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City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, August 5, 2020
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance-

Mayor:

Kristie Overson

Councilmembers Present-

Council Chair Meredith Harker
Vice-Chair Brad Christopherson
Council Member Ernest Burgess
Councilmember Curt Cochran

Councilmember Dan Armstrong was excused

City Staff-

Scott Harrington, Asst. City Administrator/Chief Financial Officer
Jamie Brooks, City Recorder
Tracy Cowdell, City Attorney
Wayne Harper, Community/Economic Development Director
Kris Heineman, Council Coordinator
Kim Horiuchi, Communications Director

Chair Meredith Harker conducted the Briefing Session, which convened at 6:03 p.m. A roll call was conducted wherein all councilmembers were present except for Councilmember Dan Armstrong who was excused.

1. Review Agenda

The agenda for the regular City Council meeting was reviewed. It was determined that neither Councilmember Armstrong nor John Taylor would be present at the meeting.

Councilmember Cochran noted that new complaints were coming in regarding the poor state of Walmart's landscaping. Mayor Overson stated that she and the administration would look into it.

Councilmember Burgess stated there was a great deal of overgrowth along the sidewalk on 4200 South towards the river. Mayor Overson asked that Councilmember Burgess get her some more specific information regarding the location so that she could ensure it was addressed.

The Council and staff discussed several locations in the City with dead trees that needed to be replaced in the Fall.

2. Adjourn

Chair Harker declared the briefing session adjourned at 6:09 p.m.

REGULAR MEETING

Attendance-

Mayor-

Kristie Overson

Council Members-

Council Chair Meredith Harker
Vice-Chair Brad Christopherson
Council Member Ernest Burgess
Council Member Curt Cochran

Councilmember Dan Armstrong was excused

City Staff-

Scott Harrington, Asst. City Administrator/Chief Financial Officer
Jamie Brooks, City Recorder
Tracy Cowdell, City Attorney
Wayne Harper, Economic/Community Development Director
Kris Heineman, Council Coordinator
Kim Horiuchi, Communications Director
Tracy Wyant, UPD Precinct Chief

Others in Attendance: Anna Barbieri, John E. Gidney, Marc McElreath, Barbara Riddle, Janet Stewart, Tom Stewart, Robbie Thomson, Gordon Willardson and David Young.

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

Chair Meredith Harker called the meeting to order at 6:30 p.m. A roll call was conducted wherein all councilmembers were present except Councilmember Armstrong who was excused.

1.1.1 Opening Ceremonies – Pledge and Reverence – *Councilmember Cochran* (Opening Ceremonies for August 5, 2020 to be arranged by *Council Chair Harker*)

 Councilmember Cochran led the Pledge of Allegiance before reading the obituary of Taylorsville Justice Court Judge Michael Kwan who had recently passed away. Councilmember Cochran spoke about the great respect he had always held for Judge Kwan. A moment of silence was then held.

1.2 Mayor's Report

 Mayor Kristie Overson also spoke regarding the recent loss of Judge Kwan. She stated it was the City's honor to have him lie in state at City Hall. City staff did a beautiful job of preparing a tribute for the Judge, and the City was honored to have the opportunity to hold the event.

Taylorsville resident Krystal Hazlett had also recently passed away. Ms. Hazlett was an advocate for victims of sexual assault and had worked to ensure that a huge backlog of rape kits was finally tested.

Mayor Overson also extended the City's condolences to the entire Marroquin family. Heather Marroquin and her two-year-old twin daughters had recently been struck by a car. Tragically, Hadley had passed away at the scene and Bethany was still hospitalized with very serious injuries.

City employees had recently teamed up with several Eagle Gate College nursing students to create care packages for several Taylorsville senior citizens. The Mayor expressed her appreciation to Pamela Light, Cheryl Light and Emmanuel Fobi as well as city staffers Jen Andrus and Kim Horiuchi.

Mayor Overson also wished to thank the Unified Fire Authority for their hard work during a dangerous fire season. Additionally, she reported that Riverton had opted to withdraw from UFSA (not to be confused with the UFA.) A working group had met that morning and come up with what it felt was a withdrawal plan that was fair to Riverton and also to the remaining member cities of UFSA.

Regarding Unified Police, Mayor Overson admitted that July had been a challenging month. Her admiration went out to every officer with UPD as well as police officers of other nearby communities. Since the announcement of the City's intent to withdraw from UPD, Jay Ziolkowski had agreed to facilitate the City's transition from being a member of Unified Police to having its own police department. She said it was quite clear that there was a great deal of adjustment on the horizon for the City regarding COVID-19, police services, the justice court and even the city council. Chair Harker agreed that 2020 was clearly a year of change.

1.3 Citizen Comments

 Chair Harker invited any interested citizens to speak to the Council regarding any topic of their choosing.

There was no one in the council chambers who expressed a desire to speak. However, the Chair read a comment from Brian Lloyd that had been submitted online:

"I would like to encourage our City Council to take a more in-depth look at bringing Utopia fiber to our city. I believe bringing Utopia fiber would provide a wonderful benefit to residents. The way Utopia is structured today is vastly different than it was in its early days that are often referenced when providing reasons for it being expensive or a poor design."

2. APPOINTMENTS

There were no appointments.

3. REPORTS

3.1 ChamberWest Report – *Barbara Riddle*

 Ms. Riddle, President and Chief Executive Officer of ChamberWest, outlined the Chamber's core focus and gave an overview of many of the programs that the entity was actively promoting, including:

- Legislative affairs, associated committees and subcommittees
- Women in Business
- Leadership Institute
- Tuesday Topics
- Professional Development Series
- Online Programs
- Business Programs

- Golf Classic
- Fall Business Conference
- Business Advocacy and Government Relations

Ms. Riddle discussed the impressive array of activities taking place despite the challenges presented by the current pandemic.

3.2 Economic Development Report – *Wayne Harper*



Mr. Harper updated the Council on economic activities within the City.

- The old Shopko building had been turned over to Target on July 20th. A soft opening was scheduled for October with an official ribbon cutting to take place several months later.
- Construction of the performing arts center continued to move forward
- Regarding the City Center open space, a proposal had been selected and a contract would soon be signed
- In preparation for the construction of a new temple for the Church of Jesus Christ of Latter-Day Saints, existing buildings had been demolished. A date for the groundbreaking would soon be announced.
- Pinecrest Dental and a new medical office building would make great additions to the community.
- The new gateway signage was currently being manufactured and would soon be installed.
- The new 7-11 at 1500 West 5400 South would be opening the following Tuesday
- Auto Zone was approximately halfway through construction
- The sign for Macey's at 4700 South Redwood was now in place with 90% of interior construction complete. He anticipated a ribbon cutting in September
- Swig n' Sweets was just one part of upgrades taking place throughout that shopping center. The property owner was investing considerable funds in updating the entire plaza
- The property owners of Westwood Village were working with a developer to do something completely new with the property

- The new state liquor store had received all appropriate approvals and construction was expected to begin quite soon.
- Arctic Circle would soon be demolished and replaced by a Dutch Brothers Coffee business
- The state office building (formerly American Express) was currently undergoing interior renovation which should be complete by January. There would initially be 1100-1200 employees with 1500-1800 ultimately expected.
- The recent Taylorsville Summit involved a tour of the performing arts center. The Summit was a success thanks to a great team effort
- Beltway West at 4255 South 2700 West was moving forward
- The Casa Linda Apartments had been demolished and the site would become a part of the Bus Rapid Transit system.
- Summit Vista: Assisted Living and Memory Care buildings were well underway
- A great deal of progress had been made regarding construction of the 3200 West wall
- Some new businesses to Taylorsville were Captain's Boil, Elevated Cabinets, Elevation Catering, Queen Tea, and Westend Barbers
- Several other businesses were still in the permit process
- 7-11 had recently acquired all the Speedways nationwide

 Mr. Harper pointed out that the way people shop continued to evolve, particularly considering the pandemic. There was also much uncertainty in the office space market. Hospitality and travel industries continued to suffer.

Chair Harker encouraged residents to frequent and support local businesses.

4. CONSENT AGENDA

4.1 Minutes – July 1, 2020 City Council Meeting

MOTION: Councilmember Cochran moved to approve the minutes of July 1, 2020 as presented. The motion was seconded by Councilmember Burgess.

Councilmember Burgess	Yes
Chair Harker	Yes
Councilmember Armstrong	Absent
Councilmember Cochran	Yes
Vice Chair Christopherson	Yes

The motion passed 4-0

4.2 **Resolution No. 20-33** - A Resolution of the City of Taylorsville consenting to a sixth extension of the Local State of Emergency Proclaimed in response to COVID-19 – *Tracy Cowdell*

MOTION: Councilmember Burgess moved to approve Resolution 20-33 as presented. The motion was seconded by Councilmember Cochran.

Vice Chair Christopherson	Yes
Councilmember Cochran	Yes
Councilmember Burgess	Yes
Councilmember Armstrong	Absent
Chair Harker	Yes

The motion passed 4-0

5. PLANNING MATTERS

5.1 **Ordinance No. 20-16** – An Ordinance of the City of Taylorsville approving a Zoning Map Amendment from Residential Single-Family Minimum 8,000 square foot lots (R-1-8) and Limited Commercial (LC) to Residential Multi-Family District; 8 Units per acre (RM-8_ for the properties located at 3399 West 4700 South and 3397 West 4700 South respectively – *Wayne Harper*

 Mr. Harper explained that the applicant was proposing a 20-unit townhome complex which was down from the originally proposed 29 units. Two public hearings had taken place before the planning commission. Various details still needed to be worked out but first the possibility of a rezone needed to be addressed. Staff recommended approval of the ordinance as drafted.

Vice Chair Christopherson pointed out that the applicant had attempted to zone for more than was currently allowed, which is why the number of units had been reduced from 29 to 20.

Chair Harker asked what was currently on the property. Mr. Harper responded that there were two single-family residences, one of which was in a commercial zone and was vacant.

Chair Harker invited the applicant to address the Council. Robbie Thomson explained that his original application would have required an amendment to the general plan. However, his current application was consistent with the general plan. Additionally, it allowed each unit to have a two-car garage as well as a 20-foot driveway.

