

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, August 20, 2008
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84118

BRIEFING SESSION

Attendance:

Mayor Russ Wall

Council Members:

Chairman Les Matsumura
Vice-Chairman Lynn Handy
Council Member Bud Catlin
Council Member Morris Pratt
Council Member Jerry Rechtenbach

City Staff:

John Inch Morgan, City Administrator
Jessica Springer, Council Coordinator
Cheryl Peacock Cottle, City Recorder

BRIEFING SESSION

1. Review Administrative Report

18:00:28 Chairman Les Matsumura conducted the Briefing Session, which convened at 6:00 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present. The Administrative Report for the Community Development Department was then reviewed. Community Development Director Mark McGrath addressed a question concerning a specific code violation noted in the report.

2. Review Agenda

The agenda for the City Council Meeting was reviewed and discussed.

3. The Briefing Session was adjourned at 6:05 p.m.

REGULAR MEETING

Attendance:

Mayor Russ Wall

Council Members:

Chairman Les Matsumura
Vice-Chairman Lynn Handy
Council Member Bud Catlin
Council Member Morris Pratt
Council Member Jerry Rechtenbach

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Mark McGrath, Community Development Director
Del Craig, Chief of Police
Cheryl Peacock Cottle, City Recorder
Jessica Springer, Council Coordinator
Keith Snarr, Economic Development Director

Citizens: Sheriff Jim Winder, Jay Ziolkowski, Kevyn Smeltzer, Kelly Davis, Pam Roberts, Rauli Jacquet, Members of Scout Troop # 363, John Gidney, Harlan Christmas, Joe Crown, Susan Yadeskie, Dan Fazzini, Laurel Titus, LeRoy Cooley, Nilan Smith, Minnie Smith, Bob Perry, Bill Perry IV, David MacKay, Jay Larson, Don Jullinger, Paul Sommer, Carolyn Tinkham, Thurber Tinkham, Joe Asay, Arlene Asay, Darlene Stewart

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

18:29:52 Chairman Les Matsumura 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 Pledge of Allegiance – Opening Ceremonies – *Councilman Handy*

18:31:19 Council Member Lynn Handy directed the Pledge of Allegiance.

1.2 Reverence – *Councilman Handy* (Opening Ceremonies For September 3, 2008 to be arranged by Youth Council)

Council Member Lynn Handy offered the Reverence.

1.3 Citizen Comments

18:31:26 Chairman Les Matsumura recognized members of Scout Troop # 363, who were in attendance.

18:31:52 Chairman Les Matsumura reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

18:33:43 There were no citizen comments, and Chairman Matsumura closed the citizen comment period.

1.4 Mayor's Report

18:33:51 Mayor Russ Wall welcomed the City's partners from Salt Lake County and the Unified Fire Authority, who were in attendance.

The Mayor illustrated renderings for a proposed State park, to be located in Taylorsville and to be known as the Utah's Power Park. He reported on specific plans for the park concerning solar panels, windmills, and geo-thermal power sources. He noted that the State is requesting participation from the City for maintenance of the park. The Mayor stated that he will be bringing a final proposal for Council consideration once additional information is available.

2. APPOINTMENTS

2.1 Bernette Murphy – Economic Development Committee – *Chairman Matsumura*

18:37:53 Council Chairman Matsumura nominated Bernette Murphy to serve on the Economic Development Committee.

18:38:04 Council Member Lynn Handy **MOVED** to appoint Bernette Murphy as a member of the Economic Development Committee. Council Member Catlin **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Handy-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes, and Pratt-yes. **All City Council members voted in favor and the motion passed unanimously.**

2.2 Susan Yadeskie – Historic Preservation Committee – *Mayor Wall*

18:38:33 Mayor Russ Wall recognized Susan Yadeskie and nominated her to serve on the Historic Preservation Committee.

18:39:02 Council Member Morris Pratt **MOVED** to appoint Susan Yadeskie as a member of the Historic Preservation Committee. Council Member Lynn Handy **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Handy-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes, and Pratt-yes. **All City Council members voted in favor and the motion passed unanimously.**

3. REPORTS

3.1 Salt Lake County Jail – *Sheriff Winder and Chief Rollin Cook*

18:39:44 Sheriff Winder presented a historical overview of the Salt Lake County Jail and relayed issues with overcrowding there. He stated that approximately 900 individuals are released per month due to lack of space. The Sheriff noted that another 560-bed facility, known as the Oxbow Jail, is currently sitting idle at 1100 West and 3150 South. He cited a need for immediate action to house criminals appropriately.

18:48:38 The Sheriff discussed the impact to Taylorsville due to overcrowding at the jail. He asked that the Taylorsville City Council adopt a resolution requesting that the Salt Lake County Council consider opening and maintaining the Oxbow facility. He provided a “draft” resolution that might be used by the City.

18:50:38 Sheriff Winder addressed questions from the Council and made clarification regarding federal and state inmates who are housed at the Salt Lake County Jail.

3.2 Quarterly Report, UFA – *Jay Ziolkowski, Battalion Chief*

18:55:38 Battalion Chief Jay Ziolkowski reported on recent activities of the Unified Fire Authority in Taylorsville. He reported that as of July 1, 2008, Taylorsville has a primary and a back up ambulance. Captain Ziolkowski stated that revenue streams thus far are better than projected. He agreed to update the Council regularly on revenue streams.

18:57:47 Chief Ziolkowski addressed questions from the Council and discussed the scouting merit badge program that is available for local scouting groups. It was suggested that presentations be made to Scout representatives in order to provide more information about UFA participation for Eagle projects and merit badges.

19:00:29 Captain Ziolkowski made clarification on the reasoning for sending both an ambulance and a fire truck on calls. He noted that it is necessary to have two responders on emergency calls.

3.3 Quarterly Report, Public Works – *Kevyn Smeltzer*

19:02:48 Kevyn Smeltzer, of the Salt Lake County Public Works Department, reported on services provided in Taylorsville. Mr. Smeltzer discussed the effect of rising fuel costs on projects and operations. He cited adjustments that will be made next year on paving projects.

19:05:34 Mr. Smeltzer addressed questions from the Council. City Administrator John Inch Morgan made clarification on special projects that may be put out for bid and awarded to Salt Lake County. He noted that these projects are budgeted for outside the annual Public Works contract. He commented on curb and gutter projects that may be processed through the Storm Drain fund. Mr. Morgan gave explanation on diminishing funds from the Class C Road funds.

3.4 Quarterly Report, West Valley Animal Control – *Kelly Davis*

19:08:39 Kelly Davis, of West Valley City, reported on Animal Control services in Taylorsville for the previous year. He cited initial concerns regarding the new partnership with Taylorsville, but stated that the transition went forth better than expected. He cited statistics on calls for the year. Mr. Davis reviewed response times and types of calls that are occurring. He referenced some technical issues and housing issues that were previously experienced, but are now resolved.

19:11:29 Mr. Davis relayed that groundbreaking for the new animal shelter should take place the middle of September. He said bids are currently going out to secure a contractor and the shelter will be completed during 2009.

19:12:38 Mr. Davis addressed questions regarding costs for animal licenses, etc. City Administrator John Inch Morgan commented on the impact of having dog licenses sold at Taylorsville City Hall.

3.5 Quarterly Report, Sanitation, Special Service District #1 – *Pam Roberts*

19:13:53 Pam Roberts, of the Salt Lake County Sanitation Department, reported on programs and services provided in Taylorsville. She described specific services that are offered through a package program. Ms. Roberts cited fees and referenced the analysis on comparable fees in other cities. She noted that the fee for the second container is above average. She said that residents are being encouraged to recycle, rather than requesting a second trash container.

19:17:41 Ms. Roberts answered questions from Council Members regarding the costs of the second receptacle. She noted that the County is in the process of re-evaluating its fee structure. She relayed that her department is trying to be more effective and utilize existing resources.

19:19:57 Ms. Roberts stated that the Sanitation Department's fund balance is approximately \$2,000,000 at the end of the year, but noted that a large percentage of that amount goes for capital purchases.

19:20:50 Ms. Roberts reported on specific services that were recently provided during the City's flooding episodes.

19:21:30 City Administrator John Inch Morgan thanked Ms. Roberts and representatives from the UFA for their assistance during the floods in Taylorsville. He inquired about the possibility of implementing green waste cans. Ms. Roberts stated that green waste cans are currently being considered.

