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**City of Taylorsville
CITY COUNCIL MEETING
Minutes
Wednesday, August 6, 2025
Council Chambers, Room No. 140
2600 West Taylorsville Blvd.
Taylorsville, Utah 84129**

Attendance:

Mayor Kristie Overson

Council Members:

Council Chair Meredith Harker
Council Vice Chair Bob Knudsen
Council Member Anna Barbieri
Council Member Ernest Burgess
Council Member Curt Cochran

City Staff:

John Taylor, City Administrator
Scott Harrington, CFO/Asst. City Administrator
Dina Blaes, Strategic Engagement
Tracy Cowdell, City Attorney
Brett Miller, Deputy Police Chief
Ben White, City Engineer
Jamie Brooks, City Recorder

Excused:

Others Present: Melanie Bennett, Rachel Duvall, and Martín Muñoz

6:00 BRIEFING SESSION

Chair Meredith Harker conducted the briefing session, which convened at 6:00 p.m.

1. Review Agenda

After she briefly reviewed the agenda for the regular meeting, Mayor Overson reminded the Council of the ChamberWest Gala scheduled for Wednesday, September 10th. She explained that she had purchased a table and asked that they let her know if they wished to attend. She also requested RSVPs for the annual convention of Utah League of Cities and Towns which would take place October 1-2.

2. Adjourn

Chair Harker declared the briefing session adjourned at 6:06 p.m.

REGULAR MEETING

Attendance:

Mayor Kristie Overson

Council Members:

Council Chair Meredith Harker
Council Vice Chair Bob Knudsen
Council Member Anna Barbieri
Council Member Ernest Burgess
Council Member Curt Cochran

City Staff:

John Taylor, City Administrator
Scott Harrington, CFO/Asst City Administrator
Dina Blaes, Strategic Engagement
Jamie Brooks, City Recorder
Tracy Cowdell, City Attorney
Kim Horiuchi, Communications Director
Brett Miller, Deputy Police Chief
Richard Rich, Unified Fire Captain
Betsy Valora, Receptionist

Others Present: Melanie Bennett, Rachel Duvall, Martín Muñoz, and Dean Paynter

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

Chair Harker called the meeting to order at 6:30 p.m. and welcomed those in attendance. A roll call was conducted wherein all council members were present.

1.1 Opening Ceremonies – Pledge and Reverence – *Council Member Cochran*

Council Member Cochran led the Pledge of Allegiance before inviting Betsy Valora to share a prayer.

1.2 Mayor's Report

 Mayor Kristie Overson Mayor Overson presented an extensive report highlighting numerous city activities and accomplishments. She began by announcing a ribbon cutting at Grease Monkey on 5400 South, describing it as "a fun family-owned business" where

"they went all out for the ribbon cutting." She expressed appreciation for Chamber West's organization of the event and emphasized the importance of supporting local businesses.

The Mayor reported on Youth Council activities, noting they had been "busy with parades" including participation in the Pioneer Day parade where Taylorsville won the Governor's Award for a farmer's market-themed float. She held up the award, crediting "all the brilliant minds that collectively came up with that idea" and thanking Council Member Knudsen for the expert job he did driving the float. The Youth Council also participated in active shooter training with the police department, which Mayor Overson described as interesting and sobering.

Regarding city events, Mayor Overson highlighted the employee appreciation party, describing it as "a fun afternoon."

She praised the Arts Council's production of "Anna," noting it "was well received and sold out most nights." She also attended the Samoan Heritage Festival at South Ridge Park, indicating that it had been a pleasure to celebrate with "our amazing Samoan friends" who had deep roots, and ties to Taylorsville.

The Mayor provided updates on various programs including crossing guard training for the upcoming school year, the continuation of Starry Nights every Friday, and the Tuesday farmer's market which had 26 vendors the night before. She noted the Wasatch Front Waste & Recycling dumpster program was in full force throughout August and mentioned several city positions were available for those interested in joining the team.

Mayor Overson concluded her report by sharing a heartfelt email sent from a resident about the newly improved Summit Park.

1.3 Calendar of Upcoming Events

Chair Harker briefly reviewed upcoming city-sponsored events.

1.4 Citizen Comments

Rachel Duvall, Student Body President of Taylorsville High School, addressed the council about fundraising needs for the Student Government Program. She explained that there were 36 student body officers.

Ms. Duvall described the financial burden on students, explaining that student government sweaters cost over 300 dollars. She did not feel that these students should have to worry about how to pay for a sweater but should instead be focused on school

and the Taylorsville community. She noted that many students participated in multiple activities, creating additional financial pressure. Her goal was to raise \$10,000 to cover sweater costs for all student government members, and she had already raised about \$4,000. She requested the city's help with advertising their fundraiser and potential financial support.

