

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

**Wednesday, April 12, 2017**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

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**BRIEFING SESSION**

**Attendance:**

Mayor Lawrence Johnson

**Council Members:**

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

**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  
Scott Harrington, Chief Financial Officer  
Matthew Taylor, Senior Planner

**6:00 BRIEFING SESSION**

[6:07:08 PM](#) Chairman Brad Christopherson conducted the Briefing Session, which convened at 6:07 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

**1. Review Agenda**

[6:07:51 PM](#) The agenda for the City Council Meeting was reviewed. Chair Christopherson noted that he will need to recuse himself from the discussion under Agenda Item 5, as his firm represents Taylorsville Bennion Improvement District.

[6:08:52 PM](#) It was noted that UFA Battalion Chief Jay Ziolkowski has asked to reschedule Agenda Item 7.1 and present his UFA “State of the City” Report on April 19, 2017.

[6:09:46 PM](#) It was noted that several members of the Council have been contacted by the applicant representing the West Point Shopping Center regarding Agenda Item 5.2. Council Member Kristie Overson clarified that she did have a brief conversation with the applicant.

[6:10:43 PM](#) It was determined that the Open Meeting Training scheduled under Agenda Item 3.3 for tonight will not be necessary, as elected officials already received the training at the recent ULCT Conference. City Attorney Tracy Cowdell concurred and it was agreed that Deputy Attorney Stephanie Shelman will forward her planned presentation to Council Members for additional reference.

## **2. Adjourn**

Chairman Christopherson declared the Briefing Session adjourned at 6:13 p.m.

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## **REGULAR MEETING**

### **Attendance:**

Mayor Lawrence Johnson

### **Council Members:**

Council Chairman Brad Christopherson  
Vice-Chairman Daniel Armstrong  
Council Member Dama Barbour  
Council Member Ernest Burgess  
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  
Kristy Heineman, Council Coordinator  
Tiffany Janzen, Public Information Officer  
Matthew Taylor, Senior Planner  
Shay Smith, City Engineer

**Others:** Charlie Evans, Howard Wilson, Meredith Harker, Gordon Willardson, Jackie Willardson, Royce Larsen, Larry Hiller, Ruth Jacobson, Tim Kihm, Francis Corso, Ryan Rubenkoenig, Trent Jones, Lynn Handy, Carl Favre, Ray Johnson, Gary Westenskow, Sue Westenskow, Jolene Dearden, Jim Dearden, May Jensen, Joan Kaufman, Scouts from Troops 1349, 695, 1296, and 676

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

[6:29:29 PM](#) 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/Reverence – *Council Member Burgess (Opening Ceremonies for April 19, 2017 to be arranged by Chair Christopherson)***

[6:29:54 PM](#) Council Member Kristie Overson directed the Pledge of Allegiance.

[6:30:33 PM](#) Council Member Ernest Burgess offered the Reverence.

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

There was no Mayor's Report.

### **1.3 Citizen Comments**

[6:31:32 PM](#) Chairman Brad Christopherson reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

[6:32:04 PM](#) Ruth Jacobson showed a sample of several stuffed toy owls that will be donated, courtesy of Avon, to the Unified Police Department's Taylorsville Precinct and also to the local Unified Fire Authority. It was noted that the agencies will give the donated toys to children who are assisted during times of trauma.

[6:32:52 PM](#) Chair Christopherson recognized scouts in attendance from Troops 1349, 695, and 1296.

[6:33:48 PM](#) Larry Hiller commented on behalf of Community Council 2A, representing the Vista Park Neighborhood. He thanked the city for improvements being implemented in Vista Park,

specifically the new playground equipment. He recognized Council Member Kristie Overson for her efforts in support of the project.

[6:36:00 PM](#) Council Member Overson noted that there is still more to do in Vista Park. She cited plans to add benches, picnic tables, trees, barbecues, bike racks, a light pole in the parking lot, and signage. She thanked members of Community Council 2A for spearheading this project.

[6:36:26 PM](#) Gordon Willardson spoke on behalf of a group in attendance regarding deteriorating neighborhoods that he has observed. He cited specific issues related to rental properties. He described particular problems in his own neighborhood. He suggested that the Council can do something about this problem and noted that he has seen no improvement to date.

