City of Taylorsville
CITY COUNCIL MEETING
Minutes
Wednesday, September 2, 2026
Council Chambers – Room No. 140
2600 W Taylorsville Blvd
Taylorsville, Utah 84129

ATTENDANCE

Elected Officials Present
Mayor Kristie S. Overson
Council Chair Robert Knudsen
Vice Chair Curt Cochran
Council Member Anna Barbieri
Council Member Ernest Burgess
Council Member Meredith Harker

Staff Present
John Taylor, City Administrator
Scott Harrington, Asst. City Admin/CFO
Dina Blaes, Chief of Strategic Engagement
Jamie Brooks, City Recorder
Brady Cottam, Police Chief
Richard Rich, Unified Fire Battalion Chief
Ryan Richards, Deputy City Attorney

Excused: City Attorney Tracy Cowdell

Others Present: Melanie Bennett

6:00 P.M. BRIEFING SESSION

1. Review Agenda
Chair Knudsen called the briefing session to order at 6:00 p.m. A roll call was conducted, and all council members were in attendance.

The Chair briefly reviewed the agenda for the 6:30 p.m. meeting.

Council Member Burgess had received a question from his fellow Green Committee members whether there were bike racks at all the city parks. Mayor Overson did not know off the top of her head if they were present at every single park but would check and get back to him. Chair Knudsen pointed out that the Parks and Recreation committee had been conducting an inventory of parks amenities and perhaps they could check on this.

Council Member Harker said that she might be late arriving at the September 16th meeting as she had parent/teacher conferences that evening at her school.

2. Adjourn Meeting
The briefing session adjourned at 6:05 p.m.

6:30 P.M. REGULAR MEETING

ATTENDANCE

Elected Officials Present
Mayor Kristie S. Overson
Council Chair Robert Knudsen
Council Chair Curt Cochran
Council Member Anna Barbieri
Council Member Ernest Burgess
Council Member Meredith Harker

Staff Present
John Taylor, City Administrator
Scott Harrington, Asst. City Admin/CFO
Dina Blaes, Chief of Strategic Engagement
Jamie Brooks, City Recorder
Brady Cottam, Police Chief
Richard Rich, Unified Fire Battalion Chief
Ryan Richards, Deputy City Attorney

Excused: City Attorney Tracy Cowdell

Others Present: Melanie Bennett, Ryan Bevan, John E. Gidney, Lynn Handy, Jessica Hernandez, Susan Holman, Luke Maynes, Dean Paynter, and Rob Weaver

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

Chair Knudsen called the regular 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 Chair Knudsen invited everyone to recite the Pledge of Allegiance before offering brief comments about the importance of exhibiting calm and kind behavior in our daily interactions with people so that our children learn how to respond in kind.

1.2 Mayor's Report

Mayor Kristie S. Overson reported on recent city activities and community events. She highlighted recent ribbon cuttings for two new restaurants in Taylorsville and noted the city's continued partnership with ChamberWest in welcoming new businesses. She also reported on attendance at the ChamberWest Gala and recognized the value of regional partnerships. The Mayor reviewed the city's employee appreciation event at a Salt Lake Bees game and the volunteer appreciation dinner held for the city's committees and volunteers. She discussed Taylorsville's hosting of the Jordan River Commission's Love Your Watershed kickoff event at Little Confluence Trailhead and said the event promoted awareness of shared water resources and the Jordan River Parkway. She advised the Council that construction of a fence at the city cemetery would soon be visible and said it would enhance the appearance of the site ahead of Veterans Day and Wreaths Across America. She provided an update on wreath sales and encouraged continued support. Overson also mentioned a survey related to the Unified Fire Authority's 2027–2029 strategic planning process and invited council participation. She noted the upcoming pancake breakfast on October 3 before expressing appreciation for the police department's leadership and the positive commendations received regarding officers and staff. She also praised code enforcement, noting that recent cases before the administrative law judge had largely moved toward resolution before formal hearing, resulting in dismissals, reduced fines, or additional time for compliance. Finally, she reported that Youth Council recruitment was underway and said the new Youth Council would be announced at the October 7, 2026 City Council meeting.

1.3 Calendar of Upcoming Events
Chair Knudsen reviewed upcoming city-sponsored events.

1.4 Public Comments
Chair Knudsen opened the public comment period and reviewed the process for public comment. Luke Maynes introduced himself as the Democratic nominee for Salt Lake County Council District No. 3 and stated his interest in working collaboratively with Taylorsville if elected. He left his contact information with the City Recorder and expressed appreciation for the Council's public service.

