City of Taylorsville
CITY COUNCIL MEETING
Minutes
Wednesday, October 21, 2026
Council Chambers – Room No. 140
2600 W Taylorsville Blvd
Taylorsville, Utah 84129

ATTENDANCE

Elected Officials Present	Staff Present
Mayor Kristie S. Overson	John Taylor, City Administrator
Council Chair Bob Knudsen	Scott Harrington, CFO, Assistant City Admin
Council Vice Chair Curt Cochran	Brady Cottam, Police Chief
Council Member Anna Barbieri	Dina Blaes, Chief of Strategic Engagement
Council Member Meredith Harker	Grant Allen, Senior Planner
	Ben White, City Engineer
	Betsy Valora, Deputy City Recorder

Excused: UFA Captain Richard Rich, Jamie Brooks, City Recorder

Others Present:

6:00 P.M. BRIEFING SESSION

Council Chair Knudsen opened the meeting at 6:02 pm and reviewed upcoming assignments and reports. Council Member Cochran noted he would be out for both November meetings. Council Member Harker reviewed assignments for the upcoming Boo Dash.

Council Chair Knudsen reviewed a flyer from Unified Fire Authority Battalion Captain Rich for the SWOC (strengths, weaknesses, opportunities, and challenges) meeting and encouraged all who could attend to do so. Council Member Barbieri was concerned about having a citizen council meeting on November 3, election day, and she would likely reschedule.

Briefing session was adjourned at 6:07 pm.

6:30 P.M. REGULAR CITY COUNCIL MEETING

ATTENDANCE

Elected Officials Present	Staff Present
Mayor Kristie S. Overson	John Taylor, City Administrator
Council Chair Bob Knudsen	Scott Harrington, CFO, Assistant City Admin
Council Vice Chair Curt Cochran	Dina Blaes, Chief of Strategic Engagement
Council Member Anna Barbieri	Ben White, City Engineer
Council Member Ernest Burgess	Brady Cottam, Police Chief

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Council Member Meredith Harker	Tracy Cowdell, City Attorney
	Kim Horiuchi, Communications Dir.
	Betsy Valora, Dep. City Recorder
	Grant Allen, Senior Planner

Excused: UFA Captain Richard Rich, Jamie Brooks, City Recorder

Others Present: Lynn Handy, Steven Kuhlmeier, Barbara Piper, Matt Warner, Lizzy Warner, Sophie Bellina

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 Member Burgess led everyone in reciting the Pledge of Allegiance, after which he gave a prayer.

1.2 Mayor's Report

Mayor Kristie S. Overson reported on a ribbon cutting for Mixers and More in District 2. The owner had requested the event after seeing other ribbon cuttings, and the Mayor thanked the Chamber West staff who arranged it. Mayor Overson also reported on the Evening of Art with artists Ben Behunin and David Habben, noting that the next such event would be held in February. She said the Arts Council's art show was successful, with the Youth Council helping to set up the display walls. The Taylorsville Symphony performed the following Friday with a community college choral group, and Craig Farrin had returned as conductor. Mayor Overson, along with Chief Lloyd and Detective Christensen, took part in the swearing in of safety patrol students at Bennion Elementary.

Mayor Overson reminded residents that ballots had been mailed for the November 3 election. Taylorsville City Hall serves as an election center, with in-person voting available from 7:00 AM to 8:00 PM on election day and ballot drop boxes available in front of City Hall. She thanked the senior center for hosting a meet-the-candidate event that day, at which 19 candidates spoke for three minutes.

Mayor Overson reported on her service on the Salt Lake County Tourism, Recreation, Cultural, and Convention advisory board (TRCC), which reviewed 18 applications and was ultimately limited to $3 million in funding, half of the preliminary $6 million budget. Taylorsville's application to commission a local artist to design and install a permanent art piece on the island

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on Centennial Way leading to City Hall was approved for $115,000 of the $117,000 requested. She also announced that the U.S. Department of Justice Office of Community Oriented Policing Services had approved a FY26 Community Oriented Policing Services (COPS) Technology and Equipment Program grant of $683,970 for law enforcement equipment upgrades, expected to fund radios and vehicles. She thanked Congressman Burgess Owens' office, the Police Chief, and department staff for their work on the application. Mayor Overson also reported on the successful barbecue marking five years of the Taylorsville Police Department. She closed by reading a resident's letter thanking the dispatcher, police, and fire personnel who responded to a late-night medical emergency, which the resident said was handled with professionalism and compassion.

Council Chair Knudsen thanked the police and fire personnel for their work.

1.3 Calendar of Upcoming Events

Chair Knudsen briefly reviewed upcoming city events.

1.4 Public Citizen Comments

The Chair opened the public comment period. Ms. Barbara Piper, a 91-year-old senior center patron, spoke about the senior center bus. She praised the current driver but described the bus as being in poor condition, citing duct tape on seat belts and emergency windows, bolts protruding from the wheelchair lift, and a lack of shock absorption. She said two buses were running most days. She noted that staff had told her a new bus was expected within a year and expressed her appreciation for that.

Seeing there were no other public comments, Chair Knudsen closed the public comment period.

2. APPOINTMENTS

There were no appointments.

3. REPORTS

3.1 Salt Lake County Public Works – *Steve Kuhlmeier*

Mr. Steve Kuhlmeier of Salt Lake County Public Works presented a summary of fiscal year 2026 activity in Taylorsville. A mild winter allowed crews to prepare about 3.5 million square feet of roadway for preservation using 135,000 pounds of crack seal and 60,000 pounds of mastic, followed by contractor slurry or micro surfacing in the spring. Crews also cleaned 8.8 miles of storm drain as the first year of a five-year maintenance plan, placed about 3,000 tons of new asphalt on mill and overlay roads, used only 142 tons of salt, and spent over 1,000 hours sweeping streets. He reported 120 service requests received and addressed to date in 2026, with streetlights and potholes the most common. Pothole requests were about 25 percent of the prior

year's volume following changes in repair methods and the milder winter. The goal of responding to residents within 72 hours was being met about 94 to 95 percent of the time.

Mr. Kuhlmeier reviewed the winter operations plan, including the online plow tracker map and the snow removal priority order. Arterials and emergency access routes come first, followed by streets serving schools and hospitals and hazardous locations, then collector and neighborhood streets, with cul-de-sacs last. He asked residents to keep vehicles off the street during snow events, trim trees, avoid pushing snow into the roadway, and be patient with crews, and he clarified that snow should be pushed with the direction of traffic flow. He said 1.7 million square feet were planned for preservation in the spring, and that crews had shifted to winter maintenance.

In response to a question from Council Member Cochran, Mr. Kuhlmeier said the plow tracker may display trucks with some time lag and was not exact. Council Member Cochran also asked how the County would prepare for a forecasted heavier-than-normal snow season. Mr. Kuhlmeier said salt is readily available locally with little lead time, that substantial leftover stock from last year was held at the Midvale yard, and that deliveries to stockpiles were under way.

4. CONSENT AGENDA

There were no items for a consent agenda.

5. PLANNING MATTERS

5.1 Ordinance No. 26-15 – Consideration for Adopting Ordinance No. 26-15, an Ordinance of the City of Taylorsville Adopting a Zoning Text Amendment to Taylorsville Municipal Code Amending 13.11.010 Accessory Dwelling Units (ADUs) and Guesthouses to add Detached Accessory Dwelling Units – *Grant Allen*

Planner III, Grant Allen, presented the ordinance, which implemented 2026 state legislation requiring cities to permit a detached accessory dwelling unit (DADU) on lots of 11,000 square feet or larger containing a permitted single-family dwelling. He reviewed the process, which included work sessions on April 28 and June 9 (the latter with Taylorsville Bennion Improvement District input), the retention of a consultant, and Planning Commission public hearings on August 25 and September 22. The ordinance restructured the existing chapter into universal ADU standards, internal ADU standards, and new DADU standards. The DADU standards bar placement in front yards, set minimum side and rear setbacks at 15 feet and a minimum separation of 6 feet from the primary dwelling, and limited size to 50 percent of the primary dwelling's footprint and 75 percent of its total square footage. They also required compatible design, regulated exterior lighting and short-term rentals, and allowed conversion of existing legally constructed accessory buildings. The ordinance also continued owner-occupancy requirements, set a one-space minimum parking requirement, replaced the guesthouse provisions, and updated definitions, the land use table, and the rental dwelling business license code. In response to Council Member Cochran, Chief of Strategic Engagement, Dina Blaes

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stated that fewer than 10 percent of lots in the city meet the 11,000 square foot threshold. She clarified that meeting the threshold did not guarantee a DADU could be built on a given lot.

Council Member Burgess raised a concern that the short-term rental provision allowed 30 days for internal ADUs but 90 days for DADUs. Ms. Blaes explained that the difference reflected inconsistencies in state code, which the Utah League of Cities and Towns and the Land Use Task Force had identified, and that cleanup legislation was anticipated. She said she expected cities to advocate for local control over short-term rentals. Council Chair Knudsen agreed that a uniform standard would be preferable. In response to Council Member Harker, Mr. Allen and Ms. Blaes clarified that a legally constructed detached garage may be converted, while an attached garage may not be converted to an accessory dwelling unit.

Council Chair Knudsen asked about the rationale for the 15-foot setbacks, noting that other dwellings in the city may be built closer to property lines. Mr. Allen and Ms. Blaes explained that the Planning Commission concluded a dwelling unit in a rear yard had a greater impact on neighbors through sound, activity, and building height than a non-dwelling accessory structure, which may be built as close as 5 feet. City Administrator Taylor sought clarification on how the setbacks compared with those for primary dwellings. Using the staff diagrams at Council Member Harker's request, Mr. Allen showed that the draft required additional separation from the primary dwelling for DADUs taller than the primary dwelling, increasing 2 feet for each foot of additional height. The Planning Commission adopted this approach because some mid-century homes were short and a height cap equal to the primary dwelling would be unfair to those owners.

Council Member Cochran and Council Member Barbieri expressed concern that this approach could push taller DADUs closer to neighboring properties rather than toward the primary dwelling, and Council Chair Knudsen agreed. Council Chair Knudsen proposed that taller DADUs instead be required to increase their side and rear setbacks. Ms. Blaes noted that the 15-foot figures were minimums, that the deadline for adoption had passed on October 1 without penalty under state code, and that adoption that evening would be preferable. She also advised that Unified Fire Authority had been consulted and that fire code requirements could apply to deep lots. Mr. Allen confirmed that the Planning Commission had not specifically discussed this approach. Mayor Overson asked whether the view from the street was being considered. Council Member Cochran weighed whether proximity or height appeared more massive to neighbors, and Council Member Barbieri emphasized that neighbors who were not adding a dwelling should not bear the aesthetic impact. After further discussion of one-to-one and two-to-one ratios, and with Ms. Blaes clarifying that the starting point remained a 6-foot separation, the Council reached consensus on a one-to-one ratio.

City Attorney Cowdell advised that the ordinance was a legislative mandate, that staff needed a codified standard to address incoming applications, and that staff could return with a report and recommended revisions after the ordinance had been in use. Council Member Burgess indicated he was willing to support adoption provided the short-term rental period and height provisions could be revisited after the legislative session. The Council agreed to leave the rental period as it appeared in state code for now.

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MOTION: Council Member Knudsen moved to pass Ordinance No. 26-15 as amended, providing that if a DADU's height exceeds the height of the primary dwelling, the required separation between the primary dwelling and the DADU shall increase by 1 foot for every 1 foot of additional DADU height, and that the rear and side yard setbacks shall likewise increase by 1 foot for every 1 foot of additional height.

The motion was seconded by Council Member Burgess.

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

Motion passed 5-0

6. FINANCIAL MATTERS

There were no financial matters.

7. OTHER MATTERS

7.1 Review Tentative 2027 City Council Meeting Dates Prior to Formal Adoption in December – *Betsy Valora*

Deputy City Recorder Betsy Valora presented the suggested 2027 council meeting dates, which had been emailed to the Council, and noted that the schedule could be adjusted as needed. Council Member Harker and Council Member Barbieri raised questions about the July meetings, since the Council had typically held only one in July, and Council Member Burgess suggested leaving the schedule as proposed and adjusting month to month. Council Member Harker noted that the schedule must be published for the public in advance. The Council agreed by consensus to strike the second July meeting on July 21, keep the July 7 meeting, and strike the second December 2027 meeting on December 15 unless pressing matters arise. The Council also agreed to plan to strike the second December 2026 meeting on December 16 unless pressing matters require it. Council Member Harker asked whether the Council needed to meet to certify election results this year, and it was determined that this was unnecessary because no City offices were on the ballot.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

There were no new items for subsequent consideration.

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9. NOTICE OF FUTURE PUBLIC MEETINGS

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

10. CLOSED SESSION (Conference Room 202)

There was no need for a closed session.

11. ADJOURNMENT

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

The meeting adjourned at 8:12 p.m.

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Betsy Valora
Deputy City Recorder

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