City of Taylorsville
CITY COUNCIL MEETING
Minutes
Wednesday, December 17, 2025
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 Meredith Harker	Scott Harrington, CFO/Asst. City Admin.
Council Vice Chair Robert Knudsen	Terryne Bergeson, Planner
Council Member Anna Barbieri	Dina Blaes, Strategic Engagement
Council Member Ernest Burgess	Jamie Brooks, City Recorder
Council Member Curt Cochran	Brady Cottam, Police Chief
	Tracy Cowdell, City Attorney
	Kim Horiuchi, Communications Director
	Richard Rich, Unified Fire Captain
	Ben White, City Engineer

6:00 P.M. BRIEFING SESSION

Chair Harker conducted the briefing session which convened at 6:02 p.m. A roll call took place, and all council members were present.

1. Review Agenda

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

Terryne Bergeson, who would be presenting the planning matters distributed updated motions for those items, should the Council vote to approve them. City Attorney Tracy Cowdell asked that they avoid paraphrasing the language provided but instead read them verbatim. They were structured to allow the Council to give legislative approval, but he explained that Mayor Overson's execution of the documents would be held until the applicants purchased the subject property.

Council Barbieri asked what day the 2026 Clean Up event would take place (May 16th).

Mayor Overson mentioned that the Utah League of Cities and Towns had scheduled their spring conference in St. George for April 22-24, 2026.

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2. Adjourn

The briefing session adjourned at 6:08 p.m.

REGULAR MEETING

ATTENDANCE

Elected Officials Present	Staff Present
Mayor Kristie S. Overson	John Taylor, City Administrator
Council Chair Meredith Harker	Scott Harrington, CFO/Asst. City Admin.
Council Vice Chair Robert Knudsen	Dina Blaes, Strategic Engagement
Council Member Anna Barbieri	Jamie Brooks, City Recorder
Council Member Ernest Burgess	Brady Cottam, Police Chief
Council Member Curt Cochran	Tracy Cowdell, City Attorney
	Ben White, City Engineer
	Terryne Bergeson, Planner
	Ben White, City Engineer
	Jay Ziolkowski, Admin. Affairs

Others Present: Ken Green, Joe Salisbury, Will Wilkinson and Gordon Willardson

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

Chair Harker called the meeting to order at 6:30 p.m

1.1 Pledge of Allegiance & Reverence

She led attendees in reciting the Pledge of Allegiance before inviting Will Wilkinson to play a medley of Christmas carols on the piano.

1.2 Mayor's Report

Mayor Overson delivered a comprehensive report on recent city activities, beginning with her acknowledgment that there had been numerous holiday events she wanted to highlight. She attended a St. Mark's Board of Trustees dinner with Council Member Harker as her guest, emphasizing the importance of maintaining strong relationships with St. Mark's Emergency Center and St. Mark's Taylorsville Clinic. "It's an honor to be on that board, and their holiday social was lovely," the Mayor stated.

The Mayor reported meeting with Kearns mayor-elect Jesse Valdez, who had reached out to discuss the mayoral role. She noted that while Taylorsville and Kearns were very different cities, they were neighbors, making it important to establish a good relationship.

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Mayor Overson attended the Salt Lake Community College Taylorsville Symphony's Christmas concert at Bennion Junior High, acknowledging Council Member Burgess's presence at the event. She praised the talent in the city and the partnership with the community college.

The *Saturday with Santa* event, organized by the Historic Preservation Committee, had been a great success. Mayor Overson thanked the committee, as well as the Parks and Recreation committee, Calvin Smith students who performed, the youth council volunteers, and all others who contributed to the event.

The Mayor shared details of a meeting with Congressman Burgess Owens, who had reached out to discuss Taylorsville and his work in Congress. She appreciated the relationship they had built and enjoyed the opportunity to discuss city priorities.

