

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, November 6, 2013
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance:

Council Members:

Council Chairman Dama Barbour
Vice-Chairman Kristie Overson
Council Member Ernest Burgess
Council Member Brad Christopherson
Council Member Larry Johnson

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Cheryl Peacock Cottle, City Recorder
Jessica Springer, Council Coordinator
Mark McGrath, Community Development Director
John Taylor, Community Service Division Director
Scott Harrington, Chief Financial Officer
Donald Adams, Economic Development Director
Tracy Wyant, UPD Precinct Chief
Aimee Newton, Communications Director
Jay Ziolkowski, UFA Bureau Chief
Rhetta McIff, Neighborhood Services Coordinator

Excused: Mayor Jerry Rechtenbach

Others: Marin McIff, Daniel Armstrong, Wendi Wengel

BRIEFING SESSION

1. Review Administrative Report

18:03:14 Chairman Dama Barbour conducted the Briefing Session, which convened at 6:03 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were

present. Mayor Jerry Rechtenbach was excused. Chairman Barbour called for questions on the Administrative Report, and there were none.

2. Review Agenda

18:06:35 The agenda for the City Council Meeting was reviewed. Council Member Burgess inquired about the status of committees and any needed appointments. It was noted that an update on city committees will be presented during the regular Council Meeting.

18:09:52 Community Development Director Mark McGrath gave background information on three planning matters scheduled for consideration during the regular Council Meeting.

18:12:47 Council Member Burgess cited concerns regarding small businesses in his Council District (1). He cited impact to a neighborhood in regard to parking at a home occupation. Mr. McGrath noted that auto repair-type businesses are restricted as home occupations.

18:15:12 Vice-Chair Kristie Overson asked that the City Council, along with Council Member-Elect Armstrong, be advised regarding participation in the Veterans Day Event. City Administrator John Inch Morgan agreed to make sure information is provided.

18:15:43 Mr. Morgan outlined plans for Council discussions with the Planning Commission regarding the City's Small Area Master Plans during next week's Council Meeting.

3. Adjourn

18:17:12 Chair Barbour declared the Briefing Session adjourned at 6:17 p.m.

REGULAR MEETING

Attendance:

Council Members:

Council Chairman Dama Barbour
Vice-Chairman Kristie Overson
Council Member Ernest Burgess
Council Member Brad Christopherson
Council Member Larry Johnson

City Staff:

John Inch Morgan, City Administrator
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Donald Adams, Economic Development Director
Aimee Newton, Communications Director
Jay Ziolkowski, UFA Bureau Chief
Rhetta McIff, Neighborhood Services Coordinator
Kris Heineman, Deputy Recorder

Excused: Mayor Jerry Rechtenbach

Citizens: Marin McIff, Daniel Armstrong, Katie Clark, Kendra Peterson, Daryl Gudmundson, Joan White, Dan Fazzini, Royce Larsen, Mike McKinnon, Rhonda McKinnon, Jon Fidler, Boyd Peterson, Tom Jones, Hayden Page, Ty Thomas, Jonathan Taylor, Derek Gatica, Kim Wardle, Kaitlin Spas

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

18:32:01 Chairman Dama Barbour 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. It was noted that Mayor Rechtenbach was excused.

1.1 Opening Ceremonies – Pledge of Allegiance – Youth Council, Marin McIff

18:32:26 Youth Council Member Marin McIff directed the Pledge of Allegiance.

1.2 Reverence – Youth Council, Katie Clark (Opening Ceremonies For November 20, 2013 to be arranged by Council Member Overson)

18:32:36 Youth Council Member Katie Clark offered the Reverence by reading a quote from John F. Kennedy.

1.3 Mayor's Report

No Mayor's Report was given.

1.4 Citizen Comments

18:33:44 Chair Barbour referenced the results of the November 5, 2013 Municipal General Election. She congratulated the winners of the election and noted that the City will be annexed into the Unified Fire District on January 1, 2014.

Chairman Dama Barbour reviewed the Citizen Comment Procedures for the audience. She then called for any citizen comments.

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

1.5 Best of Taylorsville Award **– Rhetta McIff, Neighborhood Services Coordinator**

18:48:01 LARP Chair Rhetta McIff illustrated pictures of the nominated “Halloween homes” in Taylorsville. She presented the *Best of Taylorsville Award* for the month of October to Taylorsville residents Mike and Ronda McKinnon. Ms. McIff commended Mr. and Mrs. McKinnon for the remarkable Halloween décor at their property. Mr. McKinnon described his methods for decorating his home.