Jessica Hernandez then addressed the Council regarding completion of the wall on the east side of 2700 West. She said completion of the wall would improve the appearance of the area and asked that the city finish the project.

There was no one else who expressed a desire to speak, so Chair Knudsen closed the public comment period.

2 APPOINTMENTS
There were no appointments on the agenda

3 REPORTS
3.1 West Valley Animal Services – *Melanie Bennett*
Melanie Bennett presented the Animal Services report for the first half of 2026. She reviewed licensing and park permit trends and noted that while some numbers had decreased compared with prior years, animal impounds remained slightly higher than the previous year for Taylorsville. She summarized outcomes, including adoptions, rescues, returns to owners, trap-neuter-release activity, transfers, animals remaining in the shelter, and euthanasia. Bennett reported that animal control officers had handled 1,475 cases despite being short two officers for approximately nine months and said response times to priority calls had still been met within reasonable expectations. She reviewed workload statistics for clerical staff and noted substantial monthly public contact through phone, online, and in-person interactions. Bennett explained that shelter intake numbers had begun to decline from recent peak years and said the shelter had performed 520 in-house surgeries. She also reported that owners wishing to reclaim animals were now being offered a timelier option to have those animals spayed or neutered through the shelter. She then reviewed outreach and community engagement efforts, including Shelter Saturday adoption events, visits by third-grade students and the Youth Council, partnerships with local organizations, social media efforts, volunteer support events, and national recognition earned by a shelter technician who received a scholarship to attend a Best Friends conference. Council Member Harker thanked Bennett for accommodating a large third-grade visit and said it had been a meaningful community-

learning experience for the students. Chair Knudsen encouraged continued public updates through social media to help support future adoptions.

3.2 **Arts Council** – *Susan Holman*

Susan Holman presented the Arts Council report and began by introducing entertainment from the first-place winners of *Taylorsville's Got Talent.* Following the performance, Holman reviewed the Arts Council's activities over the prior six months. She reported on a symphony event, the junior play *Dare to Dream*, *Taylorsville's Got Talent*, and the summer production of *Anything Goes*.

Chair Knudsen noted that he and his family had attended *Anything Goes* and said the production had been especially enjoyable and well received.

Holman then outlined upcoming Arts Council events, including *Broadway Under the Stars* on September 11 and 12, with different performers scheduled for each night because of an unusually high turnout at auditions. She also reported on the October 16 and 17 art show at the MidValley Performing Arts Center, the live painting and auction component of that event, and the symphony performance scheduled for the same weekend. She further noted the fall production of *Bright Star* at Studio 54 and a December symphony event. Holman thanked city staff for logistical support, particularly with storing and moving set materials, and expressed appreciation for the City Council's continued attendance and support of Arts Council programming.

3.3 **Green Committee Report** – *Nathan Sutterfield*

Nathan Sutterfield thanked current and former committee members for their service. He reported that the committee had remained active during the year and was working to improve its planning and public effectiveness. Sutterfield reviewed the committee's localscape events held in conjunction with the Jordan Valley Water Conservancy District, stating that nearly 100 people had attended the two events and that the committee hoped to expand to four such events in 2027. He then summarized the annual Taylorsville Cleanup event held at Taylorsville High School, reporting participation of approximately 210 vehicles and reviewing the amounts of bulk waste, green waste, scrap metal, glass, shredded paper, and prescription drugs collected. He noted that Deseret Industries had also participated to divert usable items for reuse. Sutterfield acknowledged that participation had declined from the prior year and said the committee wanted to improve public outreach and coordination with other available disposal and recycling services in the county. He also reported on efforts at Vista Park to install recycling bins and signage as part of a continuing committee initiative. Council Member Barbieri expressed appreciation for the committee's efforts to be effective and strategic in its work. Chair Knudsen requested that the committee provide the 2027 cleanup date as soon as it was finalized so Council members could reserve time to participate if available.

4 CONSENT AGENDA

4.1 Approval of the Minutes of the August 12, 2026 Truth in Taxation Meeting

4.2 Approval of the Minutes of the August 19, 2026 City Council Meeting

MOTION: Council Member Harker moved to approve the minutes of both the August 12, 2026 Truth in Taxation Meeting and the August 19, 2026 City Council meeting as presented. The motion was seconded by Council Member Burgess.

Council Member Barbieri	**Yes**
Chair Knudsen	**Yes**
Council Member Burgess	**Yes**
Council Member Cochran	**Yes**
Council Member Harker	**Yes**

Motion Passed 5-0

5 PLANNING MATTERS

5.1 *Ordinance No. 26-08* Consideration of Ordinance No. 26-08, Approving a Text Amendment to Taylorsville Municipal Code 13.38 SSD-X Bennion Point (Summit Vista) to Reduce the Height-Setback Ratio for Buildings Exceeding Thirty-Five Feet in Height – *Terryne Bergeson*

Ms. Bergeson presented Ordinance No. 26-08 regarding a zoning text amendment to Chapter 13.38, SSDX Bennion Point zoning district, which governed the Summit Vista project. She explained the history of the project and reminded the Council that the original zoning text and development agreement were adopted in 2017, with an amendment approved in 2024 to address density changes in Neighborhood 2. She said the current request arose from Summit Vista's desire to add units in Neighborhood 2 by adding one story to certain buildings that had not yet been approved. Bergeson explained that the proposed amendment would reduce the height-to-setback ratio for buildings over 35 feet in height and that the change was necessary primarily to allow Residential Building 2.2 to reach the additional height needed for another floor. She reviewed diagrams and calculations showing the difference between the current and proposed ratios and explained that the amendment would apply only within the specific Summit Vista zoning district. She also showed renderings comparing the building at five stories and six stories and noted that the applicant proposed additional architectural detailing to reduce perceived massing. Bergeson reported that the Planning Commission had held a public hearing on July 14, 2026, after sending a notice to surrounding property owners, and had forwarded a negative recommendation to the City Council.

Council Member Cochran asked for clarification in plain terms regarding the relationship between building height and setback, and Bergeson explained that the taller a building was, the farther it had to be set back from the property line, with the proposed amendment slightly reducing that setback requirement per foot of height. Cochran also clarified that the difference in the ratio amounted to only a few inches per foot. Council Member Burgess asked about the Planning Commission's rationale for its negative recommendation, and Bergeson indicated that information was reflected in the meeting minutes within the staff report, but she did not recall immediately.

Council Member Barbieri then discussed the proposal at length. She reflected on the long history of the site and the city's prior efforts to identify a viable use for the property given transportation limitations and surrounding development. She said Summit Vista had represented a practical and beneficial solution because it provided higher-density senior housing without generating the same traffic impacts as other uses. She acknowledged the concerns of neighboring residents and the difficulty created when a project evolved over time from its original presentation. She also emphasized the city's ongoing need to create housing opportunities and said senior housing could allow older residents to transition out of single-family homes, thereby increasing housing availability for younger generations. She concluded that, while she sympathized with nearby residents who would experience a larger building nearby, the increase of one additional story was not so substantial as to outweigh the project's benefits.

Chair Knudsen invited the applicant to comment. Ryan Bevan of the Gardner Group stated that he had been involved with the Summit Vista project since its inception. He said shifting market conditions had increased demand for larger units, which reduced the overall number of units and led the developer to seek additional height in order to maintain project viability. He described the city staff as supportive and professional throughout the process. Bevan said the visual impact of the extra story would be limited and emphasized the project's amenities, services, and value to senior residents. He also said the additional height would help make construction more financially efficient, especially in light of increased interest rates and slower sales, because certain building systems carried similar costs regardless of whether the structure was five or six stories. In response to a question from Council Member Cochran, Bevan stated that the additional story would add approximately 10 feet 8 inches in height, though the perceived increase from neighboring properties would be less because of the distance involved.

Council Member Harker stated that Summit Vista was in her district and that she had heard from residents and carefully reviewed the written comments and proposal materials. She said she believed the development had been a good neighbor and that the additional story would not materially affect property values, views, or neighborhood character.

Chair Knudsen stated that he had seen no evidence that the additional height would create a structural or planning concern sufficient to justify denial. Cochran added that the requested ratio change was modest and did not appear significant enough to warrant rejecting the amendment.

Council Member Burgess indicated agreement with the comments made.

MOTION: Council Member Barbieri moved to approve Ordinance No. 26-08, Approving a Text Amendment to Taylorsville Municipal Code 13.38 SSD-X Bennion Point (Summit Vista) to Reduce the Height-Setback Ratio for Buildings Exceeding Thirty-Five Feet in Height. The motion was seconded by Council Member Cochran.

Council Member Burgess Yes
Council Member Harker Yes

Council Member Cochran	**Yes**
Chair Knudsen	**Yes**
Council Member Barbieri	**Yes**

Motion Passed 5-0

5.2 *Resolution No. 26-23* Consideration of Resolution No. 26-23, a Resolution of the City of Taylorsville Approving a New Development Agreement for the Summit Vista Community – *Terryne Bergeson*

Ms. Bergeson explained that, because the Council had approved the zoning text amendment, corresponding exhibits in the Summit Vista development agreement now needed to be updated. She said the revised agreement incorporated updated concept plans, updated architectural exhibits, the amended zoning text, revised phasing information for landscaping and perimeter fencing, and an updated table showing building stories and related development details. No additional discussion occurred.

MOTION: Council Member Barbieri moves to Approve Resolution No. 26-23, a Resolution of the City of Taylorsville Approving a New Development Agreement for the Summit Vista Community. The motion was seconded by Council Member Cochran.

Council Member Harker	**Yes**
Council Member Cochran	**Yes**
Chair Knudsen Barbieri	**Yes**
Chair Knudsen	**Yes**
Council Member Burgess	**Yes**

Motion Passed 5-0

6 FINANCIAL MATTERS

6.1 *Resolution No. 26-24* Consideration of Resolution No. 26-24, a Resolution of the City of Taylorsville Declaring Certain City-Owned Property as Surplus – *Scott Harrington*

Assistant City Administrator/Chief Financial Officer Scott Harrington explained that the city proposed to declare as surplus nine vehicles and a quantity of firearms from evidence. He stated that the vehicles would be sold through the city's public surplus website and that the firearms would be sold in bulk to a federally licensed firearms dealer for resale. There was no substantive discussion.

MOTION: Council Member Cochran moved to approve Resolution No. 26-24, a Resolution of the City of Taylorsville Declaring Certain City-Owned Property as Surplus. The motion was seconded by Council Member Harker.

Chair Knudsen	**Yes**
Council Member Barbieri	**Yes**
Council Member Harker	**Yes**
Council Member Burgess	**Yes**
Council Member Cochran	**Yes**

Motion Passed 5-0

6.2 ***Resolution No. 26-25*** **Consideration of Resolution No. 26-25, a Resolution of the City of Taylorsville Accepting a Charitable Donation from BJA Edward Byrne Memorial Justice Assistance Grant Program** – *Scott Harrington*

Harrington presented Resolution No. 26-25 to accept a charitable donation from the Edward Byrne Memorial Justice Assistance Grant Program in the amount of $15,153. He said the funds would be used to purchase ballistic shields for police officers and noted that the city had received similar grant funding in prior years, though at declining amounts. Council Member Barbieri and Chair Knudsen expressed appreciation for the grant and for the staff's ongoing work to secure such funding. In response to Council Member Burgess, Harrington estimated that the grant would fund approximately four ballistic shields, with the city covering a small remaining balance if needed.

MOTION: Council Member Harker moved to approve Resolution No. 26-25, accepting a charitable donation from the Edward Byrne Memorial Justice Assistance Grant Program. The motion was seconded by Council Member Cochran.

Council Member Cochran	**Yes**
Council Member Burgess	**Yes**
Council Member Harker	**Yes**
Council Member Barbieri	**Yes**
Chair Knudsen	**Yes**

Motion Passed 5-0

7 OTHER MATTERS

Mayor Overson requested a moment to respond to public concern regarding publicly owned walls in the city. She informed the Council and public that the November 4, 2026 City Council meeting would include an in-depth discussion of walls throughout the city. She said staff would prepare maps, cost information, and policy considerations to help guide a broader discussion about priorities, possible phasing, and future budget implications. Council Member Harker indicated that having cost information and policy context would be especially helpful. Council Member Cochran understood that the November discussion would likely be informational and directional rather than final action.

8 NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

No additional new items were brought forward by Council members beyond the discussion noted regarding future wall policy.

9 NOTICE OF FUTURE PUBLIC MEETINGS

Chair Knudsen reviewed the dates and times of upcoming public meetings.

10. CLOSED SESSION (Conference Room 202)

There was no need for a closed session.

11. ADJOURNMENT

MOTION: Council Member Cochran moved to adjourn. The motion was seconded by Council Member Harker and Chair Knudsen declared the meeting adjourned at 8:02 p.m.

Jamie Brooks

Jamie Brooks, MMC
City Recorder

CITY OF TAYLORSVILLE INCORPORATED SEAL

Minutes Prepared with the Aid of HeyGov Artificial Intelligence