19:22:44 Ms. Roberts reminded those present that recycling cans have been provided and extra cans can be obtained at no cost. She cited the impact of increased fuel costs and predicted that those increases can be handled without raising fees.

19:24:33 Council Member Rechtenbach commented on the success of the recycling program in Taylorsville. Ms. Roberts reported on costs that are offset by an increase in recycling. She relayed that the County will be purchasing three hybrid trucks next year to be used on a trial basis.

19:27:49 Ms. Roberts reported on specific services that were provided during the second quarter.

4. CONSENT AGENDA

4.1 Minutes -- RCCM 08-06-08 & CCWS 08-13-08

19:30:09 Council Member Jerry Rechtenbach **MOVED** to adopt the Consent Agenda. Council Member Bud Catlin **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Handy-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes, and Pratt-yes. **All City Council members voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

5.1 *Public Hearing* – 6:30 p.m. – Amending the Taylorsville General Plan Map from Community Commercial to High Density Residential on Property Located at 2099 West 4700 South – *Mark McGrath*

19:30:48 Community Development Director Mark McGrath presented information regarding Agenda Items 5.1 and 5.2 simultaneously, as they both concern the same property at 2099 West

4700 South. He illustrated the subject site on the General Plan Map and aerial photos. Mr. McGrath stated that the property has limited commercial potential. He cited surrounding land uses. He displayed the preliminary proposed site plan for a senior housing community on the property. Mr. McGrath noted that there is no cap on density for senior housing in the City code. He described specific plans for the project and stated that the Legacy Village development on 6200 South at Bangerter Highway closely resembles this proposal. He said this proposed development is also comparable to the approved project on 4800 South and Redwood Road.

19:39:17 Mr. McGrath clarified that the applicant has not proposed dedicating any public roads, and roads within the project would be 100% private.

19:40:25 Council Member Rechtenbach expressed concerns with safety and provisions for parking on the site. Mr. McGrath stated that these issues have yet to be addressed.

19:41:54 Mr. McGrath affirmed that this project will not be rent controlled. He answered questions regarding density in surrounding projects.

19:43:58 Mr. McGrath reviewed the preliminary elevations being proposed. He also described architectural design and materials for the project.

19:45:08 Mr. McGrath relayed that the Planning Staff is in favor of the project and the Planning Commission approved the project with a 3 to 2 vote. He cited a significant need for senior communities in the future throughout the Salt Lake Valley. He said that, because this is a senior residential community, impact for schools, traffic, crime, etc. should be greatly reduced from that of other higher density communities. 19:49:17 Mr. McGrath reviewed zoning conditions being recommended by the Planning Commission.

19:50:20 Mr. Handy inquired about the Planning Commission's recommendation to lower the density level to 16 units per acre and Mr. McGrath made clarification. Mr. McGrath stated that the last application on this property was submitted approximately four years ago and clarified that there has never been a request for a single dwelling development on the property.

19:54:25 Council Member Rechtenbach expressed concerns about the high density and inquired about the potential for commercial impact.

19:53:07 Economic Development Director Keith Snarr spoke about the merits of the property. He noted that he was asked to speak on behalf of Ken Cook and the Taylorsville Economic Development Committee. He relayed that committee members feel that the proposed use will economically benefit the surrounding area.

19:57:15 Mr. McGrath addressed additional questions regarding traffic concerns, potential commercial uses, and zoning possibilities for the property.

19:59:47 Chairman Matsumura opened the public hearing on Agenda Items 5.1 and 5.2 and called for comments from those wishing to speak in favor of the project.

20:01:48 Carolyn Tinkham, Administrator for the Golden Living Center, read a prepared statement from the owner of Golden Living, endorsing the project proposed by Perry Homes. She referenced Golden Living's desire to provide management services. Ms. Tinkham stated that this would be a premier project in Taylorsville and encouraged the City Council to endorse the proposal.

20:05:45 Walt Grand cited initial concerns regarding the high density of the project, but stated that after meeting with Mr. Gary Taylor and Bill Perry, neighbors are favorably impressed with the planned project. He spoke in favor of the senior housing development.

20:08:32 Darlene Stewart, representing Gary Taylor and Retirement Living Group, cited a need for senior communities in Taylorsville and spoke in favor of the project. She addressed questions from the Council and cited a rent range of \$635 to \$785 per month for apartments at her facility.

20:10:50 Joe Crown stated that he has spoken to bordering homeowners. He reported that 9 of 14 neighbors contacted are in favor of the proposal, with certain conditions, i.e. a stone fence. He cited nearby amenities that would support the project.

20:14:55 There were no additional comments and Chairman Matsumura declared the public hearing closed.

20:15:01 Bill and Bob Perry, developers for the proposed project, described internal amenities that are being planned for the community. Mr. Bill Perry addressed open space issues and said that the proposed open space for the project is approximately 41.5%. He noted that the buildings will be fully-elevated and that the development will be completely handicap accessible. Mr. Perry agreed that quality of the project is very important. He cited the many projects owned and managed by his company.

20:20:16 Mr. Perry addressed questions from the Council regarding density, management plans, project quality, parking provisions, affordable rent rates, floor plans for units, restrictions and rules for tenants, etc. He cited the potential of cooperating with the neighboring Golden Living property for some management needs. Mr. Perry displayed a rendering of the architectural design for the property.

20:32:47 Mr. Perry confirmed that their request for density is for the original 23.9 units per acre, in order to make the project feasible to build. He stated that the developer is comfortable with potential requirements for a right-in/right-out access on 4700 South. He addressed the possibility of increasing stories of the buildings in order to provide more green space and stated that they are open to that recommendation.

20:40:49 Mr. McGrath made a clarification concerning the Planning Commission's recommended condition for a 25-foot set back.

20:42:41 Mr. McGrath gave further clarification regarding any amendments made to the General Plan. He recommended placing a condition on the General Plan amendment that this amendment applies only to a senior housing community.

20:45:39 Council Member Catlin requested that final conditions for the project be approved by the Council.

20:46:19 Mayor Wall stated that Administration is in favor of giving the City Council opportunity to make final decision on conditions for the project.

20:48:14 Mr. McGrath noted that City ordinance gives the Planning Commission the authority to place zoning conditions, but the City Council has the right by ordinance to appeal the Planning Commission's decision in order to have final approval of those conditions.

20:50:11 Council Member Rechtenbach cited a need for flexibility on the proposed elevations.

20:51:13 Mr. McGrath suggested that the City Council recommend changing the zoning condition to limit the elevation of buildings to two stories in height anywhere that they are adjacent to detached single family residences.

5.1.1 Ordinance No. 08-21 – Amending the Taylorsville General Plan Map from Community Commercial to High Density Residential on Property Located at 2099 West 4700 South

20:52:25 Council Member Morris Pratt **MOVED** to adopt Ordinance No. 08-21 – Amending the Taylorsville General Plan Map from Community Commercial to High Density Residential on Property Located at 2099 West 4700 South, with a change to the last paragraph beginning with “Now therefore ...” to include a stipulation designating senior housing accommodations only. Mark McGrath suggested specific wording for the ordinance and additional discussion ensued. Mr. McGrath asked that a stipulation be included that if senior housing is not completed, the designation reverts back to Community Commercial. Mr. Pratt amended his motion accordingly. Council Member Lynn Handy **SECONDED** the motion. Mr. Morgan cautioned against reverting

back to the Community Commercial designation. Council Member Pratt agreed to leave out that clause in his motion and make the amendment to “accommodate senior housing only.” Chairman Matsumura called for further discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Handy-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes, and Pratt-yes. **All City Council members voted in favor and the motion passed unanimously.**

5.2 Public Hearing – 6:30 p.m. – Amending the Taylorsville Zoning Map from A-1 (agricultural) to R-M/zc (Residential Multi-Family) on Property Located at 2099 West 4700 South – Mark McGrath

5.1.1 Ordinance No. 08-22 – Amending the Taylorsville Zoning Map from A-1 (agricultural) to R-M/zc (Residential Multi-Family) on Property Located at 2099 West 4700 South

21:00:04 Council Member Lynn Handy **MOVED** to adopt Ordinance No. 08-22 – Amending the Taylorsville Zoning Map from A-1 (agricultural) to R-M/zc (Residential Multi-Family) on Property Located at 2099 West 4700 South, with an amendment to increase the density to allow 24 units per acre. Council Member Rechtenbach **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. Council Member Catlin recommended that final conditional uses be approved by the Council. It was determined that the same thing can be accomplished by an appeal of the Planning Commission’s decision. Mr. McGrath called for clarification on the building height issue and the set-back issue and discussion ensued. Mr. Handy restated his motion, allowing density at 24 units per acre, and removing zoning conditions #5 and #6. Additional clarification was given on the set-back requirement. Mr. Handy modified his motion to adopt Ordinance No. 08-22, allowing density at 24 units per acre and removing Condition # 6 under the Planning Commission’s recommendations. Mr. Rechtenbach reaffirmed his second. There being no further discussion, Chairman Matsumura called for a roll call vote. The vote was as follows: Handy-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes, and Pratt-yes. **All City Council members voted in favor and the motion passed unanimously.**

6. FINANCIAL MATTERS

6.1 Resolution No. 08-29 – Approving an Interlocal Sublease Agreement between the City of Taylorsville and the City of Cottonwood Heights, and Holladay City for the Shared Leasing of Storage Space Located at 4994 South Commerce Drive, Murray, Utah – John Inch Morgan

21:08:32 City Administrator John Inch Morgan presented background on the proposed interlocal agreement and cited a desire to find more economical methods of providing street-sweeping services. He presented a proposal for the cities of Taylorsville, Cottonwood Heights

and Holladay to share storage space for street sweeping equipment, etc. He described the commercial property at 4994 South Commerce Drive in Murray that Cottonwood Heights has identified for storage space. Mr. Morgan explained that this resolution represents Part One of two interlocal agreements: (1) for leasing space; and (2) for street sweeping services. He relayed that sharing services would place costs at approximately \$56,000 for Taylorsville.

21:12:47 Council Member Morris Pratt **MOVED** to adopt Resolution No. 08-29 – Approving an Interlocal Sublease Agreement between the City of Taylorsville and the City of Cottonwood Heights, and Holladay City for the Shared Leasing of Storage Space Located at 4994 South Commerce Drive, Murray, Utah. Council Member Jerry Rechtenbach **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. Council Member Rechtenbach asked for clarification on having two separate agreements to lease space and to provide street sweeping services. Mr. Morgan confirmed that the agreements are included within the budget. Mayor Wall noted that there is still the possibility of staying with the current street sweeping provider, in which case, an adjustment to the budget would need to be made. There being no further discussion, Chairman Matsumura called for a roll call vote. The vote was as follows: Handy-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes, and Pratt-yes. **All City Council members voted in favor and the motion passed unanimously.**

6.2 Resolution No. 08-30 – Authorizing and Directing the Mayor to Submit a Grant Application to the Economic Development Corporation of Utah for a Marketing Match Grant (Cycle 30) – Keith Snarr

21:15:22 Economic Development Director Keith Snarr presented the subject resolution and asked the City Council to authorize the submission of grant applications for funds from ECDU for the Sorensen Research property and for the UDOT property.

21:16:37 Mr. Snarr addressed questions from the Council and described the cycles for potential grants. He confirmed that the matching funds are included in the approved Economic Development budget.

21:18:07 Council Member Bud Catlin **MOVED** to adopt Resolution No. 08-21 – Authorizing and Directing the Mayor to Submit a Grant Application to the Economic Development Corporation of Utah for a Marketing Match Grant (Cycle 30). Council Member Lynn Handy **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Handy-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes, and Pratt-yes. **All City Council members voted in favor and the motion passed unanimously.**

7. OTHER MATTERS

21:18:58 There were no other matters for discussion.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

21:19:10 There were no new items for subsequent consideration.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

21:19:18

- 9.1 City Council Briefing Session – September 3, 2008 – 6:00 p.m.
- 9.2 City Council Meeting – September 3, 2008 – 6:30 p.m.
- 9.3 City Council Briefing Session – September 17, 2008 – 6:00 p.m.
- 9.4 City Council Meeting – September 17, 2008 – 6:30 p.m.
- 9.5 City Council Work Session – September 24, 2008 – 6:00 p.m.

10. CALENDAR OF UPCOMING EVENTS

11. ADJOURNMENT

21:19:36 Council Member Morris Pratt **MOVED** to adjourn the City Council Meeting. Council Member Lynn Handy **SECONDED** the motion. Chairman Matsumura called for discussion. There being none, he called for a vote. The vote was as follows: Handy-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes, and Pratt-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:19 p.m.

Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 09-03-08

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder