

**DRAFT**

**City of Taylorsville**  
**Work Session**  
*Minutes*

**Wednesday, October 9, 2013**  
**Council Chambers**

**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

---

**Attendance:**

Mayor Jerry Rechtenbach

**Council Members:**

Chairman Dama Barbour  
Vice-Chairman Kristie Overson  
Council Member Ernest Burgess  
Council Member Brad Christopherson  
Council Member Larry Johnson

**City Staff:**

John Inch Morgan, City Administrator  
John Brems, City Attorney  
Cheryl Peacock Cottle, City Recorder  
Jessica Springer, Council Coordinator  
Tracy Wyant, UPD Precinct Chief  
Mark McGrath, Community Development Director  
Scott Harrington, Chief Financial Officer  
Donald Adams, Economic Development Director  
Aimee Newton, Communications Director  
Wayne Harper, Economic Development Specialist  
Rhetta McIff, Neighborhood Services Coordinator

**Others:** Ken Acker, Daryl Gudmundson, Dale Kehl, Anna Barbierri, John Gidney, Brent Garside, Dave Ballou, Ted Jensen, Jerry Milne, Steve Farschou, Garl Fink, Jeff Morgan, LaWana Packer, Jean Cramer, Lloyd Lysengen, Glen Hatch, Jane hatch, Kaitlin Spas, Larry Healy, Carol Healy

18:01:35 Chairman Dama Barbour called the Work Session to order at 6:01 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

1     **1.     Discussion of Neighborhood Sidewalks - *John Inch Morgan***

2  
3     18:01:50 City Administrator John Inch Morgan reviewed current city ordinance regarding the  
4 maintenance of sidewalks. He discussed Taylorsville's current Sidewalk Program. He gave  
5 clarification on the current contractor for repair of sidewalks.

6  
7     Mr. Morgan presented a Power Point Presentation with information, as follows:

- 8  
9
  - 10         • The city has 300 miles of sidewalks (approx 1.5 million linear feet or 6 million square
  - 11         feet)
  - 12         • With replacement costs at \$12 per square foot, the city has \$75 million in sidewalk assets.
  - 13         • If 15-20% of sidewalk needs replacement, cost would be \$11 to \$15 million to replace
  - 14         sidewalks over a reasonable period of time.

15     Mr. Morgan illustrated a map of sidewalk trip hazard repairs completed in the city. He discussed  
16 how other municipalities manage sidewalk repair.

17  
18     18:07:13 Council Member Larry Johnson and Council Member Kristie Overson asked whether  
19 residents are aware of the 50/50 Sidewalk Program where in some instances the city will pay  
20 50% and the resident or business owner will pay 50%. Mr. Morgan confirmed that this is  
21 something that residents are aware of and the funds for the program are utilized to the full  
22 amount every year.

23  
24     18:13:07 Council Member Kristie Overson asked whether repairing one section of a resident's  
25 sidewalk, rather than the whole sidewalk, would still require a permit. Mr. Morgan affirmed that  
26 a permit should still be obtained in that situation.

27  
28     18:17:22 John Inch Morgan confirmed that it is the property owner's responsibility to maintain  
29 the sidewalk/property within the park strip, including the repair of broken concrete.

30  
31     18:20:30 Both City Attorney John Brems and John Inch Morgan confirmed that Community  
32 Development Block Grant funds can be used in census track areas for sidewalk repairs, but  
33 cannot be used outside of that census track area.

34  
35     18:21:54 Mr. Morgan agreed to provide his presentation to the City Council for consideration  
36 and to schedule a future meeting to further discuss sidewalk policy.

37  
38     18:23:35 Council Member Ernest Burgess asked about the utilization of the sidewalk funds and  
39 ways of cutting costs to the city and property owners if residents should take out the damaged  
40 sidewalk and haul it away themselves. Mr. Morgan confirmed that this would in fact save both  
41 parties money.

1 18:24:24 Mr. Morgan stated that the name of the contractor used by the City of Taylorsville is  
2 Precision Concrete Cutting.

3  
4 18:24:54 Council Member Ernest Burgess asked for a personal privilege and **MOVED** to  
5 address Item 4 at this time and allow citizen comments on that matter. Council Member Larry  
6 Johnson **SECONDED** the motion. **All Council Members voted in favor.**

7  
8 **2. Discussion Regarding the Interlocal Agreement with VECC – *John Inch Morgan***  
9

10 18:48:38 City Administrator John Inch Morgan cited an interlocal agreement that has been re-  
11 stated and revised for Valley Emergency Communications Center (VECC) services. Mr. Morgan  
12 referenced efforts to join the existing Council of Governments (COG) membership and the  
13 Unified Fire Authority dispatch with Sheriff's dispatch. He explained that this interlocal keeps a  
14 lot of the elements of the previous interlocal in place, but also provides for transition of that  
15 merger to becoming one entity.

