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City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, January 22, 2014
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance:

Council Members:

Council Chairman Kristie Overson
Vice-Chairman Ernest Burgess
Council Member Daniel Armstrong
Council Member Dama Barbour
Council Member Brad Christopherson

City Staff:

John Taylor City Administrator
John Brems, City Attorney
Cheryl Peacock Cottle, City Recorder
Scott Harrington, Chief Financial Officer
Mark McGrath, Community Development Director
Donald Adams, Economic Development Director
Tracy Wyant, UPD Precinct Chief
Kris Heineman, Council Coordinator

Excused: Mayor Larry Johnson

BRIEFING SESSION

1. Review Administrative Report

18:03:11 Chairman Kristie Overson conducted the Briefing Session, which convened at 6:03 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

Chair Overson called for questions on the Administrative Report for the Community Development Department. Council Member Ernest Burgess noted that building permit fees were up last month. Community Development Mark McGrath commented that this was a 30% increase. Council Member Barbour inquired about the status of the Good Landlord Program.

1 Mr. McGrath relayed that there are currently very few code enforcement problems on rental
2 properties and the program appears to be working well at this time.

3
4 **2. Review Agenda**

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6 18:07:49 The agenda for the City Council Meeting was reviewed.

7
8 **3. Adjourn**

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10 18:10:06 Chair Overson declared the Briefing Session adjourned at 6:10 p.m.
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15 **REGULAR MEETING**

16
17 **Attendance:**

18
19 **Council Members:**

20
21 Council Chairman Kristie Overson
22 Vice-Chairman Ernest Burgess
23 Council Member Daniel Armstrong
24 Council Member Dama Barbour
25 Council Member Brad Christopherson

18
19 **City Staff:**

20
21 John Taylor, City Administrator
22 John Brems, City Attorney
23 Mark McGrath, Community Development Director
24 Tracy Wyant, UPD Precinct Chief
25 Cheryl Peacock Cottle, City Recorder
26 Scott Harrington, Chief Financial Officer
27 Donald Adams, Economic Development Director
28 Jay Ziolkowski, UFA Bureau Chief
29 Kris Heineman, Council Coordinator
30 Wayne Harper, Economic Development Specialist

31
32 **Excused:** Mayor Larry Johnson

33
34 **Citizens:** Ted Jensen, Keith Sorensen, Jerry Milne, John Gidney, Deacon George Sluga, Gordon
35 Willardson, Lynn Handy, Dale Kehl, Daryl Gudmundson, Jake Barbour, Scouts from Troop 492,
36 Terrie Johnson, Gary Caballero, Kristi Smith, Colean Larsen, Dorothy Bradshaw
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1 **1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS**
2

3 18:30:03 Chairman Kristie Overson called the meeting to order at 6:30 p.m. and welcomed those
4 in attendance. She recognized members of Scout Troop 492 in attendance. City Recorder
5 Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.
6

7 **1.1 Opening Ceremonies – Pledge of Allegiance**
8 **– Council Member Ernest Burgess**
9

10 Taylorsville Planning Commissioner Ted Jensen directed the Pledge of Allegiance.
11

12 **1.2 Reverence – Council Member Ernest Burgess (Opening Ceremonies**
13 **For February 5, 2014 to be arranged by Youth Council)**
14

15 Deacon George Sluga offered the Reverence.
16

17 **1.3 Citizen Comments**
18

19 Chairman Kristie Overson reviewed the Citizen Comment Procedures for the audience. She then
20 called for any citizen comments.
21

22 18:35:44 Gordon Willardson addressed the Council regarding the Valley Journal that was
23 formerly published in Taylorsville. He observed that this was one of the few ways to
24 communicate with citizens. He encouraged the City to continue publishing a newsletter and
25 suggested selling ads in the newsletter to help with costs. He noted that this is a better option
26 than raising taxes.
27

28 18:40:47 Chief of Finance Scott Harrington reported on two companies that have provided bids
29 to publish a City newsletter. He said that these costs are higher than what was charged by the
30 Valley Journal. He relayed that a newsletter will be published in March and then one more will
31 be published before the end of the fiscal year.
32

33 18:42:25 Council Member Dama Barbour inquired about potential advertising coverage for the
34 upcoming Urban Iditarod event. Mr. Harrington relayed that banners will be placed and event
35 information will be posted on social media sites and on the City website.
36

37 18:43:17 There were no additional citizen comments, and Chairman Overson closed the citizen
38 comment period.
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1 **2. APPOINTMENTS**

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3 **2.1 Resolution No. 14-07 - A Resolution Advising and Consenting to the Mayor's**
4 **Appointment of a City Administrator / Chief Administrative Officer for the**
5 **City of Taylorsville - *John Brems***

6
7 18:43:26 City Attorney John Brems presented Resolution 14-07 to approve the Mayor's
8 appointment of John Taylor as the new City Administrator.

9
10 18:43:54 Council Member Brad Christopherson **MOVED** to adopt Resolution No. 14-07 -
11 Appointing and Consenting to the Mayor's Appointment of John Taylor as a City Administrator /
12 Chief Administrative Officer for the City of Taylorsville. Council Member Dama Barbour
13 **SECONDED** the motion. Chairman Kristie Overson called for discussion on the motion. There
14 being none, she called for a roll-call vote. The vote was as follows: Burgess-yes, Barbour-yes,
15 Overson-yes, Armstrong-yes, and Christopherson-yes. **All City Council members voted in**
16 **favor and the motion passed unanimously.**

17
18 **2.2 Resolution No. 14-06 - A Resolution Appointing a City Treasurer**
19 **- *John Brems***

20
21 18:44:55 City Attorney John Brems presented Resolution 14-06 to approve the Mayor's
22 appointment of John Taylor as City Treasurer.

23
24 18:45:14 Council Member Brad Christopherson **MOVED** to adopt Resolution No. 14-06 -
25 Appointing John Taylor as the City Treasurer. Council Member Daniel Armstrong
26 **SECONDED** the motion. Chairman Kristie Overson called for discussion on the motion. There
27 being none, she called for a roll-call vote. The vote was as follows: Burgess-yes, Barbour-yes,
28 Overson-yes, Armstrong-yes, and Christopherson-yes. **All City Council members voted in**
29 **favor and the motion passed unanimously.**

30
31 Mr. Brems noted that Mr. Taylor will receive the oath of office as City Treasurer by the City
32 Recorder.

33
34 **2.3 Appointment of Keith Sorensen as Chairman of the LARP Committee -**
35 ***Kristie Overson***

36
37 18:46:59 Chair Kristie Overson recognized Keith Sorensen and thanked him for his many years
38 of service to Taylorsville. She nominated Mr. Sorensen to serve as Chairman of the Taylorsville
39 LARP Committee.

1 18:47:28 Council Member Kristie Overson **MOVED** to appoint Keith Sorensen as Chair of the
2 Taylorsville LARP Committee. Council Member Dan Armstrong **SECONDED** the motion.
3 Chairman Kristie Overson called for discussion on the motion. There being none, she called for
4 a roll-call vote. The vote was as follows: Burgess-yes, Barbour-yes, Overson-yes, Armstrong-
5 yes, and Christopherson-yes. **All City Council members voted in favor and the motion**
6 **passed unanimously.**

7
8 **2.4 Appointment of Four Members to the Newly Reorganized Economic**
9 **Development Committee (Anna Barbieri, Dale Kehl, Jeff Nelson, and Alan**
10 **Rindlisbacher) - Dama Barbour / Donald Adams**

11
12 18:48:37 Economic Development Director Donald Adams explained that the ordinance regarding
13 the Economic Development Committee was amended in December, 2013. He relayed that the
14 biggest change to the ordinance was to reduce the number of participants from unlimited to five.
15 He clarified that the intent behind this committee is to advise the Council, staff, and Mayor. He
16 observed that a smaller committee can engage in more in-depth discussion and analysis. He
17 cited the possibility of having committee members enter into non-disclosure agreements so that
18 business and property acquisition interests, project details, etc. can be discussed with
19 confidentiality ensured. Mr. Adams noted that the smaller committee will be able to be in
20 constant communication via email, telephone, etc., as opposed to monthly meetings that were
21 previously held with the larger committee. He referenced the potential need to have immediate
22 decisions made in regard to changing economic development issues.

23
24 Mr. Adams stated that the individuals being recommended for the reorganized committee have
25 impressive credentials and are very specialized industry experts who can be utilized to speak to
26 prospective businesses.

27
28 Council Member Dama Barbour nominated Anna Barbieri, Dale Kehl, Jeff Nelson, and Alan
29 Rindlisbacher to serve as members of the newly reorganized Taylorsville Economic
30 Development Committee.

31
32 18:51:01 Council Member Dama Barbour **MOVED** to appoint Anna Barbieri, Dale Kehl, Jeff
33 Nelson, and Alan Rindlisbacher as members of the Taylorsville Economic Development
34 Committee. Council Member Daniel Armstrong **SECONDED** the motion. Chairman Kristie
35 Overson called for discussion on the motion. There being none, she called for a roll-call vote.
36 The vote was as follows: Burgess-yes, Barbour-yes, Overson-yes, Armstrong-yes, and
37 Christopherson-yes. **All City Council members voted in favor and the motion passed**
38 **unanimously.**

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1 **3. REPORTS**

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3 There were no reports given.

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5 **4. CONSENT AGENDA**

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7 **4.1 Minutes – SCCM 12-11-13 & RCCM 01-08-14**

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9 18:51:48 Council Member Dama Barbour **MOVED** to adopt the Consent Agenda. Council
10 Member Brad Christopherson **SECONDED** the motion. Chairman Kristie Overson called for
11 discussion on the motion. There being none, she called for a roll-call vote. The vote was as
12 follows: Burgess-yes, Barbour-yes, Overson-yes, Armstrong-yes, and Christopherson-yes. **All**
13 **City Council members voted in favor and the motion passed unanimously.**

14
15 **5. PLANNING MATTERS**

16
17 **5.1 *Public Hearing* - 6:30 p.m. - Regarding a Proposed Amendment to Section**
18 **13-08-02B of the Taylorsville Land Development Code Regarding Land Uses**
19 **in the PO (Professional Office) and RD (Research and Development) Zoning**
20 **Districts**

21
22 18:53:05 Community Development Director Mark McGrath stated that the proposed staff-
23 initiated amendment to the City's zoning code basically adds some flexibility to the Professional
24 Office Zone and the Research and Development Zone. He indicated that during a close analysis
25 of the chart included in the code, a number of uses were identified that were either not allowed or
26 were allowed only with a conditional use permit (CUP). He said that no reasons were identified
27 for not allowing those land uses in the referenced zones.

28
29 18:54:01 Mr. McGrath cited a primary proposed change to add a new land use called "Office
30 Research Facility." He stated that if the ordinance is adopted, that land use will be allowed as a
31 non-administrative conditional use in the Professional Office Zone and will be permitted without
32 a CUP in the Research and Development Zone.

33
34 18:54:24 Mr. McGrath defined an Office Research Facility as: A building or group of buildings
35 in which office uses are combined with facilities for research, testing, experimentation,
36 assembly, production, manufacturing, processing, packaging, and/or ancillary distribution
37 activities entirely within an enclosed structure, with no outside storage and imposing a negligible
38 impact upon the surrounding environment by noise, vibration, smoke, dust, smell or pollutants.
39

1 18:55:03 Mr. McGrath said that this is essentially an office use that allows some sort of ancillary
2 use, i.e. manufacturing, assembly, etc. He noted that Nelson Labs is a perfect example of this
3 type of use in Taylorsville.

4
5 18:55:34 Mr. McGrath relayed that this item was brought before the Planning Commission on
6 December 10, 2013 and received a unanimous vote to recommend approval. He noted that staff
7 also recommends approval of the proposed changes.

8
9 18:56:09 Council Member Ernest Burgess inquired whether this is a city-wide change. Mr.
10 McGrath confirmed that is the case and said special consideration has been given to ensure that
11 uses will not negatively impact the surrounding area.

12
13 18:57:09 Chair Overson opened the public hearing on this matter and called for citizen
14 comments.

15
16 18:57:22 There were no comments and Chair Overson declared the public hearing closed.

17
18 **5.1.1 Ordinance No. 14-01 - To Amend the Text of Section 13-08-02B of the**
19 **Taylorsville Land Development Code to Modify the Land Use Matrix**
20 **- Mark McGrath**

21
22 18:57:38 Council Member Brad Christopherson **MOVED** to adopt Ordinance No. 14-01 - To
23 Amend the Text of Section 13-08-02B of the Taylorsville Land Development Code to Modify
24 the Land Use Matrix. Council Member Dama Barbour **SECONDED** the motion. Chairman
25 Kristie Overson called for discussion on the motion. There being none, she called for a roll-call
26 vote. The vote was as follows: Burgess-yes, Barbour-yes, Overson-yes, Armstrong-yes, and
27 Christopherson-yes. **All City Council members voted in favor and the motion passed**
28 **unanimously.**

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30 **6. FINANCIAL MATTERS**

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32 There were no financial matters presented.

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34 **7. OTHER MATTERS**

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36 There were no other matters.

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38 **8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)**

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40 There were no new items for subsequent consideration.

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1 **9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)**

2 18:58:45

- 3 **9.1 Mayor's Town Meeting/Open House - Wednesday, January 29, 2014 - 6:00**
4 **p.m. to 7:00 p.m.**
5 **9.2 City Council Briefing Session - Wednesday, February 5, 2014 - 6:00 p.m.**
6 **9.3 City Council Meeting - Wednesday, February 5, 2014 - 6:30 p.m.**
7 **9.4 Planning Commission Meeting - Tuesday, February 11, 2014 - 7:00 p.m.**
8 **9.5 City Council Work Session - Wednesday, February 12, 2014 - 6:00 p.m.**
9 **9.6 City Council Briefing Session - Wednesday, February 19, 2014 - 6:00 p.m.**
10 **9.7 City Council Meeting - Wednesday, February 19, 2014 - 6:30 p.m.**

11
12 **10. CALENDAR OF UPCOMING EVENTS**

- 13
14 **10.1 *Taylorsville Urban Iditarod - Saturday, March 1, 2014 - 10:00 a.m. - Location***
15 ***TBD - Visit www.taylorsvilleurbaniditarod.com for more information.***

16
17 18:59:49 Chair Overson

18
19 **11. CLOSED SESSION (*Conference Room 202*)**

- 20
21 **11.1 Strategy Session to Discuss the Sale or Purchase of Real Property**

22
23 19:00:07 It was relayed that it is no longer necessary for the Council to hold a Closed Session to
24 discuss the sale or purchase of real property.

25
26 19:00:17 Council Member Brad Christopherson **MOVED** to dispense with the previously
27 scheduled Closed Session to discuss the sale or purchase of real property; to strike Agenda Item
28 11.1; and to adjourn the Regular City Council Meeting at this time. Council Member Dama
29 Barbour **SECONDED** the motion. Chairman Kristie Overson called for discussion on the
30 motion. There being none, she called for a roll-call vote. The vote was as follows: Burgess-yes,
31 Barbour-yes, Overson-yes, Armstrong-yes, and Christopherson-yes. **All members of the City**
32 **Council present voted and the motion carried by a unanimous vote.**

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34 **12. ADJOURNMENT**

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36 19:00:54 The meeting was adjourned at 7:00 p.m.

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38 _____
39 Cheryl Peacock Cottle, City Recorder

40 Minutes approved:

41 *Minutes Prepared by: Cheryl Peacock Cottle, City Recorder*