Chair Harker wished to confirm that there was a single entrance to the property. The applicant indicated that was correct.

Councilmember Burgess expressed appreciation to the applicant for responding to the Planning Commission's concerns.

Chair Harker opened the public hearing.

 Janet Stewart, Taylorsville resident, did not believe townhomes were the right fit for her neighborhood. She thought it was a beautiful product but wished for it to be placed elsewhere in the City.

Gordon Willardson stated that he was representing residents in the neighborhood affected by this potential rezone. He stated that the neighborhood should only have single-family homes in it.

Chair Harker closed the public hearing and invited Mr. Thomson to address the concerns expressed by Ms. Stewart and Mr. Willardson.

 Mr. Thomson pointed out that his proposal would be much less impactful than commercial zoning which Mr. Willardson was in favor of. He also stated that new construction would only *increase* property values—not decrease them. He understood that change was often difficult, but he felt that 4700 South provided a good buffer to the residential zone and reiterated that his application was consistent with the general plan.

Mr. Thomson reminded the Council that if it chose to approve his rezone, he would still need to go through the preliminary and final plat approval. Therefore, the Council would have input beyond just the rezone that was currently before them.

Councilmember Burgess asked how plausible it was to move the ingress/egress to 4700 South. Mr. Thomson responded that it was a UDOT road and UDOT typically would not allow a separate entrance. Moreover, he had conducted a traffic impact study and trip generation report for an identical product. At peak, there were only 28 trips in an hour.

Chair Harker and Vice Chair Christopherson agreed that the impact to traffic in the area would be minimal.



MOTION: Councilmember Cochran moved to adopt Ordinance No. 20-16, approving a Zoning Map Amendment from Residential Single-Family Minimum 8,000 square foot lots (R-1-8) and Limited Commercial (LC) to Residential Multi-Family District, 8 Units per acre (RM-8) for the properties located at 3399 West 4700 South and 3397 West 4700 South respectively. The motion was seconded by Chair Harker.

Councilmember Armstrong	Absent
Councilmember Burgess	Yes
Chair Harker	Yes
Vice Chair Christopherson	Yes
Councilmember Cochran	Yes

The motion passed 4-0

6. FINANCIAL MATTERS

There were no financial matters.

7. OTHER MATTERS

- 7.1 ***Resolution No. 20-32*** – A Resolution of the City of Taylorsville recognizing the mid-term vacancy on the City Council, directing that public notice be given identifying the date, time and place of the meeting where the vacancy will be filled, identifying the person to whom interested persons may submit their name for consideration and setting the deadline for such submissions – *Tracy Cowdell*



Mr. Cowdell explained that Councilmember Christopherson would be resigning his seat on the Council as he would be moving outside the City. Mr. Cowdell pointed out that he had a great deal of respect for the Vice Chair and would miss the perspective and expertise he often provided on City matters. He then explained that the proposed resolution recognized the vacancy that would be made available and described the process by which the vacancy would be filled.

Vice Chair Christopherson took a moment to encourage residents to get involved in their City by applying for his seat in District #3.

MOTION: Councilmember Cochran moved to approve Resolution 20-32 as presented.
The motion was seconded by Councilmember Burgess.

Councilmember Cochran	Yes
Vice Chair Christopherson	Yes
Chair Harker	Yes
Councilmember Burgess	Yes
Councilmember Armstrong	Absent

The motion passed 4-0

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

- 8.1 **Vice Chair Christopherson** – nothing for subsequent consideration.
- 8.2 **Councilmember Burgess** – Stated that he would miss Vice Chair Christopherson
- 8.3 **Councilmember Armstrong** – Absent
- 8.4 **Councilmember Cochran** – nothing for subsequent consideration
- 8.5 **Chair Harker** – Pointed out the fact that with Vice Chair Christopherson’s departure, there would be no Vice Chair on the Council.

Mr. Cowdell responded that the Council had options. It could name a new Vice Chair soon or it could leave the position vacant until January when it would be time to make a new appointment as a matter of course. The Chair could also simply name someone to act in her place if it were ever necessary.

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

- 9.1 Planning Commission Work Session – Tuesday, August 11, 2020 at 6:00 p.m.
- 9.2 Planning Commission Regular Meeting – Tuesday, August 11, 2020 at 7:00 p.m.
- 9.3 City Council Briefing Session – Wednesday, August 19, 2020 at 6:00 p.m.
- 9.4 City Council Meeting – Wednesday, August 19, 2020 – 6:30 p.m.
- 9.5 Planning Commission Meeting – Tuesday, August 25, 2020 – 6:00 p.m.

10. **CALENDAR OF UPCOMING EVENTS**

Chair Harker mentioned that there would be a “Movie on the Lawn” event the following Saturday evening with food trucks, etc. There were no other upcoming events to discuss.

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

MOTION: Councilmember Burgess moved to adjourn. The motion was seconded by Councilmember Cochran and Chair Harker declared the meeting adjourned.

The meeting adjourned at 8:07 p.m.



Jamie Brooks, City Recorder

Minutes approved: August 19, 2020