16  
17 18:50:08 Mr. Morgan reported that deficiencies in the previous agreement have been identified.  
18 He said he plans to present a resolution to adopt the interlocal agreement at the October 16, 2013  
19 City Council Meeting. He relayed that the document must be approved by every City Council of  
20 participating municipalities before final adoption. Mr. Morgan stated that he feels it is not in  
21 Taylorsville's best interest to change the document at this point, unless something major is  
22 identified.

23  
24 18:52:03 John Inch Morgan cited participating entities and outlined amendments in the  
25 agreement, as provided in the Council packet.

26  
27 18:52:43 Council Member Brad Christopherson clarified that VECC is the acronym for Valley  
28 Emergency Communications Center, which is basically the center accepting 911 calls.

29  
30 18:56:09 Mr. Morgan relayed that he is currently a member of the Board of Trustees for VECC.

31  
32 18:56:26 Mr. Morgan confirmed that the direct contribution is 4.5% and that the Unified Police  
33 Department and Unified Fire Authority members still need to determine how to leverage the  
34 votes.

35  
36 18:57:29 Council Member Kristie Overson asked for clarification regarding "additional  
37 services," as referenced on page six of the agreement. Mr. Morgan cited scenarios for possible  
38 services classified as "above and beyond the normal" that may be requested and paid for.  
39

1 18:59:08 Mr. Morgan noted that only one other city has signed the agreement thus far. He  
2 commented that the goal is to have all cities sign the agreement by the end of October. Mr.  
3 Morgan also confirmed that Taylorsville has no other options for emergency dispatch services.  
4

5 19:00:53 Council Member Burgess asked about the process for determining fees related to  
6 dispatch services. Mr. Morgan described the process and the basis for determining fees related  
7 to calls that come in. He described the framework of the interlocal agreement and noted that it  
8 does not include specific dollar amounts.  
9

10 19:04:40 John Inch Morgan clarified that the fee schedule is applied equally, although some  
11 areas have a higher call volume. He relayed that Midvale and Taylorsville have the highest call  
12 volume at present. He said that specific dollar amounts will be determined based on call volume  
13 from year to year so that fees will be fair.  
14

15 19:06:27 Mr. Morgan stated the need to review the proposed interlocal agreement in this week's  
16 work session because it is imperative that it be adopted next week. He relayed that the merger  
17 has been worked on for a year and said that this has been a good opportunity to bring all  
18 emergency response teams together.  
19

20 19:07:40 Council Member Ernest Burgess asked how calls versus charges are verified. Mr.  
21 Morgan noted that this is a good example of why it is beneficial to have UPD and UFA on the  
22 Board, as well, because they can verify charges.  
23

24 19:08:52 Mayor Rechtenbach commented that although there are no other dispatch options, this  
25 interlocal is being presented so the Council can review and communicate suggestions and/or  
26 concerns which can be taken back to the Board. Mr. Morgan stated that this interlocal agreement  
27 is good for five years. He observed that the City can withdraw, but would be assessed penalties.  
28

29 **3. Discuss Interlocal Agreement with UDOT - *John Inch Morgan***  
30

31 19:10:53 Economic Development Specialist, Senator Wayne Harper described coordination with  
32 several entities, i.e. Murray City, Utah Department of Transportation (UDOT) and Utah Transit  
33 Authority (UTA) to address a safety and connection problem. Senator Harper referred to an  
34 aerial photo of the site (4500 South Street between 550 West and 800 West on the north and  
35 south sides), highlighting that there is no safe pedestrian connection in the area. He explained  
36 that the proposed interlocal agreement is to install a new pedestrian bridge and other sidewalk  
37 solutions to the area in the spring of next year, which will cost approximately \$400,000. Mr.  
38 Harper relayed that UDOT has agreed to put in half of the cost, \$200,000, with an additional  
39 \$50,000 to see that the south side is done. It was noted that Taylorsville previously agreed to put  
40 in \$50,000 last fiscal year and \$50,000 this year and UTA will provide \$25,000; Murray initially

1 agreed to contribute \$75,000, but now does not have sufficient funds and will reconsider during  
2 mid-year budget discussions.

3  
4 19:14:21 John Inch Morgan advised that this matter will go on the Council Meeting agenda for  
5 October 16, 2013 to consider approval.

6  
7 19:15:42 Council Member Burgess expressed concern that Murray may back out of the project.  
8 Mr. Harper stated there are options available to encourage Murray to participate and further  
9 discussion will be held in November or December. He observed that since this is a spring project  
10 there will be plenty of time to figure things out.