[6:44:52 PM](#) Chair Christopherson acknowledged that the issues described are challenging and ongoing. He noted that the city has assembled a task force, consisting of Administration officials, the Police Chief, the City Attorney, Code Enforcement officials, and others, to help address problems and identify remedies.

[6:45:09 PM](#) There were no additional citizen comments, and Chairman Christopherson closed the citizen comment period.

## **2. APPOINTMENTS**

There were no appointments

## **3. REPORTS**

### **3.1 Legislative Updates – *Charlie Evans***

[6:45:26 PM](#) City Lobbyist Charlie Evans presented updates from the recent legislative session that are pertinent to Taylorsville. He discussed the short-term rental bill that may help address some of the existing problems with rental properties.

[6:46:23 PM](#) Mr. Evans referenced the Good Landlord Bill and acknowledged that it will not affect the City's current Good Landlord Program. He noted that the Bond Bill did pass and priority projects will be moved up the ladder and be addressed. He indicated that Senator Wayne Harper sponsored a Transportation Task Force Bill to identify transportation projects.

[6:48:28 PM](#) Council Member Kristie Overson thanked Mr. Evans for his report. She asked that as additional legislative things come up during interim meetings, he continue to keep the city apprised. She referenced her concerns over any legislation that may take away or erode local land use authority.

[6:49:15 PM](#) Mr. Evans commended the Utah League of Cities and Towns (ULCT) for doing an excellent job in advocating for cities and protecting land use authority.

[6:50:00 PM](#) Council Member Dama Barbour noted that a great deal takes place during interim sessions. She invited Mr. Evans to notify Council Members if there is anything with which they can assist.

[6:50:36 PM](#) Mr. Evans thanked the City for the opportunity to represent Taylorsville.

[6:50:39 PM](#) Chair Christopherson recognized scouts from Troop 676 in attendance.

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

Arts Council Chair Howard Wilson was not in attendance and it was determined that his report from the Taylorsville Arts Council will be rescheduled.

### **3.3 Open Meetings Act Training – *Stephanie Shelman***

It was noted that since training regarding the Open Meetings Act was already provided to elected officials during the recent ULCT Conference, tonight's scheduled training will not be necessary.

## **4. CONSENT AGENDA**

### **4.1 Minutes – City Council Meetings: March 1, 2017 and March 8, 2017**

[6:51:53 PM](#) Council Member Dama Barbour **MOVED** to adopt the Consent Agenda. 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, Armstrong-yes, Overson-yes, Christopherson-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

## **5. PLANNING MATTERS**

### **5.1 Public Hearing – To Receive Public Comment Regarding Ordinance No. 17-07 – An Ordinance of the City of Taylorsville to Adopt Section 13.11.250 – Public Utility Station Standards of the City of Taylorsville Municipal Code – *Matthew Taylor***

[6:52:33 PM](#) Chair Brad Christopherson asked to be recused from discussion on this matter, as his law firm represents Taylorsville Bennion Improvement District. He left the Council Chambers at 6:52 p.m.

[6:53:21 PM](#) Senior Planner Matthew Taylor explained that the proposed ordinance is related to an initial request from Taylorsville Bennion Improvement District (TBID); however, the Community Development is sponsoring the application as it wants to take a city-wide approach on this issue. He described a proposed amendment to Section 13.11.250 of the City's Land Development Code regarding Public Utility Station Standards.

[6:54:44 PM](#) Mr. Taylor gave background on reasons that regular lot standards for public utility stations may not be the best use of land. He cited some areas in the city that have an acre lot provision, but said a utility may come in needing only 1000/5000 square feet of property. He said this may result in an inefficient use and ultimately pass undue costs on to rate payers. He referenced a desire to ensure that modified lot standards preserve future redevelopment options.

[6:55:50 PM](#) Mr. Taylor illustrated a vicinity map showing the area where TBID is looking to develop a well house on an existing pump site (just north of 4800 South). He cited current lot dimension requirements that present difficulties with purchase negotiations and would stipulate more land than is actually needed to facilitate the pump house.