Chair Harker thanked Rachel for her service, asking council members if any had served in student government, to which several responded affirmatively.

2. APPOINTMENTS

There were no appointments on the agenda.

3. REPORTS

3.1 Unified Fire Authority – Captain Richard Rich

Captain Rich presented UFA's quarterly report, beginning with call statistics. He noted that the numbers were consistent with the same time periods in previous years. He explained that these numbers were to be expected for a city that was built out and that as redevelopment took, these numbers would likely change.

Addressing Council Member Knudsen's anticipated interest, Captain Rich presented special data on holiday call activity for Independence and Pioneer Days. He reported that they had been quite calm this year compared to previous year, explaining that "the message is getting out and people were being more careful. He noted that most vegetation fires during this period were firework-related, emphasizing "it's still an issue." Captain Rich pointed out that as things became drier, it did not take much for those sparks to create a fire that could quickly become out of control.

Council Member Knudsen expressed appreciation for the proactive data and for the fact that residents seem to have taken note of the extreme danger.

The captain pointed out that there had been two recent structure fires in the city, both of which were preventable. He then reported on staffing, announcing a new recruit class of 24 individuals beginning their 16-week training. These recruits would help fully staff the Kearns station by year's end. He noted the ambulance stationed there since the beginning of the year "had helped tremendously." It had taken some of the pressure off and had allowed several crews to spread the call volume out a little bit. It had also allowed UFA to

capture some of those transport calls that had been going to other agencies, so there had been a financial impact as well.

Regarding wildland operations, Captain Rich reported crews were deployed throughout the west, with one engine spending the entire summer in California. The hand crew had been extremely busy with expectations that some fires would "burn until the snow flies." He emphasized the critical fire conditions, noting that Governor Cox had signed stage 2 fire restrictions, explaining if one is going to have any type of open fire, it had to be gas-fueled like a propane cylinder stove or something that could be turned off.

The Captain introduced a new "low acuity unit" pilot program in Millcreek designed to respond to service-oriented calls such as helping someone back into bed or managing known diabetic issues. He explained this would help take some of the workload off of some of UFA's busier stations and put them "one step closer toward what we call community medicine-- trying to keep people from going to the hospital if they don't need to.

He concluded by recommending the "What 3 Words" app for emergency location services, particularly useful for outdoor recreation where street addresses don't apply. He explained that it would pinpoint 10 square foot blocks across the globe," allowing emergency responders to quickly locate individuals in distress.

3.2 Animal Services – *Melanie Bennett*

Melanie Bennett presented Animal Services' quarterly report.

Bennett reported that fewer animal licenses and dog park tags had been issued compared to the previous year. She explained officers were issuing "fix it tickets" giving residents 14 days to obtain proper licenses before citations would be issued.

Regarding shelter operations, Ms. Bennett reported that the number of impounds had increased for the quarter compared to the previous quarter but were down overall from 2024. The euthanasia rate was remarkably low at only 5 animals for the entire quarter, including wildlife.

Ms. Bennett highlighted successful programs including 290 in-house surgeries performed this quarter, maintaining an average of about 300 animals per quarter receiving surgeries. The new cat and kitten foster program was helping during "kitten season." The shelter facilitated 161 adoptions between May 1st and 15th when adoption fees were waived through support from Bissell Pet Foundation.

Community engagement efforts included 238 park patrols focused on licensing education and participation in a block party at Embassy Suites which resulted in ten adoptions. Ms. Bennett shared that the Girls on the Run program from Wasatch Charter School had resulted in many thank you cards that had been displayed in the lobby.

When asked about volunteer opportunities, Bennett explained interested individuals could apply online, noting that animals were color-coded based on temperament, with "green ones" available for handling by volunteers. Shelter work was also available to those who were court-ordered to complete community service.

4. CONSENT AGENDA

4.1 Meeting Minutes of July 9, 2025 City Council Meeting

MOTION: Council Member Knudsen moved to approve the minutes of the July 9, 2025 City Council meeting as presented. The motion was seconded by Council Member Burgess and passed unanimously on a roll call vote.

5. PLANNING MATTERS

5.1 Policy Discussion Regarding Property at 4271 South 2700 West (Beltway West) – Dina Blaes

Chair Harker introduced the planning matter as "just a discussion" with no formal action to be taken.

