

**City of Taylorsville**  
**Joint City Council/Planning Commission Work Session**  
*Minutes*

**Wednesday, May 14, 2014**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

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**Attendance:**

Mayor Larry Johnson

**Council Members:**

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

**City Staff:**

John Taylor, City Administrator  
John Brems, City Attorney  
Cheryl Peacock Cottle, City Recorder  
Kris Heineman, Council Coordinator  
Tracy Wyant, UPD Precinct Chief  
Mark McGrath, Community Development Director  
Scott Harrington, Chief Financial Officer  
Marsha Thomas, Judge

**Others:** Lynn Handy, Israel Grossman, Laura Hanson, Royce Larsen, John Gidney, Anna Barbieri, Steven Faurshou, Garl Fink, Andrew Brown, Scouts from Troop 676

6:03:45 PM Chair Kristie Overson called the Work Session to order at 6:03 p.m. and welcomed those in attendance. She recognized members from Scout Troop 676. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

**1. Jordan River Commission Report**

6:04:49 PM Laura Hanson, Director of the Jordan River Commission, thanked Council Member Dan Armstrong for serving on the Jordan River Commission Board. She also thanked others at the City, i.e. Community Development Director Mark McGrath, Principal Planner Michael Meldrum, and Neighborhood Services Coordinator Rhetta McIff, for their support.

Ms. Hanson reported on activities to maintain the Jordan River Corridor over the last year. She cited a volunteer program resulting in 5,300 volunteer hours in cleanup efforts along the Jordan River Parkway Trail. She described plans for the first annual "*Get into the River Festival*" that is coming up soon. She referenced a flyer on this large regional event that was provided to the Council. She stated that she has been working closely with Ms. McIff on this event.

6:07:29 PM Ms. Hanson cited the Best Practices for Riverfront Communities document that was distributed to the Council. She referenced the lengthy project to develop these practices and associated training workshops to provide education. She noted that the workshops were widely successful and said more will be scheduled in the future.

6:08:07 PM Ms. Hanson discussed the educational newspaper insert provided regarding the Jordan River. She noted that the insert was included in issues of the Salt Lake Tribune and the Deseret News in November, 2013. She described the environmental educational curriculum introduced into local high schools to allow students to explore the river's ecology.

6:08:50 PM Ms. Hanson relayed that the Jordan River Commission does a lot of grant writing for member governments. She indicated that she would like to work more with Taylorsville in this regard. She listed some ideas for projects that may be funded by grants. She cited a good return on a small investment from member governments.

6:10:06 PM Chair Overson commended the idea of grant writing.

6:10:44 PM Ms. Hanson cited the Commission's mission to assist the City with its goals in regard to the Jordan River.

6:11:20 PM Council Member Dan Armstrong thanked the Commission for its assistance. Council Member Dama Barbour recognized the treasure that the entire valley has in the Jordan River.

## **2. Discussion Regarding the Budgets for Fiscal Years 2013-2014 and 2014-2015**

6:11:37 PM Chief Financial Officer Scott Harrington discussed amendments to the current FY 2013-2014 Budget. He noted that there are not many changes. He cited minor changes to approximately 12 accounts. He relayed that the majority of increases are related to current legal proceedings.

6:13:13 PM Council Member Dama Barbour stated that she is missing the shortcuts tabs used in previous budgets. She inquired whether there is any way to add those again. Mr. Harrington indicated that adding the tabs is very time consuming, but said he will try to link departments.

6:14:26 PM Mr. Harrington reviewed changes to revenue in the current budget and cited some adjustments made within departments. He listed the following:

Revenue

- Increase Cable Franchise Tax by \$20,000
- Increased Utility Franchise Tax by \$31,000
- No changes to Licenses and Permits
- No changes to Inter-Governmental Revenue
- Increase Charges for Service on Plan-Check Fees by \$30,000
- Increase Interest Income (Miscellaneous) by \$15,000
- No changes to Transfers

Expenses

- City Council - Transfer \$100 from Strategic Planning Session to Hospitality
- No changes in Mayor's Department
- No changes in Court
- Administration - Increases to Codification of Ordinances related to the new development code; increase to Employee Recruitment; Increase to Legal Services Contract; and decrease to Elections
- Non-Departmental - Adding \$76,000 overall, with decreases to Telephone, Matching Grants, Government Access TV, PIO Contract, and increases to Insurance for settlements, etc.
- Government Buildings - Transferring from Employee Benefits to cover Utilities
- No changes to Planning Commission or Community Activities
- No changes to Citizen Committees, Public Safety, or Public Works
- Community Development - Transfer from Professional Fees to cover overspend in Software Maintenance
- No changes to Economic Development
- Debt Service - Transfer to cover increase in management fees from Wells Fargo

6:19:09 PM Mr. Harrington said that \$60,000 will be taken from the increase in Fund Balance line to balance the budget in the General Fund.

6:23:53 PM Mr. Harrington confirmed that the changes described are reflected in the budget document provided in Dropbox.

6:19:55 PM Mr. Harrington cited a \$500 change in the CDBG Fund related to the Rape Crisis Center.

6:20:31 PM Mr. Harrington reviewed the Cemetery Budget and said that plot sales are \$22,004 year-to-date. He said that line item will be increased \$4,400. He cited a \$4,400 capital outlay expense for work done in relation to the emergency water connection.

6:21:16 PM Mr. Harrington noted that there are no changes to the Redevelopment Agency Budget.

6:21:20 PM Mr. Harrington cited minor changes to the Capital Fund, as follows: Increase to Park Impact Fee that will drop to the Fund Balance. He said that Fund 41 is being decreased by \$15,000. He explained that this amount was previously budgeted as a down payment for land in regard to a potential new fire station but, with the annexation into the Fire District, that amount will come off the books.

6:22:24 PM Mr. Harrington said that \$1 million has been added to Fund 45, Inter-Governmental Revenue, related to the receipt of funds from Salt Lake County for highway fees. He explained that if this revenue is received this year, it will not be expended, will drop to the Fund Balance and will be reallocated in next year's budget. He clarified that the Fund Balance for Capital items is completely separate from the General Fund balance. He cited the off-set of \$1 million to the BRT Project.

6:23:23 PM Mr. Harrington noted that there are no changes in the Storm Drain Fund.

6:23:33 PM Mr. Harrington called for any questions on the current year's budget amendments. Council Member Burgess inquired about coverage for any unexpected expense in the Cemetery Fund related to the backhoe. Mr. Harrington gave clarification on budget amounts available to cover any backhoe breakdowns. He said that the possibility of replacing the backhoe has been discussed, but that option would be a major expense of \$50,000 to \$80,000. He noted that typically the Cemetery has been close to self-supporting.

6:25:31 PM Council Member Armstrong questioned how frequently the backhoe is used. Mr. Harrington indicated that it is generally used a couple of times per month whenever there is a burial. He confirmed that a backhoe is rented when necessary.

6:26:31 PM Mr. Harrington confirmed that a public hearing will be held on May 21, 2014 regarding final amendments to the FY 2013-2014 Budget and a resolution to approve the year-end budget amendments will be brought for Council consideration on June 5, 2014.

6:27:25 PM Chair Overson relayed to City Administrator John Taylor that three of the monitors used by Council Members are not working. Mr. Taylor indicated that it is hoped a solution will be reached to the problem with monitors by the end of the week.

6:27:28 PM Chair Overson called for additional questions on the FY 2014-2015 tentative budget. She noted that Council Members have met with Mr. Harrington individually to discuss questions on the budget.

6:28:35 PM Council Member Armstrong inquired whether an appropriate amount for raises for employees of the City has been built into the budget. Mr. Harrington said there is no set amount for a raise across the board, but there are some raises included in the budget equaling approximately \$20,000. He reiterated that a raise for everyone is not included.

6:29:24 PM Council Member Brad Christopherson inquired whether there is a policy or a system in place for eligible employees who are exceptional performers to be evaluated and have opportunity for a raise on an annual basis. Mr. Harrington said that there is a Performance Evaluation Program (PEP) in place for performance measures and managers do give an annual review. He clarified that the performance review is not tied to a salary increase. He confirmed that funding has not been allocated by the Council this year or last year for raises across the board.

6:30:45 PM Chair Overson cited additional amounts in the Capital Fund for enhancing Millrace and Bennion Parks. She questioned what specific enhancements will be seen.

6:31:19 PM Mr. Taylor described general measures that are being budgeted for in order to provide better maintenance and create a more pristine look in parks. He indicated that watering and mowing will be increased, along with bringing in additional park benches, a swing set at Bennion Park, trees, an adequate watering system, etc.

6:32:38 PM Mayor Johnson commented on park upgrades that are desirable and confirmed that concentration will be given to Millrace and Bennion Parks. He noted that if any allocated funding is left over, it will be put toward another park.

6:33:38 PM Mr. Taylor confirmed that park improvements will be seen this summer. Mr. Harrington noted that there is also increased funding for maintenance to be used for park watering in the General Fund.

6:34:11 PM Council Member Barbour asked for explanation on major capital improvements this year. Mr. Taylor cited the block walls on the west side of Redwood Road and the Trail Park network, starting with crosswalks and park strips, on 2700 West. He indicated that the 2700 West Project will be started after Taylorsville Dayzz. He confirmed that the project will go out for bid soon and construction should begin the first or second week of July.

6:37:30 PM Council Member Barbour cited the positive impact that the Wall Project will have on economic development in the area.

6:37:53 PM Mr. Taylor said that the other large project will be the Prairie View Drive access road and signal. He said that if the Westbrook Roadway goes forward, it will be a separate project so that it does not hold up the Prairie View Project.

6:36:40 PM Mr. Harrington cited some smaller projects, i.e. the Bridge at Jordan River and congestion mitigation. He noted that \$500,000 is also being saved for the potential Arts Center. He confirmed that the projects are all designated within the Capital Fund and allocations cannot be spent on anything else without Council permission.

6:37:23 PM Council Member Christopherson inquired whether the Redwood Road Wall Project will impact the need for bus turnouts. Mr. Taylor explained that, as the project develops, the need for bus turnouts will be examined and plans will be made accordingly one step at a time.

6:38:01 PM Mayor Johnson stated his excitement over the Redwood Road Wall Project and observed that walls are also needed in many other areas of the City. He stated that Redwood Road is a priority location because of the new fire station being built there. He indicated that another location for a wall may be considered next year.

6:43:00 PM Discussion ensued regarding the need to maintain areas between City-installed walls and the roadway. Mr. Taylor noted that Redwood Road is a state-owned facility and there are a number of issues to be worked out.

6:44:28 PM Council Member Harrington gave clarification on funds allocated for sidewalks in the CDBG fund and in the General Fund.

6:46:15 PM Council Member Barbour stated that she has just a few small questions that she will speak to Mr. Harrington about individually. She said she has no major concerns with the budget. Chair Overson noted that several things in the Strategic Plan are being addressed in the budget.

6:47:19 PM Council Member Christopherson asked about the status of implementing way-finding signs. Mr. McGrath indicated that there are no designs or numbers in place yet, but a Request for Proposals (RFP) has been produced and will go out in the next few weeks. Mr. McGrath described the direction of the project. He said that the City Council must make a determination on the design and caliber of signs based on recommendations from the consultant.

6:49:07 PM Mr. Harrington confirmed that every allocation in the Capital Fund has a project tied to it, but cited the option to take funds for signage from the Fund Balance or pull funds from another project budget.

6:49:59 PM Chair Overson questioned the Council as to whether gateway signs are a worthy project that should have funds allocated as a placeholder. Council Member Christopherson said

he would like to see all the signs done at once. Mr. McGrath confirmed that a plan for location of gateway signs is included in the General Plan. Council Member Barbour asked how many signs can be implemented at \$30,000 each. Council Member Barbour said she would like uniform signs. Mr. McGrath listed areas proposed for gateway signs in Taylorsville. He said the signs may be less than \$30,000, but there are probably 10 significant locations for sign. He confirmed that the total could approach \$300,000.

6:52:07 PM Council Member Armstrong suggested that new signs could be put out and then when additional funds are available old signs could be replaced. Mr. McGrath confirmed that is an option.

6:52:56 PM Chair Overson inquired whether it is feasible to do the signs this season. Mr. McGrath said it would be feasible to make a nice splash this fall, but all of the signs may not be completed this year. Chair Overson asked the Council again whether gateway signs are a priority this year.

6:53:52 PM Mayor Johnson said his opinion is to look at costs and do some signs now, but not do them all at once. He suggested that some signs could be done next year.

6:54:39 PM Mr. Harrington confirmed that the General Fund will likely be at 17%. Council Member Barbour said she would like to do a place holder for signs in the budget so that a start can be made. She stated that branding the City is very important for economic development purposes.

6:55:57 PM Mr. Taylor clarified that it will probably take two months to get the RFP finished and someone in place to design the signs. He noted that the project will go through the Planning Commission and then before the City Council when public comments can be taken from anyone who is interested in giving input.

6:57:46 PM Mr. McGrath confirmed that the RFP will be out tomorrow. Chair Overson inquired whether the signs could include a marquee in front of City Hall. She suggested that this would be an established method for communicating and for branding the City. Mr. McGrath agreed that it would make sense to roll that into the project.

6:58:52 PM Mayor Johnson reported that he drove around city entrances and some areas do not have room for monument signs, so some may have to be streamlined. Mr. Taylor observed that it is important to do the process right.

6:59:35 PM The consensus of the Council was that gateway signs are important and should be included in this budget.

7:01:03 PM Mr. Harrington cited options to transfer funds from the capital fund budget and pull from another project or make a transfer from the General Fund to Capital Projects.

7:02:29 PM Council Member Barbour asked about the potential under-spend amount in the current budget. Mr. Harrington predicted that it will likely be about \$100,000. Direction was given from the Council to do a transfer of up to \$150,000, if available, of the under-spent funds from this year's budget to Capital Projects for gateway signs.

7:05:52 PM Chair Overson noted that a public hearing will be held on May 21, 2014 regarding the budget and questions from Council Members can still be addressed individually by Administration.

7:06:24 PM Mayor Johnson was excused from the meeting at this time. A meeting recess was taken at 7:06 p.m.

**3. Discussion with Planning Commission Regarding Demographics and Senior Housing Trends - *Mark McGrath***

7:16:44 PM Community Development Director Mark McGrath rendered a presentation on "Changing Demographics and Trends in Senior Housing." He suggested that the aging of the Baby Boom Generation is a key issue that must be aggressively addressed nationwide over the next few years.

7:19:26 PM Mr. McGrath referenced extensive valuable research done by the Utah Commission on Aging and AARP. He cited pro-active efforts these organizations have made to partner with communities in dealing with aging demographics.

7:20:53 PM Mr. McGrath reviewed several graphs demonstrating the distribution of population ages in the United States. The correlation was noted between problems with social security/healthcare and ever-increasing growth in aging population.

Mr. McGrath discussed growth projections for the 65+ population, based on 2008 Census projections.

Mr. McGrath illustrated additional projections regarding life expectancy. He cited potential mobility problems for the aging population.

7:30:38 PM Mr. McGrath discussed an *AARP Report to the Nation on Livable Communities* regarding "Creating Environments for Successful Aging."

Mr. McGrath relayed that AARP has come to believe, through its research, that people need three things to age in place successfully: affordable and appropriate housing, supportive community features and services, and adequate mobility options.

7:32:19 PM Mr. McGrath discussed barriers to aging, including rigid separation between different uses, automobile dominance, road design that ignores special needs of the elderly, lack of walking options, and development patterns that expand surface areas of communities (urban sprawl), thereby making it harder for older adults to get around.

7:32:04 PM Mr. McGrath defined livable communities for senior citizens as “affordable and appropriate housing, supportive community services, and adequate mobility options, which facilitate personal independence and the engagement of residents in civic and social life.”

7:33:16 PM Mr. McGrath discussed the concept of “universal design.” He relayed that the majority of senior want to stay in their own homes because they like what their community has to offer.

7:35:00 PM Mr. McGrath cited reports on reasons that seniors want to stay in a community.

7:36:09 PM Mr. McGrath illustrated photos of types of housing for “Baby Boomers” and “Millennials.”

7:39:49 PM Mr. McGrath reviewed data regarding multi-generational households.

7:42:09 PM Discussion was held regarding designing homes for better living. Mr. McGrath suggested that smart developers are building homes containing the universal design concept.

7:43:40 PM Mr. McGrath discussed the following concepts developed by AARP: types of livable communities, senior programs and initiatives, complete streets, creating communities for all ages, Home Fit Workshops, and building a common language. He relayed that more information on these programs and initiatives is available on the AARP website at [www.AARP.org/Livable](http://www.AARP.org/Livable).

7:48:14 PM Chair Overson suggested that the senior population should be considered as City parks are updated and developed. Mr. McGrath referenced several options for parks that would facilitate seniors and encourage them to interact with other community members. The emerging trend of “Pickle Ball” courts was discussed. Mr. McGrath said that Taylorsville Park would be a sensible location to include amenities for seniors because of the nearby senior housing project.

7:52:48 PM Mr. McGrath cited resources for additional information on housing for the senior population. He referenced a publication from the Utah Commission on Aging entitled “New Trends in Housing for Utah’s Aging Population.”

7:53:33 PM Mr. McGrath described a brochure on “Visualizing Housing Options for Seniors.”

7:55:09 PM Mr. McGrath discussed additional emerging trends, i.e. several un-related seniors sharing a home, senior/adult daycare, co-housing senior developments, multi-generational developments, etc.

8:01:22 PM Mr. McGrath referenced the Senior Housing District Prototype located at 4700 to 4800 South and Redwood Road in Taylorsville. Discussion ensued regarding options to improve and redevelop the area along Redwood Road and between 4700 South to 5000 South.

8:04:22 PM Additional discussion was held regarding ideas for ideal senior housing. Mr. McGrath suggested that great attention should be given to design details and streetscape design, etc. He noted that affordability is always an issue with seniors. He observed that in the next five to ten years, one of the mobile home communities on 4700 South transitions into a commercial use and there will be a need to relocate many elderly people. He discussed issues that must be resolved, including providing future affordable housing for seniors.

8:09:40 PM The need for a nice indoor pool to accommodate seniors at the Taylorsville Recreation facility was discussed. City Administrator John Taylor affirmed that the City is talking with the County and pushing for an indoor pool. He noted that there is also an outcry for facilities that attract young families, as well. He said that work is underway with the County to find a good balance of amenities.

20:12:57 Mr. McGrath referenced some interest that has been generated in developing nice senior housing in Taylorsville. The process for going forward with a senior development was described. It was suggested that input from Community Councils should be gathered.

8:16:20 PM Additional discussion was held regarding ideas for redeveloping the area near 4800 South and Redwood Road.

8:18:38 PM Mr. Taylor commented on the need to get the General Plan updated so that it can be presented to developers. It was agreed that it is important to conduct local discussion regarding senior development and to get Community Councils involved.

8:20:32 PM The tremendous growth currently happening in the Sugarhouse area was described.

8:22:30 PM Chair Overson stated her appreciation for this very interesting presentation, information, and discussion.

8:22:59 PM Reference was made to the existing Legacy Village Senior Development in Taylorsville and the occupancy rate there was questioned. City Recorder Cheryl Peacock Cottle

related that she owns a condo in the Legacy Villas Development and occupancy is currently full. She spoke favorably concerning the quality of life experienced in her senior community. She confirmed that the development has several amenities for residents, i.e. a clubhouse, swimming pool, etc.

8:24:08 PM Occupancy levels in other senior developments in Taylorsville were briefly discussed. The need to limit occupancy in such developments by age (seniors only) was cited.

8:27:22 PM Chair Overson inquired whether there is any need for an update joint meeting with the Planning Commission. Mr. McGrath suggested having another update meeting in two to three months. He said that a good topic for the next meeting would be discussion regarding current high-profile planning projects, i.e. the Comprehensive General Plan Update; 5400 South Redwood Road Plan; WFRC grant to do a master plan of 4700 South to correspond with BRT improvement; and the Comprehensive Parks Master Plan. Mr. McGrath observed that planning activity will be very high over the next year.

8:29:29 PM Council Member Barbour inquired whether any update is available on ideas for improvements along 4015 West. Mr. McGrath explained that for the time being the City is just continuing with code enforcement along that road. He said that options for improvement have been researched, but all are associated with big price tags. Council Member Barbour asked whether there are small steps that the City could be taking now. It was agreed that this was a good topic for the update meeting.

#### 4. Other Matters

There were no other matters.

#### 5. Adjournment

8:31:51 PM Council Member Brad Christopherson MOVED to adjourn the meeting. Council Member Dama Barbour **SECONDED** the motion. Chair Overson for discussion on the motion. There being none, she called for a vote. The vote was as follows: Christopherson-yes, Burgess-yes, Barbour-yes, Overson-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:31 p.m.

  
Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 06-18-14