

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, September 21, 2016
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance:

Council Members:

Council Chairman Ernest Burgess
Council Member Dama Barbour
Council Member Kristie Overson

City Staff:

John Taylor, City Administrator
Tracy Cowdell, City Attorney
Cheryl Peacock Cottle, City Recorder
Mark McGrath, Community Development Director
Kristy Heineman, Council Coordinator
Tiffany Janzen, Public Information Officer
Scott Harrington, Chief Financial Officer

Excused: Mayor Larry Johnson, Council Member Brad Christopherson, Council Member Dan Armstrong

6:00 BRIEFING SESSION

1. Roll Call of Council Members

[6:02:51 PM](#) Chairman Ernest Burgess conducted the Briefing Session, which convened at 6:02 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

2. Review Agenda

The agenda for the City Council Meeting was reviewed.

3. Adjourn

[6:05:41 PM](#) Chairman Burgess declared the Briefing Session adjourned at 6:05 p.m.

REGULAR MEETING

Attendance:

Mayor Lawrence Johnson

Council Members:

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

City Staff:

John Taylor, City Administrator
Tracy Cowdell, City Attorney
Mark McGrath, Community Development Director
Tracy Wyant, UPD Precinct Chief
Cheryl Peacock Cottle, City Recorder
Scott Harrington, Chief Financial Officer
Wayne Harper, Economic Development Director
Jay Ziolkowski, UFA Battalion Chief
Kristy Heineman, Council Coordinator
Tiffany Janzen, Public Information Officer

Others: Royce Larsen, Gordon Willardson, Jackie Willardson, John Gidney, Patty Porenta-Hansen, Lynn Handy, Scouts from Troops #474 and #77, Kurt Cochran, Mitchell McEvoy, Benjamin Hernandez, Tanner Briggs, Carson Winward, Keven Beck, Lon Reed, UFA Fire Fighters

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

[6:31:11 PM](#) Chairman Ernest Burgess called the meeting to order at 6:31 p.m. and welcomed those in attendance.

1.1 Roll Call of Council Members

City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

1.2 Opening Ceremonies – Pledge/Reverence – *Mayor Johnson (Opening Ceremonies for October 5, 2016 to be arranged by Youth Council)*

[6:31:36 PM](#) Gordon Willardson directed the Pledge of Allegiance.

[6:32:12 PM](#) Mayor Lawrence Johnson offered the Reverence.

1.3 Mayor's Report

There was no Mayor's Report.

1.4 Citizen Comments

[6:33:27 PM](#) Chairman Ernest Burgess reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

There were no citizen comments, and Chairman Burgess closed the citizen comment period.

[6:33:43 PM](#) Chair Burgess welcomed scouts in attendance.

2. APPOINTMENTS

There were no appointments.

3. REPORTS

3.1 Avon Presentation: *Patty Porenta-Hansen, Deputy Chief Tracy Wyant, Battalion Chief Jay Ziolkowski*

[6:34:08 PM](#) Avon District Manager Patty Porenta-Hansen described an Avon fundraiser involving stuffed toys that may be purchased for donation to children through the local police and fire departments. Ms. Porenta-Hansen indicated that 22 stuffed animals are being donated tonight for children in need. She also cited some donated bottles of water that were being distributed.

[6:39:36 PM](#) Chief Jay Ziolkowski thanked Avon for its community outreach efforts. He acknowledged that the stuffed animals are a benefit to children who are traumatized.

[6:40:34 PM](#) Chief Tracy Wyant added his appreciation to Ms. Porenta-Hansen and Avon for all of their fundraising efforts and the provision of something tangible that can comfort young children during times of trauma.

[6:43:44 PM](#) Flyers describing the Avon fundraiser were distributed and photos of all those involved were taken.

4. CONSENT AGENDA

4.1 Minutes – City Council Meeting: September 7, 2016

[6:42:49 PM](#) Council Member Kristie Overson **MOVED** to adopt the Consent Agenda. Council Member Dan Armstrong **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Armstrong-yes, Overson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

There were no Planning Matters.

6. FINANCIAL MATTERS

There were no Financial Matters.

7. OTHER MATTERS

7.1 ULCT Conference Updates *– Council Chair Burgess, Council Member Overson*

Council Chair Ernest Burgess and Council Member Kristie Overson reported on the recent ULCT Conference.

[6:44:18 PM](#) Chair Burgess cited the ULCT Conference theme of “Making the Tough Decisions.” He described several workshops he attended that were very beneficial regarding service in communities. He also cited a class regarding the function of municipal courts that was very interesting. He described some resolutions that were presented regarding a 311 non-emergency number and ordinances surrounding fireworks. He referenced additional classes presented on parks/trails/citizen involvement and on conditional use permits. Chair Burgess relayed that he was able to attend the debate between current gubernatorial candidates.

[6:47:29 PM](#) Council Member Kristie Overson stated that she was grateful for the networking opportunity provided by the Conference. She cited wonderful keynote speakers, i.e. Brian Miller, etc. She described rotating workshops she attended, including conditional use permits, short-term rentals, the governor’s debate, election updates, streaming Council meetings, and truth and taxation issues. She stated that overall the ULCT conference was very valuable and she was glad to be able to attend.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

[6:51:48 PM](#) Council Member Brad Christopherson called for a future report on short-term rental issues in the City.

[6:52:18 PM](#) Council Member Dama Barbour asked about any short-term rentals in the City. Community Development Director Mark McGrath relayed that no short-term rentals are licensed in the City. He said he has not received any complaints about this in Taylorsville, although other cities are being affected.

[6:53:25 PM](#) City Administrator John Taylor said that complaints have been received in general about rentals and he believes there are some issues regarding rental properties in Taylorsville.

[6:54:24 PM](#) Council Member Christopherson asked for a policy discussion during an upcoming Council Meeting regarding short-term rental regulations. He cited a potential scenario concerning homes that may be turned into boarding houses. He observed that this situation creates a disruption in the community.

[6:56:31 PM](#) Council Member Dama Barbour asked for a follow-up discussion on traffic calming devices (speed bumps). Mr. Taylor indicated that no specific street has yet been identified for the implementation of traffic calming devices. He acknowledged that if a specific case is brought forth where speed bumps would be warranted, they are now in the tool box. He indicated that Quailstone was considered, but speeds along there did not justify speed bumps.

[6:59:01 PM](#) Council Member Barbour referenced a recent meeting and asked for any follow up. Mr. Taylor said options are still being evaluated and once they are known, another meeting will be planned.

[6:59:31 PM](#) Council Member Barbour cited calls she has received from Roger Bennett and inquiries made about a timeline for the road at Prairie View. Mr. Taylor stated that the road is under construction and should be completed within two to three months.

[6:59:49 PM](#) Council Member Barbour also thanked the City for cleanup work performed along the canal behind the Misty Hills Subdivision.

[7:00:09 PM](#) Council Member Barbour noted that she sits on the ChamberWest Board and they are holding a retreat on October 14 - 16, 2016 at Homestead Resort. She indicated that she has family responsibilities, and cannot be there, but asked that she be contacted if another Council Member would like to attend.

[7:00:45 PM](#) Council Member Barbour asked about any updates on the development agreement with Summit Vista and the surety it provides. She asked if the developer is aware that the development agreement must be followed or everything reverts back to the City.

[7:01:10 PM](#) City Attorney Tracy Cowdell described ordinances and resolutions that do not take effect unless the property purchase takes place. He clarified that if the developer does not purchase the property, all of the ordinances and agreements are null and void and the property defaults to its original designations. He indicated that he and City Administrator John Taylor recently met with Legal Consultant Jody Burnett and discussed this issue. Mr. Burnett feels like the agreement has been done correctly and has asked that one thing be checked in the General Plan.

