

City of Taylorsville
City Council Joint Work Session with Planning Commission
Minutes

Wednesday, January 15, 2014
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

Attendance:

Mayor Larry Johnson

Council Members:

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

City Staff:

John Taylor, Community Service Division Director
John Brems, City Attorney
Cheryl Peacock Cottle, City Recorder
Kris Heineman, Council Coordinator
Mike Schoenfeld, UPD Lieutenant
Jason Mazurin, UPD Officer
Mark McGrath, Community Development Director
Scott Harrington, Chief Financial Officer
Donald Adams, Economic Development Director
Rhetta McIff, Neighborhood Services Coordinator

Others: Israel Grossman, Curt Cochran, Anna Barbieri, Daryl Gudmundson, Dale Kehl, Brent Garside, Nathan Beckstead

Chair Kristie Overson called the Work Session to order at 6:05 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

Council Member Dama Barbour **MOVED** to address Agenda Item #2 at this time and address Agenda Item #1 later in the meeting. Council Member Dan Armstrong **SECONDED** the motion. **All Council Members voted in favor.**

1. Quarterly Report from West Valley Animal Services – *Nathan Beckstead*

Nathan Beckstead, of West Valley Animal Services, presented a quarterly report on animal services provided in Taylorsville. He stated that their department met 100% on their call-out response time goal. He noted the top five calls handled on a regular basis. He indicated that barking animal calls have decreased over the last quarter. Mr. Beckstead explained that during the year 2012, some of the calls were not categorized correctly so there is a resultant overlap in some areas.

18:39:00 Mr. Beckstead relayed that stray animals are historically the agency's number one problem. He noted that those numbers are currently down significantly.

18:39:26 Council Member Barbour asked if there is a particular area of the city that has more problems with stray and roaming animals. Mr. Beckstead commented that Animal Services has a mapping program, but it does not show a specific problem area within the City.

18:39:58 Council Member Burgess asked about the process for working with citizens when they call regarding stray/roaming animals. Mr. Beckstead commented that he has had good success with the public by keeping communication open and informing them of timelines, backlogs, etc.

18:43:13 Mr. Beckstead mentioned the Millrace Park patrols. He noted that problems there are becoming very rare. He mentioned that there are a number of recent complaints regarding upkeep of the park itself. He said that in the winter there is ice on the walkways. He cited a problem in that ice melt must be used sparingly because it burns dogs' paws. He observed that there has been no recent attempt to clear sidewalks. He stated that in the summertime, the drinking fountains need to be maintained and noted that they are frequently broken.

18:46:44 Question was raised as to whose responsibility it is to care for the upkeep in the park. Mayor Johnson deferred the question to Finance Director Scott Harrington. Mr. Harrington noted that the responsibility has not been specifically assigned.

18:47:31 Mr. Beckstead mentioned the shelter operations. He noted that pet licenses for Taylorsville were up by about 30 this quarter. He explained that a lot of additional revenue could be obtained from licensing, but informing the public is difficult. He confirmed that both dogs and cats must be licensed.

18:49:12 Council Member Barbour suggested putting a note in a city newsletter reminding citizens to get their pets licensed. Mr. Beckstead advised that if pets are licensed, their tag information can be researched and then lost pets can be returned to their owners, rather than being placed in the shelter. He cited an added cost to owners in housing and feeding pets placed at the shelter.

18:50:08 Mr. Beckstead cited statistics on saved animals for the second quarter and for the year 2013. He noted that dogs are at a 91% save rate and cats are at 81.1%. He said there was an outbreak of Parvo in dogs and Distemper in cats that affected statistics.

18:51:49 Council Member Christopherson asked about the process for controlling stray cats. Mr. Beckstead described the "Trap, Neuter and Release Program" and cited State laws. He noted a need to assess whether the animal fits criteria for "community cat." He described ways of identifying a community cat.

18:55:34 Mr. Beckstead explained statistics for shelter outcomes and covered data for strays, adoptions, euthanasia rates, returns to owner, and shelter intakes.

18:56:59 Mr. Beckstead reviewed data for animals adopted, rescued, and returned to owner. He relayed that 520 animals were either returned home, found new homes, or were rescued and waiting for new homes during October, November and December. He noted that the numbers for "Trap and Release" cats has continued to drop as they are spayed and neutered.

18:58:30 Mr. Beckstead cited the agency's Benchmarks for Success, i.e. increasing percentages of animals licensed, returned to owners, lives saved, and adoptions/rescues. He referenced goals to have a continued decrease in numbers for impounded animals, enforcement actions, aggressive animal incidents, and euthanasia rates.

18:58:53 Council Member Armstrong inquired about issues regarding raccoons and feral cats. He asked about renting traps for raccoons and noted that some apartment areas have problems. Mr. Beckstead explained that State law will not allow raccoons to be released and that they must be euthanized. He emphasized that it is against the law for residents to euthanize animals. He relayed that live traps are available at the Shelter for residents to use in catching raccoons and feral animals.

19:00:49 Ernest Burgess asked for further clarification regarding a community cat. Mr. Beckstead explained that a community cat is a cat that does not have a home and, although it may have a caregiver, it is roaming the neighborhood.

19:01:26 The Council thanked Mr. Beckstead for his report.

