



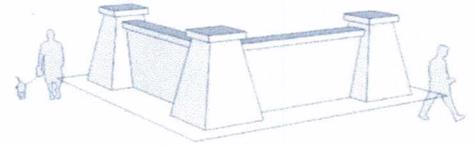
TAYLORSVILLE
COMMUNITY DEVELOPMENT

Community Development Department Administrative Report October 2014



Plymouth Elementary Circa 1960

Gateway Sign Design Update



On October 8th our design consultants, Landmark Design, conducted a follow-up meeting with representatives from the City to present their latest ideas on Taylorsville's new signage branding strategy. Last month Landmark received direction from the steering committee to focus on the following design ideas:

- Utilize the palette of materials, designs, and colors we have already established on projects such as Taylorsville City Hall, Taylorsville Senior Center, and Redwood Road streetscape improvements
- Respect our heritage as an agrarian community but focus on the future with by trying to communicate through design such concepts as positive growth and development
- The signage design should be of contemporary design but timeless so as to not seem outdated in several years

Based on that input, Landmark presented several new concepts that were generally endorsed by the committee. Landmark will now refine these designs for final review by the committee. Final designs are expected to be presented to the City Council in November.

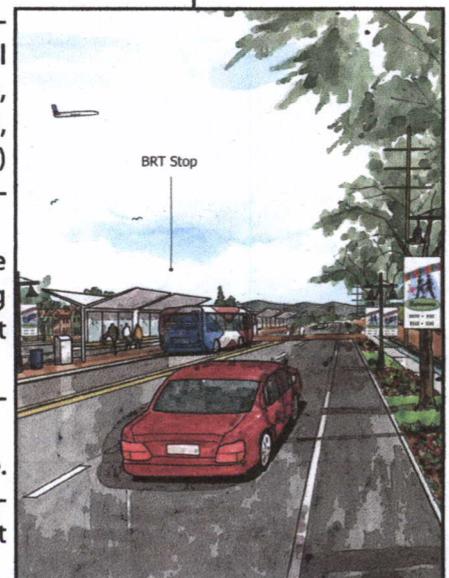
2700 West Crosswalks

Construction has begun on the two *pedestrian refuge* style crosswalks on 2700 West connecting City Center and residential neighborhoods on the east side of the street to Valley Regional Park. This is the first of several pedestrian improvements implementing the trail system that will eventually connect Valley Regional Park with the Jordan River Parkway at 4800 South and many locations in between. The new crosswalks will be located near the fire station and softball complex and will feature landscaped medians, decorative lighting with banner arms, and ADA accessible ramps on both sides of the street. Lane restrictions will be in place the week of October 13th as boring and curb construction is completed. Final construction is expected by November 1st.

4700 South Master Plan

After interviewing six consultant teams, a selection committee made up of representatives from the City of Taylorsville and Wasatch Front Regional Council have recommended the team made up of Landmark Design (project manager), Interplan (transportation and traffic analysis), Bowen Studios (illustrations), Sparano + Mooney Architects, and Zion's Bank Public Finance (market analysis) to implement the 4700 South Small Area Master Plan process. The primary focus of this plan will be:

1. Transportation. Analysis and recommendations for the corridor to improve the bicycle and pedestrian networks to work in harmony with the existing automotive travel lanes, proposed bus rapid transit (BRT), and adjacent land uses.
2. Land Use. Analysis and recommendations for potential economic development and land use changes in the corridor.
3. Urban Design. Recommendations for urban design improvements (i.e. streetscape improvements such as landscaping, lighting, BRT station design, public art, etc.) within the corridor and for new development adjacent to the corridor (i.e. architectural design standards, public spaces, etc.).



