

DRAFT

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, August 3, 2016
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

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
Tracy Wyant, UPD Precinct Chief
Mark McGrath, Community Development Director
Wayne Harper, Economic Development Director
Jay Ziolkowski, UFA Battalion Chief
Kristy Heineman, Council Coordinator
Tiffany Janzen, Public Information Officer
Shay Smith, City Engineer

Excused: Scott Harrington, Chief Financial Officer

6:00 BRIEFING SESSION

1. Roll Call of Council Members

6:05:16 PM Chairman Ernest Burgess conducted the Briefing Session, which convened at 6:05 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

1 **2. Review Agenda**

2
3 6:05:34 PM The agenda for the City Council Meeting was reviewed. Council Member Dama
4 Barbour cited questions regarding the City's IT security system. City Administrator John Taylor
5 relayed that the City meets industry standards for its IT systems.

6
7 6:08:48 PM City Attorney Tracy Cowdell commented on professional audits that may be
8 required on technology within entities in the future. He said that there are no regulatory
9 standards now, but industry standards are implemented.

10
11 6:10:24 PM Mr. Taylor said that the City's old email system may have been vulnerable, but the
12 newest programs utilized now are the most secure available. He cited contractors who regularly
13 monitor technology issues and are in the City Offices once or twice a week. He said he is
14 comfortable with security issues.

15
16 6:13:20 PM Council Member Kristie Overson asked for clarification on who should address
17 technological issues on City-owned computers used by Council Members. Mr. Taylor confirmed
18 that those issues should be brought to the City. He described measures that are taken to control
19 the City's technological systems.

20
21 6:14:54 PM Council Member Dan Armstrong cited some conflicting committee meetings on the
22 same evening as the City's *Night Out Against Crime* event.

23
24 6:15:52 PM Council Member Dama Barbour asked about the status of employee reviews and
25 whether raises have all been issued now. Mr. Taylor said that evaluations are underway and
26 some have been completed recently. He relayed that all City employees received the cost of
27 living adjustment as of the first of July and, as employee reviews are completed, the additional
28 pay-for-performance raises should be implemented. Council Member Dama Barbour asked
29 whether the raises issued will be made retroactive to July 1, 2016. Mr. Taylor said not
30 necessarily. Council Member Dama Barbour stated that she believes the money budgeted by the
31 Council was intended for this budget year and pay-for-performance raises awarded should be
32 made retroactive to the beginning of the fiscal year. Mr. Taylor suggested that if Council
33 Members have additional questions on raises, they visit with him individually and personally.

34
35 **3. Adjourn**

36
37 6:18:19 PM Chairman Burgess declared the Briefing Session adjourned at 6:18 p.m.
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2
3 **REGULAR MEETING**
4

5 **Attendance:**

6 Mayor Lawrence Johnson
7

8 **Council Members:**

9
10 Council Chairman Ernest Burgess
11 Vice-Chairman Brad Christopherson
12 Council Member Daniel Armstrong
13 Council Member Dama Barbour
14 Council Member Kristie Overson
15

8 **City Staff:**

John Taylor, City Administrator
Tracy Cowdell, City Attorney
Mark McGrath, Community Development Director
Tracy Wyant, UPD Precinct Chief
Cheryl Peacock Cottle, City Recorder
Wayne Harper, Economic Development Director
Jay Ziolkowski, UFA Battalion Chief
Kristy Heineman, Council Coordinator
Tiffany Janzen, Public Information Officer
Shay Smith, City Engineer
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20

21 **Excused:** Scott Harrington, Chief Financial Officer
22

23 **Others:** Brian Page, Gordon Willardson, Royce Larsen, Edward Vigil, Jeffrey Summerhays,
24 Lynn Handy, John Gidney, Guy Peterson, Kammon Gray
25

26 **1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS**
27

28 6:31:20 PM Chairman Ernest Burgess called the meeting to order at 6:31 p.m. and welcomed
29 those in attendance.
30

31 **1.1 Roll Call of Council Members**
32

33 6:32:21 PM City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council
34 Members were present.
35

36 **1.2 Opening Ceremonies – Pledge/Reverence – Council Member Overson**
37 **(Opening Ceremonies for August 17, 2016 to be arranged by Council Chair**
38 **Burgess)**
39

40 6:32:26 PM Council Member Kristie Overson directed the Pledge of Allegiance.
41

1 [6:34:03 PM](#) Council Member Kristie Overson offered the Reverence.
2

3 **1.3 Mayor's Report**
4

5 There was no Mayor's Report.
6

7 **1.4 Citizen Comments**
8

9 [6:34:23 PM](#) Chairman Ernest Burgess reviewed the Citizen Comment Procedures for the
10 audience. He then called for any citizen comments.
11

12 There were no citizen comments, and Chairman Burgess closed the citizen comment period.
13

14 **2. APPOINTMENTS**
15

16 There were no appointments.
17

18 **3. REPORTS**
19

20 **3.1 Green Committee Report – Jeffrey Summerhays**
21

22 [6:34:46 PM](#) Green Committee Chair Jeffrey Summerhays reported on recent activities and
23 upcoming events for the Taylorsville Green Committee. He cited the successful *Earth Day*
24 *Collection* event held in April and noted that many were involved. He reported on the booth held
25 at the *Taylorsville Dayzz* event where education was provided on improving the environment.
26

27 [6:36:28 PM](#) Mr. Summerhays cited the committee's desire to participate in *America's Recycle*
28 *Day* on November 15, 2016. He stated that the committee is looking to work with other City
29 committees, i.e. LARP and the Public Safety Committee. He referenced a desire to improve and
30 expand on information provided to Taylorsville residents.
31

32 [6:37:22 PM](#) Council Member Kristie Overson asked how many members are serving on the
33 Green Committee. Mr. Summerhays indicated that there are currently six members, with one
34 more individual currently being considered. He said that additional participation on the
35 committee is always welcome.
36

37 [6:38:18 PM](#) Council Member Dama Barbour thanked Mr. Summerhays for all he and other
38 committee members do for the City. Mr. Summerhays said that it is his pleasure to work in the
39 community.
40
41

1 **3.2 Unified Fire Authority Quarterly Report – UFA Chief Jay Ziolkowski**

2
3 6:39:58 PM UFA Battalion Chief Jay Ziolkowski reported on fire services provided in
4 Taylorsville during the previous quarter. He reviewed statistics for fire and medical responses.
5 He referenced the types of medical call-outs. He discussed fire prevention and other community
6 events conducted by UFA.

7
8 6:42:22 PM Chief Ziolkowski reported on significant fire events. He also cited fire fighter
9 involvement with the *Taylorsville Dayzz* event and highlighted the recent "*Guns and Hoses*
10 *Softball Game.*"

11
12 6:43:52 PM Chief Ziolkowski gave an update on construction of the new fire station. He said
13 that windows are ready to be installed and the station should be completed in March of 2017.

14
15 6:44:31 PM Chief Ziolkowski referenced the safety message in the Quarterly Report and noted
16 that fire fighters will be attending the City's Town Meeting on August 31, 2016 to give
17 instruction on life saving techniques.

18
19 6:45:22 PM Chief Ziolkowski referenced the employee spotlight for UFA Captain Jason Kamp.

20
21 6:45:55 PM Council Member Brad Christopherson referenced staffing issues raised by the UFA
22 Board and related statistics provided. He asked for clarification on staffing numbers at each of
23 the fire stations and the meaning of the term "brown-out."

24
25 6:46:12 PM Chief Ziolkowski gave explanation on brown-outs and a reduction in staff that
26 increased a need for overtime. He referenced information on brown-outs, as provided to the
27 UFA Board, and gave clarification on statistics. He cited questions during the last fiscal year as
28 to whether or not there would be enough money in the overtime budget. He explained that a
29 brown-out means the station is being closed, whether for a day or a 48-hour block go-around.
30 Chief Ziolkowski noted that a reduction in staff means going from a four-handed ladder down to
31 three hands; or reducing from five people working out of a station to two people on an engine
32 and two an ambulance.

33
34 6:47:58 PM Chief Ziolkowski referenced questions raised by Taylorsville Mayor Johnson and
35 the UFA Board. He cited stats presented to the Board related to brown-outs for the period of
36 January through June, 2016. He noted that Engine 117 took the largest hit within UFA, having
37 130 times when there was a reduction in staff. He explained that staffing at Station 117 was
38 initially increased to six hands when Taylorsville joined the Fire District so that they never had
39 to run tandem. He relayed that during the period when Administration was being cautious about
40 overtime, the sixth body was pulled from Taylorsville's Station 117 to be utilized elsewhere
41 within the core of UFA.

1 6:49:05 PM Chief Ziolkowski stated that, as promised, there was never a time when a tandem
2 response was used out of the Taylorsville stations. He stated that for Engine 118, the fourth fire
3 fighter was pulled 88 times during the period referenced. He described scenarios when the basic
4 life support (BLS) part-time ambulance (Unit 218) was browned-out/not staffed for the day,
5 since it was not needed. He clarified that there were always two additional ALS ambulances
6 staffed within the City, as well as an ambulance available at Kearns Station 109.

7
8 6:50:39 PM Council Member Brad Christopherson clarified that none of the Taylorsville Fire
9 Stations were ever shut down, but there were just staff draw-downs and times when the part-time
10 Unit 218 was not staffed. He then asked about the 18 open UFA positions and called for
11 additional information.

12
13 6:51:10 PM Chief Ziolkowski relayed that UFA has just finished rosters for new hires for both
14 paramedics and fire fighters. He said the next recruit camp for 16 to 18 UFA allocations will
15 begin the first of September. He indicated that the Board will meet and look at staffing models
16 next week and come up with additional ideas. He noted that UFA's Chief Financial Officer
17 (CFO) will do a review every two months to ensure that additional overtime is sufficient. He
18 stated that there have been no brown-outs of significant numbers since July 1, 2016.

19
20 6:53:15 PM Chief Ziolkowski explained that, not only are there open UFA allocations, but there
21 are fire fighters that are routinely off for vacation, sick leave, injuries, etc. He observed that the
22 part-time fire fighter program is a constant revolving door throughout the UFA.

23
24 6:55:13 PM Council Member Dama Barbour inquired when the brown-out program was started.
25 Chief Ziolkowski indicated that some brown-outs occurred earlier in the fiscal year, but said the
26 bulk happened in May and June. He acknowledged that Taylorsville was impacted over the past
27 two months. He confirmed that UFA's fiscal year runs from July 1 through June 30.

28
29 6:56:22 PM Council Member Dan Armstrong acknowledged that the last two months of the
30 fiscal year are when staffing was pulled and the brown-outs occurred.

31
32 6:57:11 PM Chief Ziolkowski noted that there is a new CFO in place and he has been
33 impressive. Chief Ziolkowski cited a freeze that was placed on line items for trending purposes.
34 He said that had an impact on overtime and prompted the decision regarding brown-outs. He
35 observed that it also left a bit of a morale issue for fire fighters.

36
37 6:58:14 PM Council Member Christopherson, questioned whether, based on changes that have
38 been made, things are now sufficient to get UFA on track. Chief Ziolkowski said time will tell.
39 He acknowledged that UFA, especially on the administrative level, is being scrutinized and may
40 receive something of a black eye; however, fire fighters are getting the job done well despite
41 administrative issues. He relayed that UFA's Deputy Chief has resigned and Chief Jensen has

1 been making some organizational changes. He indicated that issues are being addressed with the
2 UFA Board in order to be more responsive.

3
4 7:01:01 PM Council Member Dama Barbour observed that everyone loves the fire fighters and is
5 sad that they are being affected by administrative issues. She cited the importance of those
6 sitting on committees or holding board positions to represent the City well.

7
8 7:02:35 PM Chief Ziolkowski observed that the UFA Board of Directors and the Union are very
9 involved. He reiterated that time will tell how things play out, but fire fighters on the street are
10 doing a great job.

11
12 7:03:51 PM Chief Ziolkowski relayed that quarterly reports in the future will include information
13 on Station 109 in Kearns, as it does see some action in Taylorsville. He commented on positive
14 results seen as a result of Taylorsville joining the Unified Fire District.

15
16 **4. CONSENT AGENDA**

17
18 There were no items for the Consent Agenda.

19
20 **5. PLANNING MATTERS**

21
22 **5.1 Public Hearing – To Receive Public Comment Concerning Amending the**
23 **Taylorsville General Plan Land Use Map for Property Located at 5319 South**
24 **Jordan Canal Road, 5344 South 2700 West, and 5360 South 2700 West from**
25 **Medium Density Residential to Mixed Use – *Mark McGrath***

26
27 Community Development Director Mark McGrath stated that he will combine his presentation of
28 Agenda Items 5.1 and 5.2 because they both relate to the same property. He described a proposed
29 General Plan amendment for a rezoning at 5319 and 5344 South Jordan Canal Road and 5360
30 South 2700 West. He relayed that the applicant is Coaction Group. He illustrated the subject
31 property on an aerial photograph and noted the three separate parcels. Mr. McGrath illustrated
32 the existing General Plan Map and the existing Zoning Map. He explained that the properties are
33 currently on the General Plan for mixed use. He noted that one property is already zoned
34 appropriately and the other two would have to be rezoned to facilitate the proposed medical
35 facility on the properties.

36
37 7:08:23 PM Mr. McGrath illustrated the proposed site plan. He cited a one-story building with
38 one access off of 2700 West and one access a little south. He indicated that one access will be
39 immediately adjacent to Taylorsville Blvd. He confirmed that there will not be access to Jordan
40 Canal Road.

1 Council Member Dan Armstrong asked if there will be a wall along Jordan Canal Road. Mr.
2 McGrath said this is a site detail that has not yet been worked out. He gave clarification on the
3 property line. He said the City was not in favor of having commercial traffic on Jordan Canal
4 Road. He suggested treating the edge of the road as the implied property line.
5

6 7:11:08 PM Mr. McGrath illustrated the preliminarily proposed building elevations and designs.
7 He relayed that, given the unique nature of the subject property, the Taylorsville Planning
8 Commission has recommended four conditions for the re-zoning, as follows:
9

- 10 • That any required setbacks on the west side of the property be measured from the edge of
11 the existing South Jordan Canal Road, rather than the property line;
- 12 • That no drive approaches be permitted to access South Jordan Canal Road as part of the
13 final plan approval, or subsequent development approvals;
- 14 • That the applicant is required to develop an appropriate landscaping plan as part of a final
15 site plan and administrative conditional use for the dialysis center;
- 16 • That there will be no disturbance to the existing bike path on the owner's property and
17 that the path will be preserved accordingly by future property owners.
18

19 7:13:47 PM Mr. McGrath illustrated photos of the bike path opening on the subject property. He
20 relayed that the Planning Commission has recommended unanimous approval of both items
21 (general plan and zoning amendments) and staff also recommends approval.
22

23 7:14:40 PM Council Member Dan Armstrong asked about specific hours for the facility. The
24 applicant stated that the urgent care facility would be open for 24 hours, but the dialysis portion
25 would be open only during regular business hours.
26

27 7:15:18 PM Chairman Burgess opened the public hearing on this matter and called for citizen
28 comments.
29

30 7:15:36 PM Guy Peterson, a property owner adjacent to the proposed project, gave clarification
31 on the correct address for one of the subject parcels. He cited his own personal address of 5344
32 South Jordan Canal Road. He said he is not speaking for all property owners, but is generally in
33 favor of the proposed project. He expressed concern about a potential wall and possible
34 vandalism.
35

36 7:17:20 PM Mr. McGrath agreed to double check on the correct property address. He noted that
37 there may be a mistake in County records, but said the rezoning will actually be based on the
38 legal description rather than the street address.
39

40 7:17:31 PM Edward Vigil said that he represents the applicant, Coaction Group, who is a
41 professional development company specializing in the construction of medical offices. He

1 addressed concerns with the existing bike and hiking trail. He noted that neighbors commented
2 at the Planning Commission Meeting regarding these issues. He cited a desire to develop the
3 area with the best intent of maintaining the bike path. Mr. Vigil indicated that the developer will
4 probably move forward without building a wall and will include some mature trees with some
5 low level pedestrian lighting. He expressed hope that these efforts will deter any criminal
6 activity and make the area look nice. He acknowledged that the trail will be preserved according
7 to the City's requirements. He noted that the formal site plan application has not yet been
8 submitted.

9
10 7:19:09 PM Mayor Johnson asked about reasons for not having a wall. Mr. Vigil explained that
11 some community members did not want the wall because of the potential for graffiti or other
12 criminal activity at night.

13
14 7:19:48 PM Council Member Dan Armstrong asked about any efforts by the developer to obtain
15 the corner lot. Mr. Vigil stated that initial efforts were made, but negotiations with the property
16 owner of that lot became difficult. He said that it was ultimately determined to just proceed with
17 the three other parcels. Upon further questioning, he stated that he has no knowledge regarding
18 property just west of the corner lot.

19
20 7:20:35 PM Council Member Dama Barbour observed that she can see why neighbors do not
21 want a wall. She stressed the importance of maintaining the bike path as part of the City's trail
22 system.

23
24 7:21:01 PM Mr. McGrath clarified that an official decision on any wall has not yet been made.
25 He indicated that City code basically requires that a wall be built, but does provide flexibility in
26 situations where a wall is not appropriate. He cited input received from neighbors so far
27 expressing that they do not want a wall. He noted that a public hearing will be held, the issue
28 will be discussed, and a solution will be found that works for both sides.

29
30 7:22:01 PM It was confirmed that the properties affected in the ordinance will be identified by
31 legal description.

32
33 7:21:43 PM Mayor Johnson questioned whether, if it is later determined a wall is needed, it can
34 still be added. Mr. McGrath said this is the case and referenced options that will be considered.

35
36 7:22:23 PM Council Member Kristie Overson clarified that the decision about a wall will be
37 made by the Taylorsville Planning Commission.

38
39 There were no additional citizen comments and Chairman Burgess declared the public hearing
40 closed.

41

1 **5.1.1 Ordinance No. 16-09 – An Ordinance of the City of Taylorsville**
2 **Amending the Taylorsville General Plan Land Use Map for Property**
3 **Located at 5319 South Jordan Canal Road, 5344 South 2700 West,**
4 **and 5360 South 2700 West from Medium Density Residential to**
5 **Mixed Use – *Mark McGrath***
6

7 **7:22:33 PM** Council Member Brad Christopherson **MOVED** to adopt Ordinance 16-09 –
8 Amending the Taylorsville General Plan Land Use Map for Property Located at 5319 South
9 Jordan Canal Road, 5344 South 2700 West, and 5360 South 2700 West from Medium Density
10 Residential to Mixed Use. Council Member Kristie Overson **SECONDED** the motion.
11 Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a
12 roll-call vote. The vote was as follows: Overson-yes, Christopherson-yes, Armstrong-yes,
13 Barbour-yes, and Burgess-yes. **All City Council members voted in favor and the motion**
14 **passed unanimously.**
15

16 **5.2 Public Hearing – To Receive Public Comment Concerning Amending the**
17 **Taylorsville Zoning Map for Property Located at 5319 South Jordan Canal**
18 **Road and 5344 South 2700 West from R-1-30 to Mixed Use– *Mark McGrath***
19

20 **5.2.1 Ordinance No. 16-10 – An Ordinance of the City of Taylorsville**
21 **Amending the Taylorsville Zoning Map for Property**
22 **Located at 5319 South Jordan Canal Road and 5344 South 2700 West**
23 **from R-1-30 to Mixed Use – *Mark McGrath***
24

25 **7:23:10 PM** Council Member Brad Christopherson **MOVED** to adopt Ordinance 16-10 –
26 Amending the Taylorsville Zoning Map for Property Located at 5319 South Jordan Canal Road
27 and 5344 South 2700 West from R-1-30 to Mixed Use. Council Member Dan Armstrong
28 **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There
29 being none, he called for a roll-call vote. The vote was as follows: Overson-yes, Christopherson-
30 yes, Armstrong-yes, Barbour-yes, and Burgess-yes. **All City Council members voted in favor**
31 **and the motion passed unanimously.**
32

33 **7:24:50 PM** City Attorney Tracy Cowdell reminded Chairman Burgess that a public hearing on
34 Ordinance No. 16-10 was noticed on the agenda and still needs to be held. Chair Burgess
35 opened the public hearing on this matter and called for citizen comments.
36

37 There were no citizen comments and the public hearing was closed.
38
39
40

1 **5.3 Public Hearing – To Receive Public Comment Concerning an Amendment to**
2 **Taylorsville City Code Section 13.08.020 “Permitted Land Use Matrix...” to**
3 **Allow End Stage Renal Disease Facility as an Administrative Conditional**
4 **Use in the Professional Office, Mixed-Use, Transit Corridor, and Research**
5 **and Development District Zones, and as a Non-Permitted Use in the**
6 **Industrial Zones – *Mark McGrath***
7

8 7:25:58 PM Community Development Director Mark McGrath explained that it is necessary to
9 amend the text of the current land use table in City code. He described the proposed ordinance
10 that would permit a dialysis center in the mixed use zone. He relayed that the Planning
11 Commission unanimously recommended approval of the proposed text amendment and Staff
12 also recommends approval.
13

14 7:28:27 PM Mr. McGrath gave clarification on regional commercial zones. He stated that the
15 majority of these uses are retail-type businesses.
16

17 7:28:59 PM Chairman Burgess opened the public hearing on this matter and called for citizen
18 comments.
19

20 7:29:07 PM There were no citizen comments and Chairman Burgess declared the public hearing
21 closed.
22

23 **5.3.1 Ordinance No. 16-11 – An Ordinance of the City of Taylorsville**
24 **Amending Taylorsville City Code Section 13.08.020 “Permitted Land**
25 **Use Matrix...” to Allow End Stage Renal Disease Facility as an**
26 **Administrative Conditional Use in the Professional Office, Mixed-Use,**
27 **Transit Corridor, and Research and Development District Zones, and**
28 **as a Non-Permitted Use in the Industrial Zones– *Mark McGrath***
29

30 7:29:13 PM Council Member Brad Christopherson **MOVED** to adopt Ordinance 16-11 –
31 Amending Taylorsville City Code Section 13.08.020 “Permitted Land Use Matrix...” to Allow
32 End Stage Renal Disease Facility as an Administrative Conditional Use in the Professional
33 Office, Mixed-Use, Transit Corridor, and Research and Development District Zones, and as a
34 Non-Permitted Use in the Industrial Zones. Council Member Dama Barbour **SECONDED** the
35 motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he
36 called for a roll-call vote. The vote was as follows: Overson-yes, Christopherson-yes,
37 Armstrong-yes, Barbour-yes, and Burgess-yes. **All City Council members voted in favor and**
38 **the motion passed unanimously.**
39
40
41

1 **5.4 Public Hearing – To Receive Public Comment Concerning an Amendment to**
2 **Taylorsville City Code Section 13.11.010 E “Additional Requirements for**
3 **Approval of a Guesthouse” Updating Sections Related to the Location of**
4 **Guesthouses – *Mark McGrath***
5

6 7:31:25 PM Community Development Director Mark McGrath gave background on an
7 application from Kammon Gray to amend City code in order to allow a guest house in front
8 yards under certain circumstances. Mr. McGrath noted that Staff was asked to gather additional
9 comprehensive research to determine unintended consequences. He clarified that the proposed
10 amendment would go into effect City-wide, although it was submitted for an amendment on a
11 specific property.
12

13 7:31:28 PM Mr. McGrath illustrated an aerial photo of the subject property at 5983 South Jordan
14 Canal Road. He described access to the property on the private street. He showed the proposed
15 location for the guest house and a street-shot photo of the proposed guest house. He also
16 illustrated a 3-D version of the proposed guest house. He explained that the double doors shown
17 are for a single car garage.
18

19 7:33:19 PM Mr. McGrath noted that City code currently prohibits any guest houses in front
20 yards. He read the suggested standards for allowing a guesthouse as contained in the proposed
21 ordinance.
22

23 7:35:11 PM Mr. McGrath exhibited a diagram illustrating the proposed restrictions/standards
24 related to property lines, setbacks, etc.
25

26 7:37:11 PM Mr. McGrath relayed that Staff did a very comprehensive study of all properties in
27 Taylorsville to which this ordinance amendment would apply. He stated that there were ten
28 properties identified that would meet the proposed standards. Mr. McGrath illustrated photos of
29 each of the properties identified.
30

31 7:39:53 PM Mayor Johnson asked about any guarantees that this proposed guest house would not
32 be turned into a rental property in the future. Mr. McGrath explained that City code specifies
33 that guest houses cannot be used as rental properties, although this may be difficult to enforce.
34

35 7:44:18 PM Mr. McGrath outlined the objectives of front yards. He relayed that the Planning
36 Commission recommended approval of the proposed amendment with a four-to-two vote.
37

38 7:46:19 PM Council Member Brad Christopherson asked whether the conditions being proposed
39 tonight are different than what was first presented to the Council. Mr. McGrath gave
40 clarification on a slightly different standard now being proposed (from 50 feet to 30 feet).

1 [7:47:23 PM](#) Chairman Burgess opened the public hearing on this matter and called for citizen
2 comments.

3
4 [7:47:26 PM](#) Gordon Willardson spoke against the proposed amendment. He said that allowing
5 guest houses in front yards opens up a “Pandora’s Box,” and at some point the guest house will
6 be rented for money. He observed that he does not think rules should be changed for one person.
7

8 [7:48:10 PM](#) Kammon Gray, applicant, gave background on his reasons for wanting to build a
9 guesthouse on his property. He stated that the new structure would be built to match the house.
10 He cited a requirement that the guesthouse be set off to the side on a flag lot. He referenced
11 properties that have added garages. He said he cannot see any negative impacts to the proposal
12 and it will not disrupt neighborhood flow. He thanked Council Members for their time.
13

14 [7:52:13 PM](#) There were no additional citizen comments and Chairman Burgess declared the
15 public hearing closed.
16

17 [7:52:16 PM](#) City Attorney Tracy Cowdell reported on consideration that was given to other
18 options, such as a variance. He cited reasons that this property does not qualify for a variance.
19

20 [7:54:42 PM](#) Council Member Kristie Overson thanked Mr. McGrath and his staff for their work
21 on this issue. She referenced the General Plan and other similar properties in the City that have
22 been identified. She gave her opinion that a guesthouse in the front yard would not upgrade the
23 City visually and would not improve the character of the neighborhood.
24

25 **5.4.1 Ordinance No. 16-06 – An Ordinance of the City of Taylorsville**
26 **Amending Taylorsville City Code Section 13.11.010 E “Additional**
27 **Requirements for Approval of a Guesthouse” Updating Sections**
28 **Related to the Location of Guesthouses – *Mark McGrath***
29

30 [7:54:37 PM](#) Council Member Kristie Overson **MOVED** to *deny* Ordinance No. 16-06 –
31 Amending Taylorsville City Code Section 13.11.010 E “Additional Requirements for Approval
32 of a Guesthouse” Updating Sections Related to the Location of Guesthouses. Council Member
33 Dama Barbour **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the
34 motion. There being none, he called for a roll-call vote. The vote was as follows: Overson-yes,
35 Christopherson-no, Armstrong-yes, Barbour-yes, and Burgess-yes. **All City Council members**
36 **voted and the motion passed with a four-to-one vote. The ordinance was denied.**
37

38 **6. FINANCIAL MATTERS**
39

40 There were no financial matters.
41

1 **7. OTHER MATTERS**

2
3 There were no other matters.
4

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

6
7 There were no new items for subsequent consideration.
8

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

- 10
11 **9.1 Planning Commission Meeting – Tuesday, August 9, 2016 – 7:00 p.m.**
12 **9.2 City Council Briefing Session – Wednesday, August 17, 2016 –6:00 p.m.**
13 **9.3 City Council Meeting – Wednesday, August 17, 2016 – 6:30 p.m.**
14 **9.4 Planning Commission Meeting – Tuesday, August 23, 2016 – 7:00 p.m.**
15 **9.5 Mayor’s Town Hall Meeting – Wed., August 31, 2016 – 6:00 p.m. - 7:00 p.m.**
16 **9.6 City Council Briefing Session – Wednesday, September 6, 2016 – 6:00 p.m.**
17 **9.7 City Council Meeting – Wednesday, September 6, 2016 – 6:30 p.m.**
18

19 7:58:12 PM Council Member Dan Armstrong inquired whether the *Night Out Against Crime*
20 event needs to be legally noticed if Council Members are attending. City Attorney Tracy
21 Cowdell gave clarification on the difference between public meetings where City business is
22 conducted and social gatherings.
23

24 **10. CALENDAR OF UPCOMING EVENTS**

- 25
26 **10.1 Taylorsville City’s Public Safety Committee Presents: “Night Out Against**
27 **Crime” - Thursday, August 11, 2016, 6:03 – 8:30 p.m. at Taylorsville City**
28 **Hall**
29
30 **10.2 Movies in the Park Featuring: “Zootopia” - Friday, August 19, 2016 – 8:30**
31 **p.m. Taylorsville City Hall**
32

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

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

36 7:59:18 PM Council Member Brad Christopherson **MOVED** to convene a Closed Session to
37 discuss the sale or purchase of real property and pending or reasonably imminent litigation at
38 7:59 p.m. Council Member Dama Barbour **SECONDED** the motion. Chairman Ernest Burgess
39 called for discussion on the motion. There being none, he called for a roll-call vote. The vote
40 was as follows: Overson-yes, Christopherson-yes, Armstrong-yes, Barbour-yes, and Burgess-

1 yes. **All members of the City Council present voted and the motion carried by a**
2 **unanimous vote.**

3
4 The meeting was closed at 7:59 p.m. for the purposes listed below, wherein no other matters
5 were discussed.

- 6
7
 - **Discussion Concerning the Sale or Purchase of Real Property**
 - **Discussion Regarding Pending or Reasonably Imminent Litigation**

8
9
10 Those in attendance at the Closed Session were: Mayor Larry Johnson, Council Members
11 Barbour, Burgess, Christopherson, Armstrong, and Overson; City Attorney Tracy Cowdell; City
12 Administrator John Taylor; Economic Development Director Wayne Harper; and City Recorder
13 Cheryl Peacock Cottle.

14
15 Minutes for the Closed Session were taken and are now on file as a Protected Record.

16
17 **12. ADJOURNMENT**

18
19 Council Member Brad Christopherson **MOVED** to adjourn the Closed Session and the City
20 Council Meeting. Council Member Dan Armstrong **SECONDED** the motion. Chairman Ernest
21 Burgess called for discussion on the motion. There being none, he called for a roll-call vote.
22 The vote was as follows: Overson-yes, Christopherson-yes, Armstrong-yes, Barbour-yes, and
23 Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.**
24 The meeting was adjourned at 9:07 p.m.

25
26
27
28 _____
Cheryl Peacock Cottle, City Recorder

29
30 Minutes approved:

31
32 *Minutes Prepared by: Cheryl Peacock Cottle, City Recorder*
33