

City of Taylorsville
Work Session
Minutes

Wednesday, August 13, 2014
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

Attendance:

Mayor Larry Johnson

Council Members:

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

City Staff:

John Taylor, City Administrator
Ivy Telles, City Attorney's Office
Cheryl Peacock Cottle, City Recorder
Kris Heineman, Council Coordinator
Tracy Wyant, UPD Precinct Chief
Mark McGrath, Community Development Director
Scott Harrington, Chief Financial Officer
Tiffany Janzen, Public Information Officer
Penny Knight, Business License Clerk

Others: John Gidney, Ted Jensen, Israel Grossman, Anna Barbieri, Steven Faurshou, Curt Cochran, Don Quigley, Garl Fink

1. Meeting Called to Order

Chair Kristie Overson called the City Council Meeting to order at 6:07 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

2. Closed Session to Discuss the Sale or Purchase of Real Property

It was determined that a Closed Session was no longer needed and discussion regarding the sale or purchase of real property was not held.

JOINT WORK SESSION WITH THE TAYLORSVILLE PLANNING COMMISSION

A joint Work Session of the Taylorsville City Council and the Taylorsville Planning Commission was called to order at 6:08 p.m. A roll-call was conducted, wherein all City Council Members were in attendance. The following Planning Commissioners were also in attendance: Ted Jensen, Israel Grossman, Anna Barbieri, Steven Faurschou, Curt Cochran, Don Quigley, and Garl Fink.

1. Discussion Regarding the Taylorsville Good Landlord Program and Residential Rental Licensing Practices - *Mark McGrath*

Community Development Mark McGrath led a discussion regarding Taylorsville's Good Landlord Program and outlined residential rental licensing practices in the city. He recognized Taylorsville Business License Clerk Penny Knight in attendance. Mr. McGrath distributed handouts containing rental dwelling licensing information and the city's ordinance on rental dwelling units.

6:12 p.m. Mr. McGrath defined the R-1-10 zone. He clarified types of rental dwellings that are illegal.

6:13 p.m. Mr. McGrath described specific provisions of the Good Landlord Program. He outlined licensing fees for single family homes and for apartment units. He cited the savings in fees to Landlords for participation in the Good Landlord Program. He noted that landlords in the program are required to conduct criminal background checks on tenants over 18 years of age. Participating landlords are also obligated to pursue prompt eviction of any tenant for violation of any of the provisions of the Good Landlord Program or for committing any crime. Mr. McGrath relayed that landlords must also ensure that the rental dwelling is not a nuisance as defined by city code. He explained that units are inspected to ensure that properties are not in violation of code and, if they are, a business license will be denied.

6:24 p.m. Mr. McGrath relayed his opinion that the good Landlord Program is working very well and has been very effective. He explained that the program is overseen by Ms. Knight.

6:25 p.m. Council Member Barbour called for discussion on issues outside of the Good Landlord Program involving irresponsible landlords. Mr. McGrath described current rental trends. He cited multi-generational families that are sharing single family homes, which is legal. He also

referenced homes that are being converted to rent out several bedrooms to individual renters who are unrelated. He confirmed that this is an illegal activity. He reported that there is a large concentration of this type of illegal activity occurring near the Salt Lake Community College to provide housing for students.

6:29 p.m. Mr. McGrath observed that illegal rentals or modifications are not related to an ordinance problem but, rather, is an enforcement issue. He described difficult enforcement situations due to the inability to legally enter homes for inspection. He relayed that information is being compiled on possible illegal units for review at a meeting in a couple of weeks. He stated that the Police Department, the Building Department and the City Attorney will be participating in discussion on avenues for enforcement.

6:32 p.m. Chair Overson inquired whether amendments are needed to the current ordinance in regard to rental properties. Mr. McGrath confirmed that the city ordinance is crafted to allow acceptable rental situations and is clear on guidelines for provisions on legal accessory units. He agreed that there are illegal rentals everywhere in the city and enforcement must become more aggressive. He noted that many of the illegal accessory units have been built without obtaining proper building permits.

6:36 p.m. Council Member Barbour described some illegal rental properties in her neighborhood. Mr. McGrath mentioned that some individuals are buying properties with the business purpose of converting single family rentals in order to rent to six or seven individuals at a profit. He noted that if these property owners are getting a business license to rent out the property, they are not disclosing the true nature of the rental. He cited building permit tools that are being used, but said it is not eliminating the problem.

6:41 p.m. Chair Overson observed that aggressive enforcement is needed, even though that may not be popular or pleasant.

2. Community Development Project Update - *Mark McGrath*

6:42 p.m. Community Development Director Mark McGrath provided an update on current city projects, as previously discussed in planning sessions with the Taylorsville Planning Commission.

6:43 p.m. City Center Master Plan: Mr. McGrath relayed that preliminary open space designs for the City Center are currently in the works.

6:46 p.m. Phase One Plan for Trail System: Mr. McGrath illustrated an aerial photo of the Open Space Connection Plan. He relayed that the city is now actively working on four or five segments of the trail system plan. He illustrated design plans for the following: 2700 West

Crosswalks (currently out to bid for completion this fall); City Center; Smithfield Estates; and 4805 South (storm drain project is in process). He confirmed that residents will have responsibility for maintenance of the park strip on 4805 South. City Administrator John Taylor gave clarification on timing for the 4805 South Project.

6:48 p.m. Mr. McGrath confirmed that a lower priority element of the plan is to renovate the sidewalks on 2700 West.

6:53 p.m. 4015 West: Mr. McGrath referenced the magnitude of problems on 4015 West and the high costs associated with improvements there. He illustrated a photo of a dangerous area where the sidewalk ends on 4015 West. He described a Michigan U-Turn Intersection Reconfiguration Project, mostly under the jurisdiction of Salt Lake County and West Valley City, that will include improvements to the sidewalk.

6:56 p.m. Mr. Taylor gave clarification on specifics of the intersection project that is being pushed by West Valley City. He relayed that Taylorsville has taken steps to ensure that access to Taylorsville businesses on the south and avoid impact to those businesses. It was confirmed that this project is just in the design phase at this point and is probably two years out.

6:58 p.m. Municipal Signage (Gateway Signs /Community Buildings and Paths /Way Finding): Mr. McGrath illustrated a map of locations for existing gateway signs. He confirmed that some of the signs are located on property that is not owned by the city. He described a consultant team that has been hired to help plan and design Taylorsville signs. He reviewed the scope of work for design of gateway signs, city properties, and way finding signage. He provided the following breakdown on what will be targeted:

- Gateways - Arterial locations; major collectors; minor collections; and other prominent locations
- City Properties - Buildings; parks, etc.
- Wayfinding Signage - Pedestrian and automotive

7:02 p.m. Mr. McGrath described the design process and listed workshop meetings planned to present designs and receive final approval on signage and costs. He noted that a Scoping Workshop Meeting is being tentatively planned for September 3, 2014 prior to the City Council Meeting. He called for volunteers for a Steering Committee, to include some Council Members, Planning Commissioners, Staff Members, and others. He said that consultants will gather input from the Steering Committee during the Scoping Meeting and then develop two to three design concepts over a two-week period. These concepts will be brought back for consideration and selection. Cost estimates will also be provided for “good, better, and best” designs. This will be followed by a final approval process during a public meeting. Mr. McGrath said his vision is that the designs will be incorporated into the city’s General Plan through the regular General Plan

process, with recommendations from the Planning Commission and official adoption by the City Council.

7:05:46 PM Mr. McGrath cited plans to wrap up the entire design package by the last meeting in November, 2014. Council Members Christopherson, Overson, and Barbour, along with Planning Commissioners Steven Fauschou and Don Quigley volunteered to serve on the Steering Committee.

4700 South Small Area Master Plan: Mr. McGrath highlighted ideas for improving the 4700 South Expressway as an attractive major city street in conjunction with the Bus Rapid Transit Project (BRT). He referenced the potential for city branding along that corridor. He cited a \$50,000 grant obtained from the Wasatch Front Regional Council (WFRC) to help develop a Small Area Master Plan (SAMP) for improvements to 4700 South. He reviewed components of the SAMP, i.e. urban design, land use, and transportation. He displayed an artist's conceptual renderings illustrating the vision for streetscape improvements on 4700 South. Mr. McGrath gave clarification on the proposed improvements near the Salt Lake Community College.

7:12 p.m. City Administrator John Taylor described the area not included in the BRT project.

7:14 p.m. Mr. McGrath discussed the positive impact to air quality issues related to the provision of clean transportation. He cited aesthetic elements that will help attract progressive businesses and enhance economic development in Taylorsville. It was noted that these types of improvements and this kind of gateway will help reduce business vacancy, attract high quality businesses, and help generate sales tax dollars to the city.

7:19 p.m. Mr. McGrath referenced the benefit of enhancing the streetscape near the Sorenson Research Development.

Chair Overson commended Mr. McGrath for writing the grant application for the grant received from WFRC.

7:21 p.m. Mr. McGrath described a Forbes article on a recent study that found bus rapid transit projects spur economic development better than light rail or streetcars. He observed that creating a vision for 4700 South will greatly benefit Taylorsville.

3. Other Matters

There were no other matters for discussion.

4. Adjournment

Council Member Dama Barbour **MOVED** to adjourn the Work Session. Council Member Brad Christopherson **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, Christopherson-yes, Burgess-yes, Barbour-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 7:25 p.m.

Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 09-03-14

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder