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**City of Taylorsville**  
**CITY COUNCIL MEETING**  
*Minutes*

**Wednesday, April 18, 2018**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

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**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  
Tracy Wyant, UPD Precinct Chief  
Mark McGrath, Community Development Director  
Kristy Heineman, Council Coordinator  
Tiffany Janzen, Public Information Officer

**Excused:** Scott Harrington, Chief Financial Officer

**6:00 BRIEFING SESSION**

 6:01 PM Chairman Brad Christopherson conducted the Briefing Session, which convened at 6:01 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

### 1. **Review Administrative Report – Administration**

 6:02 PM Chairman Christopherson called for any questions or comments on the Administrative Report and there were none.

### 2. **Review Agenda**

 6:02 PM The agenda for the City Council Meeting was reviewed. It was noted that Judge Kwan is scheduled to report in the regular meeting, but may be late as a trial is still underway in the Court. The Taylorsville Dayzz float was referenced and will be discussed under Other Matters during the regular meeting.

 6:06 PM Chair Christopherson reminded the Council that employees report directly to Administration and if Council Members need to meet with employees, they should schedule it through Administration.

### 3. **Adjourn**

 6:07 PM Chairman Christopherson declared the Briefing Session adjourned at 6:07 p.m.

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## **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  
Tracy Wyant, UPD Precinct Chief  
Cheryl Peacock Cottle, City Recorder  
Wayne Harper, Economic Development Director  
Jay Ziolkowski, UFA Assistant Chief  
Kristyl Heineman, Council Coordinator  
Tiffany Janzen, Public Information Officer  
Michael Kwan, Judge

**Excused:** Scott Harrington, Chief Financial Officer

**Others:** Carl Fauver, David Young, Molly Upshaw, Tony Tran, Ken Acker, Connie Taney, John Gidney, Nathan Beckstead, David Moss, Lynn Handy, Mike Spencer, Kathy Schuster, Justin Peterson, Vincent Kruse, Seth Mardis, Jesue Hernandez, Mike Brodsky, Zach Brodsky, Jay Mackay, Gary Santy, Cub Scouts from Troop 3493

## **1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS**

 6:32 PM Chairman Brad Christopherson called the meeting to order at 6:32 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 Armstrong (Opening Ceremonies for May 2, 2018 to be arranged by Council Member Burgess)***

 6:32 PM Vice-Chairman Dan Armstrong directed the Pledge of Allegiance.

 6:33 PM Vice-Chairman Dan Armstrong offered the Reverence.

### **1.2 Mayor's Report**

 6:35 PM Mayor Kristie Overson reported on time recently spent with the city's Neighborhood Compliance Team evaluating neighborhoods. She described an Exchange Club Meeting held earlier in the day where local youth were recognized. The Mayor referenced opportunities to prepare for next year's legislative session, through participation with ChamberWest and the Western Growth Coalition. She recognized ChamberWest for promoting valuable activities in Taylorsville. She described a government relations meeting held with Salt Lake Community College on common issues in the valley.

 6:40 PM Mayor Overson noted that budget season is approaching and relayed that she has been meeting with CFO Scott Harrington in preparation. She described economic development activities and meetings she has attended, along with Economic Development Director Wayne Harper. She noted that she, Mr. Harper, and Council Chair Brad Christopherson will be attending the International Council of Shopping Centers (ICSC) Conference next month.

 6:42 PM The Mayor stated that she is looking forward to a planning session with the Council later this week and cited opportunities she has to represent Taylorsville in various ways.

 6:43 PM Chair Christopherson recognized cub scouts in attendance from Troop 3493.

### 1.3 Citizen Comments

 6:44 PM Chairman Brad Christopherson reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

 6:45 PM Tony Tran inquired about any information available concerning plans to change zoning at the Carriage Square property on the southwest corner of Redwood Road and 4100 South. Community Development Director Mark McGrath indicated that there have been no new zoning requests for that property.

 6:46 PM Molly Upshaw, representing the Harry S. Truman Elementary School Community Council, discussed need to repair a pedestrian bridge located near the school. She noted that this disrepair is causing safety concerns for Taylorsville students and expressed hope that Salt Lake County, West Valley City, and Taylorsville will work together to ensure the needed repair of the bridge.

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

## 2. APPOINTMENTS

2.1 **Appoint Shirley Jensen to the Historic Preservation Committee**  
– *Council Member Harker*

2.2 **Appoint Mike Spencer to the Historic Preservation Committee**  
– *Council Member Harker*

 6:48 PM Council Member Meredith Harker nominated Shirley Jensen and Mike Spencer to serve as members of the Historic Preservation Committee.

 6:49 PM Council Member Meredith Harker **MOVED** to appoint Shirley Jensen and Mike Spencer to the Historic Preservation Committee. 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: Armstrong-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

 6:49 PM Mr. Spencer was recognized. He expressed his interest in Taylorsville's history and his desire to serve on the committee.

