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City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, January 17, 2018
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance:

Mayor Kristie Overson

Council Members:

Council Chairman Brad Christopherson
Vice-Chairman Daniel Armstrong
Council Member Ernest Burgess
Council Member Curt Cochran
Council Member Meredith Harker

City Staff:

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

Others: Beau Hunter, Dan Fazzini, Charlie Evans

6:00 BRIEFING SESSION

Chairman Brad Christopherson 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 Christopherson welcomed Council Member Curt Cochran to his first City Council Meeting.

1. Review Administrative Report – *Administration*

[6:05:02 PM](#) Chairman Christopherson called for any questions or comments on the Administrative Report and there were none.

2. Review Agenda

[6:05:09 PM](#) The agenda for the City Council Meeting was reviewed. It was determined that discussion to finalize committee assignments will be held under Other Matters during the regular Council Meeting.

[6:09:31 PM](#) City Attorney Tracy Cowdell discussed state law regarding the purposes for holding closed meetings. He provided some basic training regarding the Open and Public Meetings Act.

3. Adjourn

[6:23:58 PM](#) Chairman Christopherson declared the Briefing Session adjourned at 6:23 p.m.

REGULAR MEETING

Attendance:

Mayor Kristie Overson

Council Members:

Council Chairman Brad Christopherson
Vice-Chairman Daniel Armstrong
Council Member Ernest Burgess
Council Member Curt Cochran
Council Member Meredith Harker

City Staff:

John Taylor, City Administrator
Tracy Cowdell, City Attorney
Mark McGrath, Community Development Director
Saul Bailey, UPD Lieutenant
Cheryl Peacock Cottle, City Recorder
Scott Harrington, Chief Financial Officer
Wayne Harper, Economic Development Director
Jay Ziolkowski, UFA Assistant Chief
Kristy Heineman, Council Coordinator
Tiffany Janzen, Public Information Officer
Michael Kwan, Judge

Others: Beau Hunter, Dan Fazzini, Charlie Evans, Lisa Schwartz, Wendy Cochran, David Moss, Kathy Schuster, Carl Fauver, Nathan Beckstead, John Gidney, Ken Berry, Lynn Handy, Gary Westenskow, Sue Westenskow, Shell Summers, Gus Summers, David Young, German Stewart, Brian Chamberlain, Larry Reesh, Brian Atkinson, Tom Uriona, Michael Bronsky, Jeremy Seals

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

[6:33:00 PM](#) Chairman Brad Christopherson called the meeting to order at 6:33 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

1.1 Opening Ceremonies – Pledge/Reverence – *Council Member Burgess* (Opening Ceremonies for February 7, 2017 to be arranged by *Youth Council*)

Chair Brad Christopherson directed the Pledge of Allegiance.

Council Member Curt Cochran offered the Reverence.

1.2 Swearing-In of City Council Member Curt Cochran – *Cheryl Peacock Cottle*

[6:35:58 PM](#) City Recorder Cheryl Peacock Cottle administered the oath of office to newly appointed City Council Member Curt Cochran.

1.3 Mayor's Report

[6:36:04 PM](#) Mayor Kristie Overson reported on her experiences over the last two weeks as she has begun serving as the new Taylorsville Mayor. She described some of her assignments, meetings she has attended, and her interaction with residents, employees, and businesses. She cited her intention to ensure that residents have an opportunity to be heard. She stated her appreciation for city employees.

[6:38:57 PM](#) The Mayor noted that she is now a member of the Taylorsville Exchange Club and has also met with several other elected officials and legislators. She referenced training she recently received and listed her committee and board assignments. She relayed that a joint meeting with the City Council and Planning Commission will be held in February regarding planning for the Mid-Valley Performing Arts Center.

[6:41:58 PM](#) The Mayor referenced a legislative decision regarding the Chief Executive Officer of UPD that will come before the Unified Police Department (UPD) Board. She invited Council Members to provide any input or ideas on this matter.

[6:43:27 PM](#) Chair Christopherson recognized scouts in attendance from Troop 736 and others.

[6:44:33 PM](#) Chair Christopherson cited a change to Agenda Item 5.1 and relayed that public comment under regarding a potential zone change under Planning Matters will be taken at that time.

1.4 Citizen Comments

Chairman Brad Christopherson reviewed Citizen Comment Procedures for the audience. He then called for any citizen comments.

