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City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, May 5, 2021
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance-

Mayor:

Kristie Overson

Council Members:

Council Chair Curt Cochran
Vice-Chair Anna Barbieri
Councilmember Dan Armstrong
Councilmember Ernest Burgess
Councilmember Meredith Harker

City Staff:

John Taylor, City Administrator
Jamie Brooks, City Recorder
Brady Cottam, Taylorsville Police Chief
Tracy Cowdell, City Attorney
Wayne Harper Wayne Harper, Econ./Comm. Dev. Dir
Kristy Heineman, Council Coordinator
Kim Horiuchi, Communications Director
Mark McGrath, Senior Planner
Ben White, City Engineer

Others: Jay Ziolkowski

BRIEFING SESSION

Chair Cochran conducted the briefing session, which convened at 6:00 p.m. A roll call was conducted wherein all councilmembers were present.

1. Review Agenda

Chair Cochran reviewed the agenda for the City Council Meeting. He pointed out that agenda items 6.1, 6.2, 6.3 and 6.4 were all inter-related but needed to be voted on separately. City Attorney Tracy Cowdell asked that if a councilmember made motions to approve those items, he/she should use the language in the staff report *verbatim* if possible. The verbiage had been very carefully crafted.

Councilmember Harker explained that the Taylorsville Dayzz Committee asked for some city councilmembers to participate in a specific event on June 24th during the Taylorsville Dayzz celebration. She also asked that the June 19th movie night be mentioned as an upcoming event at the appropriate time in the regular meeting. The event would include a live band prior to the movie.

Councilmember Burgess asked that it be mentioned that the upcoming annual clean up event would be held at Taylorsville High School that year.

Mr. Cowdell pointed out that the date for all the Thackeray motions had very recently changed from August 1, 2021 to December 1, 2021. What had been posted and included in the agenda packet listed “August”, but the date had been extended to December earlier that day. Additionally, he wished the Council to be aware that the administration anticipated the Development Agreement would be amended once at some point in the future. He did not want the Council to be surprised by that.

2. Adjourn

Chair Cochran declared the briefing session adjourned at 6:17 p.m.

REGULAR MEETING

Attendance-

Mayor:

Kristie Overson

Council Members:

Council Chair Curt Cochran
Vice-Chair Anna Barbieri
Councilmember Dan Armstrong
Councilmember Ernest Burgess

City Staff:

John Taylor, City Administrator
Scott Harrington, Asst. City Admin/CFO (Electronic)
Jamie Brooks, City Recorder
Brady Cottam, Taylorsville Police Chief

Councilmember Meredith Harker

Tracy Cowdell, City Attorney
Wayne Harper, Econ./Comm. Development Dir.
Kristy Heineman, Council Coordinator
Kim Horiuchi, Communications Director
Mark McGrath, Senior Planner
Richard Rich, UFA Captain

Others: Charlotte Andersen, Eskild Andersen, Duane Anjewierden, John E. Gidney, Mark Isaac, Joshua Johnson, Marc McElreath, John Sawyer, John Thackeray, Sr., Johnny Thackeray


1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

Chair Curt Cochran called the meeting to order at 6:31 p.m. and welcomed those in attendance.

1.1 Opening Ceremonies – Pledge and Reverence – *Mayor Overson* (Opening Ceremonies for May 19, 2021 to be arranged by *Youth Council*)

Mayor Overson directed the Pledge of Allegiance before explaining that she had asked Bennion Junior High School 7th grade student Joshua Johnson, to share a reflection that he had written. The reflection had recently resulted in a national award for Mr. Johnson, and it was titled *The Voice in My Head*.

1.2 Mayor's Report

 Mayor Kristie Overson began her report by explaining that week was Teacher and School Staff Appreciation Week. Councilmember Harker happened to be a schoolteacher and had recently been the recipient of the State of Utah PTA Amazing Elementary Educator Award. She had been to her class several times and appreciated her genuine love for teaching and for the Taylorsville community.

The new EOS Fitness Center had held a ribbon cutting the previous week and it was the largest of all their centers in Utah.


Mayor Overson indicated that Salt Lake County had announced a series of public open houses to be held at the Mid-Valley Performing Arts Center in June. More information was available at saltlakecountyarts.org. Additionally, the Performing Arts Center and Centennial Plaza would soon be getting grass, in addition to the trees that had already arrived. It had been exciting to watch the daily progress outside city hall.

Since the recent announcement regarding Google Fiber, the Mayor was happy to report that Google had already applied for six permits. It was clear they were not wasting any time getting started.

Taylorsville's parks were now open and there were many conversations being had regarding maintenance. Labrum Park was receiving some love and attention and being reinvented as a waterwise education location. New signs had recently been placed inside the bowery of Cabana Park, preserving its history as a swim club and its transition to a park. She had walked the city's parks with residents who had many ideas regarding what was needed. Staff was also very aware of the critical need to preserve water this summer during the drought.

Mayor Overson recalled the grassroots effort that had been made to rename Valley Regional Park to the Gary C. Swensen Valley Regional Park. Mr. Swensen had passed away on Sunday, but his legacy lived on. It had been his task to identify parcels of land that Salt Lake County should purchase for recreational purposes, one of which turned out to be the property on which that park stood.

1.3 Citizen Comments

 Chair Cochran explained that some individuals had submitted written comments to him in advance of the meeting in case they were unable to attend. He asked if the Andersen family was present, and they were. Therefore, they would speak on their own behalf.

Charlotte Andersen stepped to the podium and explained that she was appalled at the development being proposed for the property at 3815 West to 3879 West 5400 South. She explained that she and her family had just learned about the proposal and felt nothing good could possibly come from it.

Eskild Andersen also spoke in opposition to the proposed development. He was especially concerned about resulting traffic issues.

Chair Cochran read the statements of Dylan Andersen and Alex Murphy into the record. Dylan Andersen was opposed to the project, but Mr. Murphy was in favor of it and addressed what he understood to be some others' concerns.


There were no additional citizen comments, and Chair Cochran closed the citizen comment period.

2. APPOINTMENTS

There were no appointments.

3. FINANCIAL MATTERS

3.1 Resolution 21-15 A resolution of the City of Taylorsville acknowledging receipt of a tentative budget and tentatively adopting the Tentative Budget for the 2021-2022 fiscal year – ***Scott Harrington***

 Scott Harrington was present electronically. First, there was no tax increase proposed in the budget. The tentative budget was close to that of FY2020-2021. It included \$9million in both revenue and expenses from the American Recovery Act. Very little guidance had been provided to determine the allowable expenses for those funds, but the City had until 12-31-2024 to spend them so there was plenty of time to ascertain the spending criteria.

Sales tax was projected to be up in the coming year so that figure had been projected at \$10.75 million.

Now that the City would have its own police department, there would be a police budget line item separate from what was previously called the Public Safety budget. The new department would have over 70 employees.

The public works budget remained at \$2.7 million dollars, plus an increase in Parks and Building Maintenance.

Mr. Harrington did not anticipate needing to use any monies from the general fund balance in the coming fiscal year.

There would be \$14 million coming from the state in Fund 45 dealing with 4700 South corridor.

Mr. Harrington indicated he would make time during the next couple of weeks to meet with any councilmembers who wished to discuss the details of the tentative budget.


MOTION: Councilmember Armstrong moved to adopt Resolution No. 21-15, accepting the Tentative Budget for the 2021-2022 Fiscal Year. The motion was seconded by Councilmember Burgess.

Councilmember Harker	Yes
Councilmember Armstrong	Yes
Councilmember Barbieri	Yes
Chair Cochran	Yes
Councilmember Burgess	Yes

The motion passed 5-0

4. REPORTS

4.1 Taylorsville Police Department Update – *Jay Ziolkowski*

 Jay Ziolkowski explained that the transition team continued to be on time with their charter and timeline. Interviewing and hiring of personnel was nearly complete and he indicated that they were now in the details of preparing to begin operations on July 1. Fifteen of thirty new vehicles had been received and were currently being equipped and branded with the new Taylorsville Police logo.

He had attended a great meeting regarding the Versaterm (computer-aided-dispatch) program, and it appeared they were ahead of schedule. The police policies were nearly complete, and he would soon provide a final index to the Council. The policy manual was nearly finalized. He and the policy team would make themselves available for any questions the Council had before they were asked to formally adopt the policies.

A formal swearing-in and open house event was anticipated for June 21st.


5. **CONSENT AGENDA**

There was no consent agenda.

Chair Cochran explained that the next four items were related. The first three would be presented by Mark McGrath and the fourth would be presented by Tracy Cowdell.

6. **PLANNING MATTERS**

6.1 Ordinance No. 21-05 An Ordinance of the City of Taylorsville approving a General Plan Map Amendment from Regional Commercial (RC) to High Density Mixed Use (HDMU) for property located at 3815 -3879 West 5400 South – *Mark McGrath*

 Mark McGrath indicated that he would consolidate the next three items into one presentation. There were many details involved in this proposed project and he would hit the highlights but asked that the council stop him if more detail was needed.

He described the proposed location of the project, presented a copy of the current General Plan Map showing the property zoned as Regional Commercial. He then displayed the current zoning map and explained the proposed map amendment and zoning change to the newly created SSDX West Point zoning designation.

Mr. McGrath outlined the population projections for the Salt Lake Valley and explained that Utah was currently the fastest growing state in the country, anticipating a 55% increase in population

by 2065. It was expected that over 600,000 more people would be added to Salt Lake County, even though there was very little undeveloped property left in the valley.

The proposal was for five new buildings to replace the existing structure which would be demolished. He described what was proposed in the five buildings before displaying a site design showing access and circulation of both vehicular and pedestrian traffic. The design included wide sidewalks and tree lined streets. The developer proposed four 5-story buildings which would be residential in nature. The fifth (front) building would be mixed use and three stories tall—about 10,000 square feet of retail space on the ground floor with residential units on the second and third floors. Overall, there were 647 units proposed on 16.5 acres which came out to roughly 40 units per acre.

There were three project phases to be developed. The first phase would be the northern portion of the project. The southeast quadrant of the project would be phase 2 and phase 3 would be the southwest quadrant.


He explained that the five buildings would be unique to one another but would share some exterior building materials which promised to make the project much more attractive than many other “cookie cutter” developments in other areas. He displayed some 3D renderings of what was anticipated to be the main entrance and retail area of the development.

Councilmember Armstrong felt there were some critical things that needed to happen. Sufficient water infrastructure needed to be in place, he wished to ensure that the roadways would be able to handle the heavy trucks working in and around the property and finally, he inquired about area sewer lines. Mr. McGrath responded that full access to water and sewer improvement would be necessary before the work could begin, and that it was likely there would be at least some minimal damage done to the roadway which was the reality of any such large construction project. The roads would be returned to their original condition, however.


Regarding the sewer lines, John Taylor explained there were a couple of different options regarding sewer lines, and the details were still being worked out. Phase 1 could be built today but Phases 2 and 3 would require additional sewer lines. These were some of the details that would need to be worked out before any funds were committed.

Councilmember Armstrong expressed concern about individuals in a fifth-floor residential unit having a line-of-sight view into nearby back yards. Mr. McGrath indicated that was unlikely although the construction details were not yet complete. The location of storm drainage would influence building height. Additionally, in a portion of the property, the land sloped downward, reducing the impact of a higher structure. In short, the developer had been bending over backwards to minimize the impact on surrounding neighborhoods.

Councilmember Armstrong also asked about a retention pond. Mr. Taylor responded that the developer would need to meet storm drain requirements and that storm water would need to be retained on site.

 Chair Cochran pointed out it appeared that there were three “layers” of trees acting as buffers between the project and the nearby neighborhood. Mr. McGrath agreed and added that a 5-story residential building was typically not as tall as a 5-story commercial structure. He also indicated to the Council that the Planning Commission had recommended approval, as did staff.


Chair Cochran wished to confirm that the City was required to notify property owners within 300’ of the project boundary. It appeared the Andersen family resided just outside that 300’ limit which explained why they had only recently learned of the project.

 Councilmember Burgess wished the developer in his neighborhood had protected his and his neighbors’ privacy as well as Thackeray was doing with this neighborhood.

Mr. Taylor pointed out that John Thackeray, Sr., the developer of the proposed project, was present if the Council wished to hear from him.

Mr. McGrath let the City Council know that just as Mr. Cowdell had indicated earlier in the meeting, the corrected date on the reversion note in the ordinance had very recently been changed from August 1, 2021 to December 1, 2021. In short, if the project failed to materialize by December 1, 2021, the zoning and the General Plan would revert to what it was prior to Ordinance approval by the City Council. That date should be in both the ordinance itself and the verbiage of the suggested motion contained in the staff report.

Councilmember Burgess inquired about adequate parking for the project. Mr. McGrath responded that was one area where Staff suggested the developer go back to the drawing board. Currently there were only 1.5 parking stalls proposed per dwelling unit and no parking dedicated for the commercial uses. That did not appear to be sufficient as there should be four parking stalls per 1000 square feet of commercial space. Different options could be considered to solve that problem.

 John Thackeray stepped to the podium and explained that he had been developing land for 43 years. He and his family (The Thackeray Co.) owned many of the properties they had developed, were proud of them and kept them well-maintained. He valued having additional eyes to look at proposals from a variety of perspectives. He appreciated the staff’s efforts and the Council’s attention, and he felt the project was continually improving.

Chair Cochran invited anyone present to address the Council on the topic if they wished. There was no one who indicated a desire to speak.

MOTION: Councilmember Barbieri moved to approve Ordinance No. 21-05, amending the General Plan Proposed Land Use Map for property located at 3815-3879 West 5400 South from RC to HDMU with the conditions that the Mayor is not authorized to sign the ordinance and it will not become effective unless and until the Development Agreement between the City of Taylorsville and the Thackeray Company is approved by the City Council and executed by both parties and the Thackeray Company has finalized purchase of the property. If these conditions are not satisfied on or before December 1, 2021, this ordinance shall not take effect and the property shall revert to the pre-existing, underlying zoning districts, uses and regulations in which the property is currently located. The motion was seconded by Councilmember Harker.

Councilmember Burgess	Yes
Councilmember Harker	Yes
Councilmember Armstrong	Yes
Chair Cochran	Yes
Councilmember Barbieri	Yes

The motion passed 5-0

6.2 **Ordinance No. 21-06** An Ordinance of the City of Taylorsville adopting Chapter 13.42 Site Specific Development – Mixed Use – West Point (SSD-X-West Point) of the Taylorsville Municipal Code – **Mark McGrath**

MOTION: Councilmember Harker moved to approve Ordinance No. 21-06, adopting the SSD-X-West Point zoning classification for property located at 3815-3879 West 5400 South with the condition that the Mayor is not authorized to sign the ordinance and it will not become effective unless and until the Development Agreement between the City of Taylorsville and the Thackeray Company is approved by the City Council and executed by both parties and the Thackeray Company has finalized purchase of the property. If these conditions are not satisfied on or before December 1, 2021, this ordinance shall not take effect. The motion was seconded by Councilmember Burgess.

Councilmember Barbieri	Yes
Chair Cochran	Yes
Councilmember Burgess	Yes
Councilmember Armstrong	Yes

Councilmember Harker **Yes**

The motion passed 5-0


6.3 Ordinance No. 21-07 An Ordinance of the City of Taylorsville approving a Zoning Map Amendment from Regional Commercial (RC) to Site Specific Development – Mixed Use – West Point (SSD-X-West Point) for property at 3815 -3879 West 5400 South – ***Mark McGrath***

MOTION: **Councilmember Armstrong moved to adopt Ordinance No. 21-07, amending the Taylorsville Zoning Map for property located at 3815-3879 West 5400 South from RC to SSD-X-West Point with the conditions that the Mayor is not authorized to sign the ordinance and it will not become effective unless and until the Development Agreement between the City of Taylorsville and the Thackeray Company is approved by the City Council and executed by both parties and the Thackeray Company has finalized purchase of the property. At the completion of the foresaid conditions, the Mayor will then be authorized to sign the ordinance. If these conditions are not satisfied on or before December 1, 2021, this ordinance shall not take effect and the property shall revert to the pre-existing, underlying zoning districts, uses and regulations in which the property is currently located. The motion was seconded by Councilmember Barbieri.**

Councilmember Armstrong **Yes**
Councilmember Burgess **Yes**
Councilmember Harker **Yes**
Councilmember Barbieri **Yes**
Chair Cochran **Yes**

The motion passed 5-0

6.4 Resolution No. 21-16 A Resolution of the City of Taylorsville approving a Development Agreement with the Thackeray Company, L.C. for the West Point Development – ***Tracy Cowdell***

 Tracy Cowdell indicated what a pleasure it had been to work with the Thackeray Co. thus far. Essentially the Development Agreement was a contract for a project that John Thackeray and his team had indicated they would build. The agreement would be recorded so that everyone would know what was going to be built and what the city's contribution to the project would be. The property was located within a Redevelopment Area and there would be a subsequent agreement between Mr. Thackeray and the Taylorsville Redevelopment Agency.

He strongly recommended that the council approve the agreement, although there were offramps for the City contained within it.

Councilmember Barbieri commented this project appeared to be a win-win for all involved.

MOTION: Councilmember Armstrong moved to approve Resolution No. 21-16, as outlined by Mr. Cowdell. The motion was seconded by Councilmember Burgess.

Chair Cochran	Yes
Councilmember Barbieri	Yes
Councilmember Harker	Yes
Councilmember Burgess	Yes
Councilmember Armstrong	Yes

The motion passed 5-0

7. OTHER MATTERS

There were no other matters on the agenda.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

- 8.1 Councilmember Burgess** – nothing for subsequent consideration.
- 8.2 Councilmember Armstrong** – nothing for subsequent consideration.
- 8.3 Council Chair Cochran** – nothing for subsequent consideration.
- 8.4 Councilmember Harker** – nothing for subsequent consideration.
- 8.5 Councilmember Barbieri** – nothing for subsequent consideration.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

- 9.1 Planning Commission Work Session** – Tuesday, May 11, 2021 – 6:30 p.m.
- 9.2 Planning Commission Meeting** – Tuesday, May 11, 2021 – 7:00 p.m.
- 9.3 City Council Briefing Session** – Wednesday, May 19, 2021 – 6:00 p.m.
- 9.4 City Council Meeting** – Wednesday, May 19, 2021 – 6:30 p.m.
- 9.5 Planning Commission Work Session** – Tuesday, May 25, 2021 – 6:30 p.m.

9.6 Planning Commission Meeting – Tuesday, May 25, 2021 – 7:00 p.m.

10. CALENDAR OF UPCOMING EVENTS

10.1 City Cleanup Event: Saturday, June 19, 2021 8:00 a.m. – 12:00 p.m. at Taylorsville High School

Movies in the Park: Saturday, June 19, 2021 with live music at 7:00 p.m. and possibly food trucks before the movie “School of Rock” would begin at dusk

10.2 Taylorsville Dayzz: June 22-24, 2021

11. CLOSED SESSION (*Conference Room 202*)

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

No closed session was held.

12. ADJOURNMENT

MOTION: Councilmember Burgess moved to adjourn the regular City Council meeting and convene a meeting of the Redevelopment Agency Board. The motion was seconded by Councilmember Harker and passed unanimously.

The city council meeting adjourned at 7:56 p.m.

Jamie Brooks, City Recorder

Minutes approved: June 2, 2021