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City of Taylorsville
Joint City Council/Planning Commission Work Session
Minutes

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Wednesday, May 14, 2014
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

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Attendance:

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41
Mayor Larry Johnson

Council Members:

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

City Staff:

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

Others: Lynn Handy, Israel Grossman, Laura Hanson, Royce Larsen, John Gidney, Anna Barbieri, Steven Faurshou, Garl Fink, Andrew Brown, Scouts from Troop 676

6:03:45 PM Chair Kristie Overson called the Work Session to order at 6:03 p.m. and welcomed those in attendance. She recognized members from Scout Troop 676. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

1. Jordan River Commission Report

6:04:49 PM Laura Hanson, Director of the Jordan River Commission, thanked Council Member Dan Armstrong for serving on the Jordan River Commission Board. She also thanked others at the City, i.e. Community Development Director Mark McGrath, Principal Planner Michael Meldrum, and Neighborhood Services Coordinator Rhetta McIff, for their support.

1 Ms. Hanson reported on activities to maintain the Jordan River Corridor over the last year. She
2 cited a volunteer program resulting in 5,300 volunteer hours in cleanup efforts along the Jordan
3 River Parkway Trail. She described plans for the first annual “*Get into the River Festival*” that is
4 coming up soon. She referenced a flyer on this large regional event that was provided to the
5 Council. She stated that she has been working closely with Ms. McIff on this event.

6
7 6:07:29 PM Ms. Hanson cited the Best Practices for Riverfront Communities document that
8 was distributed to the Council. She referenced the lengthy project to develop these practices and
9 associated training workshops to provide education. She noted that the workshops were widely
10 successful and said more will be scheduled in the future.

11
12 6:08:07 PM Ms. Hanson discussed the educational newspaper insert provided regarding the
13 Jordan River. She noted that the insert was included in issues of the Salt Lake Tribune and the
14 Deseret News in November, 2013. She described the environmental educational curriculum
15 introduced into local high schools to allow students to explore the river’s ecology.

16
17 6:08:50 PM Ms. Hanson relayed that the Jordan River Commission does a lot of grant writing for
18 member governments. She indicated that she would like to work more with Taylorsville in this
19 regard. She listed some ideas for projects that may be funded by grants. She cited a good return
20 on a small investment from member governments.

21
22 6:10:06 PM Chair Overson commended the idea of grant writing.

23
24 6:10:44 PM Ms. Hanson cited the Commission’s mission to assist the City with its goals in
25 regard to the Jordan River.

26
27 6:11:20 PM Council Member Dan Armstrong thanked the Commission for its assistance.
28 Council Member Dama Barbour recognized the treasure that the entire valley has in the Jordan
29 River.

30
31 **2. Discussion Regarding the Budgets for Fiscal Years 2013-2014 and 2014-2015**

32
33 6:11:37 PM Chief Financial Officer Scott Harrington discussed amendments to the current FY
34 2013-2014 Budget. He noted that there are not many changes. He cited minor changes to
35 approximately 12 accounts. He relayed that the majority of increases are related to current legal
36 proceedings.

37
38 6:13:13 PM Council Member Dama Barbour stated that she is missing the shortcuts tabs used in
39 previous budgets. She inquired whether there is any way to add those again. Mr. Harrington
40 indicated that adding the tabs is very time consuming, but said he will try to link departments.

41

1 [6:14:26 PM](#) Mr. Harrington reviewed changes to revenue in the current budget and cited some
2 adjustments made within departments. He listed the following:

3
4 Revenue

- 5 • Increase Cable Franchise Tax by \$20,000
- 6 • Increased Utility Franchise Tax by \$31,000
- 7 • No changes to Licenses and Permits
- 8 • No changes to Inter-Governmental Revenue
- 9 • Increase Charges for Service on Plan-Check Fees by \$30,000
- 10 • Increase Interest Income (Miscellaneous) by \$15,000
- 11 • No changes to Transfers

12
13 Expenses

- 14 • City Council - Transfer \$100 from Strategic Planning Session to Hospitality
- 15 • No changes in Mayor's Department
- 16 • No changes in Court
- 17 • Administration - Increases to Codification of Ordinances related to the new development
18 code; increase to Employee Recruitment; Increase to Legal Services Contract; and
19 decrease to Elections
- 20 • Non-Departmental - Adding \$76,000 overall, with decreases to Telephone, Matching
21 Grants, Government Access TV, PIO Contract, and increases to Insurance for
22 settlements, etc.
- 23 • Government Buildings - Transferring from Employee Benefits to cover Utilities
- 24 • No changes to Planning Commission or Community Activities
- 25 • No changes to Citizen Committees, Public Safety, or Public Works
- 26 • Community Development - Transfer from Professional Fees to cover overspend in
27 Software Maintenance
- 28 • No changes to Economic Development
- 29 • Debt Service - Transfer to cover increase in management fees from Wells Fargo

30
31 [6:19:09 PM](#) Mr. Harrington said that \$60,000 will be taken from the increase in Fund Balance
32 line to balance the budget in the General Fund.

33
34 [6:23:53 PM](#) Mr. Harrington confirmed that the changes described are reflected in the budget
35 document provided in Dropbox.

36
37 [6:19:55 PM](#) Mr. Harrington cited a \$500 change in the CDBG Fund related to the Rape Crisis
38 Center.

39

1 6:20:31 PM Mr. Harrington reviewed the Cemetery Budget and said that plot sales are
2 \$22,004 year-to-date. He said that line item will be increased \$4,400. He cited a \$4,400 capital
3 outlay expense for work done in relation to the emergency water connection.
4

5 6:21:16 PM Mr. Harrington noted that there are no changes to the Redevelopment Agency
6 Budget.
7

8 6:21:20 PM Mr. Harrington cited minor changes to the Capital Fund, as follows: Increase to
9 Park Impact Fee that will drop to the Fund Balance. He said that Fund 41 is being decreased by
10 \$15,000. He explained that this amount was previously budgeted as a down payment for land in
11 regard to a potential new fire station but, with the annexation into the Fire District, that amount
12 will come off the books.
13

14 6:22:24 PM Mr. Harrington said that \$1 million has been added to Fund 45, Inter-Governmental
15 Revenue, related to the receipt of funds from Salt Lake County for highway fees. He explained
16 that if this revenue is received this year, it will not be expended, will drop to the Fund Balance
17 and will be reallocated in next year's budget. He clarified that the Fund Balance for Capital
18 items is completely separate from the General Fund balance. He cited the off-set of \$1 million to
19 the BRT Project.
20

21 6:23:23 PM Mr. Harrington noted that there are no changes in the Storm Drain Fund.
22

23 6:23:33 PM Mr. Harrington called for any questions on the current year's budget amendments.
24 Council Member Burgess inquired about coverage for any unexpected expense in the Cemetery
25 Fund related to the backhoe. Mr. Harrington gave clarification on budget amounts available to
26 cover any backhoe breakdowns. He said that the possibility of replacing the backhoe has been
27 discussed, but that option would be a major expense of \$50,000 to \$80,000. He noted that
28 typically the Cemetery has been close to self-supporting.
29

30 6:25:31 PM Council Member Armstrong questioned how frequently the backhoe is used. Mr.
31 Harrington indicated that it is generally used a couple of times per month whenever there is a
32 burial. He confirmed that a backhoe is rented when necessary.
33

34 6:26:31 PM Mr. Harrington confirmed that a public hearing will be held on May 21, 2014
35 regarding final amendments to the FY 2013-2014 Budget and a resolution to approve the year-
36 end budget amendments will be brought for Council consideration on June 5, 2014.
37

38 6:27:25 PM Chair Overson relayed to City Administrator John Taylor that three of the monitors
39 used by Council Members are not working. Mr. Taylor indicated that it is hoped a solution will
40 be reached to the problem with monitors by the end of the week.
41

1 6:27:28 PM Chair Overson called for additional questions on the FY 2014-2015 tentative
2 budget. She noted that Council Members have met with Mr. Harrington individually to discuss
3 questions on the budget.
4

5 6:28:35 PM Council Member Armstrong inquired whether an appropriate amount for raises for
6 employees of the City has been built into the budget. Mr. Harrington said there is no set amount
7 for a raise across the board, but there are some raises included in the budget equaling
8 approximately \$20,000. He reiterated that a raise for everyone is not included.
9

10 6:29:24 PM Council Member Brad Christopherson inquired whether there is a policy or a system
11 in place for eligible employees who are exceptional performers to be evaluated and have
12 opportunity for a raise on an annual basis. Mr. Harrington said that there is a Performance
13 Evaluation Program (PEP) in place for performance measures and managers do give an annual
14 review. He clarified that the performance review is not tied to a salary increase. He confirmed
15 that funding has not been allocated by the Council this year or last year for raises across the
16 board.
17

18 6:30:45 PM Chair Overson cited additional amounts in the Capital Fund for enhancing Millrace
19 and Bennion Parks. She questioned what specific enhancements will be seen.
20

21 6:31:19 PM Mr. Taylor described general measures that are being budgeted for in order to
22 provide better maintenance and create a more pristine look in parks. He indicated that watering
23 and mowing will be increased, along with bringing in additional park benches, a swing set at
24 Bennion Park, trees, an adequate watering system, etc.
25

26 6:32:38 PM Mayor Johnson commented on park upgrades that are desirable and confirmed that
27 concentration will be given to Millrace and Bennion Parks. He noted that if any allocated
28 funding is left over, it will be put toward another park.
29

30 6:33:38 PM Mr. Taylor confirmed that park improvements will be seen this summer. Mr.
31 Harrington noted that there is also increased funding for maintenance to be used for park
32 watering in the General Fund.
33

34 6:34:11 PM Council Member Barbour asked for explanation on major capital improvements this
35 year. Mr. Taylor cited the block walls on the west side of Redwood Road and the Trail Park
36 network, starting with crosswalks and park strips, on 2700 West. He indicated that the 2700
37 West Project will be started after Taylorsville Dayzz. He confirmed that the project will go out
38 for bid soon and construction should begin the first or second week of July.
39

40 6:37:30 PM Council Member Barbour cited the positive impact that the Wall Project will have
41 on economic development in the area.

1 [6:37:53 PM](#) Mr. Taylor said that the other large project will be the Prairie View Drive access
2 road and signal. He said that if the Westbrook Roadway goes forward, it will be a separate
3 project so that it does not hold up the Prairie View Project.
4

5 [6:36:40 PM](#) Mr. Harrington cited some smaller projects, i.e. the Bridge at Jordan River and
6 congestion mitigation. He noted that \$500,000 is also being saved for the potential Arts Center.
7 He confirmed that the projects are all designated within the Capital Fund and allocations cannot
8 be spent on anything else without Council permission.
9

10 [6:37:23 PM](#) Council Member Christopherson inquired whether the Redwood Road Wall Project
11 will impact the need for bus turnouts. Mr. Taylor explained that, as the project develops, the
12 need for bus turnouts will be examined and plans will be made accordingly one step at a time.
13

14 [6:38:01 PM](#) Mayor Johnson stated his excitement over the Redwood Road Wall Project and
15 observed that walls are also needed in many other areas of the City. He stated that Redwood
16 Road is a priority location because of the new fire station being built there. He indicated that
17 another location for a wall may be considered next year.
18

19 [6:43:00 PM](#) Discussion ensued regarding the need to maintain areas between City-installed walls
20 and the roadway. Mr. Taylor noted that Redwood Road is a state-owned facility and there are a
21 number of issues to be worked out.
22

23 [6:44:28 PM](#) Council Member Harrington gave clarification on funds allocated for sidewalks in
24 the CDBG fund and in the General Fund.
25

26 [6:46:15 PM](#) Council Member Barbour stated that she has just a few small questions that she will
27 speak to Mr. Harrington about individually. She said she has no major concerns with the budget.
28 Chair Overson noted that several things in the Strategic Plan are being addressed in the budget.
29

30 [6:47:19 PM](#) Council Member Christopherson asked about the status of implementing way-
31 finding signs. Mr. McGrath indicated that there are no designs or numbers in place yet, but a
32 Request for Proposals (RFP) has been produced and will go out in the next few weeks. Mr.
33 McGrath described the direction of the project. He said that the City Council must make a
34 determination on the design and caliber of signs based on recommendations from the consultant.
35

36 [6:49:07 PM](#) Mr. Harrington confirmed that every allocation in the Capital Fund has a project
37 tied to it, but cited the option to take funds for signage from the Fund Balance or pull funds from
38 another project budget.
39

40 [6:49:59 PM](#) Chair Overson questioned the Council as to whether gateway signs are a worthy
41 project that should have funds allocated as a placeholder. Council Member Christopherson said

1 he would like to see all the signs done at once. Mr. McGrath confirmed that a plan for location
2 of gateway signs is included in the General Plan. Council Member Barbour asked how many
3 signs can be implemented at \$30,000 each. Council Member Barbour said she would like
4 uniform signs. Mr. McGrath listed areas proposed for gateway signs in Taylorsville. He said the
5 signs may be less than \$30,000, but there are probably 10 significant locations for sign. He
6 confirmed that the total could approach \$300,000.

7
8 6:52:07 PM Council Member Armstrong suggested that new signs could be put out and then
9 when additional funds are available old signs could be replaced. Mr. McGrath confirmed that is
10 an option.

11
12 6:52:56 PM Chair Overson inquired whether it is feasible to do the signs this season. Mr.
13 McGrath said it would be feasible to make a nice splash this fall, but all of the signs may not be
14 completed this year. Chair Overson asked the Council again whether gateway signs are a
15 priority this year.

16
17 6:53:52 PM Mayor Johnson said his opinion is to look at costs and do some signs now, but not
18 do them all at once. He suggested that some signs could be done next year.

19
20 6:54:39 PM Mr. Harrington confirmed that the General Fund will likely be at 17%. Council
21 Member Barbour said she would like to do a place holder for signs in the budget so that a start
22 can be made. She stated that branding the City is very important for economic development
23 purposes.

24
25 6:55:57 PM Mr. Taylor clarified that it will probably take two months to get the RFP finished
26 and someone in place to design the signs. He noted that the project will go through the Planning
27 Commission and then before the City Council when public comments can be taken from anyone
28 who is interested in giving input.

29
30 6:57:46 PM Mr. McGrath confirmed that the RFP will be out tomorrow. Chair Overson
31 inquired whether the signs could include a marquee in front of City Hall. She suggested that this
32 would be an established method for communicating and for branding the City. Mr. McGrath
33 agreed that it would make sense to roll that into the project.

34
35 6:58:52 PM Mayor Johnson reported that he drove around city entrances and some areas do not
36 have room for monument signs, so some may have to be streamlined. Mr. Taylor observed that it
37 is important to do the process right.

38
39 6:59:35 PM The consensus of the Council was that gateway signs are important and should be
40 included in this budget.

41

1 7:01:03 PM Mr. Harrington cited options to transfer funds from the capital fund budget and pull
2 from another project or make a transfer from the General Fund to Capital Projects.

3
4 7:02:29 PM Council Member Barbour asked about the potential under-spend amount in the
5 current budget. Mr. Harrington predicted that it will likely be about \$100,000. Direction was
6 given from the Council to do a transfer of up to \$150,000, if available, of the under-spent funds
7 from this year's budget to Capital Projects for gateway signs.

8
9 7:05:52 PM Chair Overson noted that a public hearing will be held on May 21, 2014 regarding
10 the budget and questions from Council Members can still be addressed individually by
11 Administration.

12
13 7:06:24 PM Mayor Johnson was excused from the meeting at this time. A meeting recess was
14 taken at 7:06 p.m.

15
16 **3. Discussion with Planning Commission Regarding Demographics and Senior
17 Housing Trends - *Mark McGrath***

18
19 7:16:44 PM Community Development Director Mark McGrath rendered a presentation on
20 "Changing Demographics and Trends in Senior Housing." He suggested that the aging of the
21 Baby Boom Generation is a key issue that must be aggressively addressed nationwide over the
22 next few years.

23
24 7:19:26 PM Mr. McGrath referenced extensive valuable research done by the Utah
25 Commission on Aging and AARP. He cited pro-active efforts these organizations have made to
26 partner with communities in dealing with aging demographics.

27
28 7:20:53 PM Mr. McGrath reviewed several graphs demonstrating the distribution of
29 population ages in the United States. The correlation was noted between problems with social
30 security/healthcare and ever-increasing growth in aging population.

31
32 Mr. McGrath discussed growth projections for the 65+ population, based on 2008 Census
33 projections.

34
35 Mr. McGrath illustrated additional projections regarding life expectancy. He cited potential
36 mobility problems for the aging population.

37
38 7:30:38 PM Mr. McGrath discussed an *AARP Report to the Nation on Livable Communities*
39 regarding "Creating Environments for Successful Aging."
40

1 Mr. McGrath relayed that AARP has come to believe, through its research, that people need
2 three things to age in place successfully: affordable and appropriate housing, supportive
3 community features and services, and adequate mobility options.
4

5 7:32:19 PM Mr. McGrath discussed barriers to aging, including rigid separation between
6 different uses, automobile dominance, road design that ignores special needs of the elderly, lack
7 of walking options, and development patterns that expand surface areas of communities (urban
8 sprawl), thereby making it harder for older adults to get around.
9

10 7:32:04 PM Mr. McGrath defined livable communities for senior citizens as “affordable and
11 appropriate housing, supportive community services, and adequate mobility options, which
12 facilitate personal independence and the engagement of residents in civic and social life.”
13

14 7:33:16 PM Mr. McGrath discussed the concept of “universal design.” He relayed that the
15 majority of senior want to stay in their own homes because they like what their community has
16 to offer.
17

18 7:35:00 PM Mr. McGrath cited reports on reasons that seniors want to stay in a community.
19

20 7:36:09 PM Mr. McGrath illustrated photos of types of housing for “Baby Boomers” and
21 “Millennials.”
22

23 7:39:49 PM Mr. McGrath reviewed data regarding multi-generational households.
24

25 7:42:09 PM Discussion was held regarding designing homes for better living. Mr. McGrath
26 suggested that smart developers are building homes containing the universal design concept.
27

28 7:43:40 PM Mr. McGrath discussed the following concepts developed by AARP: types of livable
29 communities, senior programs and initiatives, complete streets, creating communities for all
30 ages, Home Fit Workshops, and building a common language. He relayed that more information
31 on these programs and initiatives is available on the AARP website at www.AARP.org/Livable.
32

33 7:48:14 PM Chair Overson suggested that the senior population should be considered as City
34 parks are updated and developed. Mr. McGrath referenced several options for parks that would
35 facilitate seniors and encourage them to interact with other community members. The emerging
36 trend of “Pickle Ball” courts was discussed. Mr. McGrath said that Taylorsville Park would be a
37 sensible location to include amenities for seniors because of the nearby senior housing project.
38

39 7:52:48 PM Mr. McGrath cited resources for additional information on housing for the senior
40 population. He referenced a publication from the Utah Commission on Aging entitled “New
41 Trends in Housing for Utah’s Aging Population.”

1 [7:53:33 PM](#) Mr. McGrath described a brochure on “Visualizing Housing Options for Seniors.”

2

3 [7:55:09 PM](#) Mr. McGrath discussed additional emerging trends, i.e. several un-related seniors
4 sharing a home, senior/adult daycare, co-housing senior developments, multi-generational
5 developments, etc.

6

7 [8:01:22 PM](#) Mr. McGrath referenced the Senior Housing District Prototype located at 4700 to
8 4800 South and Redwood Road in Taylorsville. Discussion ensued regarding options to improve
9 and redevelop the area along Redwood Road and between 4700 South to 5000 South.

10

11 [8:04:22 PM](#) Additional discussion was held regarding ideas for ideal senior housing. Mr.
12 McGrath suggested that great attention should be given to design details and streetscape design,
13 etc. He noted that affordability is always an issue with seniors. He observed that in the next five
14 to ten years, one of the mobile home communities on 4700 South transitions into a commercial
15 use and there will be a need to relocate many elderly people. He discussed issues that must be
16 resolved, including providing future affordable housing for seniors.

17

18 [8:09:40 PM](#) The need for a nice indoor pool to accommodate seniors at the Taylorsville
19 Recreation facility was discussed. City Administrator John Taylor affirmed that the City is
20 talking with the County and pushing for an indoor pool. He noted that there is also an outcry for
21 facilities that attract young families, as well. He said that work is underway with the County to
22 find a good balance of amenities.

23

24 [20:12:57](#) Mr. McGrath referenced some interest that has been generated in developing nice
25 senior housing in Taylorsville. The process for going forward with a senior development was
26 described. It was suggested that input from Community Councils should be gathered.

27

28 [8:16:20 PM](#) Additional discussion was held regarding ideas for redeveloping the area near 4800
29 South and Redwood Road.

30

31 [8:18:38 PM](#) Mr. Taylor commented on the need to get the General Plan updated so that it can be
32 presented to developers. It was agreed that it is important to conduct local discussion regarding
33 senior development and to get Community Councils involved.

34

35 [8:20:32 PM](#) The tremendous growth currently happening in the Sugarhouse area was described.

36

37 [8:22:30 PM](#) Chair Overson stated her appreciation for this very interesting presentation,
38 information, and discussion.

39

40 [8:22:59 PM](#) Reference was made to the existing Legacy Village Senior Development in
41 Taylorsville and the occupancy rate there was questioned. City Recorder Cheryl Peacock Cottle

1 relayed that she owns a condo in the Legacy Villas Development and occupancy is currently full.
2 She spoke favorably concerning the quality of life experienced in her senior community. She
3 confirmed that the development has several amenities for residents, i.e. a clubhouse, swimming
4 pool, etc.
5

6 8:24:08 PM Occupancy levels in other senior developments in Taylorsville were briefly
7 discussed. The need to limit occupancy in such developments by age (seniors only) was cited.
8

9 8:27:22 PM Chair Overson inquired whether there is any need for an update joint meeting with
10 the Planning Commission. Mr. McGrath suggested having another update meeting in two to
11 three months. He said that a good topic for the next meeting would be discussion regarding
12 current high-profile planning projects, i.e. the Comprehensive General Plan Update; 5400 South
13 Redwood Road Plan; WFRC grant to do a master plan of 4700 South to correspond with BRT
14 improvement; and the Comprehensive Parks Master Plan. Mr. McGrath observed that planning
15 activity will be very high over the next year.
16

17 8:29:29 PM Council Member Barbour inquired whether any update is available on ideas for
18 improvements along 4015 West. Mr. McGrath explained that for the time being the City is just
19 continuing with code enforcement along that road. He said that options for improvement have
20 been researched, but all are associated with big price tags. Council Member Barbour asked
21 whether there are small steps that the City could be taking now. It was agreed that this was a
22 good topic for the update meeting.
23

24 **4. Other Matters**

25
26 There were no other matters.
27

28 **5. Adjournment**

29
30 8:31:51 PM Council Member Brad Christopherson MOVED to adjourn the meeting. Council
31 Member Dama Barbour **SECONDED** the motion. Chair Overson for discussion on the motion.
32 There being none, she called for a vote. The vote was as follows: Christopherson-yes, Burgess-
33 yes, Barbour-yes, Overson-yes, and Armstrong-yes. **All City Council members voted in favor**
34 **and the motion passed unanimously.** The meeting was adjourned at 8:31 p.m.
35

36
37 _____
38 Cheryl Peacock Cottle, City Recorder

39 Minutes approved:

40
41 *Minutes Prepared by: Cheryl Peacock Cottle, City Recorder*