[6:45:48 PM](#) Dan Fazzini spoke regarding open meetings and suggested keeping closed meetings to a minimum. He suggested that there is a need for public disclosure regarding the sale of property once it is sold.

[6:47:25 PM](#) Ken Berry relayed concerns with the UDOT expansion project on Bangerter Highway and 6200 South. He described ways that his home was impacted by previous work at this intersection. He suggested that it might be better if his home is now taken as part of the project because of the decreased property value. He referenced an upcoming meeting with UDOT that he will not be able to attend. It was recommended that Mr. Berry stay and listen to the UDOT Project report and be put in touch with the UDOT Team. City Administrator John Taylor also provided his contact information. He offered to stay in contact with Mr. Berry to keep him well informed on what transpires in the upcoming UDOT Meeting and to update him on the status of the project.

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

2. APPOINTMENTS

2.1 Appointment of Lisa Schwartz to the Public Safety Committee – *Council Member Armstrong*

[6:52:24 PM](#) Council Member Dan Armstrong recognized Lisa Schwartz in attendance and nominated her to serve as a member of the Public Safety Committee.

[6:52:56 PM](#) Council Member Dan Armstrong **MOVED** to appoint Lisa Schwartz to the Public Safety Committee. Council Member Ernest Burgess **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Harker-yes, Christopherson-yes, Armstrong-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

2.2 Resolution No. 18-03 – A Resolution of the City of Taylorsville Approving the Appointment of John Taylor as City Treasurer – Mayor Kristie S. Overson

[6:53:38 PM](#) Mayor Kristie Overson relayed her desire to appoint City Administrator John Taylor as City Treasurer and called for advice and consent from the City Council.

[6:54:16 PM](#) Council Member Ernest Burgess **MOVED** to adopt Resolution No. 18-03, appointing John Taylor as City Treasurer. Council Member Dan Armstrong **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Harker-yes, Christopherson-yes, Armstrong-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

2.3 Resolution No. 18-04 – A Resolution of the City of Taylorsville Approving the Appointment of Cheryl P. Cottle as City Recorder – Mayor Kristie S. Overson

[6:54:49 PM](#) Mayor Kristie Overson relayed her desire to appoint Cheryl P. Cottle as City Recorder and called for advice and consent from the City Council.

[6:54:52 PM](#) Council Member Dan Armstrong **MOVED** to adopt Resolution No. 18-04, appointing Cheryl Cottle as City Treasurer. Council Member Curt Cochran **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Harker-yes, Christopherson-yes, Armstrong-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

3. REPORTS

3.1 Legislative Updates Report – Charles Evans

[6:55:27 PM](#) City Lobbyist Charlie Evans discussed the upcoming legislative session and briefed the Council on several legislative matters that may affect Taylorsville. He discussed the following issues: implementation of the State transportation plan; potential tax reform at the State level; affordable housing and land use issues; potential tax on cities to help with the homelessness problem; issues related to wireless telecommunication companies; and UPD issues regarding retirement funding.

[7:01:25 PM](#) Mr. Evans addressed legislation regarding referendums and indicated that this is likely to pass. It was agreed that this will be beneficial to residents. Mr. Evans agreed to monitor this matter and advise if there is a problem.

[7:02:47 PM](#) City Attorney Tracy Cowdell noted that Taylorsville has already entered into a franchise agreement for small cell towers. He cited the need to have an agreement in place that requires compliance with the city's design standards. Mr. Cowdell also referenced an increased need for services in Taylorsville due to impact from the homelessness situation.

[7:04:42 PM](#) Mr. Evans agreed to find out whether there are any requirements for environmental impact studies for the new locations of small cell towers.

[7:05:03 PM](#) Mr. Evans thanked the Council for the opportunity to represent Taylorsville.

3.2 UDOT 6200 South Bangerter Project Update – *Beau Hunter*

[7:05:25 PM](#) Beau Hunter, of UDOT, introduced several members of the UDOT Team in attendance, including: Brian Chamberlain, Larry Reesh, and Brian Atkinson. Mr. Hunter indicated that he is over public involvement/information for UDOT. He relayed that he has left cards containing contact information for those involved with the 6200 South Bangerter Project. He gave an update on the 6200 South Bangerter Project and stated that preliminary design is underway. He referenced different alternatives and said that UDOT is ready to begin meeting with a number of residents, property owners, and businesses to review options and receive feedback.

[7:06:45 PM](#) Mr. Hunter cited a series of small neighborhood meetings to be held on January 24, 2018 at City Hall. He stated that if someone is not able to attend the meetings, UDOT will accommodate other times that work.

[7:08:54 PM](#) Council Member Harker asked who received invitations to the neighborhood meetings. Mr. Hunter gave clarification and listed times and locations for the meetings. He reported that a public hearing will be held on February 15, 2018, from 5:30 p.m. to 7:30 p.m. at Westbrook Elementary.

Mr. Hunter cited three options that have been considered for the project: an east shift; a west shift; and a center change. He said that a decision regarding the option with lowest impact will be finalized and presented during the February 15th public hearing once neighborhood input is received. Mr. Hunter confirmed that an east shift would impact over 100 residents because of the senior development and a west shift would impact 25. He indicated that the environmental study is concluding in March and right-of-way acquisition will begin shortly afterward, with construction beginning in 2019. He acknowledged that the aqueduct running through the area must be relocated prior to construction of the new interchange.

3.3 West Valley Animal Services Report – *David Moss*

[7:12:48 PM](#) David Moss, Director of West Valley City Animal Services, reported on animal services provided in Taylorsville during the previous quarter. He relayed that West Valley has terminated its contract with The Best Friends Society and hired someone in-house to deal with feral cats. He recognized two supervisors in attendance: Kathy Schuster (Supervisor over Shelter Operations) and Nate Beckstead (Supervisor over Field Operations).

Ms. Schuster reviewed shelter operations, licenses sold, and lives saved.

[7:17:35 PM](#) Mr. Beckstead discussed field operations, calls for service, response times, and activity at Millrace Park. Mr. Beckstead also reviewed benchmarks for success.

[7:20:17 PM](#) Council Member Armstrong expressed concern regarding staffing during evenings and on weekends. Mr. Moss addressed staffing issues. Council Member Armstrong suggested posting pictures of pets on the shelter's website. Mr. Moss affirmed that this is currently being done. He agreed to email further information regarding staffing to Council Member Armstrong.

3.4 Municipal Justice Court Report – *Judge Kwan*

[7:24:36 PM](#) Judge Michael Kwan reported on recent activity in the Taylorsville Municipal Justice Court. He reviewed caseload statistics and discussed monthly revenues and expenses for the previous quarter. The Judge cited concerns regarding short staffing in the Court and indicated that it is hoped to have full staffing by the end of February.

Judge Kwan observed that city ordinances need to be reviewed, as some offenses are unlawfully classified higher than the equivalent of state statute. He noted that some traffic offenses are classified as misdemeanors, which means defendants are subjected to potential jail time. This could result in the appointment of counsel and a jury trial.

[7:29:22 PM](#) Council Member Dan Armstrong asked about the process to amend city ordinances. City Attorney Tracy Cowdell agreed that his office will work on drafting proposed amendments, with Judge Kwan's input, and bring those back to the Council for consideration. He gave additional clarification on how updates may be reviewed and presented.

3.5 Economic Development Report – *Wayne Harper*

[7:38:02 PM](#) Economic Development Director Wayne Harper reported on recent economic development activity in Taylorsville. He reviewed ribbon cuttings and business openings that were held and listed planned business openings for 2018. He cited several businesses that are planning remodels and/or expansions.

Mr. Harper discussed the following road projects:

- Bangerter Interchange Update (5400 South and 6200 South)
- I-215 Frontage Road (4100-4700 South)
- 4700 South and 2700 West Intersection
- Redwood Beautification (4100-5400 South)
- East side of Redwood Road (I-215 to 6200 South)
- Bus Rapid Transit Project

[7:56:38 PM](#) Mr. Harper gave updates on the following:

- Acquisition of Regal Entertainment
- Summit Vista Project
- Convergys Buildings at Sorenson Research Park
- Discussions with Center Owners
- IHC Surplus Parcel
- Tech27
- Growth in Online Sales

[8:01:14 PM](#) Mr. Harper outlined planned 2018 areas of focus, including the following:

- Legacy Plaza at 54th – Main Building
- Crossroads of Taylorsville
- Summit Vista – Commercial Areas
- Meadowbrook Plaza
- Westwood Village and Taylor's Landing
- Sorenson Research Park Vacant Land