Chief of Strategic Engagement Dina Blaes began by emphasizing that she was seeking policy direction from the council, not a vote. She explained she sought their feelings and opinions about some inquiries she had received. She stressed the importance of providing clarity to potential applicants to eliminate or at least minimize any surprises later in the development process.

Ms. Blaes described the subject property as three parcels totaling approximately 13.25 acres, commonly known as the Beltway West development, with two existing one-story buildings on the west side. She noted the property had single access from 2700 West, was bisected by the North Jordan Canal creating development constraints, was currently zoned professional office, and had an assessed valuation of \$9.7 million.

Ms. Blaes then systematically analyzed different potential uses for the property using six key factors: location and infrastructure, workforce availability, financial and economic considerations, utilities and technology, site and building design, and environmental and regulatory issues.

For industrial and logistics use, Ms. Blaes concluded the site was "not ideal" primarily due to access constraints, despite good freeway proximity. She noted that according to a second quarter report of CBRE (Coldwell Banker Richard Ellis), "construction activity slowed to the lowest quarterly total in industrial and logistics since the fourth quarter of 2025," with activity primarily focused on previously occupied spaces rather than new construction.

Regarding institutional and government uses, Ms. Blaes saw no major impediments but highlighted that converting to tax-exempt status would eliminate property tax revenue. She mentioned a nearby VA nursing home project waiting for federal funding but noted the current uncertainty of that.

For commercial office use, while the location had previously been considered for such use, she emphasized how COVID had fundamentally changed workforce behavior. Studies showed that currently, one in five men and one in four women were working hybrid or primarily remote. She also noted the impact of artificial intelligence on call centers and support services typically found in suburban markets like Taylorsville. The Central Valley submarket currently had a 19% vacancy rate, with absorption of existing space taking priority over new construction.

For residential use, Ms. Blaes acknowledged access challenges but highlighted the advantage of future BRT on 2700 West. She presented housing data showing Taylorsville needed more diverse housing types—duplexes and townhomes and to a lesser degree, four-plexes and projects with 50 or more housing units.

Council Member Cochran asked about mixed-use development possibilities. Ms. Blaes responded that vertical mixed-use would likely not be financially viable on the site because it lacks the densities necessary to support a grocery store or a dry cleaner. She conceded that horizontal mixed-use might be possible.

When discussing housing types, Council Member Barbieri sought clarification on the difference between townhomes and condos. Ms. Blaes explained that "a townhome was a housing *type* where housing units share a wall. A condominium referred to an ownership *structure*. She noted that builder liability issues in Utah made condominium development challenging except for high-end luxury projects.

Council members expressed various perspectives on the property's future. Council Member Barbieri said she had watched that particular piece of property for many years and was open to townhomes, saying "I think in the past, I wouldn't have been this open, but I see the need." However, she also expressed fatigue with rentals, preferring owner-occupied units.

Council Member Knudsen strongly supported housing diversity, saying, "The more options we have, the better job we can do." He also believed that potential customers for nearby businesses would benefit local retail.

Council Member Cochran highlighted the state mandate requiring cities to plan for growth over the next 25 years, stating "finding a fix for that missing middle is, I think, the way that fits in with Taylorsville the best."

Chair Harker expressed the most flexible position: "I'm open to whatever works...I want it to be whatever is beneficial and what a developer would be willing to do and would be beneficial for them."

The discussion revealed consensus that the council would be willing to consider rezoning the property from its current commercial designation. Ms. Blaes noted this would require amending the recently approved general plan, acknowledging "I'm a firm believer that a general plan document has to be a living document. It cannot be so rigid that you're not able to move."

Council members identified specific concerns about potential residential development, particularly regarding rental properties. Issues raised included parking problems, maintenance concerns, noise, and too many unrelated people living in single units. Ms. Blaes assured the council these concerns could be addressed through development agreements and lease provisions.

The extensive discussion concluded with general agreement that the council was open to considering various development options for the property, with emphasis on addressing Taylorsville's missing middle housing needs while ensuring quality development that would benefit the community.

6. FINANCIAL MATTERS

There were no financial matters on the agenda.

7. OTHER MATTERS

There were no "other" matters on the agenda.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

None of the council members had any items for subsequent consideration to bring forth.

9. NOTICE OF FUTURE PUBLIC MEETINGS

Chair Harker reviewed the dates and times of upcoming city council and planning commission meetings.

10. CLOSED SESSION

There was no need for a closed session.

12. ADJOURNMENT

MOTION: Council Member Knudsen moved to adjourn. The motion was seconded by Council Member Cochran and Chair Harker declared the meeting adjourned at 8:29 p.m.



Jamie Brooks, MMC
City Recorder

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