2. APPOINTMENTS

There were no appointments.

3. REPORTS

3.1 Youth Council – Kendra Peterson, Chair

18:37:02 Youth Council Vice-Chair Kendra Peterson reported on activities and upcoming events for the Taylorsville Youth Council. She relayed that the recent Bingo Night fundraiser for the Sanderson Deaf Center was a success. She also mentioned the upcoming day of service scheduled for November 16, 2013. She noted that the Youth Council will be participating in a Code Enforcement day to provide service to residents.

18:37:34 Vice-Chair Kristie Overson recognized the outstanding members of the Taylorsville Youth Council.

3.2 Committee Chair Quarterly Meeting - *Jessica Springer*

18:38:08 Council Coordinator Jessica Springer reported on the recent Committee Chair Quarterly Meeting. She described recommended changes in the newly revised volunteer application and cited suggested changes to the City's ordinance regarding committees.

18:43:41 Ms. Springer referenced the term limitations for committee chair/vice-chair positions. She cited the suggestion to remove term limitation and instead have the position be addressed and voted on annually. She stated that yearly terms begin March 1st and end the last day of February of the following year. Council Member Burgess inquired about the process for paring down committees that are too large, i.e. the Economic Development Committee. Chair Barbour relayed that Economic Development Committee members have agreed on the need to reduce membership of that committee, due to confidentiality issues.

18:45:07 Ms. Springer asked for Council approval of the new application and the initial draft of the ordinance.

18:45:48 Vice-Chair Overson stated that she likes the changes presented and added that she is excited to finish this process and move forward. The consensus of the Council was that the improvements are good; all were in favor of moving forward.

18:47:13 Ms. Springer noted that she will post the new volunteer application on the City website. She commented that some committees are still in need of new members. She encouraged residents to apply to serve on committees.

4. CONSENT AGENDA

4.1 Minutes – CCWS 10-09-13

18:53:10 Council Member Brad Christopherson **MOVED** to adopt the Consent Agenda. Council Member Ernest Burgess **SECONDED** the motion. Chairman Dama Barbour called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Overson-yes, Johnson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

5.1 ***Public Hearing*** - 6:30 p.m. - To Receive Public Comment Regarding Proposed Amendments to the Taylorsville Land Development Code

18:54:13 Community Development Director Mark McGrath illustrated the subject area at Redwood Road and approximately 5000 South on an aerial photo. He described the uses in the area as light industrial in nature. He presented photos and said that the current zoning is commercial which does not allow any manufacturing, etc. He described the need to allow this particular business in without creating any unintended consequences.

18:57:42 Mr. McGrath relayed that the potential ordinance should have a minimal impact on the neighborhood. He described ways that the business will direct noise eastbound away from residences. He cited the need to facilitate the land use of the building. He noted that the Planning Commission has given unanimous approval of the application.

18:58:57 Council Member Burgess asked for additional clarification on the potential impact to the surrounding neighborhood. Mr. McGrath reiterated that the change should have little to no impact. He clarified that the application is for a text amendment and, if approved, will be returned to the Planning Commission for conditional use consideration. The noise and impact issues will be addressed at that time.

19:00:12 Council Member Larry Johnson asked for a picture of the back of the building and the applicant produced one for the Council's review. It was noted that the back of the property is very clean and kept up well. It was confirmed that the wood in the picture does not belong to the applicant.

19:01:16 Council Member Burgess asked for additional reassurance that there will be no sound impact. Mr. McGrath anticipated that the Planning Commission will require specific noise control conditions before approval is given. He commented that the building is a sound-proof building.

19:02:03 Applicant Kim Wardle illustrated pictures and described the process used in his glazing business. He confirmed that he does not use or keep any hazardous materials. He added that there are no by-products used. Mr. Wardle acknowledged that there will be some noise from the saw, but said he has spoken to both neighbors and they have confirmed that they hear no noise. He reiterated that once the doors are shut, no noise is heard. Mr. Wardle explained that business hours are 7:00 a.m. to 4:30 p.m., with occasional work at night. He noted that the doors remain closed and the building is very well-insulated.

19:07:13 Chair Barbour opened the public hearing on this matter and called for citizen comments.

19:07:20 There were no comments and Chair Barbour declared the public hearing closed.