4. CONSENT AGENDA

4.1 Minutes – January 3, 2018 City Council Meeting

[8:07:25 PM](#) Council Member Dan Armstrong **MOVED** to adopt the Consent Agenda. Council Member Meredith Harker **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Harker-yes, Christopherson-yes, Armstrong-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

5.1 **Ordinance No. 18-02 – An Ordinance Amending the City of Taylorsville General Plan Map for Approximately 8.62 Acres of Property Located at 3845 West 4700 South from PO (Professional Office) to HDR (High Density Residential) – Mark McGrath**

[8:08:53 PM](#) Community Development Director Mark McGrath combined explanation on Agenda Item 5.1 and 5.2. He illustrated the subject property on an aerial photo. He showed the existing general plan and zoning designations. Mr. McGrath described the applicant's request to change the property from PO (Professional Office) to HDR (High Density Residential), and from (H) Hospital to RM-12.

[8:10:37 PM](#) Mr. McGrath described the overall property, consisting of 9.82 acres near IHC, and illustrated a preliminary site plan. He relayed that the applicant is Hamlet Homes and the project would be developed as a Planned Unit Development. He indicated that they are proposing 91 town home units. Mr. McGrath showed the proposed preliminary landscaping plan. He noted that this application is simply a General Plan and Zoning Map amendment and exact plans will go back to the Planning Commission for recommendations. He showed actual photos of similar existing projects.

[8:17:01 PM](#) Mr. McGrath discussed the Planning Commission's concerns with traffic related to the proposed project and reviewed a summary of a traffic study. He indicated that a medical office would generate approximately 10 times as many daily trips as the proposed PUD. Clarification was given on plans for the UDOT Bangerter Interchange Improvement Project at 4700 South that will impact this proposed project.

[8:23:27 PM](#) Mr. McGrath reviewed the General Plan Analysis conducted by Staff. He relayed that the Planning Commission recommended approval with a three-to-two vote on November 14, 2017. He confirmed that, through working with UDOT, it will be ensured that the project is compatible with the plans for the future UDOT interchange project.

[8:30:54 PM](#) Mr. McGrath noted that the City Council has authority to cap density and reduce the maximum amount of units allowed in the project. He reported that only one person participated in the public hearing on this project at the Planning Commission Meeting.

[8:32:32 PM](#) Council Member Curt Cochran reported on concerns with the project that were addressed while he was serving on the Planning Commission. It was confirmed that the price of the units will be approximately \$300,000 - \$350,000 (with a size of 1800-1900 sq. ft.).

[8:35:45 PM](#) Chairman Christopherson called for any public comment on this matter.

[8:35:53 PM](#) Dan Fazzini commented on access issues into the IHC Complex from the left turn lane on 4700 South. He cited the potential generation of more traffic.

[8:40:19 PM](#) Tom Uriona stated that he is representing the land owner, Intermountain Health Care. He gave a history on the property and relayed reasons that they no longer need the additional property being considered for this project. He said that it was determined that this proposal would be the best land use for the property. He confirmed that there has not been much interest in this property since 1995 and they have never had any interest in retail development.

[8:45:26 PM](#) There was no additional public comment and Chairman Christopherson declared the public comment period closed.

[8:45:29 PM](#) Applicant Michael Bronsky addressed concerns about the future Bangerter project at 4700 South scheduled for 2024. He noted that the site plan is only preliminary until coordination with UDOT takes place. He referenced some flexibility with open space in the plan. He discussed demographics for families that go into these types of neighborhoods.

[8:52:12 PM](#) Chair Christopherson declared a brief recess at 8:52 p.m.

[9:01:13 PM](#) The meeting was reconvened at 9:01 p.m.

[9:01:57 PM](#) Chair Christopherson cited concerns with factors that may change in relation to the future UDOT property. He discussed the possibility of getting a different project than what is intended down the line if Hamlet Homes decides not to go forward. He referenced the potential of seeking the SSD (site-specific) zone.

[9:04:09 PM](#) Mr. Bronsky addressed Chair Christopherson's concerns. He said that he is very comfortable with a site-specific zoning designation.

[9:06:46 PM](#) City Administrator John Taylor gave additional clarification on a site-specific zoning designation, with the inclusion of a development agreement.

[9:07:33 PM](#) City Attorney Tracy Cowdell discussed procedures that may now be followed. He indicated that the options before the Council are to approve the ordinance, deny it, or continue it and remand it back to city staff for further review.

