, including reduced minimum lot size and rear setbacks.

Mr. Lethbridge reviewed changes made to the proposal following previous Planning Commission and Council discussions, including additional open space and parking, revised roadway connections, and an emergency-only access gate. UDOT required roadway connections to the surrounding streets as a condition of access to Redwood Road. The proposal includes construction of the Redwood Road connection, dedication of a future public roadway connection, and private internal streets.

The Planning Commission recommended approval with RM-6 zoning and associated RM-6 development standards; however, subsequent UDOT requirements and revisions to the development proposal resulted in an alternative motion reflecting the applicant's current proposal.

Mr. Lethbridge noted that several conditions from the Planning Commission recommendation were no longer applicable. He also noted that the development agreement had not yet undergone final legal review and recommended that it not be executed until reviewed and approved for compliance with the Council's final action.

The applicant reviewed revisions to the proposal, including the addition of open space and parking and the reduction of two lots, and addressed questions regarding setbacks, lot depths, and site access.

Mayor Buroker opened the public hearing and called for comments;

Dave Kennedy expressed concern about whether the proposed development would alter the established property line along his two lots. He also raised concerns regarding fencing adjacent to his horse pasture.

Ellen Ford requested that the Council deny the proposed development and not amend the General Plan to allow medium-high-density residential uses. Concerns were expressed regarding narrow roads, limited sidewalks, compatibility with surrounding neighborhoods, and the precedent that increased density could establish for other properties in the area.

Bob Ford, representing the Riverton Heritage Group, reiterated the group's opposition to the proposed development and referenced prior written comments submitted to the Council and Planning Commission. He stated that the group supported maintaining the area's rural character and opposed increased density that was inconsistent with the established community.

Robert Clayton expressed support for appropriate development of the property but opposed the proposed RM-8 density as incompatible with the surrounding RR-22 neighborhood and existing infrastructure. Concerns were raised regarding the proposed General Plan amendment, reduced lot sizes, increased traffic, pedestrian access, and the capacity of surrounding residential streets.

Simon Raubenheimer noted that the developer had previously indicated anticipated home prices of approximately \$500,000 or more and requested clarification regarding any affordability requirements in the development agreement. Concerns were also raised regarding neighborhood compatibility, street capacity, pedestrian safety, and the justification for increasing density beyond the Planning Commission's recommendation.

Kelcie Dobson expressed concern about the revised access plan and its potential impacts on traffic and pedestrian safety. Concerns were raised regarding increased traffic on 1775 West, Hamilton Lane, and 13550 South, which lack sidewalks and other infrastructure and serve children, school bus routes, and existing residential properties.

Christopher Dobson reiterated concerns regarding the proposed density, increased traffic, and future connection to 13550 South. He stated that the proposed development would substantially increase density in the area and requested that the Council apply its previously expressed principles regarding density, traffic, neighborhood protection, and responsible growth when considering the development agreement.

Bryton Flynn requested that the proposed development be revised to better fit the site and that access and safety concerns be resolved before approval. The resident referenced the Planning Commission's unanimous recommendation for RM-6 and a local RM-6 development as examples for evaluating a less-intensive alternative.

Skye Flynn requested that the new homes be compatible with the surrounding area and consistent with the community's established heritage and character.

Michelle Dobson requested that UDOT's written access requirements, alternatives considered, and required timing be made available to the public and that the final agreement and exhibits clearly reflect the same development plan and standards. She also requested evaluation of transportation impacts and consideration of returning the revised proposal to the Planning Commission before final approval.

Shane Johnson expressed opposition to the proposed development as presented. Having lived in

the area for many years, he stated that the proposed density, lot sizes, limited sidewalks, parking, and traffic impacts were inconsistent with the surrounding neighborhood and its family-oriented character.

Alicia Clayton expressed support for the concerns raised by other residents.

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

Mr. Lethbridge addressed public comments by clarifying that property lines would be established through required surveys and that the proposed development was not designated as affordable housing. UDOT's access requirements were based in part on preserving future roadway connections, with the proposed 13550 South right-of-way reserved for potential future development and subject to additional traffic, engineering, City, and UDOT review. He clarified that the Redwood Road access would serve as a shared access point and that Exhibit B and the development agreement would establish the approved development standards, subject to final legal review. The 1775 West gate would be restricted to emergency access through a Knox box system, and existing trees would be evaluated for preservation during future subdivision and engineering review.