From the recent UFA/UFSA board meeting, Mayor Overson emphasized the importance of the 211 resource service. She encouraged everyone to download the app, noting the extensive resources available that could help when answering resident questions.

The Mayor attended ChamberWest's Women in Business Holiday Lunch, thanking Council Member Barbieri for serving on the ChamberWest board of directors. She described it as a festive event that fostered good relationships and expressed appreciation for the city's membership in the organization.

Mayor Overson reported on the Council of Mayors (COM) meeting where important topics including homelessness and legislative initiatives were discussed. She valued the opportunity to say goodbye to outgoing mayors and welcome new ones, appreciating the chance to "counsel with colleagues and commiserate and collaborate."

The Mayor participated in the *Heroes and Helpers* shopping event in cooperation with Target and the Taylorsville Police Department. This event helped six families and ten children aged 5-15, chosen from the Police Department Victim Advocate Program.

She met with the Communication Council, an interfaith committee serving the western side of the valley and looked forward to future participation to connect with community members regardless of faith or belief.

Mayor Overson praised the Wreaths Across America event, thanking the Council for their support and attendance. She noted the meaningful program and the moving experience of laying wreaths at the cemetery, expressing special appreciation for Congressman Owens' attendance. The Mayor thanked the Youth Council for spearheading the service, Jay Ziolkowski for serving as emcee, and various staff members for their contributions.

The Mayor spent time visiting crossing guards to express appreciation for their dedication to keeping young residents safe. She noted this was an annual tradition she looked forward to each year.

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Finally, Mayor Overson described the recent holiday open house as "a resounding success," with a full room of contractors, vendors, neighboring city representatives and others who helped Taylorsville succeed. She praised the food, the party planners, and emphasized the value of strengthening relationships during the festive season.

Mayor Overson concluded her report by wishing everyone a safe and happy holiday.

1.3 Calendar of Upcoming Events – *Chair Harker*

Chair Harker noted the calendar was relatively empty for the rest of the year. She encouraged everyone to celebrate with their families and noted that events would resume in January.

1.4 Citizen Comments

There was no one who expressed a desire to address the City Council.

2. APPOINTMENTS

There were no appointments on the agenda.

3. REPORTS

There were no reports on the agenda.

4. CONSENT AGENDA

4.1 Review/Approval of Meeting Minutes – December 3, 2025

MOTION: Council Member Knudsen moved to approve the minutes from the December 3, 2025 meeting. The motion was seconded by Council Member Burgess and passed unanimously on a roll call vote.

5. PLANNING MATTERS

5.1 *Ordinance No. 25-12* Consideration of an Ordinance Adopting a General Plan Map Amendment for Approximately 13 acres of Property at 4271 South, 4225 South, and 4273 South 2700 West – *Terryne Bergeson*

5.2 *Ordinance No. 25-13* Consideration of an Ordinance Adopting a Zoning Text Amendment to Taylorsville Municipal Code, Adopting Chapter 13.45, Standards for the SSD-R Motion Zoning District – *Terryne Bergeson*

5.3 *Ordinance No. 25-14* Consideration of an Ordinance Adopting a Zoning Map Amendment for Approximately 13 Acres of Property at 4271 South, 4225 South, and 4273 South 2700 West from Professional Office (PO) to Site-Specific Development Residential (SSD-R) – *Terryne Bergeson*

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5.4 ***Resolution No. 25-27*** **A Resolution of the City of Taylorsville Approving a Development Agreement for the SSD-R Motion Zoning District** – *Terryne Bergeson*

Ms. Bergeson began by explaining she had one presentation covering all three ordinances and the resolution. The subject properties at 4271 South, 4273 South, and 4225 South 2700 West consisted of three currently undeveloped parcels that were approved around 2021 under a Beltway West subdivision and site plan approval for office buildings.

She detailed how the applicants contacted the city in July requesting consideration to build multifamily housing on the property. She showed an axonometric view of the property, noting the existing Beltway West offices to the east, small lot single family and medium residential to the north, and state complexes to the south.

The property was currently accessed via a privately owned drive aisle from 2700 West leading to two one-story office buildings, with an additional public stub street (2440 West) reaching the property line. Ms. Bergeson explained that approvals would connect these and provide necessary ingress/egress for the current residential subdivision and emergency access for the proposed development.

Ms. Bergeson presented the concept development plan showing 222 units on 13 acres, proposing a mix of one and two-bedroom townhomes in two-story products and three-bedroom townhomes as three-story products. The plan included converting the 2700 West access from a drive aisle to a public road.

She explained the general plan's five percent strategy, adopted to accommodate the much-needed higher density while preserving existing neighborhoods and open space by encouraging infill and redevelopment. Staff worked with developers to incorporate these elements into the proposal.

Ms. Bergeson detailed the architectural plans, showing the Imperial two-story stacked townhomes in 4, 6, or 8-plex styles, emphasizing their architectural compatibility with other Taylorsville developments. She explained the floor plans featuring one-car garages for ground floor units and the "flex gen" option - a new concept where units could share space through a lockable door between them.

The Everest three-story product was presented as 5, 6, or 7-plex units with two-car garages and three bedrooms. Ms. Bergeson appreciated that the applicant reoriented buildings to face the street with additional windows at street level for a better pedestrian experience, while limiting north-facing windows for privacy of adjacent residences.

Regarding parking, Ms. Bergeson confirmed the project provided a minimum of three spaces per dwelling unit (exceeding code requirements), with 20-foot driveways preventing sidewalk overhang. The applicant also negotiated shared parking with the existing office space for additional guest parking.

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Ms. Bergeson highlighted the project's connectivity and walkability features, including sidewalks ranging from 5 to 8 feet wide, with 8-foot sidewalks on both sides of the public road extending 400 feet into the project. The project provided 35-38% open space (exceeding the 15% minimum requirement), with heavy landscaping, mature trees retained along the northern property line, dog parks near the existing Dutch Draw dog park, gazebos, picnic tables, barbecues, a pool, fire pit, and clubhouse.

Council Member Cochran interjected with a question about the access roads, initially concerned they appeared to be dead-end. Ms. Bergeson clarified that the orange and blue areas on the diagram represented land trades for the public road, and that full circulation would be maintained throughout the project with no dead-end roads except for one fire turnaround.

Ms. Bergeson reviewed the project timeline, noting two Planning Commission public hearings had previously taken place. The first resulted in a continuance to gather information on drainage, open space details, and a traffic study. On the second hearing, the Planning Commission voted to forward a positive recommendation with conditions addressing the median and signage.

Presenting the traffic study results, Ms. Bergeson explained the largest impact would be on the new public road serving the development itself. The 2700 West and Dutch Draw intersection currently operated at level of service B, expected to increase to C by 2033 (still acceptable). She noted minimal expected use of 2440 West -- approximately 4 or 5 cars at peak hours shared between both new and existing residents.

Council Member Cochran asked for clarification about the numbers in parentheses on a slide, which Ms. Bergeson confirmed represented wait time per vehicle in seconds at the worst-case scenario. Council Member Burgess requested a copy of the traffic study be forwarded to him.

Ms. Bergeson outlined unique aspects of the development agreement, including discounts for at least two Taylorsville police officers to live on site, individual sewer and water meters where possible to enable future conversion to individual ownership if that becomes a possibility, HOA maintenance of the median, regular garage inspections to ensure they were used for parking use rather than storage, and phasing to develop northern units first as a buffer during construction.

City Attorney Tracy Cowdell addressed the conditional approval language in the motions, explaining the Council's approval was contingent on the applicant purchasing the property. Once purchased, the mayor would execute the ordinances and development agreement.

Council Member Cochran raised concerns about phasing, referencing past projects where later phases weren't completed. Ms. Bergeson deferred to the applicant, while Mr. Cowdell noted the developer's economic interests were tied to completion since they would retain ownership rather than sell the units.

Joe Salisbury, the applicant’s representative, came forward to address questions. Regarding phasing, they would take the land, secure one development loan, and build continuously over approximately 18 months. The phasing concept was only to show commitment to building the northern buffer first. He referenced their similar West Valley H2O Lofts project (186 units near

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Decker Lake) completed within 18 months and leased within 24 months, winning awards and achieving higher rents than projected.

During council discussion, Council Member Knudsen acknowledged previously hearing resident concerns about traffic, density, and amenities. He thanked Ms. Bergeson for considering those comments and putting them into the agreement. He noted benefits including two points of ingress/egress for Dutch Draw Village 2 and appreciated the dog park provision.

Council Member Knudsen also appreciated the language allowing the potential for individual ownership in the future, noting this addressed people's dreams to own rather than rent.

MOTION: Council Member Knudsen moved to approve Ordinance No. 25-12, an Ordinance of the City of Taylorsville to amend the General Plan map for property located at 4271 South 2700 West from Employment-Center to Residential-High Intensity and the properties at 4273 South 2700 West and 4225 South 2700 West from Employment-Mix to Residential-High Intensity with the condition that the Mayor is not authorized to sign the ordinance and it will not be come effective unless and until DAI Utah closes on the purchase of the property in question as described in the ordinance. If this condition is not satisfied, then in that event this ordinance shall not take effect and the property shall revert to the pre-existing, underlying General Plan designation of Employment-Mix and Employment-Center in which the property is currently located. The motion was seconded by Council Member Burgess and passed unanimously on a roll call vote.

MOTION: Council Member Barbieri moved to approve Ordinance No. 25-13, an ordinance of the City of Taylorsville to amend the Taylorsville Municipal Code by adopting Chapter 13.45 SSD-R Motion Zoning District with the condition that the Mayor is not authorized to sign the ordinance and it will not become effective unless and until DAI Utah closes on the purchase of the property in question as described in the ordinance. If this condition is not satisfied, then in that event this ordinance shall not take effect, and the property shall revert to the pre-existing, underlying zoning districts and regulations in which the property is currently located. The motion was seconded by Council Member Knudsen and passed unanimously on a roll call vote.

MOTION: Council Member Cochran moved to approve Ordinance No. 25-14, an ordinance of the City of Taylorsville amending the zoning map for properties located at 4271 South 2700 West, 4273 South 2700 West, and 4225 South 2700 West from Professional Office to Site Specific Residential Motion Zoning District SSD-R-Motion with the condition that the Mayor is not authorized to sign the ordinance and it will not become effective unless and until DAI Utah

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closes on the purchase of the property in question as described in the ordinance. If this condition is not satisfied, this ordinance shall not take effect, and the property shall revert to the pre-existing, underlying zoning districts uses and regulations in which the property is currently located. The motion was seconded by Council Member Burgess and passed unanimously on a roll call vote.

MOTION: **Council Member Knudsen moved to approve Resolution No. 25-27, a Resolution of the City of Taylorsville approving the Development Agreement for the Motion Townhomes project and authorizing the Mayor to Sign the Development Agreement subject to minor edits for the Motion Townhomes project with the condition that the Mayor is not authorized to sign the Development Agreement and it will not become effective unless and until DAI Utah closes on the purchase of the property in question as described in the resolution. If this condition is not satisfied, this resolution shall not take effect, and the Mayor shall not be authorized to sign the development agreement. The motion was seconded by Council Member Barbieri and passed unanimously on a roll call vote.**

6. FINANCIAL MATTERS

Resolution No. 25-26 ~~**A Resolution of the City of Taylorsville Approving a Development Agreement for the SSD-R Motion Zoning District**~~ – *Jay Ziolkowski*

Resolution No. 25-26 **A Resolution of the City of Taylorsville Approving Participation in the America250 Utah Commemoration Program, Accepting a $1,500 Stipend in Recognition of America's 250th Anniversary**

Chair Harker introduced the resolution, noting it was America's 250th anniversary of the Declaration of Independence. Jay Ziolkowski explained that Council Member Barbieri had brought this opportunity to the city's attention - a non-competitive $1,500 stipend requiring just a few simple steps.

Mr. Ziolkowski detailed that the resolution would codify acceptance and allow formation of an ad hoc committee comprised of administration, a member of the Taylorsville Exchange Club, a member of the Taylorsville Days Committee, and a member of the Youth Council. All positions were already filled, so they would simply come together to solidify the "Give a Kid a Flag to Wave" program, which occurs annually but would now have funding and include a commemorative tag or marker noting America's 250th anniversary on flags distributed during Taylorsville Days.

MOTION: **Council Member Barbieri moved to approve Resolution No. 25-26 accepting a stipend in the amount of $1,500 from America 250 Utah. The motion was**

seconded by Council Member Cochran and passed unanimously on a roll call vote.

7. OTHER MATTERS

7.1 *Ordinance No. 25-15* An Ordinance of the City of Taylorsville Amending Title 15, Chapter 15.08 of the Taylorsville Municipal Code to Adopt the Utah Wildland Urban Interface Code and Related Provisions for Wildlife Risk Mitigation – *Captain Richard Rich*

Chair Harker noted Captain Rich had mentioned this in his previous report about HB 148. Captain Rich explained that initially, the Division of Forestry, Fire, State Lands had thought that since Taylorsville had no properties meeting the threshold for the Wildland Urban Interface building code, no action was required.

However, a subsequent discussion resulted in a different opinion - since Taylorsville was part of the district and this was a blanket state requirement, they wanted consistency to ensure readiness if any future properties met the threshold. Captain Rich emphasized there was minimal current impact as no properties reached the threshold requiring action, but this positioned the city to be ready with the code already adopted.

MOTION: Council Member Burgess moved to approve Ordinance No. 25-25, an Ordinance of the City of Taylorsville amending Title 15, Chapter 15.08 of the Taylorsville Municipal Code to adopt the Utah Wildland Urban Interface Code and related provisions for wildfire risk mitigation. The motion was seconded by Council Member Knudsen and passed unanimously on a roll call vote.

7.2 *Ordinance No. 25-16* An Ordinance of the City of Taylorsville Establishing the 2026 Taylorsville City Council Meeting Schedule – *Tracy Cowdell*

Mr. Cowdell explained that state law required adoption by ordinance or resolution of the legislative body's meeting schedule for the next calendar year. He noted the dates could be changed with proper notice but represented the council's stated intention to constituents as required by statute.

Chair Harker questioned the July 1st meeting date, feeling they normally don't meet then due to Taylorsville Days. Mayor Overson thought they had met on that date the previous year. Mr. Cowdell clarified they could decide later whether to hold that meeting.

Council Member Barbieri recommended that as America’s 250th birthday approached, they examine those dates to see if conflicts had arisen.

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MOTION: Council Member Burgess moved to adopt Ordinance No. 25-16, an Ordinance of the City of Taylorsville establishing the 2026 Taylorsville City Council meeting schedule. The motion was seconded by Council Member Knudsen and passed unanimously on a roll call vote.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

Council Member Knudsen expressed gratitude regarding all the work done on the ordinances and resolution pertaining to the Motion property. He pointed out that many residents had reached out to express their concerns, and he appreciated that those thoughts were shared with the developers, who were willing to consider them.

9. NOTICE OF FUTURE PUBLIC MEETINGS

Chair Harker 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 Cochran moved to adjourn, and Chair Harker declared the meeting adjourned.

Meeting adjourned at 7:33 p.m.

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Jamie Brooks, City Recorder

Minutes Prepared with the Aid of HeyGov Artificial Intelligence

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