11  
12 **4. Discussion of Multiple Dwelling Units in Single Family Zones - *Mark McGrath***

13  
14 18:26:34 Community Development Director Mark McGrath described problems with single  
15 family homes in Taylorsville that have been converted to multi-family dwellings. He noted that it  
16 is hard to easily recognize these types of units. He relayed that another difficult issue involves  
17 multi-generational housing. He observed that this type of housing is completely legal in the  
18 current code, but can result in many people residing in one home. He confirmed that there are no  
19 limits on related individuals living in one home.

20  
21 18:28:44 Community Development Director Mark McGrath addressed legal accessory dwelling  
22 units; i.e. mother-in-law apartments, apartments over the garage, etc. He relayed that this use  
23 was legalized under certain circumstances in July of last year with the adoption of the new  
24 development code, although there has not been a single such use approved since adoption.

25 18:30:17 He explained that it is very difficult for the City to do enforcement of the issues  
26 referenced.

27  
28 18:30:56 Mr. McGrath confirmed that current code says any number of related people, and up to  
29 three unrelated people, can reside in one home.

30  
31 18:32:11 Council Member Johnson expressed concern that a large number of people in one  
32 dwelling could be a health hazard. Mr. McGrath stated that the fire code does not really address  
33 this issue, but some things in the building code may apply. He explained that this is a gray area  
34 and is not easy to enforce.

35  
36 18:33:22 Council Member Overson noted that neighbors can become aware of problems and  
37 may report concerns. She questioned how the City can follow up on these concerns.

38  
39 18:34:17 Mr. McGrath confirmed that the overwhelming majority of complaints are based on  
40 neighbor reports. He said the City does follow up and has been able to close down a few illegal  
41 land uses. He cited another complication when some people want to add amenities in their

1 homes. He said the City can monitor some illegal remodels, but this has to be dealt with on a  
2 case by case basis as there are many different situations.

3

4 18:36:37 Mayor Rechtenbach commented that this is a perfect opportunity for Community  
5 Councils to become involved and to identify areas of concern.

6

7 18:37:32 Council Member Burgess asked about protocol for illegal uses and questioned what  
8 steps are being taken to eradicate such. Mr. McGrath advised that reports of illegal use are  
9 forwarded to Code Enforcement and treated as any other violations. He said that property owners  
10 are contacted to notify them of a possible violation; if they are found in violation of city  
11 ordinances, they are subject to some very serious fines. He also noted that property owners found  
12 in violation of city code cannot be given a business license to rent out units.

13

14 18:41:20 Council Member Dama Barbour invited those interested in commenting on this issue to  
15 come forward.

16

17 18:41:42 Jeff Morgan described illegal activities involving a rental property next door to him  
18 where the homeowners were planning on renting all six of the bedrooms to six tenants. Mr. Jeff  
19 Morgan expressed concern over this, mostly due to the narrow street and already limited parking.

20

21 18:43:30 Council Chair Dama Barbour asked about the homeowner and whether this property  
22 was purchased as an investment property or if the homeowner was still planning on living in the  
23 home with the tenants. Mr. Jeff Morgan stated confusion on the homeowner situation. He  
24 relayed that he spoke to the homeowner and was under the impression that the homeowner was  
25 planning on moving into the home at some point, but until then was planning on renting it out.

26

27 18:45:19 Mr. McGrath confirmed that the situation described is definitely illegal according to  
28 current city code.

29

30 18:45:50 Mr. Brems asked for the address of the property referenced, so that the City can follow  
31 up on the issue. Mr. Jeff Morgan stated that the address is 1910 Bowling Avenue.

32

33 18:47:20 Council Member Burgess cited situations where residents park on other streets in the  
34 neighborhood to avoid detection and expressed concern that if these types of things continue to  
35 happen, there are going to be much bigger issues in the future.

36

37 18:47:45 Council Member Barbour thanked those citizens who attended in regard to this matter.

38

39

40

41

1 **5. Discussion Regarding the Small Area Master Plan - *Mark McGrath***

2  
3 19:16:38 Council Chair Dama Barbour welcomed members of the Planning Commission in  
4 attendance.

5  
6 19:17:10 Community Development Director Mark McGrath introduced discussion on the City  
7 Center Small Area Master Plan.

8  
9 19:18:09 Mr. McGrath reviewed the history of the City Center site including the original Small  
10 Area Master Plan (SAMP), with illustrations. He explained the intent that was behind the  
11 previous decisions.

12  
13 Mr. McGrath stated that with so many years having passed there are different considerations that  
14 have come up in regard to the current plan. He cited a need for an update to reflect feedback that  
15 Taylorsville has been given by potential buyers of the City Center area.

16  
17 19:31:25 City Administrator John Inch Morgan clarified that the Council needs to be at the  
18 “30,000 foot level” to look at the general land use possibilities (excluding design), while not  
19 usurping the authority of the Planning Commission. He explained that the Planning Commission  
20 will have responsibility to go through and make more specific recommendations which later  
21 come back to the Council for final approval.