[6:57:09 PM](#) Mr. Taylor reviewed the definition of Public Utility Stations as "a structure or facility used by a public or quasi-public utility agency to store, distribute, generate electricity, gas, telecommunications, and related equipment, or to capture, pump, and to otherwise engage in all aspects of treating and distributing water or effluent. This definition shall not include storage or treatment of solid waste, or hazardous waste." He noted that this would apply to more than just publicly-owned utilities.

[6:57:40 PM](#) Mr. Taylor reviewed specific language in the proposed ordinance covering required lot-size standards, etc. He relayed a request from the Planning Commission that they be allowed to determine lot-size standards on a case-by-case basis. He acknowledged that the amounts of land required for different proposed uses may vary greatly and so the element of having the Planning Commission make individual determinations has been added to the proposed ordinance. He indicated that applicants would still be held to a conditional use process regarding street frontage. Mr. Taylor explained that the ordinance amendment would remove the need for applicants to go through the normal subdivision platting process.

[6:58:56 PM](#) Mr. Taylor reviewed some minimum development standards to be applied regarding building setbacks, maximum building heights, fencing, architectural standards, landscaping, enclosures, and accessory uses.

[7:01:32 PM](#) Mr. Taylor illustrated a scenario where a utility station has street frontage.

[7:01:53 PM](#) Mr. Taylor called for Council consideration of the proposed ordinance, both to help facilitate the closure of property for TBID and also to provide a flexible tool for the needs of other utilities.

[7:03:08 PM](#) Council Member Dama Barbour inquired about the specific location for the TBID site. Mr. Taylor acknowledged that the proposed ordinance would be enacted citywide and would provide consistent standards. He noted that this is a brand new ordinance.

[7:04:36 PM](#) Community Development Mark McGrath explained that there were some exceptions in the previous code prior to 2012, but an oversight or unintended consequence occurred when the new code was developed. He stated that all standards in place now in residential zones are geared toward residential uses and there are no provisions in current code that address this type of application. He said that adding this provision in code will allow applications to go before the Planning Commission to make a determination on individual situations.

[7:05:34 PM](#) Council Member Kristie Overson cited a phrase in the definition for public utility station (“other than a wireless telecommunication facility”) and called for confirmation that this amendment does not allow cell towers. Mr. Taylor stated that is correct and said existing provisions in city ordinance would need to be followed pertaining to cell towers. Council Member Overson cited small remnant parcels. She confirmed that this will add a provision in the ordinance, if needed, but will not change the zone. Mr. Taylor confirmed that the ordinance specifically states that the Planning Commission would still need to review/approve applications on a case by case basis.

[7:07:59 PM](#) Mr. Taylor summarized that this ordinance essentially creates a provision granting lot size exceptions for public utilities.

[7:08:51 PM](#) City Administrator John Taylor clarified that the proposed ordinance allows flexibility for the purpose of allowing a utility in to serve a neighborhood. He also noted that the ordinance is specific to certain areas.

[7:09:18 PM](#) Council Member Ernest Burgess inquired about gates for utility stations and Matt Taylor confirmed that a gate would be required. Council Member Burgess also asked for clarification on potential impacts to residential neighborhoods.

[7:10:23 PM](#) Mr. Taylor noted that all of these uses are already permitted in all residential zones under conditional use approval, but this amendment gives ability to allow utility stations on smaller lots through the conditional use process.

[7:11:42 PM](#) Council Member Dama Barbour cited the importance of maintaining the integrity of neighborhoods. She said she is not concerned over the application from TBID, but is worried

about other potential scenarios. Mr. McGrath observed that unique issues would be handled through the conditional use process and the Planning Commission would have to approve them.

[7:14:57 PM](#) Council Member Ernest Burgess confirmed that these potential scenarios can be controlled by the conditional use approval process.

[7:15:39 PM](#) Council Member Dama Barbour reiterated that she is not concerned with TBID, but is worried about future problems citywide.

[7:16:56 PM](#) Mr. Taylor noted that more work can be done on the ordinance with the City Attorney's Office, if the Council so directs.