### 3. REPORTS

#### 3.1 West Valley Animal Services Report – *David Moss*

 6:50 PM Director David Moss, Field Operations Supervisor Nate Beckstead, and Shelter Supervisor Kathy Schuster, of West Valley Animal Services, reported on animal services provided in Taylorsville during the previous quarter. Mr. Moss discussed the *Community Cat Program* and relayed that a full-time coordinator for that program was recently hired by West Valley City in lieu of contracting with the Best Friends Society. He noted that, per State law, no animal can leave an Animal Shelter in Utah without being sterilized. He explained that West Valley City now contracts with a veterinarian to provide medical services at the shelter. He cited ongoing funding that is being provided annually for medical supplies.

 6:53 PM Kathy Schuster reported on shelter operations and shared statistics regarding the movement of animals through the shelter. She discussed lives that were saved at the shelter.

 6:57 PM Nate Beckstead reported on field operations. He gave statistics on calls for service and response times. He relayed information on patrols at Millrace Park. He discussed benchmarks for success concerning licensing, enforcement, and saving the lives of animals.

#### 3.2 Municipal Justice Court Report – *Judge Kwan*

 7:01 PM Judge Michael Kwan reported on activity in the Taylorsville Municipal Justice Court. He discussed caseload and relayed statistics regarding civil, traffic, and criminal filings in the Court. He also reported on court revenues and expenses for the previous quarter. The Judge cited a new statute regarding the option to choose community service instead of paying fines.

 7:05 PM The Judge described new Court staff that was recently hired. He indicated that a job description for a new Clerk of the Court is being prepared for Council approval. He anticipated that the Court will have full staffing in place by the end of May.

 7:07 PM Judge Kwan stated that the Court is working with Administration on preparing next year's judicial budget. He referenced some city ordinances that need to be reviewed.

 7:09 PM Chair Christopherson asked the City Attorney to review current city ordinances and propose some amendments regarding traffic cases. City Attorney Tracy Cowdell indicated that his office is currently reviewing City code for needed changes.

 7:10 PM Judge Kwan outlined the career ladder for Court personnel. He described job responsibilities and opportunities being provided for career advancement.

#### 4. CONSENT AGENDA

##### 4.1 Minutes – City Council Meeting: April 4, 2018

 7:16 PM Council Member Dan Armstrong **MOVED** to adopt the Consent Agenda. 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: Armstrong-yes, Burgess-yes, Harker-yes, Christopherson-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 – Public Comment and Consideration of Ordinance No. 18-02 – Amending the City of Taylorsville General Plan for Approximately 7.84 Acres of Property Located at 3845 West 4700 South from PO (Professional Office) to HDR (High Density Residential) – *Mark McGrath*

 7:16 PM Community Development Director Mark McGrath described four ordinances and a resolution regarding a proposed project with Muirhouse Development (Hamlet Homes) at 3845 West 4700 South. He presented information on the proposed development and illustrated the subject property on a vicinity map. He illustrated and explained proposed changes to the General Plan and the Zoning Map that are necessary to facilitate the development.

 7:20 PM Mr. McGrath explained proposed amendments under Ordinance No. 18-11 to Chapter 13.19 regarding SSD Districts. He gave explanation on the need to add residential uses for SSD Districts. He relayed that Ordinance No. 18-12 is to approve implementation of the SSD for Muirhouse. He described changes to the original proposal related to an agreement between the developer and UDOT that will adjust the boundary of the project. He noted that the development will consist of nearly eight acres of property with 87 units (in three-story buildings). He described the layout of the project and illustrated proposed access, walkways, common park space, etc.

 7:24 PM Mr. McGrath illustrated the following elements included in the development: a table of uses, planned floor plans, elevations, color rendering, site plan, landscape plan, park furnishings, dog park elements, street lights, fence design, and entrance sign.

 7:33 PM Mr. McGrath reviewed the list of exhibits contained in the development agreement in conjunction with Resolution 18-10. He noted that the Planning Commission has recommended approval of everything, as proposed.

 7:26 PM It was confirmed that this development is similar to one built on Winchester in West Jordan.

 7:34 PM Chairman Christopherson opened the public comment period on this matter and called for citizen comments. There were no citizen comments and Chairman Christopherson declared the public comment period closed.

 7:34 PM Council Member Dan Armstrong **MOVED** to adopt Ordinance No. 18-02, as presented. 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: Armstrong-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

5.2 ***Ordinance No. 18-03 – Public Comment and Consideration of Ordinance No. 18-03 – Amending the City of Taylorsville Zoning Map for Approximately 7.84 Acres of Property Located at 3845 West 4700 South from H (Hospital) to Site Specific Development – Residential – Muirhouse (SSD-R-Muirhouse) – Mark McGrath***

 7:36 PM Chairman Christopherson opened the public comment period on this matter and called for citizen comments. There were no citizen comments and Chairman Christopherson declared the public comment period closed.

 7:37 PM Council Member Curt Cochran **MOVED** to adopt Ordinance No. 18-03, as presented. 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: Armstrong-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.3 Ordinance No. 18-11 – Public Comment and Consideration of Ordinance No. 18-11 – Amending the Taylorsville Municipal Code Chapter 13.19 – Site Specific Development Districts – *Mark McGrath***

Chairman Christopherson opened the public comment period on this matter and called for citizen comments. There were no citizen comments and Chairman Christopherson declared the public comment period closed.

 7:38 PM Council Member Dan Armstrong **MOVED** to adopt Ordinance No. 18-11, as presented. 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: Armstrong-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.4 Ordinance No. 18-12 – Public Comment and Consideration of Ordinance No. 18-12 – Adopting Chapter 13.39 Site Specific Development – Residential Muirhouse (SSD-R-Muirhouse) of the Taylorsville Municipal Code – *Mark McGrath***

 7:35 PM Chairman Christopherson opened the public comment period on this matter and called for citizen comments. There were no citizen comments and Chairman Christopherson declared the public comment period closed.

 7:36 PM Council Member Dan Armstrong **MOVED** to adopt Ordinance No. 18-12, as presented. 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: Armstrong-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.5 Resolution No. 18-10 – Public Comment and Consideration of Resolution No. 18-10 – Approving a Development Agreement for the Muirhouse Multi-Family Development Project and Authorizing the Mayor to Sign the Development Agreement for the Muirhouse Multi-Family Development Project – *Mark McGrath***

 7:38 PM Chairman Christopherson opened the public comment period on this matter and called for citizen comments. There were no citizen comments and Chairman Christopherson declared the public comment period closed.

 7:38 PM Council Member Dan Armstrong **MOVED** to adopt Resolution No. 18-10, as presented. 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: Armstrong-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

 **7:39 PM** Applicant Michael Brodsky commended Mr. McGrath on his presentation. He also thanked City Administrator John Taylor for his assistance in this process. He observed that the dog park element being included in the development will be a valuable amenity for the community. He cited some initial issues with traffic and relayed that the planned residential use will have significantly less traffic impact than the current use. He also referenced coordination with UDOT to purchase some of the property in order to accommodate their future intersection project.

## **6. FINANCIAL MATTERS**

There were no financial matters.

## **7. OTHER MATTERS**

The sketch for the Taylorsville Dayzz float was referenced. The Council was invited to give input, as desired. A suggested change to the design was described.

## **8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)**

**8.1 Council Chair Christopherson**

**8.2 Council Vice Chair Armstrong**

**8.3 Council Member Burgess**

**8.4 Council Member Cochran**

**8.5 Council Member Harker**

 **7:44 PM** There were no new items for subsequent consideration.

**9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)**

 **7:45 PM**

- 9.1 City Priorities Planning Session: Friday, April 20, 2018 from 12:00 to 3:00 p.m., Utah State University, Taylorsville Campus (920 West Levoy Drive, Taylorsville, UT 84123)**
- 9.2 Planning Commission Meeting – Tuesday, April 24, 2018 – 7:00 p.m.**
- 9.3 City Council Briefing Session – Wednesday, May 2, 2018 – 6:00 p.m.**
- 9.4 City Council Meeting – Wednesday, May 2, 2018 – 6:30 p.m.**
- 9.5 Planning Commission Meeting – Tuesday, May 8, 2018 – 7:00 p.m.**
- 9.6 City Council Briefing Session – Wednesday, May 16, 2018 – 6:00 p.m.**
- 9.7 City Council Meeting – Wednesday, May 16, 2018 – 6:30 p.m.**
- 9.8 Planning Commission Meeting – Tuesday, May 22, 2018 – 6:00 p.m.**

**10. CALENDAR OF UPCOMING EVENTS**

 **7:45 PM**

- 10.1 *Earth Day Collection and Clean and Green Event: Saturday, April 21, 2018 – 8:00 a.m. to Noon – Taylorsville City Hall***

**11. CLOSED SESSION (*Conference Room 202*)**

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

 **7:45 PM** Council Member Dan Armstrong **MOVED** to convene a Closed Session to discuss the sale or purchase of real property at 7:45 p.m. 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: Armstrong-yes, Burgess-yes, Harker-yes, Christopherson-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 7:45 p.m. for the purpose 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 Kristie Overson, Council Members Burgess, Christopherson, Cochran, Armstrong, and Harker; City Attorney Tracy Cowdell; City Administrator John Taylor; Economic Development Director Wayne Harper; 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 Dan Armstrong **MOVED** to adjourn the Closed Session and the City Council Meeting. 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: Armstrong-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:36 p.m.

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Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 05-02-18

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