

MINUTES OF THE TAYLORSVILLE CITY COUNCIL MEETING

Wednesday, January 02, 2002
Council Chambers
2520 West 4700 South
Taylorsville, Utah 84118

BRIEFING SESSION:

Attendance:

Mayor Janice Auger

Council Members:

Vice-Chairman Keith Sorensen
Bruce Wasden
Bud Catlin
Jim Dunnigan

City Staff:

John Inch Morgan, City Administrator
Gerry Orr, City Treasurer
John Brems, City Attorney
Mark McGrath, Community Development Director
Virginia Loader, Recorder

Council Members Elect:

Elect-Les Matsumura
Elect-Russ Wall

Excused: Council Chairman Ken Cook, Deputy City Recorder Cindy Chesnut

Others: None

Vice-Chairman Keith Sorensen conducted the Briefing Session. The Council reviewed the Administration Report after which the agenda was reviewed. Mayor Janice Auger and City Administrator John Inch Morgan addressed questions from the Council members.

Council member Jim Dunnigan **MOVED** to meet in Closed Session to discuss Real Property Transactions at 6:00 p.m. Bud Catlin **SECONDED** the motion. Vice-Chairman Keith Sorensen called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Wasden-yes, Dunnigan-yes, Catlin-yes, Sorensen-yes, Cook-Excused. **All members of the City Council were in favor and the motion carried by a unanimous vote.**

Bruce Wasden **MOVED** to adjourn the Closed Session at 6:25 p.m. Jim Dunnigan **SECONDED** the motion. Vice-Chairman Keith Sorensen called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Wasden-yes, Sorensen-yes, Cook-Excused, Catlin-yes, Dunnigan-yes. **All members of the City Council were in favor and the motion carried by a unanimous vote.**

REGULAR MEETING:

Attendance:

Mayor Janice Auger

Council Members:

Vice-Chairman Keith Sorensen
Bud Catlin
Jim Dunnigan
Bruce Wasden

City Staff:

John Inch Morgan, City Administrator
Gerry Orr, City Treasurer
John Brems, City Attorney
Mark McGrath, Community Development Director
Virginia Loader, Recorder
Gerd Dixon

Council Members Elect:

Elect-Les Matsumura
Elect-Russ Wall

Excused: Council Chairman Ken Cook, Deputy Recorder Cindy Chesnut

Citizens: Morris K. Pratt, Brian Junge, Ken Rigby, Kevin Snyder, John E. Gidney, Kit Zindel, Brian Hunsaker, Parick Tomasino

1. WELCOME, INTRODUCTIONS AND PRELIMINARY MATTERS:

Vice-Chairman Sorensen called the meeting to order at 6:35 p.m. and welcomed those in attendance.

1.1 Pledge of Allegiance - Opening Ceremonies arranged by Jim Dunnigan

John Simes directed the Pledge of Allegiance.

1.2 Reverence - (Opening Ceremonies for January 2, 2001 to be arranged by Councilman Bruce Wasden)

Jill Simes offered the Reverence.

1.3 Mayor's Report:

Mayor Auger reported that Bob Bedont, Planning Commission Member, was recently appointed to the UTA Board as a result of an interview with fifteen Mayors. She stressed the importance of this position and having Mr. Bedont represent Taylorsville on the Board. She also reported that Keith Sorensen was appointed to the West Valley, Taylorsville, Kearns Chamber of Commerce Board.

Mayor Auger then recognized the two outgoing Council members, Dunnigan and Sorensen, and commended them on a job well done. She said that they have left the City much better than they found it.

COMMITTEE REPORTS

There were no Committee Reports.

3. APPOINTMENTS

There were no appointments.

4. REPORTS

There were no reports.

CITIZEN COMMENTS

Vice-Chairman Keith Sorensen explained the Citizen Comment Procedures to the audience.

There were no Citizen Comments.

6. CONSENT AGENDA

6.1.1 City Council Minutes: 12-05-01, 12-19-01

Council member Bud Catlin **MOVED** to remove the City Council Minutes from the Consent Agenda. Vice-Chairman Keith Sorensen **SECONDED** the motion. Vice-Chairman Keith

Sorensen called for discussion. There being none, he called for a vote. **All members of the City Council voted in favor and the motion carried by a unanimous vote.**

Council member Jim Dunnigan **MOVED** to adopt the Consent Agenda. Council member Bud Catlin **SECONDED** the motion. Vice-Chairman Keith Sorensen called for discussion. There being none, he called for a roll-call vote. The vote was as follows: Wasden-yes, Sorensen-yes, Catlin-yes, Dunnigan-yes, Cook-Excused. **All members of the City Council voted in favor and the motion carried by a unanimous vote.**

Council member Bud Catlin recommended that the City Council Minutes of 12-19-01 reflect under Section 8.2 of the minutes that he, as well as other members of the City Council, did not receive any information supporting the proposed resolution that was on the agenda for action. The information was not in the packet and was not available prior to the meeting.

Council member Jim Dunnigan **MOVED** to adopt the City Council Minutes of 12-19-01 as amended. Council member Bruce Wasden **SECONDED** the motion. Vice-Chairman Keith Sorensen called for discussion. There being none, he called for a vote. **All members of the City Council voted in favor and the motion carried by a unanimous vote.**

7. PLANNING MATTERS

Because it was not yet 7:00 p.m., Council member Bud Catlin **MOVED** to move to Item 8.3 on the Agenda. Council member Bruce Wasden **SECONDED** the motion. Vice-Chairman Keith Sorensen called for discussion. There being none, he called for a vote. **All members of the City Council voted in favor and the motion carried by a unanimous vote.**

8. FINANCIAL MATTERS

8.3 Resolution No. 02-02 Awarding a Contract with Jensen and Keddington for Auditing Services during the Years June 30, 2002 through June 30, 2004

City Administrator John Inch Morgan explained the proposed resolution and said that the City has had a contractual relationship with Jensen & Keddington for the past three years with the City holding an option to renew the contract for an additional term. He also said that Jensen and Keddington has performed the audit and assisted in the preparation of the City's Comprehensive Annual Financial Report in a superior and professional manner. He recommended that the proposed resolution be adopted.

In response to Council member Bud Catlin, Mr. Morgan said that the Budget Committee has reviewed and supports this proposal.

Council member Bud Catlin **MOVED** to adopt Resolution No. 02-02. Council member Jim Dunnigan **SECONDED** the motion. Vice-Chairman Keith Sorensen called for discussion. There being none, he called for a roll-call vote. The vote was as follows: Wasden-yes, Sorensen-yes, Catlin-yes, Dunnigan-yes, Cook-Excused. **All members of the City Council voted in favor and the motion carried by a unanimous vote.**

Council member Jim Dunnigan **MOVED** to go to Item 8.1 on the Agenda. Council member Bud Catlin **SECONDED** the motion. Vice-Chairman Keith Sorensen called for discussion. There being none, he called for a vote. **All members of the City Council voted in favor and the motion carried by a unanimous vote.**

8.1 Discussion Regarding the Value Engineering and Cost Estimates for the Multi-purpose Center

John Inch Morgan introduced Brian Junge of Gould Evans Architects and said that the revised Floor Plans and Elevations per the Council's redlined drawings had been distributed.

Brian Junge then displayed a new drawing of the Multi-purpose Center and asked the Council for direction. He said that the cost of the building is \$110.00 per square foot. Discussion was held regarding the height of the 18-foot ceiling and the Council concurred that it should be reduced by four feet.

Storage needs in the building were a topic of discussion. However, it was decided that the building space should not be reduced for storage and that an additional unit could be placed outside if necessary.

Gould Evans Architects were asked by the Council to bring back a revised plan with reduced ceiling elevations, along with a cost estimate for the building.

Council member Bruce Wasden asked for a list of contracts with all contract providers and the details of each contract. City Administrator John Inch Morgan said that he had that available and that he would provide that information.

7.1 Public Hearing – 7:00 p.m. – Applicant Appeal of Planning Commission Decision Concerning a Pole Sign Located at Approximately 1750 West 4700 South

Community Development Director Mark McGrath explained that on June 12, 2001 the Planning Commission approved two monument signs to serve a retail store located on property at 4668 South Redwood Road. On June 12, 2001 the Planning Commission approved a retail store (Walgreens) to be located on the site. The applicant submitted a conditional use application for a

25-foot high illuminated pole sign on 4700 South to replace the approved monument sign. On November 13, 2001 the Planning Commission denied this application.

Mr. McGrath said that the illuminated pole sign meets the sign ordinance; however, the Planning Commission denied the application because the sign is in conflict with the original Planning Commission approval of two monument signs on 4700 South and Redwood Road. The vote was 5-0 in denial of the application.

Mr. McGrath continued to explain that the Planning Commission allowed electronic board monument signs on Redwood Road and 4700 South as part of the conditional use approval. Electronic reader board signs are a conditional use in the C-2 zone. The applicant accepts the approved monument sign to be located on Redwood Road. The applicant has stated that they need additional advertising sign exposure along 4700 South.

Mr. McGrath said that, according to zoning ordinance section 13.48.060 Comprehensive sign plan, it states: "When an application for the first permit (building permit or conditional use permit) on a parcel of ground is submitted to the city, it shall be accompanied by a complete comprehensive sign plan for all existing, proposed or future signs on the parcel of ground." A comprehensive sign package was provided to the City.

Mr. McGrath said that the Planning Commission denied the proposed illuminated pole sign adjacent to 4700 South because the proposed pole sign is in conflict with the original Planning Commission approval of two monument signs on 4700 South and Redwood Road. He said that the proposed monument sign is still allowed. He further said that Staff recommended denying the proposed conditional use for the following reasons:

1. The illuminated pole sign is intrusive to the residential neighborhood to the west.
2. Staff would recommend approval of a monument sign adjacent to 4700 South with similar building materials as the building and meets the City ordinance.
3. The pole sign submitted with the electronic reader board monument sign would not be aesthetically pleasing on the site.
4. The brick on the monument sign adjacent to Redwood Road is similar to the building.

Vice-Chairman Sorensen asked for Public Comment.

Morris K. Pratt, 1135 West 4800 South, said that he was in favor of the change to be made for the following reasons:

1. It is allowed as a permitted use
2. The tax base of this business is needed

3. In his opinion, this issue was brought to the City Council due to miscommunication of Staff

Brian Huffaker, 8045 Franklin Road, said that he is the applicant for Hawkins Companies, and he is in favor of a pole sign on 4700 South.

Council member Bud Catlin asked about conditional use versus permitted use. He asked City Attorney John Brems if the Permitted Use could be taken away if the applicant had asked for a Conditional Use. Mr. Brems said No. Mr. McGrath explained that the signs fall under the whole Walgreen's project; therefore, it is a Conditional Use. If Walgreen's already existed and the signs were to be added they would be a Permitted Use. Discussion was held regarding the two signs and the Council concurred that the pole sign would not be intrusive on the apartments next to Walgreen's property. Also, there are other businesses in the area that have pole signs.

Council member Bruce Wasden then **MOVED** to allow a pole sign on Walgreen's property on 4700 South and a Monument Reader Board on Redwood Road. Council member Bud Catlin **SECONDED** the motion. Vice-Chairman Sorensen called for discussion on the motion. There being none, he called for a vote. **The motion passed unanimously.**

8.2 Resolution No. 02-10 Awarding a Contract with the Layton Construction/Gould Evans Team for the Design and Construction of the Taylorsville City Office and Municipal Court Building

Prior to the meeting, Mayor Auger said that she received further construction and cost information from Layton Construction and recommended that this agenda item be continued until the next meeting.

The Council requested additional information regarding the breakdown of costs from Layton Construction, Municipal Fees, telephone and sound systems.

At the recommendation of Mayor Auger, Council Member Jim Dunnigan **MOVED** to continue the agenda item to a Special City Council Meeting/Work Session to be held January 9, 2002. Council member Bruce Wasden **SECONDED** the motion. Vice-Chairman Sorensen called for discussion on the motion. There being none, he called for a vote. **The motion passed unanimously.**

9. OTHER MATTERS

9.1 Discussion Regarding Resolution No. 02-03 Approving a Renewal and Amendment of an Interlocal Agreement with Salt Lake County for Law Enforcement Services

City Attorney John Brems presented a proposed resolution approving a renewal and amendment of an Interlocal Agreement with Salt Lake County for Law Enforcement Services. He said that the amendments are reflected in Section 3(a) regarding Deputies and Community-Oriented Police Officers and in Section 3(c) regarding Exclusive Assignment of the agreement, which are technical amendments.

Brief discussion was held, after which Council member Council member Jim Dunnigan **MOVED** to adopt Resolution No. 02-03. Council member Bruce Wasden **SECONDED** the motion. Vice-Chairman Keith Sorensen called for discussion. There being none, he called for a roll-call vote. The vote was as follows: Wasden-yes, Sorensen-yes, Catlin-yes, Dunnigan-yes, Cook-Excused. **All members of the City Council voted in favor and the motion carried by a unanimous vote.**

9.2 Resolution No. 02-04 Approving Adoption of an Interlocal Agreement between Salt Lake County and Taylorsville City for Justice Court Transportation and Bailiff Services

City Attorney John Brems presented a proposed resolution adopting an Interlocal Agreement between Salt Lake County and Taylorsville City for Justice Court Transportation and Bailiff Services. Mr. Brems explained that there are only technical amendments in this agreement as a result of the previously discussed agreement.

Council member Bud Catlin **MOVED** to adopt Ordinance No. 02-04. Council member Jim Dunnigan **SECONDED** the motion. Vice-Chairman Keith Sorensen called for more discussion. There being none; he called for a roll-call vote. The vote was as follows: Wasden-yes, Sorensen-yes, Cook-Excused, Catlin-yes, Dunnigan-yes. **All members of the City Council voted in favor and motion carried with no opposition.**

9.3 Ordinance No. 02-01 Adopting the International Building Code

City Attorney John Brems presented a proposed ordinance adopting the International Building Code. He said that the State has mandated that the cities adopt the International Building Code; however, the City may maintain the 1997 Fee Schedule.

Lengthy discussion was held regarding the proposed ordinance and Pat Tomasino, Building Official, addressed questions from the Council. Mr. Tomasino said that he has studied the new

Code and the City should now get more out of the Code. Council member Bud Catlin asked for clarification of the sentence on Page 4, No. 2 of the proposed ordinance that said, "*Plans which have been previously reviewed and placed in the city's plan card file in contemplation of future permit issuance shall be charged a plan review fee in amount approved by the Council.*" John Brems explained that there is a limited amount by statute that can be charged on card files. He also recommended that that sentence in the proposed ordinance be modified to... "*a plan review fee approved by the Council and permitted by Statute*".

Council member Bruce Wasden **MOVED** to adopt Ordinance No. 02-01 as amended. Council member Jim Dunnigan **SECONDED** the motion. Vice-Chairman Keith Sorensen called for discussion. There being none, he called for a roll-call vote. The vote was as follows: Wasden-yes, Sorensen-yes, Cook-Excused, Catlin-yes, Dunnigan-yes. **All members of the City Council voted in favor and the motion carried by a unanimous vote.**

10. NEW ITEMS FOR DISCUSSION AND CARRYOVER (No Action)

10.1 Farewell Remarks from Outgoing Council members Keith Sorensen and Jim Dunnigan

Council member Dunnigan and Sorensen individually expressed their appreciation to the City, Staff, Residents and other City Council members for the time and energy they were able to spend working with and for them. They reviewed the City's accomplishments since its inception and they welcomed newly elected Council members Matsumura and Wall.

11. PUBLIC MEETING/NOTICE (NEXT MEETING)

- 11.1 Work Session, Wednesday, January 9, 2002 - 6:00 p.m.
- 11.1 Midyear Budget Work Session, Saturday, January 12, 2002 - 9:00 a.m.
- 11.2 Briefing Session, Wednesday January 16, 2002 - 5:30 p.m.
- 11.3 City Council Meeting, Wednesday, January 16, 2002 - 6:30 p.m.

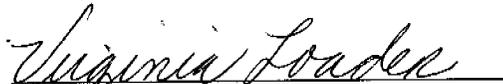
12. CALENDAR OF UPCOMING EVENTS

- 12.1 Swearing in Ceremony - January 7, 2002 - 12:00 Noon
- 12.2 Fire Emergency Tabletop Exercise - January 13, 2002
- 12.3 Elected Officials Day at the Legislature, January 23, 2002
- 12.4 Olympic Torch Relay - February 8, 2002
- 12.5 Hughes Brothers Musical Program - February 14, & 15, 2002 - 7:00 p.m.

Council member Jim Dunnigan **MOVED** to adjourn the City Council meeting. Chairman Keith Sorensen **SECONDED** the motion. Vice-Chairman Sorensen called for discussion. There being

none, he called for a vote. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:12 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Taylorsville City Council meeting held January 2, 2002.



Virginia Loader
Recorder

Minutes approved: February 6, 2002