Mr. Cowdell said that he is glad this matter came up because he desires to send the message that the City wants the project completed. He indicated that if Summit Vista decides to do something else, they will need to come back and ask the City to reconsider and make changes to the zone. He said the City is still operating under the best information received from the developer that they intend to complete the project and are spending money to do so. Mr. Cowdell cited printed material the developer has recently printed and distributed. He stated that it is his and Mr. Burnett's opinion that the City is still in a really good place. He reiterated that the City has made its position very clear on expectations and the developer has done nothing but reassure that they will do the deal.

[7:07:27 PM](#) Council Member Brad Christopher cited concerns about Summit Vista operating as a non-profit entity. He asked whether they can operate as a non-profit and if that exempts them from paying property tax. Mr. Taylor stated that discussions were recently held with the State Tax Commission and the Salt Lake County Assessor who have clarified that a non-profit status has more to do with income tax than property tax. Mr. Taylor indicated that if Summit Vista is operating a residential development, they will pay property tax. It was acknowledged how important this particular large parcel is to the City, who has been very candid about what they do not want there. Mr. Cowdell added that, as far as the documentation and the planning phase, he feels really good about what has been done to protect the City.

[7:11:26 PM](#) Chair Burgess expressed appreciation to those involved and for the efforts of Staff to protect the City's interest. Mr. Cowdell specifically commended City Planner Jim Spung for the great job he has done with this project.

[7:12:40 PM](#) Council Member Kristie Overson relayed that the residents around Vista Park have met twice regarding park and playground upgrades and held very productive meetings. She expressed thanks to City Engineer Shay Smith and said the project is moving along very well.

[7:13:25 PM](#) Council Member Overson cited an additional class at the ULCT Conference that she attended, along with Council Coordinator Kris Heineman, regarding City Youth Councils. Council Member Overson relayed that new Youth Council Members are currently being selected and will be introduced during the Council Meeting held in two weeks.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

[7:14:15 PM](#)

- 9.1 Planning Commission Meeting – Tuesday, September 27, 2016 – 7:00 p.m.
- 9.2 City Council Briefing Session – Wednesday, October 5, 2016 – 6:00 p.m.
- 9.3 City Council Meeting – Wednesday, October 5, 2016 – 6:30 p.m.
- 9.4 Planning Commission Meeting – Tuesday, October 11, 2016 – 7:00 p.m.
- 9.5 City Council Briefing Session – Wednesday, October 19, 2016 – 6:00 p.m.
- 9.6 City Council Meeting – Wednesday, October 19, 2016 – 6:30 p.m.
- 9.7 Planning Commission Meeting – Tuesday, October 25, 2016 – 7:00 p.m.

10. CALENDAR OF UPCOMING EVENTS

[7:14:41 PM](#)

- 10.1 **Family Day of Fun: Saturday, September 24, 2016 – 11:00 a.m. – 4:00 p.m. – Taylorsville City Hall. See City’s website for more detailed information.**

11. CLOSED SESSION (*Conference Room 202*)

- For the Purpose(s) Described in Statute U.C.A. 52-4-205

[7:15:32 PM](#) Council Member Brad Christopherson **MOVED** to convene a Closed Session to discuss the sale or purchase of real property at 7:16 p.m. Council Member Kristie Overson **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All members of the City Council present voted and the motion carried by a unanimous vote.**

The meeting was closed at 7:16 p.m. for the purposes listed below, wherein no other matters were discussed.

- **Discussion Concerning the Sale or Purchase of Real Property**

Those in attendance at the Closed Session were: Mayor Larry Johnson, Council Members Barbour, Burgess, Christopherson, Armstrong, and Overson; City Attorney Tracy Cowdell; City Administrator John Taylor; Economic Development Director Wayne Harper; Chief Financial Officer Scott Harrington; Community Development Director Mark McGrath; and City Recorder Cheryl Peacock Cottle.

Minutes for the Closed Session were taken and are now on file as a Protected Record.

12. ADJOURNMENT

Council Member Brad Christopherson **MOVED** to adjourn the Closed Session and the City Council Meeting. Council Member Dan Armstrong **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:24 p.m.

Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 10-05-16

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder