

City of Taylorsville
CITY COUNCIL MEETING
Minutes
Wednesday, October 7, 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
Council 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 Chief Cottam, Police Chief
Tracy Cowdell, City Attorney
Kim Horiuchi, Communications Dir.
Brittany Kempff, Deputy Recorder
Richard Rich, UFA Battalion Chief
Ben White, City Engineer

Others Present: John E. Gidney, Kevin Wall, Russ Wall, and Spencer Wall

6:00 P.M. BRIEFING SESSION

Chair Knudsen conducted the briefing session which convened at 6:00 p.m. A roll call took place, and all council members were present.

1. Review of the 6:30 p.m. Agenda

The Chair briefly reviewed the agenda for the 6:30 p.m. meeting and there were no questions regarding any of the agenda items.

Council Member Harker confirmed the need for assistance handing out candy to the Boo Dash participants later in the month.

Council Member Cochran wondered if there had been a recent review of the city's ordinance pertaining to motorized scooters, citing a near-collision he had recently. City Administrator John Taylor indicated motorized scooters were illegal in Taylorsville although enforcement was focused

more on loud, speeding riders rather than helmeted children riding carefully with parents. Still, such enforcement efforts were typically prioritized behind active emergencies.

Council Member Burgess had similar concerns with e-bikes, particularly those driven by riders without helmets and/or insurance. Taylor responded that there were 60,000 people in Taylorsville and comparatively few police officers. The chance of an officer being present when a violation took place was slim. It would help if residents notice any patterns in places and times that the problem was seen. Council Member Harker suggested using the South Valley Journal to educate residents that they were prohibited.

2. Presentation of Consolidated Annual Performance & Evaluation Report (CAPER) as Required by the US Department of Housing and Urban Development – Dina Blaes

Chief of Strategic Engagement Dina Blaes reported that the 2025-2026 Consolidated Annual Performance and Evaluation Report (CAPER) for HUD was being sent to Salt Lake County. No public comments were received during the 15-day comment period that began September 18. The report would be published on the city website once the county compiled all the urban county consortium submissions. Dina explained that the city was still waiting for a contract from HUD for the current program year, so agreements with subrecipients could not yet be signed. Staff had already begun the next application cycle, with proposals expected to reach the Mayor and Council around January.

3. Review of Proposed Detached Accessory Dwelling Unit Ordinance – Dina Blaes

Ms. Blaes then briefed the Council on the proposed detached accessory dwelling unit (DADU) ordinance, which was anticipated to be formally presented to the City Council during the October 21st meeting. She reviewed state mandates requiring the city to allow detached units on lots of 11,000 square feet or larger and on lots permitted to hold a single-family dwelling. She also noted the required process for converting legally built accessory structures, such as garages, sheds, and barns, into dwellings. The state prohibited conditional use permits, limits parking requirements, and restricts conflicting design standards. The ordinance structure will be reorganized into shared standards plus separate sections for internal and detached units. Ms. Blaes identified an inconsistency in state law: short-term rentals were defined as fewer than 30 consecutive days for internal units but fewer than 90 days for detached units. Planners were expected to advocate for consistency in the coming legislative session.

Councilmember Cochran asked whether the rental rules had changed and whether more conversions for long-term rental should be expected. Ms. Blaes said she expected some but cautioned that utility connection costs could run from 50-70% of the cost of a detached unit. She

also noted that landlord responsibilities, tax consequences, mortgage terms, and insurance presented further obstacles, and that the state had not provided homeowner technical assistance.

Chair Knudsen emphasized keeping the process as simple as possible and minimizing red tape. Ms. Blaes agreed and said the city must not lose sight of its longer-term housing goals.

The briefing session adjourned at 6:18 p.m.

6:30 P.M. REGULAR MEETING

ATTENDANCE

Elected Officials Present

Mayor Kristie S. Overson
Council Chair Robert Knudsen
Council 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
Tracy Cowdell, City Attorney
Richard Rich, UFA Fire Battalion
Jay Ziolkowski, Government Affairs
Terryne Bergeson, Planner

Others Present: Emma Bello, Sarah Booth, Alex Buchanan, Ashton Christopherson, Brad Christopherson, Lily Chu, Glenda Colin, Emily Contreras, Charlie Cortes, Fabiana Cuellar, Kevin Despain, Christopher Gabbitas, Emily Gabbitas, John E. Gidney, Miles Harker, Tony Henderson, Jessica Hernandez, Brittany Kessler, Leah Kessler, Thao Nguyen, Christina Ong, Emmie Osmond, Molly Osmond, Dean Paynter, Savannah Peterson, Tracie Phung, Mo Rosales, Kevin Wall, Russ Wall, Spencer Wall, and David Young

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

Chair Knudsen called the regular meeting to order at 6:30 p.m. A roll call was conducted, and all council members were present.

1.1 Pledge of Allegiance & Reverence – *Youth Council*

Spencer Wall led the Pledge of Allegiance, after which Leah Kessler shared her thoughts on the joy of service. Both Spencer and Leah were members of the 2026-2027 Youth Council.

1.2 Mayor's Report

Mayor Overson thanked volunteers, committees, and the Council for the successful Fall Festival and the fifth annual Plaza + Art artists reception, where new artwork was installed in Centennial Plaza for a one-year display. She reported that the Starry Nights series concluded after 20 weekly performances. She also noted the quarterly staff meeting, at which the community development and economic development team presented, and the Unified Fire Authority (UFA) pancake breakfast, which drew roughly 1,200 attendees. She described attending a presentation at the state capitol, where Ms. Blaes requested \$6,300,000 from the Affordable Housing Infrastructure Grant Committee, and spending a morning at Utah Transit Authority (UTA) headquarters learning about transit operations, including driving a bus. She recounted a UFA recognition event at Station 118 honoring crews who saved a 61-year-old cardiac arrest patient, who recovered with no neurological deficits. The Mayor noted that the resulting survival rate of nearly 14% places UFA among the top nationally. She also shared a written letter of appreciation from a resident regarding Officer Rapela of the police department.

1.2.1 Administration of the Oath of Office for Incoming Youth Council Members

Mayor Overson then introduced the 22 members of the 2026-2027 Youth Council who were then sworn into office. In addition to serving on the Youth Council, seniors Leah Kessler, Mollie Osmond and Spencer Wall were named as Youth Ambassadors.

1.3 Calendar of Upcoming Events

Chair Knudsen briefly reviewed a list of upcoming city events.

1.4 Public Comments

Jessica Hernandez expressed her desire to have a publicly funded wall erected on 2700 West as a continuation of the one down the street. She felt that the lack of a wall there posed a safety hazard.

There was no one else who expressed a desire to speak during the public comment period.

2. APPOINTMENTS

There were no appointments on the agenda.

3. REPORTS

3.1 Public Safety Committee – *Tony Henderson*

Committee Chair Tony Henderson gave an annual update, reporting that the committee had gained new members and that about 80% of its effort was currently focused on the Community Emergency Response Team (CERT). An open house to gauge interest drew about 75 people, and about 14 volunteers expressed willingness to serve in leadership roles. After an interview process, Rick and Sue Blackburn were selected as CERT coordinators. Training would begin with online courses through the University of Utah, followed by six in-person sessions of about two hours each, taught by UFA, beginning early next year. Committee information would be posted on the city website in the future, and the committee was exploring partnerships with churches. The public safety committee was also considering a name change, possibly to the emergency services committee, and he would bring such proposal to the Council. Mr. Henderson noted that the Night Out Against Crime in early August took place despite temperatures of about 106 degrees, with some new exhibitors taking part. The event would be held on May 21st next year.

3.2 Parks & Recreation Committee – *Kevin Despain*

Committee Co-Chair Kevin Despain said the committee was integral to the Taylorsville 5K during Taylorsville Days, which drew several hundred runners, likely a record. The committee's goal was to reach 450 participants next year. The committee also staffed face painting and chalk art at the Fall Festival, with help from youth council members. The Boo Dash would return October 24th with a slightly adjusted route to avoid a conflict with a softball tournament. The committee would also assist with *Saturday with Santa* in December. Committee members helped plant trees on the north side of City Hall, obtained through Rocky Mountain Power, and photographed every city park for the city website. Mr. Despain said the committee, with 10 active members, would like to become more involved in park matters in the future.

4. CONSENT AGENDA

4.1 Review/Approval of September 16, 2026

MOTION: Council Member Harker moved to approve the minutes of the September 16, 2026 meeting. The motion was seconded by Council Member Barbieri.

Council Member Cochran Yes

Council Member Burgess Yes

Council Member Harker Yes

Council Member Barbieri Yes

Council Chair Knudsen Yes

Motion Passed 5-0

5. PLANNING MATTERS

199
200 **5.1 Ordinance No. 26-09 Consideration of an Ordinance of the City of Taylorsville**
201 **Adopting a Zoning Text Amendment to Taylorsville Municipal Code Section**
202 **13.11.040 Related to the Use of Detached Accessory Structures for Home**
203 **Occupations – *Terryne Bergeson***

204 Planner Terryne Bergeson presented the proposed zoning text amendment to the home occupation
205 section of the city code regarding detached accessory structures. The request was initiated by
206 Taylorsville resident Dixon Narwald, who previously received a building permit for a detached
207 structure intended for growing and selling plants and vegetables. The current code required home
208 occupations to be conducted entirely within the dwelling and barred the use of garages and
209 accessory buildings other than for parking approved business vehicles.

210 Ms. Bergeson reported that the city had approximately 461 home occupation licenses across 518
211 parcels, and that roughly 30% of those parcels had a detached structure. The average detached
212 structure was 549 square feet, and the average home footprint was 2,127 square feet. The proposed
213 1,000-square-foot cap on detached structures used for home occupations reflected about half of
214 that average footprint. Staff also reviewed such uses in various other nearby jurisdictions. Murray
215 and West Valley City did not allow the use, while several other cities did permit them, albeit with
216 certain conditions.

217 The proposed ordinance would include a limit of two licenses per parcel, in anticipation of
218 detached accessory dwelling units soon being allowed. It also mandated that a home occupation
219 be secondary to the residential use. Home occupations within detached structures would be subject
220 to size limits and existing accessory structure standards, and residential daycares in detached
221 structures would be prohibited because of their higher intensity and proximity to property lines.
222 Ms. Bergeson said the proposed ordinance supported the code's purposes of compatibility,
223 neighborhood-scale services, and enforceable standards. The Planning Commission held a public
224 hearing in August, received no public comments, and voted **6-1** to forward a favorable
225 recommendation.

226 Chair Knudsen noted that the map showed many licensed businesses that would not use a detached
227 structure, and Ms. Bergeson agreed that most home occupations were small office uses.

228 Councilmember Cochran clarified that residents who worked remotely for another employer did
229 not need a license, and Ms. Bergeson confirmed that was correct.

230 Councilmember Harker praised the thoroughness of the staff report and the Planning Commission's
231 review. She was in support of the text amendment.

232 **MOTION: Council Member Harker moved to approve/deny Ordinance No. 26-09, an**
233 **Ordinance of the City of Taylorsville Adopting a Zoning Text Amendment to**
234 **Taylorsville Municipal Code Section 13.11.040 Related to the Use of Detached**
235 **Accessory Structures for Home Occupations. The motion was seconded by**
236 **Council Member Cochran.**

237

238 **Chair Knudsen** Yes

239 **Council Member Barbieri** Yes

240 **Council Member Harker** Yes

241 **Council Member Burgess** Yes

242 **Council Member Cochran** Yes

243

244 **Motion Passed 5-0**

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246 **6. FINANCIAL MATTERS**

247

248 **6.1 Fraud Risk Assessment Report**

249 Assistant City Administrator and Chief Financial Officer Scott Harrington presented the annual
250 fraud risk assessment, which helped identify weaknesses and areas for improvement. The city
251 scored 375 out of 395, which fell in the good to excellent category. Results were unchanged from
252 the previous four or five years. Chair Knudsen said the exercise ensured the city addressed any
253 deficiencies promptly and operated openly and transparently. Mr. Harrington said the report would
254 be submitted to the State Auditor's Office. No formal action was required.

255 **7. OTHER MATTERS**

256

257 **7.1 Discussion Regarding the Operation of Non-Registered Transportation**
258 **Devices on Public Roads Operated on City Roadways**

259 Chair Knudsen explained that a resident in his district had asked about adopting a golf cart
260 ordinance similar to that of another municipality, and he had forwarded the request to
261 administration.

262 Jay Ziolkowski, speaking for city administration, reported that Utah law generally discouraged
263 golf cart use on public roads but allowed cities to authorize it by ordinance on secondary and
264 tertiary (B and C class) streets. Cities that allowed it tended to be rural or were rural when they
265 adopted the rules, while Salt Lake City, Holiday, Cedar Hills, and others prohibited it. After
266 consulting the police chief, Jay said administration did not recommend adopting an ordinance at
267 this time, citing Taylorsville's dense population, heavy traffic, widespread curbside parking that
268 limited visibility, and the growing presence of e-bikes, e-scooters, pedestrians, and bicycles. He
269 added that the question could be revisited if the community became more pedestrian-friendly.

270 Councilmember Cochran agreed, saying golf carts might make sense in planned communities but
271 not on busy corridors such as Redwood Road. Councilmember Harker said she would oppose such
272 an ordinance even in neighborhoods, since speeding was the most common resident complaint.

273 Chair Knudsen said the answer was not a permanent 'no' but that such an ordinance was not
274 appropriate now, and conditions could change over time.

The council members thanked Mr. Ziolkowski for his research. No formal action was taken.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

There were no items for subsequent consideration.

9. NOTICE OF FUTURE PUBLIC MEETINGS

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

10. CLOSED SESSION

There was no need for a closed session.

11. ADJOURNMENT

MOTION: Council Member Barbieri moved to adjourn. The motion was seconded by Council Member Harker and Chair Knudsen declared the meeting adjourned.

The meeting adjourned at 7:39 p.m. after which a meeting of the Redevelopment Agency Board was held. Separate minutes are on file.

Jamie Brooks, MMC
City Recorder

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