5.1.1 Ordinance No. 13-28 - Amending Section 13-08-02B and Section 13-36-08 of the Taylorsville Land Development Code Regarding Adding Glazing Contractor as a Land Use and Definition - *Mark McGrath*

19:07:46 Council Member Brad Christopherson **MOVED** to adopt Ordinance No. 13-28 - Amending Section 13-08-02B and Section 13-36-08 of the Taylorsville Land Development Code Regarding Adding Glazing Contractor as a Land Use and Definition. Council Member Kristie Overson **SECONDED** the motion. Chairman Dama Barbour called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Overson-yes, Johnson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

5.2 Public Hearing - 6:30 p.m. - To Receive Public Comment Regarding Proposed Amendments to the Taylorsville Zoning Map

19:08:29 Community Development Director Mark McGrath described the proposed zone change in regard to property at 4840 South and 1250 West. He cited previous requests for duplexes, which received a lot of objection from the neighbors. Mr. McGrath illustrated the property on a vicinity map. He described configuration of the property that will likely facilitate construction of new family residential structures. He observed that R-1-10 Zoning will fit in with the rest of the neighborhood for low residential. Mr. McGrath stated that the Planning Commission unanimously recommended approval on October 8, 2013.

19:11:26 Mr. McGrath affirmed that it may be physically possible to build three 10,000 square foot lots on the property, but observed that it would be difficult and the expectation is to build two.

19:12:10 Chair Barbour opened the public hearing on this matter and called for citizen comments.

19:12:17 There were no comments and Chair Barbour declared the public hearing closed.

5.2.1 Ordinance No. 13-29 - Amending the Taylorsville Zoning Map on 0.72 Acres of Property Located at 4840 South 1250 West From R-1-20 to R-1-10 - Mark McGrath

19:12:27 Council Member Kristie Overson **MOVED** to adopt Ordinance No. 13-29 - Amending the Taylorsville Zoning Map on 0.72 Acres of Property Located at 4840 South 1250 West from R-1-20 to R-1-10. Council Member Ernest Burgess **SECONDED** the motion. Chairman Dama Barbour called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Overson-yes, Johnson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

5.3 Public Hearing - 6:30 p.m. - To Receive Public Comment Regarding Proposed Amendments to the Taylorsville Zoning Map

19:13:16 Community Development Director Mark McGrath described the zone change being requested to facilitate a new Jiffy Lube business in Taylorsville at 2200 West and 5400 South. He illustrated the property on an aerial photograph. He noted that the property is a little over ½ acre. He reviewed the property on a General Plan Map and described aspects of the proposed project on the preliminary site plan. He explained that Jiffy Lube is relocating from the Family Center. Mr. McGrath showed the elevation rendering and described it as a pretty nice building. He stated that more updates will be implemented for the business to come into complete compliance with the City's design standards. Mr. McGrath endorsed this proposal as a nice addition to the 5400 South Corridor.

19:16:35 Council Member Burgess asked about an existing wall and Mr. McGrath showed photos of the existing masonry wall. It was described as a very nice concrete wall with appealing landscaping.

19:17:26 Council Member Johnson asked for clarification on the address and then observed that this is a great location for Jiffy Lube.

19:17:52 Chair Barbour opened the public hearing on this matter and called for citizen comments.

19:17:57 Applicant Jonathan Taylor described the hours of business and cited the updated/upgraded architecture planned for the project. He explained that he has been involved in construction of these updated projects in other communities and they have been very well received. He described parking and positive aspects of the project.

19:20:05 Council Member Burgess thanked the applicant for keeping the business in Taylorsville.

19:20:19 There were no additional comments and Chair Barbour declared the public hearing closed.

5.3.1 *Ordinance No. 13-30 - Amending the Taylorsville Zoning Map on 0.58 Acres of Property Located at 2192 West 5400 South from LC (Limited Commercial to NC (Neighborhood Commercial) - Mark McGrath*

19:20:23 Council Member Larry Johnson **MOVED** to adopt Ordinance No. 13-30 - Amending the Taylorsville Zoning Map on 0.58 Acres of Property Located at 2192 West 5400 South from LC (Limited Commercial to NC (Neighborhood Commercial). Council Member Brad Christopherson **SECONDED** the motion. Chairman Dama Barbour called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Overson-yes, Johnson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

6. FINANCIAL MATTERS

There were no financial matters.

7. OTHER MATTERS

7.1 Discussion Regarding Snow Removal - *John Inch Morgan*

19:21:52 City Administrator John Inch Morgan discussed updating the regulations in Taylorsville for parking on streets during snowstorms. He summarized the existing ordinance regarding parking during snow storms. He noted that it is difficult to judge when residents must move their parked vehicles. He relayed that the City is recommending the prohibition of parked vehicles on the street from November through March. Mr. Morgan advised that the process would take some time and would require an ordinance change. He cited ways other cities have handled this issue. He explained that some cities have put in a ban to allow snow plows to go up and down streets. He noted that if snow plows cannot plow within a reasonable amount of time, snow becomes packed, cannot be removed, and then asphalt is damaged. Mr. Morgan called for thoughts and direction from the Council.

19:25:58 Mr. Morgan acknowledged that if the ordinance is passed right away, a grace period would need to be implemented to educate the public on the new ordinance.

19:26:38 Chair Barbour called for discussion from the Council. Council Member Christopherson asked for input from City Engineer John Taylor. Mr. Taylor cited many

instances where citizens have complained about unplowed roads because of parked cars. He described scenarios where roads end up being damaged.

19:28:20 Council Member Johnson agreed that there is a need to educate the public and allow a grace period. He acknowledged that plowing around parked cars is a problem.

19:28:48 Council Member Burgess questioned the timing for getting the word out and the impact to citizens.

19:29:20 Mr. Morgan suggested putting information out on social media, holding a public hearing, and asking Community Councils to help spread the word. He noted that if there is a complete ban on parking during the winter months, the guesswork is removed on whether citizens can park and whether cars might be caught in the snow. He explained that violators can be ticketed or cars may even be towed.

19:30:48 Mr. Morgan referenced a Sandy City ordinance that states there is no parking between the hours of 12:00 a.m. and 7:00 a.m. He noted that there is a one-hour, or longer, caveat within that ordinance.

19:31:36 Chief Tracy Wyant cited public safety issues related to cars parked on streets that must be plowed.

19:32:32 Mr. Morgan recommended a complete ban of parking on the streets during "snow months."

19:33:18 Chair Barbour stated her concerns with the City paying for snow plowing service and then not being able to provide it.

19:33:38 John Inch Morgan advised that if the Council gives direction to continue, a timeline would be established to draft the ordinance and get it to the Ordinance Review Committee, etc. He stated that the ordinance would be passed in January. He explained that the City will try to get word out as soon as possible so residents can prepare. He encouraged identifying other municipalities that have this ordinance in place as a public safety concern. He said some cities are asking for voluntary compliance before the ordinance is enforced. Mr. Morgan stated that a grace period can be written into the ordinance where a warning notice is given for the first 45 days, followed by enforcement after that period has expired.

19:35:20 Council Member Burgess commented that he is willing to proceed if a grace period is provided. Council Member Johnson raised the question of who pays for road damage. Mr. Morgan advised that Salt Lake County takes overall responsibility but as costs are incurred, they are ultimately passed on to the City.

19:36:26 Mr. Morgan cited the proposed process for having the ordinance reviewed by the Ordinance Review Committee; once that is complete, the ordinance will be distributed to Community Councils to start discussion. Mr. Morgan stated that he would like to have a public hearing to receive input before adopting the ordinance.

19:37:03 Council Member Johnson stated he is in favor and would like to see a couple of options.

19:37:15 Vice-Chair Kristie Overson added that she thinks this is a good direction. She cited problems with several random, unattended cars being parked on streets and expressed hope that this ordinance will resolve that problem.

Chair Barbour, Council Member Burgess, and Council Member Christopherson all gave approval to move forward.

19:38:08 Council Member Johnson inquired as to who will issue tickets. Mr. Morgan advised that Unified Police Department Officers will issue tickets to violators upon notification by dispatch.

7.2 Discussion Regarding the City Newsletter - *Chairman Barbour*

19:39:02 Chair Barbour cited the importance of communication with residents and referenced the current newsletter.

19:39:32 Communications Director Aimee Newton described electronic and hard copy newsletters that the City pays for in the Taylorsville/Kearns Journal. She advised that this is the least expensive option at \$1800 per month. Ms. Newton commented on the importance of timely newsletters.

19:40:27 Ms. Newton cited Taylorsville and other cities that have not had their newsletter delivered in a timely manner. Ms. Newton referenced an incident last month when the Taylorsville Kearns Journal newsletter went out late. She relayed that some things had to be redone and events were not publicized properly.

19:41:49 Boyd Peterson acknowledged recent financial concerns with the newspaper, but noted that he believes the business has resolved issues. He said that he is diligently working with the Post Office and is making progress. Mr. Peterson apologized for the delay last month. He stated that the delay was partly due to Post Office issues and partly the responsibility of the newspaper.

19:43:55 Chair Barbour stated that she sees real value in having a community newspaper and wants it to work. She asked how it could be better implemented.