Councilmembers expressed differing views regarding the appropriate density, with some citing compatibility with surrounding half-acre residential properties and the Planning Commission's RM-6 recommendation, while others supported the proposed single-family housing as an opportunity for additional homeownership. Concerns were also discussed regarding the lack of curb, gutter, and sidewalks on surrounding streets and the potential need for future improvements.

Councilmember Haymond **MOVED to DENY Ordinance No. 26-06 – Timberline Development Agreement – Adopting a Development Agreement for approximately 4.24 Acres located at 13518 & 13506 S. Redwood Road Currently Zoned RR-22 & C-N. Development Agreement includes Rezone to RM-8 and General Plan update to Medium High-Density Residential, Preliminary Site Plan, and Terms and Conditions of Development.** Councilmember McDougal **SECONDED** the motion. Mayor Buroker called for a vote; the vote was as follows: Haymond-Yes, Johnson-No, McDougal-Yes, Pierucci-Yes, and Smith-Yes. The motion passed with a 4 to 1 vote.

Ordinance No. 26-16 – Majestic Homes Rezone, 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.

Mr. Lethbridge explained that the applicant's request had previously been heard and tabled by the Council. He reviewed the property, which consisted of approximately 3.14 acres located near Redwood Road and 13150 South, with existing CN and RR-22 zoning and a Medium Density Residential General Plan designation. The applicant requested a General Plan amendment and rezoning to RM-14 Special Development, with the development agreement limiting the property to 30 twin-home units, or approximately 9.5 units per acre.

Mr. Lethbridge noted that the proposal had evolved from an original concept consisting primarily of fiveplexes and some triplexes following feedback from the Planning Commission and Council. The Planning Commission recommended denial, which would retain the existing CN and RR-22 zoning.

Kevin Gust and David Larsen, Applicants, presented the revised twin-home proposal and noted that the concept had been developed through discussions with neighbors and review of similar twin-home developments in Riverton. They stated that the proposal maintained approximately 42% open/green space and was intended to provide a low-profile residential design with landscaping, trees, and open space. They emphasized that the proposal had been reduced from earlier concepts and incorporated considerations regarding density, roadway widths, parking, a small park, driveway lengths, and wider garages. They stated that the proposed layout functioned well from a traffic, access, and livability standpoint and requested consideration of the RM-14 zoning.

Mr. Gust and Mr. Larsen also addressed concerns raised during a neighborhood meeting, particularly traffic, parking, and school-related congestion near 1930 West. They stated that each unit would have a two-car garage and additional parking and believed residents would have multiple routes for accessing the area, reducing the likelihood of significant traffic through 1930 West during school hours. They acknowledged the importance of pedestrian safety and stated that the revised proposal was intended to address concerns raised by neighboring residents.

Mayor Buroker opened the public hearing and called for comments;

Ashlee Mobley expressed frustration that the revised proposal did not reflect what she believed was discussed during the neighborhood meeting attended by approximately 34 residents. She stated that RM-6 could provide a reasonable compromise and requested that the Council deny the application rather than table it.

Dave Mobley stated that RM-6 represented the most appropriate use for the property and recommended that the Council deny the current application and allow the developer to reapply under RM-6.

Brook Hill expressed concern that the proposed development would significantly alter the area's character and increase traffic impacts, particularly because northbound traffic would pass the resident's property and left turns onto Redwood Road would not be available. He stated that the proposal was incompatible with the surrounding area and requested that the property remain zoned RR-22.

Dean Warkentin stated that an RM-6 development of approximately 20 single-family homes would be preferable to the proposed twin homes and expressed concerns regarding shared walls, limited private property, and the impacts of homeowners association restrictions. Additional concerns were raised regarding traffic and safety on 1830 West near the school, particularly during student pickup when vehicles already create significant congestion and reduce the roadway to a single lane.

Louisa Jones expressed support for preserving Riverton's rural and suburban character. She described the community's open spaces, animals, and less urban atmosphere as important qualities that attracted their family to the area and stated that she did not want Riverton to become a more uniform, densely developed community.

Travis Christensen expressed concern about the proposed increase in density, noting that the property was currently zoned RR-22 and that the requested RM-14 zoning would bypass several intervening residential density classifications. He also expressed concern regarding the lack of sidewalks in the area, particularly given the proximity to the school and the number of children who walk to school.

David Cluff stated that the proposed layout was incompatible with the surrounding neighborhood and that the examples presented by the applicant did not accurately reflect the proposed design. He also stated that previously submitted concerns had not been adequately addressed and requested that, if the development were approved, substantial large-animal fencing, such as precast concrete or masonry, be required along the south property line.

