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

**Wednesday, October 17, 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 Meredith Harker  
Council Member Curt Cochran

**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  
Kim Horiuchi, Communications Director  
Scott Harrington, Chief Financial Officer  
Angela Price, Senior Planner

**Others:** Howard Wilson

Chairman Brad Christopherson conducted the Briefing Session, which convened at 6:05 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

### **1. Review Administrative Report**

Chairman Christopherson called for any questions or comments on the Administrative Report. The postponement of the groundbreaking ceremony for the Performing Arts Center was noted. Council Member Meredith Harker observed that the wall on 3200 South looks really good. Council Member Ernest Burgess asked about the timeline for finish work at the Cabana Club Park. City Administrator John Taylor agreed to follow up on that schedule.

### **2. Review Agenda**

 6:07 PM The agenda for the City Council Meeting was reviewed. Chair Christopherson asked for a future presentation on options for traffic calming devices. Council Member Ernest Burgess confirmed that Council Meetings will be held on November 7 and 14 next month. He added his support for traffic calming devices that are needed in his area.

The date for a meeting to discuss city priorities was confirmed as Friday, October 26, 2018 from noon until 4:00 p.m.

Council Member Curt Cochran cited concerns of residents regarding the limited number of internet providers in the city. Discussion was held regarding various options. It was noted that the city is willing to allow additional franchises into the city if they present build-out plans, but terms must be offered uniformly to all providers. It was observed that often the high expense of building out is prohibitive for a provider.

### **3. Adjourn**

 6:21 PM Chair Christopherson declared the Briefing Session adjourned at 6:21 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 Meredith Harker  
Council Member Curt Cochran

### **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  
Kristy Heineman, Council Coordinator  
Kim Horiuchi, Communications Director  
Angela Price, Senior Planner Planner

**Others:** Howard Wilson, John Gidney, Carl Fauver, Lynn Handy, Officer Dan Christensen, Officer Kievah Hansen, Detective Jeff Sanderson, Mike Stangl, Jeff Richards, Brett Milne, David Young, Rachel Richardson

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

Chairman Brad Christopherson called the meeting to order at 6:30 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 and Reverence – *Mayor Overson (Opening Ceremonies for November 7, 2018 to be arranged by Council Member Armstrong)***

Mayor Kristie Overson directed the Pledge of Allegiance.

Mayor Overson offered the Reverence.

## 1.2 Mayor's Report

 6:32 PM Mayor Kristie Overson reported on a TRCC (Tourism, Recreation, Culture and Convention) Meeting held earlier this afternoon where, \$4.5 million was recommended by the TRACC Board for improvements in front of City Hall. It was noted that the groundbreaking for the Performing Arts Center (PAC) has been cancelled and will be rescheduled.

 6:34 PM Mayor Overson relayed that Salt Lake County has agreed that now is not the time to proceed with any decision regarding the Real Soccer League (RSL). She reported that the City recently purchased the property on Easton Street and demolition will take place within 30 days. She noted that residents will receive a personal notification prior to the demolition of that home.

 6:34 PM The Mayor discussed traffic calming. She recommended that concerned residents call the city with any concerns. She noted that a study must be completed and engineers are working with neighbors on Country Hills Drive regarding the placement of speed bumps.

 6:36 PM Mayor Overson clarified that there have been no tax increases in the last five years and there is no tax increase from the city on property this year, although there are increases from other entities.

 6:37 PM The Mayor relayed that the Unified Fire Authority(UFA) Board has recommended pursuing civil litigation against former UFA employees.

 6:38 PM Mayor Overson cited a Unified Police Department (UPD) Board day-long work meeting scheduled for tomorrow. She relayed that the public safety resolution recently adopted by the Taylorsville City Council was shared with the UPD Board. She commended UPD Chief Tracy Wyant for his personal involvement with youth sports programs in the city and thanked him for recently including her in that endeavor. She thanked Chief Wyant for his fine example to Taylorsville youth.

 6:39 PM The Mayor reported that the Taylorsville Youth Council helped with clean-up work at the Little Confluence Park last Saturday. She thanked Council Coordinator/Youth Council Advisor Kris Heineman for organizing that service project. She cited the *National Day of Service*, sponsored by the Exchange Club, to be held at Little Confluence Park on October 27, 2018, beginning at 10:00 a.m.

### 1.3 Citizen Comments

 6:40 PM Chairman Brad Christopherson reviewed the citizen comment procedures and called for any citizen comments. There were no citizen comments, and Chairman Christopherson closed the citizen comment period.

## 2. APPOINTMENTS

There were no appointments.