Mr. Peterson cited the need to have a community watchdog to bring both sides of the news to citizens. He described challenges with which the Journal has struggled. He asked that the City be patient, as they are a small business and want to succeed.

19:46:35 Council Member Johnson cited late publication on some City events and asked about the possibility of adjusting dates and timelines to allow more notice. Mr. Peterson described the process and noted that he has no control over post office delivery delays. He added that he has been working with Ms. Newton and public information officers from other cities to communicate any delays. Mr. Peterson described an option of publishing six weeks of events per newsletter to better accommodate timeframes.

19:48:35 Council Member Johnson commended Mr. Peterson for being forthright and honest about existing problems. He suggested bearing with the newspaper and supporting them.

19:49:22 Chair Barbour cited feedback that she has received regarding late delivery. She inquired whether the Journal will provide a refund when advertising is late. Mr. Peterson stated his preference that events be scheduled for a week after the paper comes out in order to cover delays. He agreed that they will refund if the paper is late.

19:51:50 Vice-Chair Overson thanked Mr. Peterson for coming and cited the value of the newspaper, as certain demographics do not receive local news any other way. She stated her belief that there is a need to keep the paper as a staple in the community. Mr. Peterson said that their permit is through the Riverton Post Office and relayed that, once mailing is verified, they make direct deliveries to local post offices to try and provide timely news.

19:55:15 Mr. Peterson described financial challenges, but said there is now better cash management. He added that he will work with Ms. Newton so that she is aware of any delays.

19:56:47 Council Member Burgess asked for confirmation that there will not be situations when the newsletter is not published. Mr. Peterson described benefits for calendaring out and publicizing events six weeks in advance.

19:58:24 Mr. Peterson invited the Council to contact him if necessary.

19:58:47 Aimee Newton suggested a possible tiered approach to payment for advertising. She noted that would benefit both the Journal and the City.

19:59:40 Chair Barbour reported that she wants to support the community paper, but said the newspaper must ensure that timelines are met.

20:00:05 Ms. Newton recognized Kaitlin Spas, who is a reporter for the Valley Journal and does a great job reporting for Taylorsville. Ms. Newton described the current advertising schedule as a five-week calendar. She agreed to keep the Council posted.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

There were no new items for subsequent consideration.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

20:01:33

- 9.1 Planning Commission Meeting - Tuesday, November 12, 2013 - 7:00 p.m.
- 9.2 Special City Council Meeting - Wednesday, November 13, 2013 - 6:00 p.m.
- 9.3 Board of Canvassers Meeting - Tuesday, November 19, 2013 - 6:00 p.m.
- 9.4 City Council Briefing Session - Wednesday, November 20, 2013 - 6:00 p.m.
- 9.5 City Council Meeting - Wednesday, November 20, 2013 - 6:30 p.m.

10. CALENDAR OF UPCOMING EVENTS

20:01:51

- 10.1 *Veterans Day Program and Parade* - Monday, November 11, 2013 - Parade begins at 11:00 a.m. at Valley Regional Park and ends at City Hall. Following the parade there will be a program at Taylorsville City Hall, Keynote Speaker is Congressman Jim Matheson. For more information visit our website at: www.taylorsvilleut.gov

11. CLOSED SESSION

11.1 Strategy Session to Discuss the Sale or Purchase of Real Property

20:02:25 Council Member Brad Christopherson **MOVED** to take a 5-minute recess and then convene a Closed Session to discuss the sale or purchase of real property. Council Member Kristie Overson **SECONDED** the motion. Chairman Dama Barbour called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Overson-yes, Johnson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All members of the City Council present voted and the motion carried by a unanimous vote.**

The meeting was recessed at 8:02 p.m.

CLOSED SESSION - Sale or Purchase of Real Property

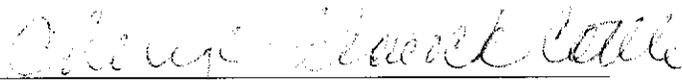
Those in attendance at this Closed Session were: City Administrator John Inch Morgan; Council Members Barbour, Burgess, Christopherson, Johnson, and Overson; City Attorney John

Brems; Community Services Division Director John Taylor; Economic Development Director Donald Adams; Economic Development Specialist Wayne Harper; 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 Brad Christopherson **MOVED** to adjourn the Closed Session and the Regular City Council Meeting. Council Member Ernest Burgess **SECONDED** the motion. Chairman Dama Barbour called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Overson-yes, Johnson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:43 p.m.


Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 12-04-13

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder, and Kristy Heineman, Deputy Recorder