[7:17:30 PM](#) City Administrator John Taylor relayed that this is only the second application for a well station from TBID in 13 years. He observed that it is better to minimize the impact. He said this ordinance gives flexibility to provide service to the community with the smallest footprint and impact.

[7:18:56 PM](#) Mr. McGrath noted that there are currently a lot of utility stations in Taylorsville and only one in the entire city conforms to current code. He said it is a question of dealing with applications individually rather than through the code. He said this issue would probably not meet the criteria for a variance, so the appropriate way to handle it is through an ordinance amendment.

[7:20:28 PM](#) City Attorney Tracy Cowdell gave the staff's perspective on why this is being proposed city wide. He explained that the ordinance creates statutory framework on a really limited basis. He indicated that the Council may adopt the ordinance or send it back to staff to find a different solution.

[7:22:44 PM](#) Council Member Dan Armstrong asked about the downside risk. Mr. Taylor said that the only risk would involve a facility that ceases to operate as a utility station. He indicated that the remedy would be to sell the property to a neighboring property owner or treat it as an open space. He observed that a reversionary interest could be implemented. He cited a sentence in the ordinance that stipulates that if an exception is granted, it cannot be used for other things.

[7:25:10 PM](#) Council Member Ernest Burgess questioned who is responsible for the maintenance of utility station property. Mr. Taylor confirmed that landscaping maintenance is the responsibility of the property owner and those standards are outlined within the ordinance.

[7:26:23 PM](#) Vice-Chairman Dan Armstrong opened the public hearing on this matter and called for citizen comments.

[7:26:28 PM](#) Gordon Willardson noted that there are no houses near the subject property.

[7:27:21 PM](#) There were no additional citizen comments and Vice-Chairman Armstrong declared the public hearing closed.

[7:27:36 PM](#) Council Member Ernest Burgess confirmed that if the ordinance is approved, it will apply citywide and be implemented through the conditional use process.

**5.1.1 Ordinance No. 17-07 – An Ordinance of the City of Taylorsville to Adopt Section 13.11.250 – Public Utility Station Standards of the City of Taylorsville Municipal Code – *Matthew Taylor***

[7:27:32 PM](#) Council Member Dama Barbour indicated that her questions have been answered. She then **MOVED** to adopt Ordinance No. 17-07, as presented. 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, Armstrong-no, Overson-yes, Christopherson-recused, and Barbour-yes. **All City Council members present voted and the motion passed with a three-to-one vote.**

[7:29:43 PM](#) Chair Brad Christopherson returned to the Council Meeting at 7:29 p.m.

**5.2 Public Hearing – To Receive Public Comment Regarding an Ordinance of the City of Taylorsville Amending the City of Taylorsville Zoning Map for Approximately 6.47 Acres of Property Generally Located at 3835 West 5400 South from the RC (Regional Commercial) Zone to the CC (Community Commercial) Zone – *Matthew Taylor***

[7:29:53 PM](#) Senior Planner Matthew Taylor relayed that this application is from Jim Thomas, with FFKR Architects) for the FPA Westpoint Shopping Center, 3835 West 5400 South, and is requesting a rezone of a single parcel where Kmart was formerly located.

[7:30:33 PM](#) Mr. Taylor illustrated the vicinity map, zoning map and general plan map for the subject property. He noted that the property is currently zoned as RC-Regional Commercial. He explained that the applicant is proposing a semi-redevelopment/rehabilitation of the former Kmart building. He illustrated a photo showing a conceptual building elevation. Mr. Taylor showed the conceptual site plan for proposed small retail liner shops along the front of the building, with a junior anchor retail located in the middle similar to a Dollar Tree store, and including self-storage units in the southeast corner of the building (about 2/3 of the building). He noted that access to the self-storage units would be in the rear of the building.

[7:33:00 PM](#) Mr. Taylor stated that to facilitate the proposal, the applicant has requested a rezone from the RC-Regional Commercial to the CC-Community Commercial Zone. He explained that storage units are an allowed use in the CC zone.

[7:33:19 PM](#) Mr. Taylor indicated that after reviewing the proposal, staff is concerned that it is not compliant with goals articulated by the general plan. He reviewed the adopted general plan policy stating the purpose of the RC designation and reiterated that storage units would not facilitate the goal to have a major retail center in the area. He cited additional general plan policies related to economic development objectives and referenced goals to enhance the subject corridor as a regional shopping center and community center serving area residents. Mr. Taylor noted that storage units do not produce sales tax revenue, although there would be property tax provided to the city.

[7:34:42 PM](#) Mr. Taylor discussed the Planning Commission's recommendation to approve the proposal with a five-to-one vote despite staff recommendation. He relayed that some Planning Commissioner's saw an alternative viewpoint, stating that the "area definitely needs improvement" and that if self-storage is done right it could be a reasonable request.

[7:36:22 PM](#) Mr. Taylor restated staff's recommendation that the General Plan is unsupportive of the application because the rezone is counterproductive to the area remaining as a regional commercial center. He said staff still feels it may be better to wait for opportunities that facilitate, rather than undermine, long-range city goals.

[7:36:47 PM](#) Council Member Dan Armstrong asked if anything has changed since the last time this proposal was considered. Mr. Taylor indicated that the applicant has provided an updated rendering and has also scaled back the amount of storage area.

[7:37:39 PM](#) Mayor Johnson noted that Taylorsville is approximately 90% build out and the remaining property is valuable for commercial use. He said he cannot support storage units at the subject location.

[7:38:30 PM](#) Council Member Armstrong agreed and cited the need for sales tax revenue. He said he believes once the intersection at Bangerter is improved, it will be an area that will attract interest. He suggested that the proposed use will not benefit neighboring businesses.

[7:39:20 PM](#) Council Member Dama Barbour relayed that this location is in her District and said she is interested in hearing from the public and the applicant.

[7:39:36 PM](#) Council Member Kristie Overson disclosed that she previously had a brief conversation with Tim Kihm and told him that she would be happy to listen to the presentation before the Council. She indicated that she was also at the Planning Commission Meeting when this application was considered and has reviewed related materials.

[7:40:16 PM](#) Mr. Tim Kihm, with Redtail Acquisitions, distributed a handout to elected officials containing data on potential tax revenue from the project. He then introduced Ryan Rubenkoenig, Executive Vice President with Redtail Acquisitions, and Francis Corso, Vice President of Redwood Construction. Mr. Kihm also recognized Trent Jones, with FFKR Architects.

[7:42:01 PM](#) Mr. Kihm gave background on Redtail Acquisitions as a real estate investment and development company. He relayed that the subject property was purchased in 2007 when there was a Kmart, Albertsons, and retail specialty stores at the location. He noted that the primary catalyst for the transition from a vibrant center to its current state were the changes made to Bangerter Highway and lost instrumental access. He also cited market changes to big box retailers due to growth in internet purchasing.

[7:43:12 PM](#) Mr. Kihm cited the request for a rezone from RC to CC for one parcel of the property where the former Kmart building is located. He stated that the proposal would be the catalyst to facilitate transformation of the entire center. He suggested that it could be turned into a viable and successful project. He said the proposal would greatly benefit not only the city, but the local community. Mr. Kihm referenced the proposed conversion of a portion of Building 1 to self-storage units and the renovation/upgrade of the rest of the center.

[7:44:27 PM](#) Mr. Kihm illustrated the proposed upgrade and referenced the unsightly condition of the property currently. He relayed that there is now only one tenant remaining in 1800 square feet of space, versus the original 165,000 square feet of leased space.

[7:45:23 PM](#) Mr. Kihm acknowledged that the staff is recommending denial of the request and would prefer some big box retail and dynamic regional commercial uses at the site. He said that the property owner would also like that and believes this proposal is in line with that exact goal. He indicated that they have worked with the city, their own marketing team, and top local brokers over the last seven years with no success.

[7:46:15 PM](#) Ryan Rubenkoenig discussed past efforts to find replacement tenants and noted that the UDOT access changes have severely affected those efforts. He stated reasons that they believe self-storage units would work at the location. He noted that the retail store fronts along the front of the box would downplay the self-storage component. He illustrated specific plans to make the location look like a retail center. Mr. Rubenkoenig referenced challenges related to the distance of the former Kmart building from the roadway and the lack of direct access for most tenants. He indicated they are optimistic about the former Albertsons box and are closer to landing a tenant there. He observed that Amazon is eating into retail revenues and said both the city and the country are currently over developed. He cited a goal to find a healthy balance of supply and demand at the West Point Shopping Center.

[7:52:22 PM](#) Trent Jones, of FFKR Architects, explained that they have been hired to come up with ideas to freshen the current facility. He noted that the goal is to transition the existing design and bring it back to a regional architecture flavor rather than big box retail. He reviewed specific design plans and architectural elements to facilitate pedestrian use, create store-front opportunities, and draw interest to the center. He cited efforts to disguise the self-storage units that will be located in the back portion of the space. Mr. Jones explained that the existing Kmart loading dock will be utilized behind the facility and will be the primary location for tenants to access units. He acknowledged that there would be access in the front to a management office for the storage units. He cited ways to facilitate use of the planned retail space. He mentioned that landscape opportunities would be brought in to minimize the large amount of existing asphalt and make the center more visually appealing.

[7:58:02 PM](#) Mr. Kihm addressed objections cited in the staff report. He referenced the city's goals and suggested that this proposal does not undermine those, but rather helps achieve them. He observed that the proposed use does not look like typical self-storage units.

[8:01:51 PM](#) Mr. Kihm noted that this proposal has never been before the City Council previously. He relayed that the applicant does develop and own self-storage facilities in other locations.

[8:04:51 PM](#) Mr. Kihm referenced the handout provided and reviewed a table covering projected tax revenue. He indicated that the proposal would provide almost double the taxable sales of a typical retail tenant. He said they have been doing this type of project all over the country and this site is one of most challenging. He noted that the project would still require a conditional use process to handle development details.

[8:09:01 PM](#) Chairman Christopherson opened the public hearing on this matter and called for citizen comments.

[8:09:18 PM](#) Ruth Jacobson expressed concerns about construction at the 5400 South and Bangerter intersection. She noted that there is not much room behind the existing building for access to storage units. She inquired whether the building be moved forward.

[8:10:39 PM](#) There were no additional citizen comments and Chairman Christopherson declared the public hearing closed.

[8:10:45 PM](#) Mr. Kihm addressed Ms. Jacobson's concerns. He cited a design process that will fit well with the construction timeline. He said there is quite a bit of access behind the building.

[8:12:03 PM](#) Chair Christopherson noted that Regional Commercial zones are limited in the city and, therefore, financially important. He expressed concern that rezoning will affect the entire area. He said he does not believe this proposal for self-storage units is the best use for the City and that intersection improvements and improved access to the site will change prospects.

[8:13:58 PM](#) Council Member Dama Barbour said she has kept an open mind regarding the center. She acknowledged that the property has been vacant for a long time. She said this is an important gateway to the city and she does not believe self-storage units will attract what the city desires there. She indicated she will be voting against the proposed ordinance.

**5.2.1 Ordinance No. 17-08 – An Ordinance of the City of Taylorsville Amending the City of Taylorsville Zoning Map for Approximately 6.47 Acres of Property Generally Located at 3835 West 5400 South from the RC (Regional Commercial) Zone to the CC (Community Commercial) Zone – *Matthew Taylor***

[8:15:04 PM](#) Council Member Dama Barbour **MOVED** to deny Ordinance No. 17-08 for the reasons 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: Burgess-yes, Armstrong-yes, Overson-yes, Christopherson-yes, and Barbour-yes. **All City Council members voted in favor of denial and the motion to deny the ordinance passed unanimously.**

## **6. FINANCIAL MATTERS**

There were no financial Matters.

## 7. OTHER MATTERS

### 7.1 UFA – “State of the City” Planning Discussion – *Battalion Chief Jay Ziolkowski*

UFA’s “State of the City” Report by Battalion Chief Jay Ziolkowski was tabled to the April 19, 2017 City Council Meeting.

### 7.2 UPD – “State of the City” Planning Discussion – *Precinct Chief Tracy Wyant*

[8:19:38 PM](#) UPD Precinct Chief Tracy Wyant gave a “State of the City” Report in relation to law enforcement activities and services provided to the city by the Unified Police Department (UPD).

[8:18:08 PM](#) The Chief listed top goals/challenges from the Taylorsville Police Department in 2012, as follows:

- Morale
- Staffing (1 Chief, 3 Lieutenants, 5 Sergeants, 38 Officers)
- Methamphetamine (Theft)
- Auto Theft (Local and National)
- Fleet

The Chief also discussed top goals/challenges faced currently by the Taylorsville Precinct of UPD, as follows:

- Recruitment & Retainment (Local & National)
- Methamphetamine & Heroin Epidemic (OC, Theft)
- CJRI / Criminal Justice Reform Initiative (Revolving Door & Jail Space)
- Precinct Staffing (TV Precinct – 1 Chief, 1 Lieutenant, 7 Sergeants, 40 Officers)
- Auto Theft & Vehicle Burglaries (Local and National)

[8:18:50 PM](#) Chief Wyant cited significant morale problems faced in 2012 and reported that this has greatly improved since that time and is no longer an issue in 2017. He stated that morale in the Taylorsville Precinct may now be the highest in the Unified Police Department. He credited that state of high morale to phenomenal people working in the precinct and the great support of city staff, elected officials, and Taylorsville residents.

[8:19:24 PM](#) Chief Wyant discussed changes in staffing and said progress has been made. He noted that resources have been redirected and significant cuts were made to administration. He indicated that more emphasis has now been placed on working supervisors and those officers on

the street. He thanked elected officials for allowing those changes to be made. He said that this has provided a much better span of control from an operational standpoint.

[8:20:20 PM](#) Chief Wyant cited the correlation between the methamphetamine/heroin epidemic and thefts. He relayed that progress has been made over the last five years, but said it is still a significant issue.

[8:20:42 PM](#) The Chief cited auto thefts, both locally and nationally, and said this continues to be a challenge. He referenced the Criminal Justice Reform Initiative (CJRI) and the lack of repercussions for offenders. He described ways that more intent focus will be directed toward auto thefts.

[8:22:45 PM](#) Chief Wyant reported that there are no longer any fleet issues. He indicated that the transition to UPD in 2012 resolved problems with dilapidated equipment in the previous fleet. Equipment is now regularly rotated.

[8:23:46 PM](#) The Chief discussed challenges with recruitment and retention, both locally and nationally. He noted that retention within UPD is very good, although officers are retiring younger and fewer are now interested in the profession.

[8:25:14 PM](#) The Chief cited a heroin epidemic in both Utah and the country. He cited medications that have been used recently to deal with overdoses.

[8:26:01 PM](#) Chief Wyant referenced unintended negative impacts related to the CJRI. He readdressed current staffing and commended the city for investing in its Police Department. He observed that this investment has paid dividends. He reiterated that increased efforts are going toward reducing auto theft.

[8:27:51 PM](#) The Chief called for any questions.

[8:28:01 PM](#) Mayor Johnson thanked Chief Wyant and UPD officers for all they do. He cited the good relationship the city enjoys with UPD. He said his top priority is public safety.

[8:29:09 PM](#) Council Member Dan Armstrong agreed with the Mayor and acknowledged the fine work of UPD. He asked about potential remedies to some of the problems faced and cited the shortage of jail space for offenders.

[8:30:26 PM](#) Chief Wyant observed that the greatest issues lie with the breakdown of the home and said that values must be taught to children in homes and consequences must be implemented.

[8:31:54 PM](#) Council Member Dama Barbour added her thanks and cited her great respect for law enforcement officers. She observed that all cities are dealing with these same issues and suggested that the heroin epidemic is the root cause of burglaries. She asked how the community can get a handle on this and questioned how the Council can help law enforcement.

[8:33:23 PM](#) Chief Wyant agreed with Council Member Barbour's assessment and said there is a huge correlation between the heroin epidemic and criminal activity. He noted that many are crimes of opportunity. He suggested that people do all they can to light their properties and not leave valuables in cars, etc.

[8:34:47 PM](#) Chief Wyant suggested that Council Members try influencing people in their districts and neighborhoods to fortify properties and create positive influences in homes.

[8:36:25 PM](#) Chair Brad Christopherson thanked the Chief for his service and his leadership. He observed that legislatively the city is doing all it can in regard to recruitment and retainment. Chief Wyant agreed with this. Chair Christopherson stated that he is very frustrated with the warrant and jail situations. He cited Salt Lake County Jail issues and impacts of the CJRI.

[8:37:56 PM](#) Chief Wyant agreed that the jail situation can be frustrating and said there are some things that can be done, but there is not sufficient jail space. He said the current jail is at capacity and funding must be realistic to increase capacity. He referenced challenging staffing issues at the jail and said his personal experience is that working at the jail is a tough job.

[8:40:31 PM](#) Chair Christopherson cited the need for louder voices at the grass roots level to implement some changes. He observed that there must be a deterrent effect or offenders do not care. He said there should be further discussions regarding these challenges.

[8:42:01 PM](#) Council Member Ernest Burgess stated appreciation for law enforcement. He agreed to help educate citizens on ways to help prevent car thefts. He cited drug and addiction issues. Chief Wyant agreed that this is now a "pill society" and Utah is one of the worst states in regard to this issue. Council Member Burgess acknowledged the benefits of lighting properties and utilizing Neighborhood Watch Programs.

[8:46:35 PM](#) Council Member Kristie Overson thanked the Chief for his presentation and also for his knowledge and expertise. She cited the great strides made since 2012. She thanked Detective Scott Lloyd and others for working with youth and providing positive role models.

[8:48:00 PM](#) Chief Wyant acknowledged that much progress has been made and overall crime has been reduced by 5%. He noted that Taylorsville is not unique and other communities deal with similar challenges.

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

There were no new items for subsequent consideration.

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

[8:49:39 PM](#)

- 9.1 City Council Briefing Session – Wednesday, April 19, 2017 at 6:00 p.m.
- 9.2 City Council Meeting – Wednesday, April 19, 2017 at 6:30 p.m.
- 9.3 Planning Commission Meeting – Tuesday, April 25, 2017 at 7:00 p.m.
- 9.4 Mayor’s Town Meeting – “State of the City Address” – Wednesday, April 26, 2017 at 6:00 p.m.
- 9.5 City Council Briefing Session – Wednesday, May 3, 2017 at 6:00 p.m.
- 9.6 City Council Meeting – Wednesday, May 3, 2017 at 6:30 p.m.
- 9.7 Planning Commission Meeting – Tuesday, May 9, 2017 at 7:00 p.m.

## 10. CALENDAR OF UPCOMING EVENTS

[8:50:20 PM](#)

- 10.1 *Easter Egg Hunt*, Saturday, April 15, 2017 – 9:00 a.m. - Labrum Park (6100 South Jordan Canal Road (1850 West) - Sponsored by the Bennion Lions Club
- 10.2 *Easter Egg Hunt – “Easter Eggstravaganza”* - Saturday, April 15, 2017 – 10:00 a.m. – Taylorsville City Hall (2600 West Taylorsville Blvd.) - Sponsored by Crosspoint Church
- 10.3 *Annual Earth Day Collection Event*: Saturday, April 22, 2017: 8:00-12:00 Noon, City Hall
- 10.4 *Seussical the Musical* – Presented by the Taylorsville Arts Council – June 9, 10, & 12, 2017 – 8:00 p.m. – SLCC Alder Amphitheater – Tickets: \$6 each or \$30 for a Family Pass
- 10.5 *Taylorsville Dayzz* – June 22 – 24, 2017 – See City’s Website for More Information

## 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

[8:51:48 PM](#) Council Member Dan Armstrong **MOVED** to adjourn the City Council Meeting. Council Member Dama Barbour **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, Armstrong-yes, Overson-yes, Christopherson-recused, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:51 p.m.

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Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 05-03-17

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