Business Licensing Division

New Business Licenses Issued September 2014

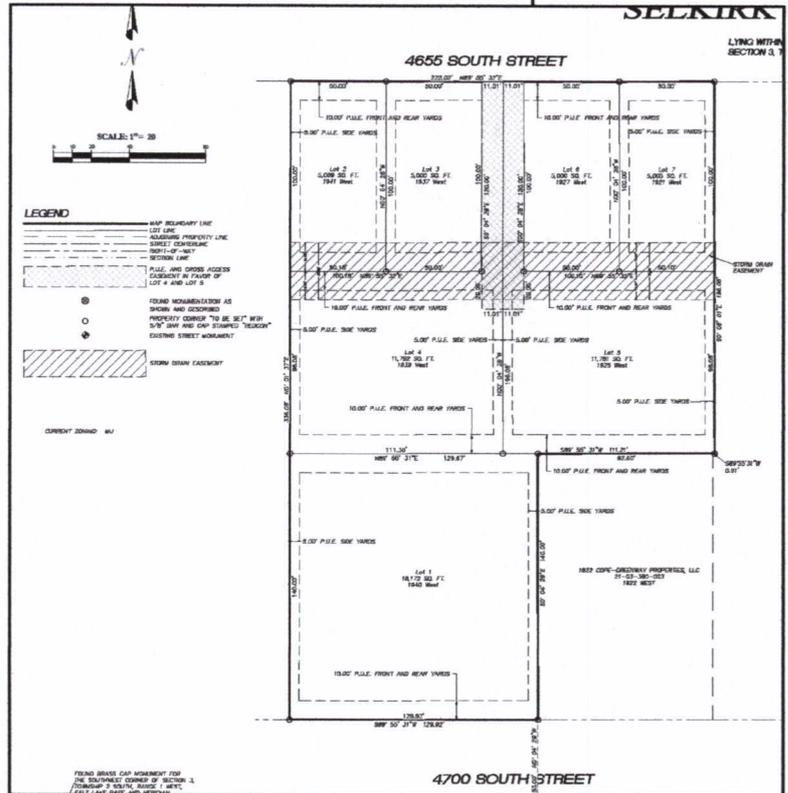
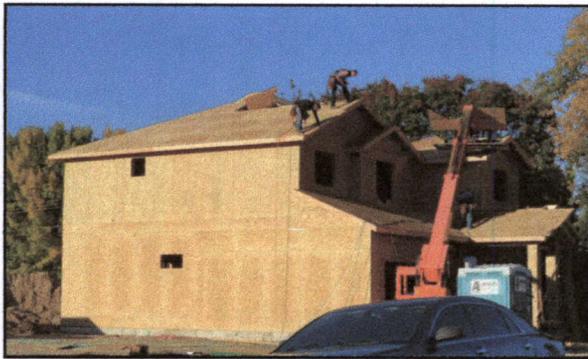
Business Name	Business Address	Business Description
Commercial		
Jiffy Lube	2196 W. 5400 S.	Auto Oil Change and Lubrication
Nexus Pain Care	1951 W. 4700 S.	Medical Office
Ridgeline Engineering & Surveying	1942 W. 5400 S.	Civil Engineering & Land Surveying
Home Occupation		
A1 Business Solutions	5991 S. Redwood Road	Accounting, Insurance, Real Estate
Blended, LLC	5374 S. Peachwood Circle	Website
Brent Robert Barton	1901 Faust Way	Internet Sales
C-5 Creations	1612 W. 4915 S.	Internet Sales
Dazzling Floral + By Joan	2909 W. 4700 S.	Crafts
Fox Home Inspections, LLC	1959 Chateau Ave.	Home Inspections
G M Flooring Installer	3516 W. Chism Court	Flooring Installer
Green Cleaning Solutions, Inc.	2787 W. Harker View	Construction Cleanup
H&M Installation LLC	4394 S. 1175 W.	Carpet Installation
Jubilee Tile and Stone Work	3685 W. Ridgecrest Drive	Tiling and Stone Work
Mile High Construction/Painting/ Cleaning	5602 S. Ridgecrest Drive	Construction
Preservation Documentation Re- source	4874 Taylors Park Drive	Historic Preservation Consultant
Sondra Kohler	2904 W. 5245 S.	Child Care
Truly's Originals	2214 W. Whitaker	Making and Selling Children's Clothing
Villatoro's Painting and Cleaning	4661 S. Sunstone Road #12	Painting and Cleaning
Total Licenses: 24	Home Occupation: 20	Solicitor: 0

Planning Division

Approved Projects Under Construction

Selkirk Corner 1940 West 4700 South

- Final approval granted on August 27, 2014
- 7-lot Single Family Residential subdivision (4 new lots facing 4655 South, 2 new lots accessed by private drive off 4655 South, and 1 lot for the existing structure facing 4700 South
- Plat recorded on September 10, 2014
- First home is under construction
- Developed by Hamlet Homes



September 9, 2014 Planning Commission Meeting Summary

File #	Type of Application	Applicant/Address	Action Summary
1.	Review/Approval of Minutes for August 12, 2014.	Review/Approval of Minutes for August 12, 2014.	Approved as presented.
2. 31C14	Conditional Use Permit Amendment for a third 112,000 square foot office building.	Mike Stangl - Crescent Corporate Center 4235 South 2700 West	Approved with eight staff recommendations
3. 9S14	Ten Lot Subdivision	Bill Heiner 5040 South 3200 West	Continued by the Planning Commission until the October 14, 2014 meeting to allow applicant to address site plan issues regarding access, water run-off, remnant properties, and internal circulation. Commissioners asked that another effort be made to contact the adjacent homeowner who thus far was not interested in being included in this subdivision. Update: The applicant has not submitted any updated plans to address issues raised by the Planning Commission. Staff has contacted the applicant and they are aware that they will be continued to an indefinite date.

Neighborhood Services Division

Vacant Properties

A common eyesore and frustration across the city is vacant properties which lie empty and unkempt for up to years at a time. A vacant home can have an immediate detrimental effect in a neighborhood with excessive growth of the landscaping, lack of basic maintenance, and can provide an opportunity for mischief and crime. We generally have on average 35-40 vacant properties at a time in the city, not including homes that are actively up for sale.

Neighborhood Compliance officials are actively researching who owns these vacant properties, who oversees the maintenance, and what the status is for the sale of the property. It's to our advantage to have a good working relationship with the banks and title companies so properties can remain compliant across the city. The process is time consuming but an important step in creating and maintaining a vibrant and beautiful city.



Dealing with vacant properties, like this one at 4480 South 1300 West, is one of the City's most difficult code enforcement situations. The Neighborhood Services Division makes every effort to research ownership and maintain communication with responsible parties to ensure that situations like this one are brought into and maintain compliance until the home is occupied again.

Neighborhood Services (Continued)

Compliance Success Stories

Over the past 4 years this home has been a perpetual frustration for compliance officials with landscaping and weed issues, and the occasional citation for junk and debris. Each time letters went out the property was brought into compliance and avoided any further action. This year the homeowner, likely tired of the annual letters, decided to make a paradigm shift and re-landscaped his entire front yard. This house is now one of the most beautiful homes in the subdivision and an excellent example to the neighbors. The homeowner was contacted in person and thanked for his efforts. His obvious delight in his new yard is apparent and we look forward to seeing his landscaping mature.