## 3. REPORTS

### 3.1 Unified Police Department Awards – *Precinct Chief Wyant*

 6:40 PM Unified Police Department (UPD) Precinct Chief Tracy Wyant presented UPD awards, as follows:

*Officer of the Month for August 2018* – Officer Dan Christensen  
*Officer of the Month for September 2018* – Officer Kievah Hansen  
*Precinct Chief's Award* – Detective Jeff Sanderson

### 3.2 Arts Council Report – *Howard Wilson*

 6:46 PM Arts Council Chair Howard Wilson reported on the following recent activities and events sponsored by the Taylorsville Arts Council:

Spring Symphony Concerts  
Taylorsville Dayzz  
Fame Jr.  
Annie Get Your Gun  
Taylorsville's Got Talent

Mr. Wilson relayed that the Arts Council recently moved supplies into a storage facility and has purchased a 30-foot trailer. He reported that the Arts Council's piano was removed from the City Hall Conference Room and is now on consignment with a local dealer. He noted that funds from that sale will be put towards purchase of a digital keyboard that has been ordered.

 6:48 PM Mr. Wilson listed upcoming events as: (1) the Fall Taylorsville Symphony Orchestra Concerts on October 26 and December 7, 2018, at Bennion Jr. High at 7:00 p.m.; (2) the Winter Wonderettes Holiday Concert at the Senior Center on November 29, 30 and

December 1, 2018; and (3) a possible dinner/theater evening on November 30 with participation from a food vendor.

 6:49 PM Mr. Wilson thanked Communications Director Kim Horiuchi and Council Coordinator Kris Heineman for setting up a video presentation from the *Taylorsville's Got Talent* event. The presentation was then shown to those in attendance.

 6:50 PM Council Member Harker commented on the professional caliber of Arts Council productions, including "Annie Get Your Gun," etc.

#### 4. CONSENT AGENDA

##### 4.1 Minutes – City Council Meeting: September 19, 2018

 6:56 PM Council Member Curt Cochran **MOVED** to adopt the Consent Agenda. 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: Armstrong-yes, Cochran-yes, Christopherson-yes, Burgess-yes, and Harker-yes. **All City Council members voted in favor and the motion passed unanimously.**

#### 5. PLANNING MATTERS

##### 5.1 **Ordinance No. 18-26** – **Public Comment and an Ordinance Amending the City of Taylorsville Municipal Code, Chapter 13.07 Land Uses in Residential Districts; Chapter 13.08 Land Uses in Commercial, Office, Industrial, Mixed Use, and Research/Development Districts; Chapter 13.11 Special Use Standards; and Chapter 13.36 Definitions – Mark McGrath**

 6:56 PM Community Development Director Mark McGrath introduced a comprehensive update of the city's land use tables. He noted that this was first introduced to the Council in September, 2018. He relayed that there is nothing new to present since that time and called for any questions.

 6:58 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.

 6:59 PM Council Member Ernest Burgess **MOVED** to adopt Ordinance No. 18-26, 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, Cochran-yes, Christopherson-yes, Burgess-yes, and Harker-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.2 Ordinance No. 18-27 – Public Comment and Consideration of Ordinance 19-27 to Amend the Taylorsville General Plan “3.1.1 Proposed Land Use Map” from Professional Office to Business Park for the Property Generally Located at 4235 South 2700 West – Mark McGrath**

 6:59 PM Community Development Director Mark McGrath explained that agenda items 5.2 and 5.3 both concern the same property so he will present both matters together. He noted that both of the subject ordinances are intended to facilitate the same land use change.

 7:00 PM Mr. McGrath illustrated the subject property at 4235 South 2700 West on a vicinity map and cited adjacent properties. He stated that the property is 19.44 acres and is currently designated as “Professional Office.” Applicant Mike Stangl is requesting a change to a “Business Park” designation. Mr. McGrath illustrated the property on a zoning map and the General Plan map.

 7:02 PM Mr. McGrath described the flex-space project being proposed on the property to facilitate flex space or light industrial use. He discussed UDOT plans for the frontage road. He noted that this is a preliminary plan that does not anticipate the frontage road, although the applicant/property owner is very much aware of the planned road. He illustrated three large flex-space structures being proposed immediately adjacent to American Express, I-215, and residential properties. He stated that the proposed buildings range in size from 61,000 – 91,000 square feet and are all two-story buildings about 34 feet high.

 7:06 PM Mr. McGrath said that the applicant has indicated there are some tenants that have expressed interest, although there are no signed leases. Mr. McGrath described the types of light industrial uses, with office space, that might go into the space. He confirmed that it is unknown exactly who tenants would be at this point.

 7:08 PM Council Member Dan Armstrong cited potential loading docks. Mr. McGrath confirmed that any tenant would be subject to the city’s noise ordinance. He illustrated preliminary architectural renderings of the buildings. He acknowledged that there are a lot of these types of properties around the valley and they are very popular.

 7:10 PM Mr. McGrath cited some staff concerns about the proposal, as it is felt that professional office is still the highest and best use of the property. He referenced adjacent residential properties and noted that the property is in full view of I-215, which presents concerns

with aesthetics. Mr. McGrath cited the soon to be vacant American Express complex and noted that the property is also in full view of busy 2700 West, which is the second largest employment corridor in the city. He also observed that the city is making a very big investment in the BRT system in the area and desires to create a high ridership and employment element. He reiterated that staff feels like office use is the best match for the property. He said staff does not want anything that will detract from the community and is concerned that there are still unknowns about the project that would be facilitated by the zone change. He cited the potential of approving the project with an SSD designation and a development agreement in place.

 7:15 PM Mr. McGrath said that flex space is a desirable land use and the tax base would benefit, but he is not sure this is the appropriate location. He stated that he wants to ensure there is proper buffering of neighboring land uses that will compliment I-215 and the employment corridor.

 7:16 PM Mr. McGrath relayed that the applicant appeared before the Planning Commission on September 7, 2018 and a public hearing was held at that time, followed by a lot of discussion. The Planning Commission recommended approval of the application with a 5-to-1 vote. The Planning Commission was sympathetic to the applicant given how long he has been attempting to develop the property and felt that issues could be worked out through the plan review process.

 7:18 PM Mr. McGrath noted that this is the second largest piece of vacant property left in Taylorsville. He acknowledged that there are places in Taylorsville where this would be permitted. He relayed that one interested tenant is Perma-Plate, which is an assembly-type business. Mr. McGrath clarified that everything would have to be conducted indoors, based on the current development code. He confirmed that the property is all currently vacant.

 7:20 PM Property owner and applicant Mike Stangl shared historical background on the subject property. He explained that he initially planned to develop an office project on the property, but could not generate enough interest. He stressed that there is zero interest in office use in this area and that is why he moved toward a flex space project. He observed that this high-caliber project will bring high tech jobs, tax dollars, etc. into the city. He committed to working with the city to present a high standard project that is desirable.

 7:31 PM Mike Stangl addressed questions from the Council. He affirmed that Perma-Plate would take one of the three buildings. He said that there would be no manufacturing, no outside storage, no hazardous waste, and no heavy truck traffic.

Jeff Richards, a flex broker, explained what research and development parks are actually like. He described components for the types of businesses that would be in the flex-space park, i.e. a bio-medical tech and research/development. He listed businesses that have gone into similar

developments. He cited high-paying jobs that would be available. He suggested that businesses hours would typically be from 8:00 a.m. to 8:00 p.m. He said there is great demand for this type of space. He observed that the highest and best use of the space would not be office, with an abundance of vacant office space next door, but flex space would be a complimentary use. He listed multiple letters of intent that have been received, i.e. Perma-Plate, Labcorp, University of Utah, etc.

 7:42 PM Chair Christopherson asked about the time frame, assuming the zone change is approved. Mr. Stangl said that Perma-Plate wants to begin immediately. Mr. Stangl relayed that neighboring Village II has expressed approval of the project.

 7:45 PM Chairman Christopherson opened the public comment period on this matter and called for citizen comments.

 7:45 PM Brett Milne, of Perma-Plate, described his business and cited plans for a high class building. He said that there is a warehousing component, but most of the business is office. He relayed that they are in a hurry to build something new. He stated that the business is a 40-year old family-owned company. He confirmed that short-term lease arrangements can be made if they know that they are going to be allowed to build here. Mr. Milne described a very nice facility in Lehi that is similar to what they would like to build in order to attract good talent. He cited a call-center component but said they are not open 24 hours.

 7:48 PM In answer to a question from Council Member Cochran, Mr. Milne confirmed that they are interested in this piece of property and noted that many of their employees live in the area of Taylorsville.

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

 7:50 PM Chair Christopherson asked Economic Development Director Wayne Harper for his input on the property. Mr. Harper confirmed that professional office has been the city's vision for the subject property for many years. He stated appreciation for Mr. Stangl and his investment in the city. He cited other areas in the valley that have generated synergy for office use related to nearby tech companies. Mr. Harper relayed brokers' belief that building a spec building will attract tenants to fill it.

 7:54 PM Chair Christopherson observed that there is very little open space left in Taylorsville and said it is important to get it right.

 7:55 PM Mr. Harper acknowledged that Perma-Plate is a great, high-quality business and would work well on the Sorensen Research Park property. He noted that those 29 acres that remain vacant are zoned for the flex office type of use and businesses have been encouraged to locate there. Mr. Harper said that what is being proposed is great, but office brokers are telling him that office buildings built on spec can be filled. He acknowledged that American Express is building a new space and is looking to move out of their current Taylorsville space the first quarter of 2020.

 8:00 PM Council Member Ernest Burgess cited concerns with aborting plans for office space when there is an optional location zoned for flex space in Taylorsville.

 8:02 PM Chair Christopherson commented on the advantage of an SSD zoning designation and concerns about a potential redevelopment for a less desirable use down the road if the zoning is changed.

 8:03 PM Mr. McGrath stated that an SSD designation is a great idea once the city has an exact idea of what the project would be. He cited benefits of using an SSD. Chair Christopherson relayed that an SSD and development was in place for Hamlet Homes within about six weeks. He said that this is an option that protects everyone's rights.

 8:05 PM Discussion was held regarding a potential development agreement.

 8:06 PM Mr. Stangl said that he would be happy to do an SSD if he knows he will have approval for his project.

 8:08 PM Mr. Richards reiterated his observation that office development will not succeed at this location. He described the advantage to building a flex-space development that is very architecturally pleasing with a lot of glass and can be adapted based on interest and need.

 8:10 PM Council Member Cochran listed his concerns with increased traffic.

 8:11 PM Council Member Meredith Harker said she does not believe office space will come to that location after so many years of vacancy. She said that, with an SSD designation, she would be very comfortable with the proposed project.

 8:12 PM Chair Christopherson described options before the Council. He asked the applicant for his input on continuing the matter to pursue the option of an SSD. Mr. Stangl said he would rather have a quick "no," than a drawn-out "maybe." Chair Christopherson gave

additional clarification on how an SSD process would work in implementing a development agreement. City Attorney Tracy Cowdell gave further input.

 8:19 PM Mr. Stangl referenced the potential frontage road proposed by UDOT and unknowns that would affect his specific development plans.

 8:25 PM City Attorney Tracy Cowdell suggested that it might be cleanest procedurally to table the matter until next month to allow time for further discussion with the applicant regarding the potential of an SSD designation and a development agreement.

 8:28 PM Mr. Stangl clarified that the majority of the proposed flex-space would be office, but flex-space would also allow room for tenant growth. He cited his desire to work with staff toward a good solution that works for everyone.

 8:29 PM Council Member Brad Christopherson **MOVED** to table Ordinance No. 18-27 until November 7, 2018 (or November 14 if the applicant should desire) to allow further discussion with staff and the applicant regarding an SSD zone. 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, Cochran-yes, Christopherson-yes, Burgess-yes, and Harker-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.3 Ordinance No. 18-28 – Public Comment Consideration of Ordinance 18-28 for a Zoning Map Amendment from Professional Office to Research and Development for the Property Generally Located at 4235 South 27000 West – Mark McGrath**

 8:30 PM Council Member Brad Christopherson **MOVED** to table Ordinance No. 18-28 until November 7 (or November 14 if the applicant should desire). 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, Cochran-yes, Christopherson-yes, Burgess-yes, and Harker-yes. **All City Council members voted in favor and the motion passed unanimously.**

**6. FINANCIAL MATTERS**

There were no financial matters.

## 7. OTHER MATTERS

It was confirmed that information regarding traffic calming devices can be brought back to the Council either November 7, 2018 or November 14, 2018.

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

- 8.1 Council Chair Christopherson – Nothing for further consideration.
- 8.2 Council Vice Chair Armstrong - Nothing for further consideration.
- 8.3 Council Member Burgess - Nothing for further consideration.
- 8.4 Council Member Cochran - Nothing for further consideration.
- 8.5 Council Member Harker - Nothing for further consideration.

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

- 9.1 Planning Commission Meeting – Tuesday, October 23, 2018 – 6:00 p.m.
- 9.2 City Council Briefing Session – Wednesday, November 7, 2018 – 6:00 p.m.
- 9.3 City Council Meeting – Wednesday, November 7, 2018 – 6:30 p.m.
- 9.4 Planning Commission Meeting – Tuesday, November 13, 2018 – 7:00 p.m.
- 9.5 City Council Briefing Session – Wednesday, November 14, 2018 – 6:00 p.m.
- 9.6 City Council Meeting – Wednesday, November 14, 2018 – 6:30 p.m.
- 9.7 Planning Commission Meeting – Tuesday, November 20, 2018 – 7:00 p.m.

## 10. CALENDAR OF UPCOMING EVENTS

*(For more Details on Events, Visit the City's Website)*

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

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

It was determined that a Closed Session was not needed and no Closed Session was held.

## 12. ADJOURNMENT

 8:32 PM Council Member Dan Armstrong **MOVED** to adjourn 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, Cochran-yes, Christopherson-yes, Burgess-yes, and Harker-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:32 p.m.

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Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 11-14-18

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