22  
23 19:32:35 Mayor Rechtenbach commented that there are some fairly serious talks with potential  
24 users for commercial lots on the corners of the City Center Property. He said he envisions some  
25 park space with trails cutting through and eventually heading east to connect to City parks and  
26 places like the Taylorsville Museum. He cited a desire to create more of a gathering place where  
27 people can bring their children.

28  
29 19:34:04 Council Member Christopherson said he likes that some open space is being kept. He  
30 asked about the community garden space and whether that space will be kept and maybe utilized  
31 for expansion in the future. Mr. McGrath agreed that this area could be utilized if needed.

32  
33 19:35:28 Council Member Overson agreed with Mayor Rechtenbach that this area should be a  
34 gathering place where families can come. Council Chair Barbour agreed that there should be  
35 some open space left in the plan.

36  
37 19:36:10 Council Member Burgess also agreed that there should be open space, but expressed  
38 concern that open space not over shadow economic development. He stated that there needs to  
39 be a blend so that costs associated with the park space, etc. would be ultimately covered by  
40 economic development in the City Center. Council Member Burgess asked about costs for

1 maintenance of such park space. Mr. McGrath stated that he would look up those numbers and  
2 get back to the Council.

3  
4 19:38:28 Mayor Rechtenbach cited his understanding that the SAMP cannot dictate what a use  
5 will be, as that will be determined by the market. He said that the SAMP has to be flexible and  
6 cannot be held fast in ever-changing markets.

7  
8 19:39:34 Mayor Rechtenbach referenced a tentative plan for the revenue that would be generated  
9 from the sale of the two corner pieces to be put towards the Labrum Park completion. He  
10 relayed that the bookend businesses that will be coming in may attract other businesses. He said  
11 the City must be flexible with the entire site plan and entertain other good uses.

12  
13 19:41:39 Council Member Johnson commented that the plan is on the right track. Council  
14 Member Barbour reiterated her desire to keep as much open space as possible. Council Member  
15 Burgess reiterated the desire for a balance and also thanked the Economic Development Team  
16 and Administration for efforts in making things happen.

17  
18 19:42:42 Mr. McGrath expressed that all the input received from the City Council was great and  
19 said staff will now be able to include such in a presentation to the Planning Commission. He  
20 relayed that additional ideas will be gathered and presented back to the Council.

21  
22 **6. SWOT Analysis Presentation - *John Inch Morgan***

23  
24 19:44:02 City Administrator John Inch Morgan explained that the Strengths, Weaknesses,  
25 Opportunities, and Threats (SWOT) analysis idea was first brought to the City Council on  
26 August 14, 2013. Mr. Morgan reiterated the elements of SWOT. He described its ability to help  
27 assess the status of the City, identify tactics or strategies, address relevant elements, and  
28 ultimately move the City in a positive direction.

29  
30 19:49:29 Mr. Morgan asked the City Council to set a deadline for those who have not yet  
31 submitted SWOT input so that it can be ready for the next Strategic Planning Meeting.

32  
33 19:50:21 Mr. Morgan stated that the next Strategic Planning Meeting will most likely be held in  
34 November or December and said he has already received input from the Economic Development  
35 Committee and the Community Councils. Mr. Morgan asked that, additionally, the SWOT  
36 assessment sheets be sent to the Planning Commission. Mr. McGrath agreed to provide the  
37 SWOT sheets to the Planning Commission.

38  
39 19:51:31 Mr. Morgan proposed a deadline of October 31, 2013. Council Member Johnson  
40 expressed concern at getting them back so quickly due to his time constraints with the upcoming  
41 election.

1 19:52:50 Mr. Morgan suggested that input be provided in time for discussion at the November  
2 Work Session.

3  
4 **7. Other Matters**

5  
6 19:53:56 Council Member Johnson reported a constituent's concern regarding traffic and  
7 speeding on 6200 South and about 2200 West. Mr. Morgan noted the issue and agreed to follow  
8 up on this matter.

9  
10 **8. Adjournment**

11  
12 19:55:19 Council Member Kristie Overson **MOVED** to adjourn the City Council Work Session.  
13 Council Member Larry Johnson **SECONDED** the motion. Chairman Barbour called for  
14 discussion on the motion. There being none, she called for a vote. The vote was as follows:  
15 Johnson-yes, Barbour-yes, Christopherson-yes, Burgess-yes, and Overson-yes. **All City Council**  
16 **members voted in favor and the motion passed unanimously.** The meeting was adjourned at  
17 7:55 p.m.

18  
19  
20  
21 \_\_\_\_\_  
Cheryl Peacock Cottle, City Recorder

22  
23 Minutes approved:

24  
25 *Minutes Prepared by: Cheryl Peacock Cottle, City Recorder and Jessica Springer, Deputy Recorder*