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

**Wednesday, July 8, 2015**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

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**BRIEFING SESSION**

**Attendance:**

Mayor Larry Johnson

**Council Members:**

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

**City Staff:**

John Taylor, City Administrator  
Tracy Cowdell, City Attorney  
Cheryl Peacock Cottle, City Recorder  
Scott Harrington, Chief Financial Officer  
Mark McGrath, Community Development Director  
Tracy Wyant, UPD Precinct Chief  
Kristy Heineman, Council Coordinator  
Stephanie Nate, Deputy City Attorney

**Excused:** Public Information Officer Tiffany Janzen

**Others:** Stephen Aina, Dan Fazzini, Ted Jensen, Bruce Reese, John Erickson,

**5:30 – 6:00 P.M. – LIVE SOCIAL MEDIA QUESTION AND ANSWER WITH THE CITY COUNCIL**

City Council Members were available to address live questions from residents via social media.  
No questions were presented.

1 **6:00 BRIEFING SESSION**

2  
3 6:00:37 PM Chairman Kristie Overson conducted the Briefing Session, which convened at 6:00  
4 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members  
5 were present.  
6

7 **1. Review Administrative Report – Administration**

8  
9 6:01:08 PM The Administrative Report was reviewed and there were no questions. Council  
10 Member Dama Barbour commented on the exciting things currently happening in Taylorsville.  
11

12 **2. Review Agenda**

13  
14 6:01:55 PM The agenda for the City Council Meeting was reviewed.  
15

16 **3. Adjourn**

17  
18 6:03:27 PM Chair Overson declared the Briefing Session adjourned at 6:03 p.m.  
19  
20

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21  
22 **REGULAR MEETING**

23  
24 **Attendance:**

25  
26 Mayor Larry Johnson  
27

28 **Council Members:**

29  
30 Council Chairman Kristie Overson  
31 Vice-Chairman Ernest Burgess  
32 Council Member Daniel Armstrong  
33 Council Member Dama Barbour  
34 Council Member Brad Christopherson  
35

28 **City Staff:**

30 John Taylor, City Administrator  
31 Tracy Cowdell, City Attorney  
32 Mark McGrath, Community Development Director  
33 Tracy Wyant, UPD Precinct Chief  
34 Cheryl Peacock Cottle, City Recorder  
35 Scott Harrington, Chief Financial Officer  
36 Wayne Harper, Economic Development Director  
37 Todd Caldwell, UFA Battalion Chief  
38 Kristy Heineman, Council Coordinator  
39 Michael Meldrum, Principal Planner  
40 Jim Spung, Associate Planner  
41 Marsha Thomas, Judge

1 **Excused:** Public Information Officer Tiffany Janzen  
2

3 **Others:** Stephen Aina, Doug Stowell, Dan Fazzini, Ted Jensen, Bruce Reese, John Erickson,  
4 Gordon Willardson, Jackie Willardson, Don Quigley, Jessica Forsyte, Cheyanne Bradshaw,  
5 Marin McIff, John Gidney, Connie Taney, Steve Farschou, Anna Barbieri, Israel Grossman,  
6 Cade Shiozaki, Hannah Vickery, Rick Berry, Garl Fink, Jody Burnett, Scouts from Troops 591  
7 and 1333  
8  
9

10 **1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS**  
11

12 6:29:46 PM Chairman Kristie Overson called the meeting to order at 6:30 p.m. and welcomed  
13 those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all  
14 Council Members were present.  
15

16 **1.1 Opening Ceremonies – Pledge and Reverence – Youth Council**  
17 **(Opening Ceremonies for July 15, 2015 to be arranged by Mayor Johnson)**  
18

19 6:30:23 PM Youth Council Member Jessica Forsyte directed the Pledge of Allegiance.  
20

21 6:30:57 PM Youth Council Member Cheyanne Bradshaw offered the Reverence.  
22

23 6:31:44 PM Chair Overson recognized scouts from Troops 591 and 1333 in attendance.  
24

25 **1.2 Mayor's Report**  
26

27 There was no Mayor's Report.  
28

29 **1.3 Citizen Comments**  
30

31 6:32:58 PM Chairman Kristie Overson reviewed the Citizen Comment Procedures for the  
32 audience. She then called for any citizen comments.  
33

34 6:33:40 PM Dan Fazzini commented on the use of Millrace Park and the bike path that goes  
35 through the park. He relayed that he commutes through the park on his bicycle. He observed that  
36 the park is used for soccer and football practices, etc. and some cars are left idling there as  
37 parents wait for children. He said that many cities in the valley have instituted an idling  
38 ordinance. He addressed the impact on air quality from idling cars and suggested that  
39 Taylorsville might want to consider an ordinance to limit idling. He also observed that the pickle  
40 ball courts are being used every day.  
41

1 [6:35:54 PM](#) Rick Berry stated his concerns with the area of 6200 South and Prairie View Drive  
2 that only has one egress. He cited traffic and safety concerns. He suggested that further  
3 development in the neighborhood, as planned, will increase danger in the area. He noted that  
4 there is no traffic light at Prairie View and no second egress. He referenced difficulty he  
5 personally has in getting in and out of the subdivision.  
6

7 [6:38:14 PM](#) There were no additional citizen comments, and Chairman Overson closed the  
8 citizen comment period.  
9

## 10 **2. APPOINTMENTS**

11  
12 There were no appointments.  
13

## 14 **3. REPORTS**

### 15 **3.1 Youth Council Report – *Marin McIff***

16  
17  
18 [6:38:18 PM](#) Youth Council Chair Marin McIff reported on recent activities and upcoming events  
19 for the Taylorsville Youth Council. She observed that the Earth Day Clean-up event was a great  
20 success. She indicated that the Youth Council helped with a recent Chick Fil A tour and also at  
21 Taylorsville Dayzz, where they handed out many balloons. She stated that Taylorsville Youth  
22 Ambassadors participated on the City's parade float in the Taylorsville and West Jordan Parades.  
23 She thanked Council Member Dan Armstrong for driving the float in the West Jordan Parade.  
24 Ms. McIff relayed that the Youth Council is taking a break during July and elections for officers  
25 will be held in August.  
26

27 [6:40:23 PM](#) Council Member Dama Barbour thanked Youth Council Members for all the help  
28 rendered in the Taylorsville Dayzz booth. Council Member Ernest Burgess also thanked them for  
29 help given during the Earth Day event. Chair Kristie Overson cited appreciation for all the Youth  
30 Council does for Taylorsville.  
31

### 32 **3.2 Historic Preservation Committee – *Connie Taney***

33  
34 [6:41:07 PM](#) Historic Preservation Chair Connie Taney reported on activities of the Historic  
35 Preservation Committee.  
36

37 [6:41:24 PM](#) Ms. Taney said that the Historic Preservation Committee is grateful to be under the  
38 umbrella of Taylorsville and to be given the opportunity to preserve the City's history. She  
39 relayed that 51 classes from 12 elementary schools were shepherded through the museum during  
40 May and June. She noted that this translates to approximately 3,126 students, plus teachers and  
41 parent volunteers. She explained that the tours are made possible through ZAP Grant funding.

1 Ms. Taney reported that there have been six Eagle Scout projects completed at the Heritage  
2 Center. She cited the following: two loads of road base added; new rain gutters installed by the  
3 Dairy Store; old diseased tree taken down for safety reasons; all three parking lots redesigned;  
4 cement curbs placed as needed; fresh paint on the school house and the Bringhurst Shed; a brand  
5 new water fountain (which came through private donations in honor of Ms. Taney's mother,  
6 Audrey Jones Steadman); and a new display of the wedding dress of Audrey Jones Steadman.  
7

8 6:44:23 PM Ms. Taney relayed that some Harker family photos have been donated for the  
9 museum. She reported that an antique tractor was donated by Jake and Dama Barbour and said  
10 Bruce Wasden really enjoys driving it. She said that building rentals are sky-rocketing. She  
11 reviewed specific use of the Dairy Store. She also reported that members of a Young Women's  
12 group recently volunteered to clean the museum completely and did a great job.  
13

14 6:45:57 PM Ms. Taney cited the removal of the Pfitzer shrubs in front of the museum, which  
15 have been replaced by healthy grass. She said that there are six scheduled rentals so far for the  
16 month of July. She described a traveling exhibit called "Grandma's Kitchen," which is a tote for  
17 students to check out and use for school history presentations.  
18

19 6:47:56 PM Ms. Taney called for any questions.  
20

21 6:48:35 PM Council Member Brad Christopherson commented on his son's positive experience  
22 when visiting the museum with his school class.  
23

24 6:48:47 PM Ms. Taney relayed that the Tombstone Tales event will be held September 10, 11,  
25 and 12, 2015 in the cemetery across from the Salt Lake Community College. She invited City  
26 Council Members to come and be greeters at the event on one of the nights. She also praised the  
27 caretaker who makes the museum look so great.  
28

29 6:49:58 PM Chair Overson thanked all those at the museum for all they do.  
30

### 31 **3.3 Prosecutors/Indigent Defense – Doug Stowell/Stephen Aina**

32

33 6:50:42 PM City Prosecutor Stephen Aina reported on prosecution services and activities in the  
34 Taylorsville Justice Court. He described specific offenses seen in the Court. He cited a great  
35 relationship with the Unified Police Department and commended Chief Tracy Wyant. He  
36 reviewed activities with bail bonds, judgments and forfeitures. He relayed that a \$10,000  
37 judgment for the City was recently collected  
38

39 Ms. Aina referenced the challenge of getting witnesses to show up for trial. He said prosecutors  
40 are working on that process and taking steps to help remedy the situation. He described  
41 prosecution activities regarding the handling of nuisance houses in the City. He cited a case

1 wherein a fine and a mandate were given to make sure that a property was cleaned up in order to  
2 avoid further consequences.

3  
4 6:54:45 PM Mr. Aina introduced Hannah Vickery, a new prosecutor in the Taylorsville Court,  
5 and noted that she was formerly the head prosecutor in South Salt Lake. Mr. Aina stated that Ms.  
6 Vickery has been very helpful in obtaining records from other states regarding past DUI  
7 convictions.

8  
9 6:56:29 PM Council Member Dan Armstrong thanked prosecutors for pursuing the investigation  
10 of repeat offenders.

11  
12 6:56:54 PM Taylorsville's Indigent Counsel Doug Stowell reported on defense services provided  
13 in the Justice Court. He distributed a handout containing statistics on defense services rendered.  
14 He described the part-time schedule for public defenders and relayed that on some days 60 to  
15 100 people are represented by two to four attorneys. He thanked Judge Marsha Thomas for her  
16 efforts to try and obtain services related to mental health needs. Mr. Stowell cited a percentage of  
17 his clients who have significant mental health issues.

18  
19 7:00:33 PM Mr. Stowell reviewed statistics for the last six months on pre-trial conferences,  
20 reviews, orders to show cause, sentencing hearings, and failures to appear.

21  
22 7:01:12 PM Council Member Dama Barbour expressed concern with mental health issues. Mr.  
23 Stowell cited contributing factors and efforts to access alternatives to incarceration in mental  
24 health facilities for those with mental health issues. Council Member Barbour inquired about the  
25 availability of any grant money for this purpose. Mr. Stowell said that he has not previously  
26 pursued grant money, but acknowledged that may be a good avenue to investigate.

27  
28 7:03:59 PM City Attorney Tracy Cowdell expressed that he has a tremendous amount of  
29 confidence in public defenders, prosecutors, and judges in the Taylorsville Court. He cited an  
30 excellent working relationship between the prosecutors and the public defenders. He explained  
31 that there can sometimes be 10 to 15 trials set for one day and remarkable work is done. He  
32 observed that Mr. Stowell's charge of \$150 per case is very reasonable.

33  
34 **4. CONSENT AGENDA**

35  
36 **4.1 Minutes – City Council Meeting: June 3, 2015**

37  
38 7:06:12 PM Council Member Brad Christopherson **MOVED** to adopt the Consent Agenda.  
39 Council Member Dama Barbour **SECONDED** the motion. Chairman Kristie Overson called for  
40 discussion on the motion. There being none, she called for a roll-call vote. The vote was as

1 follows: Overson-yes, Armstrong-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All**  
2 **City Council members voted in favor and the motion passed unanimously.**

3  
4 **5. PLANNING MATTERS**

5  
6 **5.1 Planning Commission/City Council Joint Discussion Regarding Erickson**  
7 **Continuing Care Retirement Community and Adjacent Commercial**  
8 **Development – *Mark McGrath***  
9

10 7:06:50 PM Chair Kristie Overson thanked members of the Taylorsville Planning Commission  
11 for being in attendance.  
12

13 7:07:11 PM Community Development Director Mark McGrath noted that the City Council is  
14 already somewhat familiar with the subject project and a preliminary update has been held with  
15 the Planning Commission, as well. He relayed that the official entitlement process on the project  
16 will start next week with the Planning Commission. He reported that this will be the largest  
17 project in the history of the City, at over 100 acres, and in terms of the building sizes, etc. He  
18 observed that the entitlement project will be very complex.  
19

20 Mr. McGrath cited intent to reintroduce the project and review the proposed site plan, the project  
21 timeline, and the seven development application steps (beginning with a General Plan  
22 amendment and ending with the site plan approval). He cited the development agreement that  
23 will address project issues outside the entitlement process.  
24

25 7:11:31 PM Mr. McGrath recognized Taylorsville Planning Commission Members and  
26 Consulting Attorney Jody Burnett in attendance. Mr. McGrath turned the time over to the City's  
27 new Planner Jim Spung, who was assigned to write the new zoning ordinance to facilitate the  
28 subject project. It was noted that Mr. Spung is also coordinating the entire entitlement process.  
29

30 7:12:29 PM Mr. Spung reiterated that this is a complicated project with many steps involved in  
31 the approval process. He gave an overview of the project and illustrated the property surrounding  
32 the project. He noted that this is the largest vacant property in Taylorsville. He reviewed the  
33 concept plan from Erickson Enterprises for a large senior development project with several  
34 buildings, many different elements, and a variety of land uses, i.e. medical facilities, commercial  
35 spaces, restaurant venues, gathering places, residential space, clubhouses, pedestrian pathways,  
36 courtyards, outdoor recreation areas, walking paths, etc. He illustrated photos of the developer's  
37 existing projects in other communities.  
38

39 7:15:06 PM Mr. Spung relayed that, as this is a very unique project, a new zoning ordinance had  
40 to be written. He noted that the project contains a lot of pedestrian amenities and the developer's

1 goal is to provide a development for seniors where they do not have to leave the area if they  
2 don't want to. He displayed images for planned parking areas and carports.

3  
4 7:15:59 PM Mr. Spung described different aspects and land uses for the overall concept plan for  
5 the project, including an Extended Care Neighborhood that will be a five story building and  
6 contain 300 beds. The proposed elevations and building finishes were illustrated.

7  
8 7:17:17 PM Mr. Spung reviewed plans for neighborhood phases that will be built. He described  
9 the Independent Living Neighborhoods (A, B, and C) and illustrated buildings framed around a  
10 central courtyard or plaza space that residents may use. He stated that the independent living  
11 buildings will have a mix of apartment types, sizes, and layouts, with limited ancillary services,  
12 such as trash and storage, and a small central lobby. He cited climate-controlled pedestrian  
13 walkways to provide access from building to building without having to go outside in winter  
14 conditions or climb stairs. Mr. Spung illustrated various aesthetics of the buildings.

15  
16 Mr. Spung illustrated plans that will interface with residential homes. He indicated that Staff is  
17 working to ensure compatibility with existing neighborhoods. He described a planned outdoor  
18 resident garden, a gazebo, a maintenance building, and other amenities. He discussed access  
19 points and referenced secured gates and emergency exits.

20  
21 7:22:30 PM Mr. Spung discussed the planned Retail Commercial Center in conjunction with the  
22 development and stated that Erickson is currently working with a proposal from Smith's Market  
23 Place. He cited a 123,000 square foot Smith's Market Place Building oriented toward 6200  
24 South. He illustrated plans for two retail pads in the front and also for a proposed fuel center  
25 associated with the Smith's Market Place. He clarified that the Smith's Market Place and the  
26 fuel center would be included in Phase 1 and the retail pads would be in Phase 2. Mr. Spung  
27 indicated that this is all the information that has been submitted by Mr. Erickson and more detail  
28 will be reviewed as it is submitted.

29  
30 7:23:43 PM Mr. Spung reviewed the proposed meeting schedule for the entitlement process with  
31 a Neighborhood Open House hosted by Erickson Enterprises on July 13, 2015 in the City  
32 Council Chambers; Planning Commission Meetings on July 14, August 11, and September 8,  
33 2015; and consideration of amendments to the General Plan, the Zoning Map and Zoning Text  
34 during the August 19, 2015 City Council Meeting.

35  
36 7:25:14 PM Mr. Spung referenced the proposed General Plan Map Amendment and cited current  
37 General Plan language. He described the existing designation for the property of Business Park.  
38 He illustrated the proposed General Plan map that would change the property to a High Density  
39 Mixed Use.

40



- 1 [7:27:41 PM](#) Council Member Dama Barbour asked about the effect of changing the General Plan  
2 Map and then the potential of having something happen to the project. Discussion was held and  
3 clarification was made that the General Plan Map is different than the Zoning Map and is just a  
4 guideline for the City. It was noted that zoning would not change without a zoning amendment.  
5
- 6 [7:29:53 PM](#) It was relayed that after the General Plan Map amendment, the next step is to rezone  
7 the property and change the zoning map to a Site Specific Development (SSD) District. The  
8 definition of an SSD District was discussed. Conditions that must be present for an applicant to  
9 qualify for an SSD zone classification were listed.  
10
- 11 [7:32:25 PM](#) Mr. Spung relayed that Staff has drafted an ordinance containing a new chapter  
12 13.38. Copies of the draft ordinance were distributed and elements of the new ordinance for this  
13 zone were described.  
14
- 15 [7:35:33 PM](#) Mr. Spung reviewed the proposed ordinance regarding building heights and  
16 illustrated setback and building height ratios and requirements.  
17
- 18 [7:38:09 PM](#) It was noted that the biggest challenge will be establishing compatibility between the  
19 two uses. Mr. Spung reported that he has taken a few calls from residents this week with  
20 concerns and those will need to be addressed.  
21
- 22 [7:38:44 PM](#) Mr. Spung reviewed Building and Parking Setbacks. He described bicycle and  
23 pedestrian amenities.  
24
- 25 [7:40:12 PM](#) Landscape design standards were discussed, with four landscaping zones required  
26 for each site.  
27
- 28 [7:40:54 PM](#) Vehicular Circulation and Parking requirements were addressed and minimum  
29 parking ratios were described. Mr. Spung discussed incentives established to increase or  
30 decrease parking counts. It was observed that most residents will start with one or two cars and  
31 within a year have no cars because they realize personal vehicles are not needed at the  
32 development. Pedestrian and Bicycle Circulation standards were referenced.  
33
- 34 [7:43:54 PM](#) Screen Walls & Fences were discussed. It was noted that the developer is proposing  
35 a typical perimeter fence against roads and a typical vinyl fencing between residential. Mr.  
36 Spung described fencing alternative options preferred by staff and residents.  
37
- 38 [7:45:45 PM](#) City Administrator John Taylor commented on the entitlement process and the  
39 Planning Commission's responsibilities. He observed that the City's goal is to try and help the  
40 developer move quickly, while ensuring that the Planning Commission process is followed. City

1 Council Members and Planning Commissioners were invited to make comments or ask  
2 questions.

3  
4 7:47:18 PM Council Member Armstrong asked about any double fences with residences and  
5 cited concerns with debris that may be collected between fences. Mr. Spung indicated that  
6 fencing intentions have not really been addressed with developers yet. He observed that the  
7 developer will surely be concerned with aesthetics. He confirmed that a survey has been done  
8 and the entitlement process will include a subdivision plat.

9  
10 7:49:59 PM Council Member Brad Christopherson questioned whether this is the first zone like  
11 this in the State. Mr. Spung observed that other communities have done this and used this  
12 model. He noted that the development agreement is unique to Taylorsville.

13  
14 7:50:59 PM Legal Consultant Jody Burnett commented on a number of cities that have these  
15 types of zone.

16  
17 7:51:52 PM Mr. Spung noted that more specific details will be presented in upcoming Planning  
18 Commission Meetings and this presentation is from a 30,000 foot view.

19  
20 7:52:13 PM Council Member Brad Christopherson addressed reasons that the subject property is  
21 not compatible to single family homes and noted that it would be cost prohibitive to widen 6200  
22 South. He noted that the property has been on the market for some time for commercial  
23 development and has never been moved. He noted that the proposed development would have  
24 its own emergency providers and zero impact on schools. He indicated that this property has  
25 been looked at with various options and this proposal has a minimal impact on city services and  
26 adds a retail component for the City.

27  
28 7:55:40 PM Council Member Dama Barbour commended Mr. Spung on his presentation. She  
29 noted that this 100-acre property is right in the middle of her Council District 4. She relayed that  
30 she visited the developer's similar project in Denver and was very impressed. She stated that she  
31 looks forward to the July 13th meeting with the neighborhood and the developer and is also  
32 looking forward to the July 14<sup>th</sup> Planning Commission Meeting. She observed that this is an  
33 exciting opportunity for the City and said she is anxious for any input from the Planning  
34 Commission and from residents.

35  
36 7:56:59 PM Planning Commissioner Steve Farschou asked about security and fire services for  
37 the project. Mr. Spung stated that the development will have its own EMS and security, but  
38 Unified Fire Authority would provide fire services.

39  
40 7:58:33 PM Council Member Ernest Burgess mentioned factors that should mitigate traffic  
41 related to the project. He referenced busses at the development that will provide transportation

1 for residents. Mr. Spung commented on ways that pedestrian connectivity and transit use are  
2 provided for in the ordinance. He explained that the commercial Smith's portion would be  
3 required to include a transit facility for the existing bus stop there. He observed that the project  
4 creates potential for transit use in this area of the City that otherwise may not happen. He cited a  
5 goal to ensure that residents have transportation options.

6  
7 7:59:42 PM Mr. Taylor asked Mr. Burnett to explain the process and address any questions.

8  
9 8:00:01 PM Mr. Burnett described a land development agreement as a useful tool to assist with  
10 this type of a complex development. He said that a development agreement must be done  
11 carefully, but can protect the City. He observed that it is critical that the development process  
12 happen on a concurrent track. He noted that he will be present to assist the Planning Commission  
13 and the City Council in structuring recommendations. He acknowledged that zoning designations  
14 should not be assigned in advance without knowing what is going to happen. Mr. Burnett  
15 clarified that for the City to be comfortable with changing zoning, it would be contingent upon a  
16 signed development agreement and closings on properties. He reiterated that the development  
17 agreement will protect both sides. He explained that once the Planning Commission has made a  
18 recommendation, he will be available to help with the process.

19  
20 8:04:03 PM Council Member Brad Christopherson said his law office has been very pleased with  
21 the services provided there by Mr. Burnett.

22  
23 8:05:15 PM Planning Commissioner Ted Jensen stated that before the Planning Commission  
24 meets, he would like a number of issues addressed. He cited concerns with the topography and  
25 drainage and access to 3200 West. He questioned whether dirt will be brought in for lasting  
26 stability. He called for alternatives regarding the buildings close to residences and proposed  
27 height requirements.

28  
29 8:06:45 PM Planning Commissioner Anna Barbieri stated her concerns with ingress and egress  
30 for the retail component and said she would like this issue to be covered in depth in the Planning  
31 Commission Meeting. She stated concern over whether there are enough access outlets for the  
32 business. Mr. Spung clarified where the ingress/egress areas are being proposed by Smith's.  
33 Mr. Taylor added that there are two access areas proposed by Smith's on 6200 South; one at the  
34 signal light and another further east. He suggested that specific questions be noted for discussion  
35 during the Planning Commission Meeting. Ms. Barbieri asked how the water tanks will be dealt  
36 with. It was acknowledged that the water tanks are on a separate property.

37  
38 8:09:11 PM Mr. Jensen questioned how the capped area will affect this project.

39  
40 8:09:25 PM Steve Farschou cited LDS Church facility requirements within the development, as  
41 there will likely be a large congregation. Mr. Taylor indicated that the City is currently looking

1 at building a public road to connect 3200 West and the signal on 6200 South. He noted that  
2 everything else would be privately maintained and owned.

3  
4 8:10:15 PM Mr. McGrath addressed the entitlement schedule and noted that specific site plan  
5 issues will be approved on September 8, 2015. He suggested not getting into too much detail on  
6 the site plan up front. He indicated that once the General Plan and zoning ordinance are adopted  
7 by the City Council, rules will be known for the development.

8  
9 8:11:54 PM Ms. Barbieri asked to view the map that shows the road at the development. She  
10 asked for clarification on the west neighborhood. Mr. McGrath acknowledged that there are very  
11 real safety issues currently in the neighborhood west of the project. He observed that the new  
12 road will greatly improve the traffic on 6200 South near Bangerter.

13  
14 8:14:12 PM Council Member Ernest Burgess asked whether there will be a new stop light along  
15 3200 West. Mr. McGrath clarified that there will just be a stop sign on the new road. He  
16 acknowledged that there may be a need for a crosswalk there, depending on traffic. He observed  
17 that the new roads will also provide better access to businesses in the area.

18  
19 8:15:49 PM Council Member Burgess said that his biggest concern is the potential impact of the  
20 Smith's grocery store on traffic.

21  
22 8:16:28 PM Mr. McGrath cited the neighborhood meeting to be hosted by the developer on  
23 Monday, July 13, and said the entitlement process will officially begin with the Planning  
24 Commission Meeting on Tuesday, July 14, 2015. He relayed that 442 notices were sent out for  
25 the neighborhood meeting and a big crowd is expected. He relayed that the City Council will see  
26 items for decision in August, with the site plan approvals coming in September. He clarified that  
27 the development agreement will come before the City Council and the Planning Commission  
28 will also be made aware of what is in the development agreement.

29  
30 8:19:02 PM Chair Overson asked about the process to invite residents to the neighborhood  
31 meeting. Mr. McGrath confirmed that notice of the meeting was attached in a mailing to 442  
32 residents, which was everyone with 400 feet of the project. It was noted that this was 100 feet  
33 more than what is required.

34  
35 8:20:19 PM It was confirmed that the neighborhood meeting is Monday night, July 13, 2015  
36 from 6:00 p.m. to 8:00 p.m. in the City Council Chambers.

37  
38 8:20:43 PM Developer John Erickson referenced the enormous amount of work that has gone  
39 into the project. He noted that there is still a lot to do. He relayed that this is the 23<sup>rd</sup> campus of  
40 this size that has been built. He cited a deadline date with UDOT of October 15, 2015. He  
41 clarified that if regulatory approval has not been received by then, UDOT has the right to

1 withdraw the contract. He thanked everyone for their work and asked that the timeline be  
2 followed if possible.

3  
4 8:22:14 PM Chair Overson called for any questions for Mr. Erickson and there were none.

5  
6 **6. FINANCIAL MATTERS**

7  
8 There were no financial matters.

9  
10 **7. OTHER MATTERS**

11  
12 There were no other matters.

13  
14 **8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)**

15  
16 8:23:04 PM Council Member Brad Christopherson asked how many other gateway signs are now  
17 under construction. Community Development Director Mark McGrath relayed that there are four  
18 gateway signs under construction for the following locations: 4700 South/Jordan River;  
19 Redwood Road at the south city boundary; northeast corner of 6200 South and Bangerter  
20 Highway; and 4100 South/2700 West. He indicated that details on gateway signs will be  
21 included in the Administrative Report next week.

22  
23 8:23:59 PM Council Member Dama Barbour questioned when a landscape plan for the City  
24 Center property will be brought before the Council. Mr. McGrath said he anticipates presenting  
25 this in August.

26  
27 **9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)**

28 8:24:21 PM

- 29 **9.1 Planning Commission Meeting – Tuesday, July 14, 2015 – 7:00 p.m.**  
30 **9.2 City Council Briefing Session – Wednesday, July 15, 2015 – 6:00 p.m.**  
31 **9.3 City Council Meeting – Wednesday, July 15, 2015 – 6:30 p.m.**  
32 **9.4 Mayor’s Town Meeting – Wednesday, July 29, 2015 – 6:00 p.m. – 7:00 p.m.**

33  
34 **10. CALENDAR OF UPCOMING EVENTS**

35 8:24:41 PM

- 36 **10.1 Wasatch Front Waste Area Clean-Up July 2 – 30, 2015. For Specific Dates  
37 and Areas, go to <http://wasatchfrontwaste.org/index.php/area-clean-up>**  
38  
39 **10.2 Arts Council Presents: “Joseph and the Amazing Technicolor Dreamcoat” –  
40 Salt Lake Community College Amphitheater, July 9, 10, 11, 13, & 14 at 8:00  
41 p.m. See City website for more details.**

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**10.3 Public Safety Committee Presents: “Night Out Against Crime:” Thursday, August 6, 2015 at 6:00 p.m. – Taylorsville City Hall**

**10.4 UFA Presents: “Push to Survive” Open House: August 3, 9, 15 & 21 from 6:00 p.m. – 7:00 p.m., Located at Station #118 (5317 South 2700 West)**

**11. CLOSED SESSION (*Conference Room 202*)**  
*- For the Purpose(s) Described in Statute U.C.A. 52-4-205*

It was determined that a Closed Session was not needed and no Closed Session was held.

**12. ADJOURNMENT**

8:25:47 PM Council Member Dama Barbour **MOVED** to adjourn the City Council Meeting. Council Member Dan Armstrong **SECONDED** the motion. Chairman Kristie Overson called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Overson-yes, Armstrong-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 8:25 p.m.

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Cheryl Peacock Cottle, City Recorder

Minutes approved:

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