[9:13:06 PM](#) Jeremy Seals, with Howells, commented on the timing for getting firm plans from UDOT.

[9:08:51 PM](#) Council Member Ernest Burgess **MOVED** to remand this matter back to city staff for further review. Council Member Dan Armstrong **SECONDED** the motion. Chairman Brad

Christopherson called for discussion on the motion. The developer, Mr. Bronsky, said he has concerns with a time delay. Discussion ensued and it was indicated that the matter could be fast-tracked. There being no further discussion, Chair Christopherson called for a roll-call vote. The vote was as follows: Burgess-yes, Harker-yes, Christopherson-yes, Armstrong-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

[9:15:41 PM](#) It was confirmed that Mr. Bronsky will meet with Mr. McGrath and Mr. Taylor to proceed.

5.2 Ordinance No. 18-03 – An Ordinance Amending the City of Taylorsville Zoning Map for Approximately 8.62 Acres of Property Located at 3845 West 4700 South from H (Hospital) to RM-12 – *Mark McGrath*

Ordinance No. 18-03 was not addressed at this time.

6. FINANCIAL MATTERS

There were no financial matters.

7. OTHER MATTERS

[9:16:50 PM](#) Mr. Cowdell noted that there is a pending ordinance that will come before the Council to eliminate the Cemetery Advisory Board.

[9:18:32 PM](#) Discussion was held regarding Council Member committee assignments. It was agreed that Council Member Curt Cochran will be assigned to the Economic Development Committee. Discussion was held regarding the status of the Ordinance Review Committee. Status of this committee will be placed on a future agenda for discussion, along with the Healthy Taylorsville Committee which is currently inactive.

[9:20:19 PM](#) Chair Christopherson was assigned to attend the ICSC event (International Council of Shopping Centers). Mayor Overson suggested that the Economic Development Director, the Mayor and the Council Chair attend ICSC. Curt Cochran will serve as an alternate for the Council of Governments (COG).

[9:26:09 PM](#) Council Member Meredith Harker suggested bringing the committees together and coordinating events as a group.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

There were no new items for subsequent consideration.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

[9:26:53 PM](#)

- 9.1 Planning Commission Meeting – Tuesday, January 23, 2018 – 7:00 p.m.
- 9.2 Mayor's Town Hall Meeting – Wednesday, January 31, 2018 – 6:00 p.m.
- 9.3 City Council Briefing Session – Wednesday, February 7, 2018 – 6:00 p.m.
- 9.4 City Council Meeting – Wednesday, February 7, 2018 – 6:30 p.m.
- 9.5 Planning Commission Meeting – Tuesday, February 13, 2018 – 7:00 p.m.
- 9.6 Planning Commission Meeting – Tuesday, February 27, 2018 – 7:00 p.m.
- 9.7 City Council Briefing Session – Wednesday, February 28, 2018 – 6:00 p.m.
- 9.8 City Council Meeting – Wednesday, February 28, 2018 – 6:30 p.m.

It was noted that the February 21, 2018 City Council Meeting is being rescheduled for February 28, 2018, due to the ChamberWest Gala.

10. CALENDAR OF UPCOMING EVENTS

11. CLOSED SESSION (*Conference Room 202*)

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

[9:28:07 PM](#) Council Member Dan Armstrong **MOVED** to convene a Closed Session to discuss pending litigation and the sale or purchase of real property at 9:28 p.m. Council Member Meredith Harker **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Harker-yes, Christopherson-yes, Armstrong-yes, and Cochran-yes. **All members of the City Council present voted and the motion carried by a unanimous vote.**

The meeting was closed at 9:28 p.m. for the purposes listed below, wherein no other matters were discussed.

- **Discussion Concerning the Sale or Purchase of Real Property**
- **Discussion Regarding Pending or Reasonably Imminent Litigation**

Those in attendance at the Closed Session were: Mayor Kristie Overson, Council Members Burgess, Christopherson, Cochran, Armstrong, and Harker; City Attorney Tracy Cowdell; City Administrator John Taylor; Economic Development Director Wayne Harper; Chief Financial Officer Scott Harrington; Tim Bywater; 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 Dan Armstrong **MOVED** to adjourn the Closed Session and the City Council Meeting. Council Member Ernest Burgess **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Harker-yes, Christopherson-yes, Armstrong-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 10:43 p.m.

Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 02-07-18

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder