

**City of Taylorsville**  
**REDEVELOPMENT AGENCY**  
**OF TAYLORSVILLE CITY MEETING**  
*Minutes*

**Wednesday, August 5, 2009**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84118**

**Attendance:**

Mayor Russ Wall, Chief Executive Officer

**Board Members:**

Chairman Lynn Handy  
Vice Chairman Bud Catlin  
Board Member Les Matsumura  
Board Member Morris Pratt  
Board Member Jerry Rechtenbach

**Staff:**

John Inch Morgan, Treasurer  
Mark McGrath, Community Development Director  
Cheryl Peacock Cottle, Secretary  
Jessica Springer, Council Coordinator  
Keith Snarr, Economic Development Director  
Jean Ashby, Secretary  
Randall Feil, RDA Legal Counsel  
Bob Springmeyer, RDA Consultant

**Excused:** City Attorney John Brems

**Others:** Paul Keil, David Frost, Eric Belnap, Candi Hess, Nick Papastamos, Elizabeth Graehl, Bryant Roth, Joan Shaw, Don Neff, Lynette Neff, Michael Lortshaw, Marva Lortshaw, Richard Kelsey, Beverly Cook, David Rich, John Bolinder, Hugh Bringhurst, Gay Bringhurst, Annette Black Veloy Rowberry, Kaylyn Smith, Fran Thomas, Lori Kennedy, Nathan Brown, Lori Burke, Gayle Player, Jack Player, Jane Dotterer, Helen Dotterer, Mark Padjen, Suzie Padjen, James Griego, Mel Hatch, Patsy Foster, Chad Durkee, Deborah Durkee, Pete Keil, PJ Keil, Jay Larson, Carl Johnson, Kevin Fenn, Michelle Todd, Brent Todd, Dan Davies, Kathy Davies, George Baldwin, Marlyn Allred, Gladys Pearson, Johanna Bowles

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**1. Welcome and Roll Call – *Chairman Handy***

Chairman Lynn Handy called the Redevelopment Agency of Taylorsville City Meeting to order at 7:01 p.m. and welcomed those in attendance. All RDA Board Members were present.

Chairman Handy opened the public hearings regarding the proposed 4100 South Redwood Road (SE) Urban Renewal Project Area, the proposed 4700-5000 South Redwood Road Urban Renewal Project Area, and the 6200 South Redwood Road Urban Renewal Project Area.

Chairman Handy explained that, due to recent storm damage, there is currently no electrical power available within the Taylorsville City Center Building, and it is unknown when power will be restored. He noted that, without electricity, there is no capability for recording this meeting or providing Power Point presentations, as planned. Chairman Handy recommended that agenda matters and the public hearings be continued to August 12, 2009, at 7:00 p.m., in the Council Chambers of the Taylorsville City Center, 2600 West Taylorsville Boulevard, in Taylorsville, Utah.

2. **Consideration of Minutes from the July 8, 2009 Redevelopment Agency of Taylorsville City Board Meeting**
3. **General Information Concerning The Proposed Project Areas, And The Procedures, Requirements And Reasons For Creating The Project Areas – *Keith Snarr, Randall Feil (Special Counsel to the Agency) and Bob Springmeyer (Consultant to the Agency)***
4. **Presentation Of Summary Statement, Including Purposes Of The Blight Hearings And Proposed Use Of Eminent Domain; Receipt Of Written Objections Of Owners Of Property Within The Proposed Project Areas, If Any - *Randall Feil***

5. **Hearing And Blight Hearing, Etc. On Proposed 4100 South Redwood Road (SE) Urban Renewal Project Area**

Deleted:

- A. **Hearing, Blight Hearing and Presentation of Evidence of Existence or Nonexistence of Blight Within the Proposed 4100 South Redwood Road (SE) Urban Renewal Project Area:**
  - (1) **Presentation of blight study and of evidence in support of a finding of blight within the proposed 4100 South Redwood Road (SE) Urban Renewal Project Area - *Jon Springmeyer, Bonneville Research***
  - (2) **Examination and cross-examination of witnesses providing evidence of blight, by record owners of property located within the proposed 4100 South Redwood Road (SE) Urban Renewal Project Area or by the record property owner representatives**
  - (3) **Presentation by record owners of property located within the proposed 4100 South Redwood Road (SE) Urban Renewal Project Area or by the record property owner representatives, of evidence and testimony, including expert testimony, concerning the existence or nonexistence of blight**

- (4) **Presentations by other interested persons or their representatives, including expert testimony, concerning the existence or nonexistence of blight**
  - (5) **Public input regarding the proposed 4100 South Redwood Road (SE) Urban Renewal Project Area, and presentation of oral objections of owners of property within the proposed Project Area, if any**
- B. Motion to Close Hearing and Blight Hearing on Proposed 4100 South Redwood Road (SE) Urban Renewal Project Area**
  - C. Summary, if needed, Agency Board Question Period, and Consideration by Agency Board of all Objections Received, the Issue of Blight and of the Evidence and Information Relating to the Existence or Nonexistence of Blight**
  - D. Consideration and Adoption of Resolution No. RDA 09-04 Making a Finding Regarding the Existence of Blight in the Proposed 4100 South Redwood Road (SE) Urban Renewal Project Area**
  - E. Consideration and Adoption of Resolution No. RDA 09-05 Selecting One or More Redevelopment Project Areas Comprising Part or All of the Survey Area, and Authorizing Preparation of the draft 4100 South Redwood Road (SE) Urban Renewal Project Area Plan and Related Project Area Budget**
- 6. Hearing And Blight Hearing, Etc. On Proposed 4700-5000 South Redwood Road Urban Renewal Project Area**
- A. Hearing, Blight Hearing and Presentation of Evidence of Existence or Nonexistence of Blight Within the Proposed 4700-5000 South Redwood Road Urban Renewal Project Area:**
    - (1) Presentation of blight study and of evidence in support of a finding of blight within the proposed 4700-5000 South Redwood Road Urban Renewal Project Area - *Jon Springmeyer, Bonneville Research***
    - (2) Examination and cross-examination of witnesses providing evidence of blight, by record owners of property located within the proposed 4700-5000 South Redwood Road Urban Renewal Project Area or by the record property owner representatives**
    - (3) Presentation by record owners of property located within the proposed 4700-5000 South Redwood Road Urban Renewal Project Area or by the record property owner representatives, of evidence and testimony, including expert testimony, concerning the existence or nonexistence of blight**

- (4) **Presentations by other interested persons or their representatives, including expert testimony, concerning the existence or nonexistence of blight**
  - (5) **Public input regarding the proposed 4700-5000 South Redwood Road Urban Renewal Project Area, and presentation of oral objections of owners of property within the proposed Project Area, if any**
- B. Motion to Close Hearing and Blight Hearing on Proposed 4700-5000 South Redwood Road Urban Renewal Project Area**
  - C. Summary, if needed, Agency Board Question Period, and Consideration by Agency Board of all Objections Received, the Issue of Blight and of the Evidence and Information Relating to the Existence or Nonexistence of Blight**
  - D. Consideration and Adoption of Resolution No. RDA 09-06 Making a Finding Regarding the Existence of Blight in the Proposed 4700-5000 South Redwood Road Urban Renewal Project Area**
  - E. Consideration and Adoption of Resolution No. RDA 09-07 Selecting One or More Redevelopment Project Areas Comprising Part or All of the Survey Area, and Authorizing Preparation of the draft 4700-5000 South Redwood Road Urban Renewal Project Area Plan and Related Project Area Budget**
- 7. Hearing And Blight Hearing, Etc. On Proposed 6200 South Redwood Road Urban Renewal Project Area**
- A. Hearing, Blight Hearing and Presentation of Evidence of Existence or Nonexistence of Blight Within the Proposed 6200 South Redwood Road Urban Renewal Project Area:**
    - (1) **Presentation of blight study and of evidence in support of a finding of blight within the proposed 6200 South Redwood Road Urban Renewal Project Area - *Jon Springmeyer, Bonneville Research***
    - (2) **Examination and cross-examination of witnesses providing evidence of blight, by record owners of property located within the proposed 6200 South Redwood Road Urban Renewal Project Area or by the record property owner representatives**
    - (3) **Presentation by record owners of property located within the proposed 6200 South Redwood Road Urban Renewal Project Area or by the record property owner representatives, of evidence and testimony, including expert testimony, concerning the existence or nonexistence of blight**

- (4) **Presentations by other interested persons or their representatives, including expert testimony, concerning the existence or nonexistence of blight**
- (5) **Public input regarding the proposed 6200 South Redwood Road Urban Renewal Project Area, and presentation of oral objections of owners of property within the proposed Project Area, if any**

**B. Motion to Close Hearing and Blight Hearing on Proposed 6200 South Redwood Road Urban Renewal Project Area**

**C. Summary, if needed, Agency Board Question Period, and Consideration by Agency Board of all Objections Received, the Issue of Blight and of the Evidence and Information Relating to the Existence or Nonexistence of Blight**

**D. Consideration and Adoption of Resolution No. RDA 09-08 Making a Finding Regarding the Existence of Blight in the Proposed 6200 South Redwood Road Urban Renewal Project Area**

1 **E. Consideration and Adoption of Resolution No. RDA 09-09 Selecting One or**  
2 **More Redevelopment Project Areas Comprising Part or All of the Survey Area,**  
3 **and Authorizing Preparation of the draft 6200 South Redwood Road Urban**  
4 **Renewal Project Area Plan and Related Project Area Budget**

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6 **8. If Needed, Consideration Of Whether To Continue Any Of The Hearings and Blight**  
7 **Hearings To A Future Date, Time And Place Certain**  
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9 Board Member Jerry Rechtenbach **MOVED** to continue public hearings on the three Urban  
10 Renewal Projects to Wednesday, August 12, 2009, at 7:00 p.m., in the Council Chambers of the  
11 Taylorsville City Center. Board Member Bud Catlin **SECONDED** the motion. Chairman  
12 Handy called for discussion. There being none, he called for a roll call vote. The vote was as  
13 follows: Matsumura-yes, Rechtenbach-yes, Catlin-yes, Pratt-yes, and Handy-yes. **All Board**  
14 **Members voted in favor and the motion passed unanimously.**

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16 **9. If Needed, Public Announcement Of The Date, Time And Place Hearing(s) Will Be**  
17 **Resumed**  
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19 Chairman Handy announced that all three hearings for the 4100 South Redwood Road Urban  
20 Renewal Project Area, the 4700-5000 South Redwood Road Urban Renewal Project Area, and  
21 the 6200 South Redwood Road Urban Renewal Project Area will be resumed in the Council  
22 Chambers of the Taylorsville City Center, at 2600 West Taylorsville Boulevard, Taylorsville,  
23 Utah, on Wednesday, August 12, 2009, at 7:00 p.m., immediately following the regular  
24 Taylorsville City Council Meeting.

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26 **10. Consideration of Setting A Date And Time For The Hearings On The Project Area**  
27 **Plans And Project Area Budgets**

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2 **11. Other Agency Business**  
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4 Chairman Handy recognized RDA Legal Counsel Randall Feil, RDA Consultant Bob  
5 Springmeyer, and Taylorsville Economic Development Director Keith Snarr. He stated that,  
6 following adjournment of this meeting and the dismissal of the RDA Board, these gentlemen will  
7 remain to answer informal questions, if needed.

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9 There were no other matters of business.

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11 **12. Motion To Adjourn Redevelopment Agency Meeting**  
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13 Board Member Jerry Rechtenbach **MOVED** to adjourn the Redevelopment Agency of  
14 Taylorsville City Board Meeting. Board Member Bud Catlin **SECONDED** the motion.  
15 Chairman Handy called for discussion. There being none, he called for a roll call vote. The vote  
16 was as follows: Matsumura-yes, Rechtenbach-yes, Catlin-yes, Pratt-yes, and Handy-yes. **All**  
17 **Board Members voted in favor and the motion passed unanimously.** The meeting was  
18 adjourned at 7:06 p.m.  
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Cheryl Peacock Cottle, Secretary

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25 Minutes approved: RDA 08-12-09

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27 *Minutes Prepared by: Cheryl Peacock Cottle, Secretary*  
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