James Kidman expressed concerns regarding the proposed increase in traffic and its impacts on the nearby school and surrounding residential streets. He stated that the surrounding neighborhood primarily consisted of quarter-acre and third-acre lots and recommended denying the application or reducing the number of homes to a lower-density zoning designation to address safety and neighborhood compatibility concerns.

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

Councilmember Perucci stated that the area was likely to experience some change due to increasing traffic volumes along Redwood Road but concluded that the proposed RM-14 zoning represented too significant a change from the existing zoning, neighboring properties, and City precedent. He noted that RM-14 had only previously been approved at two locations along Redwood Road, each with unique circumstances.

Councilmember Pierucci **MOVED to DENY Ordinance No. 26-16 – Majestic Homes Rezone, 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.** 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.

Discussion/Action Items – N/A

Citizen Comment

Mayor Buroker called for public comments;

Simon Raubenheimer shared his experience as a legal immigrant from South Africa and expressed gratitude for the opportunities available to his family in the United States and Riverton. He emphasized the importance of being law-abiding, following constitutional principles, and supporting law enforcement, and expressed appreciation for being part of the community.

Dean Warkentin expressed support for law enforcement and appreciation for the City's police services. He also expressed support for federal and state law enforcement efforts, including immigration enforcement, and encouraged the City to continue supporting law enforcement and maintaining a safe community.

Kayla Leishman expressed opposition to the City's 287(g) agreement with federal immigration authorities and urged the Council to hold a public vote regarding the agreement. She raised concerns about reported conditions experienced by individuals detained by federal immigration authorities and expressed the view that the agreement legitimized harmful immigration enforcement practices.

Robert Clayton expressed full support for the Riverton Police Department's participation in the 287(g) program and cooperation with federal immigration authorities. He emphasized the

importance of lawful enforcement, constitutional protections, due process, appropriate officer training, transparency, and accountability. He also stressed that all individuals should be treated humanely and with dignity regardless of race, national origin, language, or immigration status, and that immigration status, appearance, accent, or name should not be used as indicators of wrongdoing.

Brendan Warkentin spoke on behalf of the Salt Lake DSA in opposition to the City's 287(g) agreement with federal immigration authorities. He expressed concern that the agreement was entered into without public or City Council input and urged the Council to demonstrate transparency and constituent involvement by bringing the agreement to a public vote and rejecting it.

Matt Soper spoke in opposition to the City's 287(g) agreement with federal immigration authorities. He alleged that the agreement was entered into unilaterally and in violation of Riverton City Code and stated that the Council had previously been made aware of those concerns.

Bob Ford expressed support for the 287(g) agreement.

Alyssa Ferris, member of the DSA, expressed concerns regarding the safety and civil rights of Riverton residents in connection with federal immigration enforcement. She stated that she had observed fear and concern among individuals and families regarding immigration enforcement.

Dave Mobley expressed support for the City's 287(g) agreement and criticized organized opposition to the agreement, alleging that outside activists had coordinated a campaign to influence the Council. He argued that the agreement provided local officers with additional tools and information to cooperate with ICE without turning the Riverton Police Department into a federal immigration agency. He stated that immigration enforcement should be based on legal status rather than race or appearance and acknowledged that the immigration system could be improved. He urged the Council to maintain the 287(g) agreement and prioritize the interests and concerns of Riverton residents.

Peter Cizmada expressed concern regarding the impact of 287(g) participation on community trust and public safety. He cited an incident involving an individual who contacted law enforcement for assistance and was subsequently arrested by immigration authorities, and expressed concern that similar experiences could discourage victims and witnesses from contacting police. He urged the Council to cancel the 287(g) agreement.

Mayor Buroker closed the Citizen Comment period.

Mayor/Council/Staff Reports

CLOSED SESSION

- **Discussion of pending or reasonably imminent litigation.**

At 9:47 PM, Councilmember McDougal moved to meet in a closed meeting to discuss pending or reasonably imminent litigation. Councilmember McDougal also moved to close the City Council meeting at the end of the Closed Session. 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 9:54 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 10:50 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, Pierucci-Yes and Smith-Yes. **The motion passed unanimously.**

Adjournment

As noted before, Councilmember McDougal **MOVED** to adjourn the City Council Meeting. Councilmember Haymond **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 10:50 PM.

Approved: CCM 9.15.26