

**DRAFT**

**City of Taylorsville**  
**CITY COUNCIL MEETING**  
*Minutes*

**Wednesday, March 2, 2016**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

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**BRIEFING SESSION**

**Attendance:**

Mayor Lawrence Johnson

**Council Members:**

Council Chairman Ernest Burgess  
Vice-Chairman Brad Christopherson  
Council Member Daniel Armstrong  
Council Member Dama Barbour  
Council Member Kristie Overson

**City Staff:**

John Taylor, City Administrator  
Tracy Cowdell, City Attorney  
Cheryl Peacock Cottle, City Recorder  
Jay Ziolkowski, UFA Battalion Chief  
Mark McGrath, Community Development Director  
Tracy Wyant, UPD Precinct Chief  
Todd Caldwell, UFA Battalion Chief  
Kristy Heineman, Council Coordinator  
Tiffany Janzen, Public Information Officer

**Excused:** Chief of Finance Scott Harrington

**5:30 – 6:00 P.M. – LIVE SOCIAL MEDIA QUESTION AND ANSWER WITH THE CITY COUNCIL**

City Council Members were available to address online questions from residents via social media. No questions were presented.

**6:00 BRIEFING SESSION**

6:02:18 PM Chairman Ernest Burgess conducted the Briefing Session, which convened at 6:01 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

1     **1.     Review Administrative Report – Administration**

2  
3     6:03:08 PM The Administrative Report was reviewed and questions were addressed. Council  
4     Member Kristie Overson asked about the Redwood Road Beautification Project from 4100 South  
5     to 4700 West, as referenced in the report. City Administrator John Taylor clarified that this is  
6     related to funding allocated to the City from the Wasatch Front Regional Council (WFRC) to  
7     match the project completed south of 5400 South. He indicated that \$1 million of that funding  
8     will become available next year, with \$10 to \$12 million available the following year. Council  
9     Member Overson asked whether the funding is designated strictly for that area. Mr. Taylor  
10    relayed that efforts are underway to have the designation extended to at least 5000 South. He  
11    said those discussions are going well.

12  
13    Council Member Overson inquired about the Regional Trail System Projects (I-215 Bridge at  
14    5400 South) and asked whether this is for the walkway underneath. Mr. Taylor confirmed that it  
15    is part of the Trail System that starts at Valley Regional Park. He cited current negotiations with  
16    Federal Highways. He stated that the construction window will be developed over the next  
17    couple of months. He relayed that Salt Lake County is also interested in connecting Kearns into  
18    Taylorsville through the Trail System.

19  
20    6:05:56 PM Council Member Overson cited commencement of the electronic plan review  
21    program. Community Development Director Mark McGrath confirmed that the system will  
22    begin in mid-March and will ultimately enhance customer service.

23  
24    6:07:30 PM Council Member Dama Barbour inquired about a new business license for World of  
25    Vapes. Mr. McGrath said this is not necessarily a new business, but a transfer of ownership at  
26    the same location. He indicated that those types of uses are capped at five in the City.

27  
28    Council Member Barbour noted that there are upcoming Easter Egg Hunts happening at three  
29    locations and questioned whether Council Members may split up to provide coverage. The  
30    Council discussed which events they would each attend. It was agreed that Council Member  
31    Christopherson will attend the Labrum Park event. Council Member Armstrong said he will  
32    attend the hunt at City Hall. Council Member Overson relayed that she will be at Labrum Park  
33    with the Youth Council and will also stop at the other locations. Chair Burgess indicated that he  
34    will attend the event at Valley Park.

35  
36    6:09:45 PM Council Member Dama Barbour noted that the last Council Meeting was not  
37    broadcast on Channel 17. PIO Tiffany Janzen explained that this was a one-time oversight at the  
38    Salt Lake Community College and said the meeting should be broadcast this evening.

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1     **2.     Review Agenda**

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3     6:02:32 PM The agenda for the City Council Meeting was reviewed.  
4

5     6:15:14 PM Discussion was held regarding the schedule for upcoming Council Meetings. It was  
6 confirmed that the April 6, 2016 Council Meeting will be cancelled due to the ULCT Conference  
7 and regular Council Meetings will be held on April 13 and April 20, 2016. Council Coordinator  
8 Kris Heineman asked which Council Members will be attending the ULCT Conference in April.  
9 It was relayed that Council Members Overson, Barbour, and Burgess will attend. Council  
10 Members Armstrong and Christopherson were still uncertain.  
11

12     6:16:00 PM It was noted that a Special City Council Meeting will be held on March 9, 2016 to  
13 discuss upcoming service projects. Council Member Overson suggested also holding a strategic  
14 planning discussion during the March 9 Meeting. It was agreed that discussion on CDBG  
15 funding allocations could also take place at that time.  
16

17     6:18:54 PM Council Member Barbour called for discussions at future Council Meetings on a  
18 sidewalk program for neighborhoods and also on a plan for dealing with raccoons. Mr. Taylor  
19 relayed that there was only one call for a cage over the winter, but the raccoon problem will  
20 likely increase with warmer weather. Mr. Taylor noted that Taylorsville owns six traps and will  
21 obtain another dozen if needed. It was recommended that explanation be made in the  
22 Taylorsville Journal. Ms. Heineman stated that West Valley Animal Control will be reporting to  
23 the Council during an April Council Meeting and will discuss the raccoon program at that time.  
24

25     6:21:23 PM Council Member Overson cited information on raccoon cages that is contained in  
26 the Administrative Report.  
27

28     **3.     Adjourn**

29  
30     Chairman Burgess declared the Briefing Session adjourned at 6:24 p.m.  
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1 **REGULAR MEETING**

2  
3 **Attendance:**

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5 Mayor Lawrence Johnson

6  
7 **Council Members:**

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9 Council Chairman Ernest Burgess  
10 Vice-Chairman Brad Christopherson  
11 Council Member Daniel Armstrong  
12 Council Member Dama Barbour  
13 Council Member Kristie Overson

7 **City Staff:**

8  
9 John Taylor, City Administrator  
10 Tracy Cowdell, City Attorney  
11 Mark McGrath, Community Development Director  
12 Tracy Wyant, UPD Precinct Chief  
13 Cheryl Peacock Cottle, City Recorder  
14 Jay Ziolkowski, UFA Battalion Chief  
15 Kristy Heineman, Council Coordinator  
16 Tiffany Janzen, Public Information Officer  
17 Jim Spung, City Planner

18  
19 **Excused:** Chief of Finance Scott Harrington

20  
21 **Others:** Bruce Reese, Mark Erickson, Mark Pace, Kathy Ricci, Janice Auger Rasmussen,  
22 Richard Morley, Kirsten Heins, Shay Smith, Royce Larsen, Noah Bater, Don Quigley, Jeff  
23 Johnson, Katie Johnson, Shirlee Maxfield, Randy Cutliffe, Brandy Stephens, John Gidney, John  
24 Warnas, Lynn Handy, Nancy Stephens, David Nigbur, Dean Paynter, Les Seely, Jolene Dearden,  
25 Larry Hiller, Amy Henry, Jan Carter, Anna Barbieri, Roger Borgenicht, Celeste Eggert, Michael  
26 Stott, Scouts from Troop 772, Lieutenant Randy Thomas, Sergeant Dustin Fowler, Officer Cody  
27 Miskin, Officer Bryan Marshall, Officer Kyle Andrew, Officer Darin Watrous, Officer Steve  
28 Rawson, and Dispatcher Cecilia Holani

29  
30 **1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS**

31  
32 6:33:13 PM Chairman Ernest Burgess called the meeting to order at 6:33 p.m. and welcomed  
33 those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all  
34 Council Members were present.

35  
36 **1.1 Opening Ceremonies – Pledge/Reverence – *Mayor Lawrence Johnson***  
37 **(Opening Ceremonies for March 16, 2016 to be arranged by *Council Member***  
38 ***Armstrong*)**

39  
40 6:33:27 PM Members of Scout Troop 772 presented the colors and directed the Pledge of  
41 Allegiance.

1 Pastor Noah Bater offered the Reverence.

2  
3 **1.2 Mayor's Report**

4  
5 There was no Mayor's Report.

6  
7 **1.3 Citizen Comments**

8  
9 6:37:29 PM Chairman Ernest Burgess reviewed the Citizen Comment Procedures for the  
10 audience. He then called for any citizen comments.

11  
12 6:38:12 PM Jolene Dearden, Vice Chair of Community Council 2A, spoke on behalf of a group  
13 in attendance regarding Vista Park at 2100 West 5000 South. She cited illegal activities at the  
14 park and related safety concerns. She referenced the need for better lighting, more security  
15 checks, better care of trees, additional trees, cleaning of weeds from under trees, edging around  
16 the walking trail, better access to the park from Rocky Road, and another methane vent pipe. She  
17 also noted that there are no benches or drinking fountains and there is abuse of the off-leash law,  
18 along with many parking problems. She listed a need for better playground equipment. She  
19 relayed statistics concerning the amount of people who utilize the park area. Ms. Dearden  
20 indicated that the LARP Committee agrees with the improvements that are needed at Vista Park.  
21 She asked that serious consideration be given to funding some improvements at Vista Park for  
22 the 2016-2017 Fiscal Year.

23  
24 6:43:49 PM Michael Stott also asked for careful consideration to approve the proposed design  
25 and allocate funding for improvements to Vista Park.

26  
27 There were no additional citizen comments, and Chairman Burgess closed the citizen comment  
28 period.

29  
30 **2. APPOINTMENTS**

31  
32 **2.1 Appointment of Don Quigley (District 1); Herman (John) Warnas (District**  
33 **5); Noah Bater (At-Large); and Richard Morley (Alternate At Large) to the**  
34 **Taylorsville Planning Commission – Council Member Christopherson**

35  
36 6:45:28 PM Community Development Director Mark McGrath described the process to staff the  
37 Taylorsville Planning Commission. He cited three individuals that are being nominated as new  
38 Planning Commissioners and described the areas they will represent and the associated terms.

39

1 6:47:27 PM Council Member Brad Christopherson nominated the following individuals to serve  
2 as members of the Taylorsville Planning Commission: Don Quigley (District 1), Herman (John)  
3 Warnas (District 5), Noah Bater (At-Large), and Richard Morley (Alternate At Large).  
4

5 6:47:24 PM Council Member Brad Christopherson **MOVED** to appoint those individuals  
6 nominated to serve as members of the Taylorsville Planning Commission. Council Member  
7 Kristie Overson **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the  
8 motion. There being none, he called for a roll-call vote. The vote was as follows: Armstrong-  
9 yes, Overson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All City Council**  
10 **members voted in favor and the motion passed unanimously.**  
11

### 12 **3. REPORTS**

#### 13 **3.1 UPD Precinct Awards – Chief Tracy Wyant**

14 6:48:25 PM Unified Police Department Precinct Chief Tracy Wyant acknowledged Randy  
15 Cutliffe, of the Citizens Advisory Board, who was in attendance. The Chief then presented  
16 Precinct Awards, as follows:  
17  
18  
19

20 **January 2016 Employee of the Month: Shirlee Maxfield** - Chief Wyant described actions of  
21 Records Specialist Shirlee Maxfield that resulted in the arrest of a vehicle burglary suspect. The  
22 Chief stated that Ms. Maxfield is an incredible asset in the Unified Police Department. He cited  
23 her impeccable work product, her attention to detail, and her phenomenal work as a civilian  
24 behind the scenes. He commended her commitment to the City and the Department.  
25

26 **February 2016 Employee of the Month: Detective Denise Lovendahl** - Chief Wyant described  
27 actions of Detective Lovendahl, who was not in attendance due to work commitments. He  
28 relayed that she was engaged in a large-scale narcotics investigation that resulted in the arrest of  
29 multiple suspects and the seizure of illegal narcotics. He cited her investigative abilities and  
30 tenacity. He commended her resolve in arresting violent criminals and making Taylorsville a  
31 safer place.  
32

33 **Team Citation Award: Officer Jason Albrecht, Officer Cody Miskin, Officer Bryan**  
34 **Marshall, Officer Kyle Andrew, Officer Darin Watrous, Officer Steve Rawson, and**  
35 **Dispatcher Cecilia Holani** – Chief Wyant asked Lieutenant Randy Thomas and Sergeant Dustin  
36 Fowler to help present the Team Citation Award. The Chief relayed that the individuals being  
37 recognized all responded to a robbery in progress at a local eatery during February, 2016. He  
38 relayed details surrounding the ultimate apprehension of the suspect and commended the team  
39 effort and the bravery of all involved. He cited phenomenal work by the officers and also the  
40 dispatcher who calmly responded behind the scene.

1 6:56:45 PM Chief Wyant and Mayor Johnson presented a plaque of appreciation to retiring UPD  
2 Taylorsville Detective Jeff Johnson. Detective Johnson's wife Katie was also recognized. It was  
3 noted that Detective Johnson has worked in Taylorsville since 2005 and as a police officer since  
4 1996. The Chief commended Detective Johnson for his commitment to public safety  
5

6 7:00:22 PM Chief Wyant noted that 2016 has been a difficult year so far for police officers. He  
7 relayed that 12 officers have been murdered in the nation so far this year. He cited an event at  
8 the Southside Church of Christ in West Jordan that was attended earlier today by Detective Scott  
9 Lloyd. He described gifts of appreciation that were presented to officers at the event and  
10 illustrated the "Survival Kit for Officers" that was distributed.  
11

#### 12 **4. CONSENT AGENDA**

##### 13 **4.1 Minutes –02-03-16 and 02-17-16 City Council Meetings**

14 7:02:58 PM Council Member Kristie Overson **MOVED** to adopt the Consent Agenda. Council  
15 Member Brad Christopherson **SECONDED** the motion. Chairman Ernest Burgess called for  
16 discussion on the motion. There being none, he called for a roll-call vote. The vote was as  
17 follows: Armstrong-yes, Overson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All**  
18 **City Council members voted in favor and the motion passed unanimously.**  
19  
20

#### 21 **5. PLANNING MATTERS**

##### 22 **5.1 Summit Vista Update – *Bruce Reese***

23 7:03:35 PM Bruce Reese, Managing Director of Summit Vista, introduced his co-managing  
24 partner Mark Erickson and Gardner Company Project Director Mark Pace. He noted that  
25 Summit Vista is the name that has been chosen for the 105 acre Senior Living Project at 6200  
26 South and Bangerter Highway. He cited plans to build about 1600 independent living apartments  
27 and 300 health care units. He relayed that marketing commenced the first part of January and  
28 there has been a terrific response from the community. Mr. Reese thanked the City for its  
29 support. He relayed that a sample of some marketing materials was distributed to the Council,  
30 along with an invitation to an event that will be held the end of March.  
31  
32  
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35 7:06:31 PM Mark Erickson discussed sales and marketing strategies, along with the timeline for  
36 the project. He cited direct mail newspapers that have gone out and marketing events that have  
37 been held. He relayed that over 1250 people have requested information about the project and  
38 300 individuals or households have attended information sessions to learn more about Summit  
39 Vista. He indicated that 31 (\$1000) deposits have been collected to date and units will be  
40 reserved mid-year. Mr. Erickson stated hope that the project will open by January 2018.  
41

1 [7:08:13 PM](#) Mr. Erickson illustrated graphs with data regarding prospects and event attendance.  
2 He noted that interest in the project has been shown, not only throughout the Salt Lake Valley,  
3 but also elsewhere in the nation.  
4

5 [7:09:24 PM](#) Mr. Erickson illustrated data on Summit Vista investments to date and projected  
6 investments over the next six months. He relayed that approximately \$2.6 million will have been  
7 expended by the end of March, most of which was for sales/marketing and design/engineering  
8 costs. He noted that about \$5.8 will be invested by the end of September, 2016.  
9

10 [7:09:57 PM](#) Mr. Erickson showed the site plan for Phase 1 of the project. He stated that this  
11 phase will include the first community building, which is a 55,000 clubhouse, along with six  
12 residential buildings (total of 600 apartments). He noted there will be the capacity to add two  
13 more neighborhoods, as well. He illustrated renderings of the clubhouse, the courtyard, the  
14 lobby, the community living room and samples of apartment interiors.  
15

16 [7:12:42 PM](#) Mr. Erickson reviewed the timeline for the project. He relayed that design  
17 documents will be finalized by April 15, with the construction cost budget available in May, and  
18 the last phase of financing secured in June. He indicated that \$30 million is already committed  
19 and \$50 million to \$70 million is needed in terms of bank lending. He said that reservations will  
20 be set in June and the development will open in January 2018.  
21

22 [7:14:05 PM](#) Mark Pace distributed schematic drawings that have been completed so far on the  
23 clubhouse and the first residential building. He stated that the community is being introduced to a  
24 whole new option for independent living. He said the project is going full speed ahead, although  
25 it has taken a little more time than expected. He said there is every expectation that they will be  
26 in a position to close on the property later this summer. Mr. Pace thanked Mayor Johnson and  
27 other City management for their support. He called for any questions.  
28

29 [7:16:13 PM](#) Council Member Kristie Overson asked for clarification on the term "apartments."  
30 Mr. Pace indicated that the units are called apartments, where residents have their own living  
31 space, but they are not on a monthly rental plan.  
32

33 [7:17:18 PM](#) Mr. Pace described his visit to a similar project located in Denver and his  
34 observation that residents were happy and enjoyed socializing with friends. He stated his  
35 excitement about having the project in Taylorsville. Chair Burgess noted that he also visited the  
36 Denver development and agreed that residents there were happy.  
37  
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1           **5.2     Resolution No. 16-07 – A Resolution of the City of Taylorsville Amending**  
2           **Resolution No. 15-29 to Extend the Deadline for Signing the Development**  
3           **Agreement for the Erickson Continuing Care Retirement Community**  
4           **Project and to Extend the Condition Precedent Deadlines for Ordinance 15-**  
5           **07, Ordinance 15-08, and Ordinance 15-09 – Tracy Cowdell**  
6

7     7:18:06 PM City Attorney Tracy Cowdell presented the subject resolution to extend deadlines  
8     related to the Summit Vista Project. He described the history of Resolution No. 15-29 wherein  
9     the original deadline was March 31, 2016 to close on both properties. He relayed that the  
10    deadline needs to be extended and the City has agreed to an extension of time. He said the  
11    subject resolution amends the time for the development agreement to be adopted and pushes the  
12    date out to September 30, 2016 for ordinances to go into effect. Mr. Cowdell noted that  
13    Consultant Attorney Jody Burkett has reviewed this resolution and given his approval.  
14

15    7:21:02 PM Council Member Dama Barbour cited a related piece of legislation that the project  
16    may be predicated upon and asked how the project may be affected if that legislation is not  
17    approved.  
18

19    7:21:52 PM City Attorney Tracy Cowdell said he does not know the answer to that question and  
20    noted that there is always uncertainty when the legislation is in session. He referred the question  
21    to Mr. Reese.  
22

23    7:22:03 PM Administrator John Taylor said he recommends keeping the September deadline  
24    and then coming back for further discussion at that time if needed.  
25

26    7:22:10 PM Bruce Reese gave clarification over concern with the proposed legislation that adds  
27    a level of complexity to financing and may slow the process. He said that work is underway to  
28    resolve those issues. He stated that the requested extension is really not related to whether  
29    legislation passes, but more with the timing of the construction, permitting and borrowing  
30    process.  
31

32    7:23:48 PM Council Member Dama Barbour asked whether this development needs special  
33    legislation or whether it can go forward without it. Mr. Reese responded that, yes, it can go  
34    forward and it is not believed legislation is needed to do the project.  
35

36    7:24:27 PM Mayor Johnson cited a goal that must be met in order for the project to go forward.  
37    Mr. Reese agreed that there are hard numbers to evaluate and momentum is being considered.  
38    He noted that the proposed resolution protects the City in case it is determined that the project  
39    cannot move forward, so that everything can be reverted to prior ordinances.  
40

1 7:25:11 PM Mr. Cowdell agreed that certain conditions must be met, i.e. closing on the  
2 property, before land use ordinances and the development agreement will take effect.

3  
4 7:25:50 PM Mr. Pace indicated that when they close on the property it will be because financing  
5 is in place to build the buildings and pre-sales are sufficient to justify financing.

6  
7 7:26:11 PM Council Member Dan Armstrong asked about costs associated with the extension  
8 and how those will be covered. Mr. Cowdell relayed that the City's extension agreement with  
9 developers is identical to their agreement with UDOT. He indicated that there will be additional  
10 money in escrow. He noted that there have not been new costs to the City, other than a couple of  
11 phone calls to Jody Burnett who has reviewed the extension agreement. He said the extension  
12 agreement will also be forwarded to Summit Vista's counsel, who is Attorney David Gee; once  
13 Mr. Gee has reviewed it, the extension will be executed.

14  
15 7:27:17 PM Council Member Brad Christopherson **MOVED** to adopt Resolution No. 16-07 –  
16 Amending Resolution No. 15-29 to Extend the Deadline for Signing the Development  
17 Agreement for the Erickson Continuing Care Retirement Community Project and to Extend the  
18 Condition Precedent Deadlines for Ordinance 15-07, Ordinance 15-08, and Ordinance 15-09.  
19 Council Member Dan Armstrong **SECONDED** the motion. Chairman Ernest Burgess called for  
20 discussion on the motion. There being none, he called for a roll-call vote. The vote was as  
21 follows: Armstrong-yes, Overson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All**  
22 **City Council members voted in favor and the motion passed unanimously.**

23  
24 **5.3 Ordinance No. 16-01 – Text Amendments to Section 2.20.060; 3.16.010;**  
25 **13.02.200; 13.03010; 13.020; 13.03.040; 13.04.110; 13.11.070; 13.15.050;**  
26 **13.34.010; 13.36.150; and 18.08.060 of the Taylorsville City Code Concerning**  
27 **the Board of Adjustment – Mark McGrath**

28  
29 7:28:17 PM Community Development Director Mark McGrath noted that this is a continuation  
30 of a discussion that started in January 2016 regarding Taylorsville's Board of Adjustment  
31 (BOA). He reviewed the history for legislation surrounding BOA's and noted that BOA's have  
32 been controversial over the years. He said that decision criteria for BOA's has been determined  
33 by case law. He relayed that the Land Use Development Management Act (LUDMA) was  
34 amended several years ago wherein requirements were changed to implement an "appeal  
35 authority" of either a citizen board/BOA or a Hearings Officer.

36  
37 Mr. McGrath stated that several months ago Staff made recommendation to the Planning  
38 Commission and they in turn forwarded suggestion to the City Council that the BOA be replaced  
39 by a legal professional. He explained that this conversation started back in January and, at that  
40 point, the City Council asked for more research and a survey of other communities in the County

1 to see what experiences have been for those who have replaced their BOA's with a hearing  
2 officer.

3  
4 7:31:11 PM Mr. McGrath referenced the Staff Report for this item and reviewed five ways that  
5 the recommended change would be beneficial to Taylorsville, as follows:

- 6  
7
  - 8 • More legally sound decisions
  - 9 • Extended periods of time between meetings
  - 10 • Training
  - 11 • Membership
  - 12 • Independent, neutral and unbiased decisions

13 7:31:59 PM Mr. McGrath noted that the last meeting of Taylorsville's BOA was in August 30,  
14 2011 and it is now meeting much less frequently than it did historically. He relayed that two of  
15 the current members of the BOA no longer even live in Taylorsville. He observed that keeping  
16 membership up to date is problematic and training with limited resources is an issue. He stated  
17 that it is difficult to find volunteers and keep a full board.

18  
19 7:34:24 PM Mr. McGrath reviewed the survey results generated from other communities and  
20 relayed that he heard back from 12 cities, six of whom have moved to Hearings Officer and six  
21 who have kept a BOA. He said that the six cities who switched to a Hearings Officer have given  
22 very positive feedback. He indicated that, of those cities surveyed, only West Valley City has  
23 made the conscious decision not to switch from a BOA to a Hearings Officer.

24  
25 7:35:27 PM Mr. McGrath called for any questions. Council Member Dan Armstrong questioned  
26 whether a Hearings Officer's decision is final or if there is another avenue to pursue. City  
27 Attorney Tracy Cowdell explained that the only option of appealing a decision of the BOA or a  
28 Hearings Officer is to go to District Court.

29  
30 7:36:07 PM Council Member Dan Armstrong observed that Murray has had three officers, two  
31 who were attorneys and one who was a non-professional. Mr. McGrath said he does not know  
32 their reasoning for that.

33  
34 7:36:41 PM Council Member Dama Barbour asked how many members are currently on  
35 Taylorsville's BOA. Mr. McGrath relayed that there are four members. Council Member  
36 Barbour asked whether Taylorsville's Hearing Officer lives in Taylorsville and Mr. McGrath  
37 indicated that he does not. Council Member Barbour said she will be voting in opposition of the  
38 proposed ordinance, as she believes decisions should be made by residents of Taylorsville. She  
39 suggested that issues are pretty cut and dry with an Administrative Law Judge and the City needs  
40 to keep a board of residents in place. She believes that three or four qualified people can be  
41 found and trained in the City to staff a BOA.

1 7:38:17 PM Council Member Kristie Overson referenced some detailed housekeeping questions.  
2 She thanked Mr. McGrath for providing the comprehensive information that was requested by  
3 the Council. She cited Section 13.11.070 (4) and questioned the number of unrelated occupants  
4 allowed by ordinance in a residential facility for elderly persons. She said she believes only six  
5 are allowed. Council Member Overson also asked for clarification under section 18.08.060  
6 (Powers of the Hearing Officer) and whether an appointed hearing officer would have  
7 jurisdiction to weigh in on code enforcement matters. She suggested that the City has not needed  
8 to call on the BOA because the Planning Commission and Community Development/Planning  
9 Department are doing a good job. She said she is easily swayed either way on this proposed  
10 change.  
11

12 7:42:44 PM Council Member Armstrong said he can see the benefit of both options, but is afraid  
13 a Hearings Officer would rule only by the letter of the law when not all situations are the same.  
14 He indicated that he will likely vote against this proposal, as well.  
15

16 7:43:15 PM City Attorney Tracy Cowdell indicated that the current Administrative Law Judge  
17 (ALJ) would be the same person that would serve as a Hearings Officer. He cited a benefit in  
18 economies of scale with having hearings on the same day. He said there may be some overlap in  
19 the code, as it is contemplated that the same person would do both functions.  
20

21 7:43:56 PM Council Member Overson asked for clarification that it could be the same person,  
22 but he would wear two hats (Hearings Officer and ALJ). She cited the potential of wanting to  
23 separate the two appointments in the future.  
24

25 7:45:12 PM Council Member Brad Christopherson observed that it is not required to be the same  
26 person. He relayed that the City currently contracts with a legally trained individual who does  
27 Code Enforcement issues as the ALJ, but it is not required that the Hearings Officer be the same  
28 individual.  
29

30 7:46:13 PM Council Member Overson asked about any blurring of the lines. Mr. Cowdell said  
31 he does not see it as a concern, but the City may benefit from the economies of scale. He noted  
32 that if this passes, the ALJ would actually perform three functions, as follows: hear code  
33 enforcement matters; serve as a hearing officer for variance appeals and default hearings; and  
34 hear animal control issues. Mr. Cowdell said the person the City contracts with is very competent  
35 and skilled and he personally has no problem recommending him. He noted that the City could  
36 also choose to appoint three separate individuals for these functions, although it may be less  
37 efficient in regard to costs and time involved.  
38

39 7:48:59 PM Mr. Cowdell relayed that he has a unique perspective, as he previously served on a  
40 BOA and has also been an Administrative Law Judge dealing with land use issues for the City of  
41 Draper. He indicated that matters can be heard quickly before an individual Hearing Officer. He

1 observed that there is a legitimate concern with trying to get a BOA together. He agreed that  
2 ALJ's are a little stricter in interpreting laws and the citizen board may be more lenient. Mr.  
3 Cowdell said that if structure and letter of law interpretation is wanted, the City should go with a  
4 Hearings Officer.

5  
6 7:51:25 PM Mr. McGrath clarified that Staff did a comprehensive search of the City code and  
7 everywhere the words "Board of Adjustment" were found they were replaced with the words  
8 "Hearings Officer." He observed that a little more analysis of the code with some additional  
9 cleanup may be needed.

10  
11 7:51:56 PM Mr. McGrath addressed comments regarding "the letter of the law." He cited a  
12 national conference he attended with a number of training hours in land use law. He relayed that  
13 a session was given by an attorney who generally represents the other side and sues cities. Mr.  
14 McGrath said that when this attorney engages in a lawsuit with a city, he first looks at minutes  
15 from a BOA Hearing to evaluate any arbitrary enforcement of the law. Mr. McGrath suggested  
16 that it can be damaging if a city is not enforcing its laws consistently and he feels like following  
17 the letter of the law is very important in variance request situations.

18  
19 7:54:25 PM Council Member Barbour suggested that one of the reasons Taylorsville became a  
20 City was to make decisions within the City, rather than having outside people determine what  
21 should happen.

22  
23 7:54:53 PM Council Member Christopherson questioned whether the City may be trying to fix  
24 something that is not broken since this has not come up in five years.

25  
26 7:54:50 PM Council Member Overson said she needs a better understanding of the powers of the  
27 Hearing Officer. She stated that she is not satisfied with the language concerning powers of a  
28 Hearings Officer or whether there is a clear distinction between the Hearings Officer and the  
29 ALJ. She asked if there are any matters pending that would require a decision to be made  
30 tonight. Mr. McGrath confirmed that there are no pending matters.

31  
32 7:56:28 PM Council Member Dama Barbour **MOVED** to oppose Ordinance No. 16-01 – Text  
33 Amendments to Section 2.20.060; 3.16.010; 13.02.200; 13.03010; 13.020; 13.03.040; 13.04.110;  
34 13.11.070; 13.15.050; 13.34.010; 13.36.150; and 18.08.060 of the Taylorsville City Code  
35 Concerning the Board of Adjustment. **The motion died for lack of a second.**

36  
37 Council Member Dan Armstrong **made a substitute motion** to vote on Ordinance 16-01.  
38 Council Member Brad Christopherson **SECONDED** the motion. Mr. Cowdell noted that if no  
39 action is taken on the ordinance, it just dies. He said that the motion made is not clear as to what  
40 action is being recommended. Chairman Ernest Burgess called for further discussion on the  
41 motion. Council Member Overson said she needs clarification on the motion. It was clarified that

1 **the motion is to approve the ordinance.** There being no further discussion, Chairman Burgess  
2 called for a roll-call vote. The vote was as follows: Armstrong-no, Overson-no,  
3 Christopherson-yes, Burgess-no, and Barbour-no. **All City Council members voted. The**  
4 **motion failed with a four-to-one vote and the ordinance was deemed not approved.**  
5

6 **6. FINANCIAL MATTERS**  
7

8 **6.1 Public Hearing – To Receive Public Comment on Funding Priorities for the**  
9 **2016-2017 Community Development Block Grant (CDBG) and HOME**  
10 **Programs – *Kathy Ricci***  
11

12 7:59:59 PM CDBG Consultant Kathy Ricci explained that this is a public hearing for applicants  
13 from various entities to present their needs. She indicated that a resolution for final approval on  
14 CDBG funding will be brought before the Council on March 16, 2016.  
15

16 8:00:25 PM Chairman Burgess opened the public hearing on this matter and called for citizen  
17 comments.  
18

19 8:00:34 PM Roger Borgenicht, of ASSIST, described his program to provide emergency home  
20 repairs and critical repairs that help citizens stay in their homes. He noted that no cosmetic  
21 upgrades are made. He said the program offers accessibility designs to help residents maintain  
22 mobility in independent homes. He relayed that falls in the home are major causes of injury.  
23 Mr. Borgenicht stated his appreciation of past support from Taylorsville. He relayed that 52  
24 repairs were made last year and said needs are increasing.  
25

26 8:03:20 PM Council Member Dama Barbour questioned whether the 52 repairs referenced were  
27 in Taylorsville. Mr. Borgenicht clarified that all money allocated for Taylorsville is used for  
28 Taylorsville residents. He added that the average income of those assisted was \$1300 per month  
29 per household.  
30

31 8:03:55 PM Celeste Eggert, Development Director for the Road Home, described her program as  
32 the largest operator in Utah for providing shelter. She cited her request for the downtown year-  
33 round shelter. She relayed that tonight there are about 1100 people in shelters, including 200  
34 children. She said the goal of the Road Home is to help find long-term housing for those who  
35 are homeless and to get people out of shelters.  
36

37 8:05:10 PM Amy Henry, Regional Director for YMCA, described programs offered in four  
38 Taylorsville elementary schools, in a Center located at Fremont Elementary, and in Eisenhower  
39 Jr. High. She relayed that the YMCA impacted over 1300 youth during 2015. She said that over  
40 \$500,000 in financial assistance was rendered to students after school, during school hours, and  
41 on holiday breaks. She described various school programs offered at affordable prices for

1 families, including help with kindergarten preparation. She thanked the City for plants that were  
2 provided in schools.

3  
4 8:07:32 PM Council Member Armstrong asked for clarification on where programs are held. Ms.  
5 Henry cited a center located on the grounds at Fremont Elementary, with tutoring in other  
6 elementary schools and Eisenhower Jr. High. She confirmed that after-school programming is  
7 held at Fox Hills Elementary.

8  
9 8:09:01 PM Jan Carter, of Odyssey House, cited an Adult Residential Treatment Program to help  
10 those suffering from addiction or mental illness. She described a funding request to help  
11 complete the final stage of the heating and cooling system at the facility. She said the goal is to  
12 make the building healthy and comfortable for clients. She noted that 400 clients were served  
13 last year and the funding request is based on the 5% percent of those served who are from  
14 Taylorsville.

15  
16 8:12:23 PM There were no additional citizen comments and Chairman Burgess declared the  
17 public hearing closed.

18  
19 **7. OTHER MATTERS**

20  
21 **7.1 Community Volunteer Service Opportunities – *Janice Auger Rasmussen***

22  
23 8:12:28 PM Former Taylorsville Mayor Janice Auger Rasmussen described a community service  
24 project being planned in conjunction with Taylorsville's 20<sup>th</sup> Birthday this year. She referenced  
25 other committee members in attendance. She described plans that have evolved from what was  
26 originally conceived as a service project into a service period. She explained that residents are  
27 being invited to give a birthday gift of service to Taylorsville by participating in various service  
28 projects during the month of June and culminating with the Taylorsville Dayzz event.

29  
30 8:14:24 PM Ms. Rasmussen described ways that the word will be spread about the community  
31 service project/period. She indicated that letters and flyers will be sent to every ecclesiastical  
32 leader in Taylorsville in order to involve youth, adult and scout groups.

33  
34 8:15:07 PM Council Member Dan Armstrong noted that his phone number needs to be corrected  
35 on the flyer. Ms. Rasmussen noted the change and asked other Council Members to notify her if  
36 any phone numbers are wrong.

37  
38 8:15:37 PM Ms. Rasmussen relayed that the flyers illustrated will be made available at City  
39 Hall, the Taylorsville Library, the Recreation Center, and the Taylorsville Senior Center, along  
40 with many businesses in the community.

41

1 8:16:21 PM On behalf of the Service Opportunities Committee, Ms. Rasmussen requested the  
2 following tasks from the City:

- 3  
4 1) Post information/flyer to the City website  
5 2) Post information/flyer to the City Facebook page  
6 3) Keep some flyers on the counter at City Hall for people who come in (perhaps in  
7 The Council Chambers and at the reception desk)  
8 4) Email the flyer to:  
9
  - 10 • All people who serve on City committees, boards and commissions
  - 11 • All people who are on the mass email list for City Council minutes
  - 12 • Email database that has been created for people interested in information (created  
13 when Aimee Winder Newton was the Public Information Officer and which may  
14 have been expanded)  
15 5) Invite people to join the Facebook group titled “A Cleaner, Greener, Healthier  
16 Taylorsville” – Share on personal Facebook pages and like the Facebook page  
17 6) Issue a press release to the daily papers

18 8:18:52 PM Ms. Rasmussen expounded on ways that people can provide either service or  
19 financial contributions to charities, etc. during the month of June and up until Taylorsville  
20 Dayzz.

21  
22 8:20:21 PM Ms. Rasmussen introduced two Service Opportunities Committee Members in  
23 attendance, as follows: Nancy Stephens and David Nigbur. Ms. Rasmussen indicated that a  
24 writer for the Taylorsville Journal has already been contacted and is excited about getting the  
25 word out.

26  
27 8:21:16 PM Council Member Overson asked about methods to facilitate accountability. Ms.  
28 Rasmussen shared ideas for reporting on projects, i.e. posting pictures on Facebook. She  
29 expressed her great enthusiasm for the community service project. Council Member Overson  
30 stated that she is really excited about this and thinks it is a great idea.

31  
32 8:22:44 PM Ernest Burgess stated appreciation for the efforts of this committee. Ms. Rasmussen  
33 suggested notifying scout groups, etc.

34  
35 8:23:23 PM Council Member Dama Barbour commented on benefits the community will reap  
36 from this project surrounding Taylorsville’s birthday.

37  
38 8:23:42 PM Ms. Rasmussen referenced names provided of other individuals who are serving on  
39 the Service Opportunities Committee and have also helped in this effort.  
40  
41

1           **7.2     Capital Improvements Update – *Kirsten Heins***

2  
3     8:24:53 PM City Engineer Kirsten Heins recognized Shae Smith in attendance. She then  
4 provided an update on current capital improvement projects, as follows:  
5

- 6           • 2700 West Wall – Staining to take place and expected completion date of end of March.
- 7           • Bowling Avenue Wall – A 10 foot wall to go up between Salt Lake Community College  
8 and Bowling Ave. Construction will kick off shortly after May commencements at the  
9 college.
- 10          • Bangerter Highway 5400 South Interchange – UDOT Project (the City is just helping  
11 with the coordination aspect).
- 12          • 4100 South Intersections Project at 2700 West and 1300 West – Another UDOT Project  
13 with participation by West Valley City. Improvements will be made to signal timings  
14 and pedestrian crossings. UDOT will put this out to bid soon and construction will begin  
15 this summer.
- 16          • Open Space Connection Plan – Working on funding with UDOT for along the freeway.
- 17          • Safe Sidewalk Project – Received grant funding from UDOT and will tie this into the  
18 Redwood Road Beautification Project.
- 19          • Redwood Road Beautification Project – Funding through WFRC from 4100 South to  
20 4700 South. This is similar to the other project done further south on Redwood Road.  
21 Aim is to increase mobility and improve beautification along Redwood Road.
- 22          • Summit Vista – Review of the development agreement and road profiles is taking place  
23 to evaluate portions that the City will contribute. This is still in preliminary stages and  
24 lots of mass grading will be involved. Costs will be carefully evaluated.
- 25          • Jordan River Flood Prevention – Looking at storm drain outlets that go into the Jordan  
26 River. Sections of current valves and proposed outlets were illustrated.
- 27          • Storm Sewer Improvements Project (EPA Grant Program) – Received award letter and  
28 will do some evaluation for cleaning and improvement projects. This is being prepared  
29 to go out to bid.  
30

31     8:31:56 PM Council Member Barbour asked whether landscaping for the Redwood Road  
32 Beautification Project will be placed in the center. Ms. Heins indicated that the City is taking a  
33 close look at this to minimize impact. She stated that this project is currently at the  
34 Environmental Study phase and then the project will proceed with public involvement and  
35 design phases. She said this project will begin next season.  
36

37     8:38:47 PM Council Member Armstrong asked for clarification on the routes for storm drains.  
38 Ms. Heins indicated that there is a video on Facebook that gives an illustration.  
39

1 [8:39:31 PM](#) City Administrator John Taylor introduced Shae Smith, who is with Forsgren  
2 Engineering and will help in providing the City with engineering services along with Ms. Heins.

3  
4 [8:40:10 PM](#) Mr. Smith indicated that a sidewalk program will be pursued and sidewalks will be  
5 evaluated. He cited technology and equipment that can be utilized.

#### 7.2.1 Cabana Club Property Discussion – John Taylor

6  
7  
8  
9 [8:42:25 PM](#) City Administrator John Taylor relayed that during mid-year budget adjustments, it  
10 was requested that \$50,000 be allocated for the Cabana Club. He indicated that it will likely cost  
11 in the neighborhood of \$100,000 for improvements to that park. He cited intent to request  
12 another \$50,000 in the year-end budget, but there has also been an additional request from ZAP  
13 funding for the entire \$100,000 to cover the project. Mr. Taylor said that if the ZAP funds are  
14 obtained, any monies spent up to receiving the grant will not be reimbursable. He recommended  
15 waiting to proceed on the project until August 15<sup>th</sup> when ZAP awards are made. He indicated  
16 that once funding sources are identified, a committee, including representation from the  
17 Community Development Department and the area Community Council, will be formed to  
18 provide input.

19  
20 [8:43:13 PM](#) Council Member Dama Barbour asked about the timeline. Mr. Taylor said that as  
21 soon as funding is secured, the project will go forward. He noted that there will probably be no  
22 construction this summer.

23  
24 [8:43:45 PM](#) Mayor Johnson clarified that the ZAP tax will be voted on with the November ballot  
25 and funds will be issued in January 2017. Mr. Taylor agreed to follow up on the exact funding  
26 process. He said that if ZAP funds are not awarded, City funds will be allocated this summer. He  
27 gave additional clarification on the ZAP funds potentially available for the Taylorsville Park  
28 improvements and the Cabana Club.

29  
30 [8:45:13 PM](#) Council Member Barbour inquired if there is anything the Council should be doing  
31 to push for funding. The Mayor said the County is being lobbied and Taylorsville has great  
32 potential to obtain ZAP money for the two projects referenced. He confirmed that he is on the  
33 Tier II ZAP Advisory Board.

#### 7.2.2 City Center Property Discussion – John Taylor

34  
35  
36  
37 [8:47:16 PM](#) City Administrator John Taylor noted that the City has been waiting for proposals  
38 from an entity regarding the City Center Property and has not yet seen those. He indicated that a  
39 couple of weeks ago, the party asked for another four weeks. Mr. Taylor questioned how long  
40 the Council wants to wait. He relayed the Mayor's recommendation to make a final plan for the  
41 front part of the property and get that done this summer. Mr. Taylor suggested asking the

1 design/advisory group to meet and bring back a couple of proposals to the Council for what the  
2 front part might look like in order to move forward with development of that portion. He  
3 confirmed that the original designs were provided by an advisory group that included CRSA,  
4 Mark McGrath, Mayor Johnson, Wayne Harper and himself. He said he was unsure if there was  
5 a Council representative included. Mr. Taylor indicated that recommendations for what may be  
6 developed will be brought back by the advisory group.

7  
8 8:48:38 PM Council Member Dama Barbour cited the recent joint meeting and the plan that was  
9 reviewed at that time. She referenced the compromise idea that Keith Sorensen suggested. She  
10 said she does not want to go back and start from square one, but would like to work with the  
11 original plan which was quite beautiful and included trees and a berm around 5400 South. She  
12 said that any development coming in will need to include that section anyway.

13  
14 8:49:33 PM Mr. Taylor described his recollection of the discussion regarding selling City Center  
15 property and said he remembers the question being how much should the City sell and how much  
16 should it keep.

17  
18 8:49:46 PM Council Member Barbour noted that the City does not have an offer and has only  
19 had one corner developed over many years. She asked if at least the edges of the property can be  
20 improved and whether the plan already in place can be utilized without going to additional  
21 expense.

22  
23 8:50:10 PM Mr. Taylor said that was not the direction given by the Council when this matter was  
24 last discussed. He said the direction was to obtain the pending proposals and then determine the  
25 division line of property that will be sold/kept.

26  
27 8:50:37 PM Council Member Barbour reiterated that the City does not have a proposal and there  
28 is a certain amount of improvement that can be done without interfering with future offers.

29  
30 8:51:20 PM Mayor Johnson cited plans to shop the City Center property at the Las Vegas ICSC  
31 Conference in May. He relayed his belief that the City needs to be patient and see what the entity  
32 is going to do and how much property they may want. He said he has a hard time putting in  
33 improvements that later have to be torn up. He asked for some more time and indicated that  
34 there are plans to try attract development at ISCS.

35  
36 8:52:30 PM Council Member Barbour observed that she may be the only Council Member who  
37 wants to see the berm and trees go in this year while the City has money for improvements.

38  
39 8:52:53 PM Council Member Kristie Overson asked for clarification on when a proposal might  
40 be received. Mr. Taylor said a response was expected by the end of February, but the party  
41 recently asked for a couple more weeks. He indicated that the entity is in discussions with a

1 number of professional office entities and they have indicated they may make a proposal on a  
2 campus-wide facility. He says he believes this is why the extra time is needed.

3  
4 8:53:44 PM Council Member Dama Barbour said she does not want City Hall to be back in a  
5 corner with great big buildings surrounding it.

6  
7 8:54:22 PM Mr. Taylor noted that there was a strong recommendation during the last discussion  
8 that City Hall should not be a prominent feature and should be in the background with  
9 development around it.

10  
11 8:55:03 PM Council Member Dama Barbour said she did not understand it that way and that  
12 there was a desire to have City Hall visible with a nice entrance.

13  
14 8:54:49 PM Council Member Brad Christopherson noted that there seems to be a lot of  
15 confusion and observed that Administration needs direction on what is wanted from the Council.

16  
17 8:55:01 PM Mr. Taylor indicated that a proposal is still being pursued from an interested entity  
18 and if a drop-dead date is desired he should be advised so that information can be relayed. He  
19 said there are also plans to take the City Center property to ICSC in May to ascertain interest.  
20 He cited his understanding from the last meeting that a grand entrance should be implemented by  
21 the City at the boulevard and 5400 South regardless of what happens with a potential  
22 development. Mr. Taylor stated that Administration plans to pursue those plans and bring  
23 something to the Council to show what should be built at a minimum.

24  
25 8:55:49 PM Council Member Barbour reiterated that she wants to go on record as opposing  
26 filling the property with buildings. She said she likes the idea of selling Parcel D, but is not  
27 personally in favor of all the land being shopped at ICSC.

28  
29 8:56:39 PM Mr. Taylor stated that his understanding from the last meeting was that there was  
30 interest in selling all of the property out front, except for some entrance area and a nice  
31 boulevard coming into City Hall.

32  
33 8:56:55 PM Council Member Barbour asked if that is what the rest of the Council is thinking, as  
34 that is not her interest. She said the meeting referenced was a discussion and planning meeting  
35 only, but was not a decision-making meeting.

36  
37 8:56:55 PM Mr. Taylor said there was direction to pursue the development proposal for the  
38 property and that is what Administration has been doing. He said, if there is no interest, the  
39 Council should advise such and the entity will be told to quit wasting its time.

40

1 8:57:12 PM Council Member Barbour said she is still in favor of the one parcel being sold. Mr.  
2 Taylor said the master campus plan is being pushed. Council Member Barbour said she is not in  
3 favor of that.

4  
5 8:57:10 PM Council Member Overson cited former City leaders who weighed in with their point  
6 of view during a previous meeting. She recalled that they shared their vision and reason for why  
7 the property was purchased and stated that they did not want a big, grand green space. She  
8 observed that during the course of the meeting, a lovely boulevard was discussed along with the  
9 idea of reducing green space and moving lines to create a nice entrance way. She stated that Mr.  
10 Sorensen made some suggestions that seemed sound. Council Member Overson relayed her  
11 understanding that at the end of the meeting it was determined to wait for the development  
12 proposal on the whole piece.

13  
14 8:58:38 PM Mr. Taylor confirmed that Administration's understanding was to wait and see what  
15 the developer's proposal looks like for the whole piece.

16  
17 8:59:00 PM Council Member Barbour reiterated that she does not want the property shopped at  
18 ICSC.

19  
20 8:58:59 PM Mr. Taylor said this is a contradiction.

21  
22 8:59:12 PM Council Member Brad Christopherson asked for clarification on whether one entity  
23 is proposing to develop everything. Mr. Taylor confirmed that it appears they will make a  
24 proposal for a campus-wide development.

25  
26 8:59:45 PM Council Member Overson said that the consensus of the Council was to see what  
27 that proposal looks like and others agreed. Mr. Taylor acknowledged that the entity approached  
28 Administration about developing the whole campus and Administration agreed to review a  
29 submitted proposal for the property out front. He said he is hearing that Council Member  
30 Barbour wants the property out front left as open space and not developed.

31  
32 9:00:23 PM Council Member Barbour said that is not what she is saying. She said she would  
33 like to see what the developer proposes, but does not want it shopped at ICSC. Mr. Taylor asked  
34 if she wants to limit options to one developer. Council Member Barbour said she wants to see  
35 what they propose at this point in time, but does not want it shopped at ICSC for whatever.

36  
37 9:00:51 PM Council Member Christopherson stated that he is open to more development out  
38 front and is open to more than one developer, but wants it to be compatible with what is already  
39 here. He said he does not want City Hall to be an afterthought hiding in the back like what has  
40 been done at South Jordan City Hall. He said he is open to expanding or developing some of the

1 portion out front, but not all of it. He indicated he is not sure how much should be developed,  
2 but would like to see proposals.

3  
4 9:02:04 PM The Mayor said that the property will be shopped at ICSC to get any proposals and  
5 then those will be brought back to the Council. Mr. Taylor observed that this property has been  
6 shopped for a long time. He said the markets have changed, however, and he personally thinks it  
7 would be a mistake not to review other proposals. He noted that if the Council is not going to sell  
8 the property, though, there is no sense in going out and obtaining proposals.

9  
10 9:03:03 PM Council Member Christopherson said he is willing to sell for the right deal.

11  
12 9:02:55 PM Mr. Taylor said Administration is receiving mixed direction. He asked whether there  
13 is a timeline on this.

14  
15 9:03:06 PM Council Member Christopher suggested polling other Council Members on their  
16 thoughts.

17  
18 9:03:27 PM Council Member Dan Armstrong referenced the need to determine how big of an  
19 entrance is desired. He said making do with a smaller entrance was discussed at the previous  
20 meeting. He suggested options for the placement of businesses on either side with a big building  
21 on Parcel D. He said that could still look very nice with a grand entrance to City Hall. He  
22 observed that it could all be done with a smaller footprint.

23  
24 9:04:01 PM Mr. Taylor agreed that there is a myriad of options on what can be done.

25  
26 Council Member Armstrong suggested reviewing the proposal presented and shopping the  
27 property to see if there are better ideas. He recommended moving with it.

28  
29 9:04:26 PM Council Member Overson said her impression of the last discussion is that a lot of  
30 opinions were received and the Council ended up wanting to see a proposal for the whole  
31 property. She stated that the question was also presented as to whether the Council was open to  
32 narrowing the entrance way and it was her understanding that it was. She asked whether the City  
33 can draw a nice entrance itself and then see proposals for what can be placed around it; or  
34 whether a developer will present a plan showing the whole thing, including an entryway.

35  
36 9:05:50 PM Mr. Taylor confirmed that this was Administration's understanding as well. He  
37 observed that there is currently one interested party and there are plans to try and obtain other  
38 interested parties. He said the City can determine a portion that is not touchable or let someone  
39 propose something for the whole property.

40

1 9:06:07 PM Mayor Johnson stated his belief that, with everything going on in the City, someone  
2 will offer something decent on the City Center Property. He said that if the property is covered  
3 in grass and trees only to be torn up, it is a waste of taxpayer's money. He asked for patience for  
4 four or five months.  
5

6 9:07:02 PM Chair Ernest Burgess observed that a lot was discussed during the previous meeting  
7 with former City leaders. He said it was his understanding that something down the middle was  
8 desired so you could see City Hall. He observed that this can be done, but the Council held off  
9 on any decision in order to see what would be presented in the proposal.  
10

11 9:08:02 PM The Mayor said he would like to take the City Center Property to ICSC on May 22 –  
12 25, 2016 and see what is offered. He stated that he and Mr. Harper will bring back all that is  
13 offered for the Council's review.  
14

15 9:09:27 PM Council Member Overson asked if there is something that can be drawn by  
16 Community Development in the meantime without a lot of cost. Mr. Taylor said that this can be  
17 done if the Council would like to define what property will be retained and not developed; but if  
18 negotiations are continuing with developers, that may not be a good use of time. He observed  
19 that it may be very wise to say that this is what the City is going to do and give very clear  
20 direction on what property is sacred. He said it should be defined so that developers know what  
21 can be proposed. He asked if the Council is ready to say what portion will not be sold.  
22

23 9:11:55 PM Council Member Armstrong indicated that he is not ready to say what portion will  
24 not be sold. Mr. Taylor said, if that is the case, then Administration should be allowed to shop it  
25 and come back with other proposals.  
26

27 9:12:01 PM The Mayor recommended that the best time to come back for further discussion  
28 would be the first part of June.  
29

30 9:12:10 PM Chair Burgess polled Council Members as to whether they are okay waiting until the  
31 first week in June for further discussion on the City Center property. The poll was, as follows:  
32 Christopherson – yes; Overson, yes; Armstrong – yes; and Barbour – no. The majority of the  
33 Council voted in favor of waiting.  
34

35 9:12:29 PM Council Member Dama Barbour said she is personally in favor of Parcel D being  
36 sold, but really does not want the rest of the property shopped. She observed that the City does  
37 not know what space it will need down the road. She questioned what the property is worth in  
38 today's market and suggested that the City must think of its future. She noted that there is not  
39 much other property for purchase in the City. She stated that she is not in favor of selling all of  
40 the property until the City figures out its own needs.  
41

1 9:14:18 PM Council Member Kristie Overson acknowledged that the City must plan for its  
2 future, but questioned whether City buildings, police offices, public works buildings, or shops  
3 would be desirable out front. Council Member Dama Barbour agreed that the City would not  
4 want those there.  
5

6 9:15:04 PM Council Member Barbour suggested that Parcel D could be sold with no problem.  
7 Council Member Overson asked how long the City should hold on to the rest of the property and  
8 what should be done with it in the meantime. Council Member Barbour acknowledged that it  
9 should not be kept as dirt. She speculated that the property along 5400 South will look the same  
10 when the next frost comes.  
11

12 9:15:41 PM Council Member Brad Christopherson said he thinks 5400 South and 2700 West  
13 looks a lot better than it did a year and a half ago. He suggested that a lot of progress has been  
14 made, as there is only about half as much dirt as there used to be. He stated that he does not want  
15 to neglect City Hall and does not think the City is doing that. He agreed that the progress has not  
16 been as quick as would be desired. Council Member Christopherson said he does not see a use  
17 for the front property for the City's needs 10 years down the road. He said that is not the place  
18 for a public works yard, for example, and there are other options for such. He observed that the  
19 City has a lot of flexibility to bond and do the things it needs to if it is necessary to expand  
20 facilities. It was agreed that this kind of expansion will not happen on the City Center site.  
21

22 9:16:46 PM Council Member Christopherson noted that taxpayers paid for the land a long time  
23 ago and there has been zero productivity out of it, except for the corner parcel. He said he would  
24 like to have more than a little grass next to the boulevard, but questions whether the City needs  
25 that whole piece if there is a way a developer can use it to generate revenue. He suggested  
26 expanding the D Parcel into the C Parcel if it can make it developable and useful. He stated that  
27 he still wants City Hall to be visible from 5400 South. He observed that it is important to  
28 recognize and not discount the progress that has been made and also to understand that the  
29 property can be made productive for the taxpayer.  
30

31 9:17:42 PM Mr. Taylor said this is the exact premise Administration is working on and what  
32 was derived from the past discussion/meeting. He noted that Administration is not trying to be  
33 argumentative, but asked that the Council please notify them if there is different direction. He  
34 agreed that this subject will come back for more discussion in June and Administration will  
35 happily do what the Council wants.  
36

37 9:18:35 PM Chair Ernest Burgess cited concern with citizens who are questioning if the property  
38 will ever be developed.  
39

40 9:19:27 PM Mayor Johnson agreed to bring back some kind of proposal by June. He agreed that  
41 an entrance is desired, although not one that is hugely wide. He said Administration does not

1 want to sell all of the property either. He noted the potential to receive revenue that will benefit  
2 the City through selling land that is already paid for.

3  
4 **8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)**

5  
6 There were no new items for subsequent consideration.

7  
8 **9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)**

9 9:20:34 PM

- 10 **9.1 Planning Commission Meeting – Tuesday, March 8, 2016 – 7:00 p.m.**  
11 **9.2 Special City Council Work Session – Wednesday, March 9, 2016 – 6:00 p.m.**  
12 **9.3 City Council Social Media/Briefing Session – Wednesday, March 16, 2016 –**  
13 **5:30-6:30 p.m.**  
14 **9.3 City Council Meeting – Wednesday, March 16, 2016 – 6:30 p.m.**  
15 **9.4 ULCT Mid-Year Conference: April 6-8, 2016 – St. George, Utah**

16  
17 **10. CALENDAR OF UPCOMING EVENTS**

- 18  
19 **10.1 Arts Council Presents: “Snoopy the Musical” March 18, 19 & 21, 2016 at 7:00**  
20 **p.m. at The Taylorsville Senior Center Located at 4743 Plymouth View Drive**  
21 **– Tickets are \$7.00**  
22 **10.2 Taylorsville Annual Art Show: March 18, 19, 20, 2016 at the Taylorsville**  
23 **Senior Center Located at 4743 Plymouth View Drive. See City Website at**  
24 **[www.taylorsvilleut.gov](http://www.taylorsvilleut.gov) for Further Details. Awards Presentation Will Be**  
25 **Held Saturday, March 19, 2016 at 3:30 p.m.**  
26 **10.3 Easter Egg Hunt: Saturday, March 26, 2016 - 9:00 a.m. - Labrum Park (6100**  
27 **South Jordan Canal Rd.) Sponsored by Bennion Lion’s Club**  
28 **10.4 Easter Eggstravaganza (Hosted by CrossPoint Church) Saturday, March 26,**  
29 **2016: 10:00 a.m. in Front of City Hall**  
30 **10.5 Easter Egg Hunt: Valley Regional Park – Sat., March 26, 2016: 9:00 a.m.**  
31 **10.6 Child Abuse Awareness Pinwheel Garden Planting Ceremony: Saturday, April**  
32 **2, 2016 at 9:00 a.m. – City Hall**

33  
34 **11. CLOSED SESSION (*Conference Room 202*)**

35 *- For the Purpose(s) Described in Statute U.C.A. 52-4-205*

36  
37 It was determined that a Closed Session was not needed and no Closed Session was held.  
38  
39  
40  
41

1    **12.    ADJOURNMENT**

2  
3    9:22:37 PM Council Member Dan Armstrong **MOVED** to adjourn the City Council Meeting.  
4    Council Member Brad Christopherson **SECONDED** the motion. Chairman Ernest Burgess  
5    called for discussion on the motion. There being none, he called for a roll-call vote. The vote  
6    was as follows: Armstrong-yes, Overson-yes, Christopherson-yes, Burgess-yes, and Barbour-  
7    yes. **All City Council members voted in favor and the motion passed unanimously.** The  
8    meeting was adjourned at 9:22 p.m.

9  
10  
11  
12    \_\_\_\_\_  
13    Cheryl Peacock Cottle, City Recorder

14    Minutes approved:

15  
16    *Minutes Prepared by: Cheryl Peacock Cottle, City Recorder*  
17

DRAFT