2. Discussion Concerning On-Street Parking - *Kristie Overson*

Chair Kristie Overson called for discussion regarding on-street parking. She recalled that this topic was first initiated in August. She noted that in November it was included as a discussion item. Direction was then given to the Ordinance Review Committee to study the issue and at the

completion of that, a public hearing was to be held and the ordinance would be adopted. She stated that the Ordinance Review Committee gave their recommendations in December and UPD Chief Tracy Wyant also gave input at that time. Chair Overson further recalled that, after discussion amongst Council Members, direction was given to the Ordinance Review Committee to review the ordinance again and it was felt that public input was needed. The issue was tabled until the January 22, 2014 Council Meeting. Chair Overson noted that Mayor Johnson has stated that he would like to take the opportunity to talk about this issue at the Town Hall meeting on January 29, 2014. Chair Overson indicated that it has been decided that this issue will be placed on the Agenda for the February 5, 2014 City Council Meeting and that a public hearing will be held at that time. Chair Overson explained that tonight's discussion is to see if there is any new information or any suggestions that can be heard.

18:06:49 Mayor Johnson stated that he will take some time to compile his information, in conjunction with recommendations from the new administration, and will provide some additional input on this issue at the February 5, 2014 City Council meeting. Chair Overson asked if there was any new information to be reviewed, knowing that a decision will not be made until February 5, 2014.

18:07:58 Council Member Armstrong commented that he has discussed the issue with various residents and came up with a few recommendations. He questioned whether the ordinance would cite the vehicle owner or the resident. He cited times that home owners have family members visiting and parking is limited. He also questioned the reasons for the suggested hours. He recommended having a progressive ordinance that would start with a warning to remove vehicles and then move to a more stringent citation.

18:13:16 Council Member Burgess stated his concern about the timeline being November through March. He noted that there are a lot of times when there is no snow and vehicle parking on streets would not be an issue. He commented about garbage cans being left on the curb during snow storms, which could also cause difficulty in snow plows clearing streets.

18:14:50 Council Member Barbour relayed her concerns about residents who pay for snow plow services which they are not receiving because there are cars parked on both sides of street. She also cited an issue where cars cannot be moved because they were parked on the street when snowplows came through and the vehicle is now blocked in with snow.

18:16:13 Council Member Brad Christopherson relayed that his cul-de-sac was not plowed during the last snow storm because of cars that parked at the entry to his cul-de-sac. He also cited damages caused to the wearing surface of his streets due to streets that were not able to be cleared and the surface was frozen. He said that he is in favor of a grace period, slower enforcement, and other considerations, but stressed that parking on streets during snow storms is costing the city unnecessary money.

18:19:56 Council Member Armstrong agreed that changes must be made to the current ordinance and suggested lowering the minimum snow accumulation from four inches to any accumulation.

18:20:48 Chair Overson suggested taking input from neighbors and community councils, calling for further discussion at the Mayor's Town Hall Meeting on January 29, 2014, and gathering input from citizens during a public hearing on February 5, 2014. She suggested that the Council be prepared to adopt an ordinance on this issue during the City Council meeting on February 5, 2014.

BRIEF RECESS

The meeting was recessed at 6:23 p.m.

The meeting was reconvened at 6:35 p.m. and Chair Overson called for the report on Animal Services.

3. Master Plan Discussion Concerning 4015 West – *Mark McGrath* (Joint Discussion with Planning Commission)

19:07:15 Community Development Director Mark McGrath called for discussion regarding 4015 West. He illustrated the area on an aerial photo. He noted that this area has the largest concentration of code enforcement issues in the City. He relayed that 4000 West was originally planned to be a major arterial west-side highway through the valley, but that was ultimately switched over to the Bangerter Highway. He observed that there is no ownership responsibility being taken or maintenance being done on the deep park strips along 4015 West, even though they are private property.

19:13:06 Mr. McGrath presented photos of various park strips that are not being maintained. The photos illustrated well-kept yards between the house and the fence; however, outside the fence to the street, the property is not maintained. He commented that at least half of the park strips are in violation with code ordinances. Mr. McGrath mentioned the difference between the sidewalks and park strips around the Southridge Park area. He noted that the park strip broadens in that area. He advised that the deep park strips begin just north of the park, adjacent to the residential properties. Mr. McGrath made reference to the triangular piece of property that separates West Valley (North of 4700 South), Taylorsville (Southeast of 4700 South), and Kearns Township (West of 4700 South).

Mr. McGrath illustrated the trail that parallels the canal property located in West Valley City. He stated that Welker Park is in that area and is very well maintained by West Valley City. It provides a nice buffer to the neighborhood. He noted that there are plans to extend the trail to the planned trail system in the Oquirrh area.

Council Member Barbour asked about the need for a frontage road to be built, should Taylorville decide to create a trail system through the area.

19:21:52 Council Member Christopherson questioned the feasibility of moving the sidewalk and asked about options. Mr. McGrath stated that he will be exploring a few options in his presentation. He noted that given current property values, it may not be possible to get a lot of owner participation.

19:23:42 Mr. McGrath confirmed that the City's CDBG Grant could not be used for this purpose. He relayed that the Taylorville General Plan recommends that the community evaluate and determine a long-term solution for the area that will be a positive feature to the community and help stabilize the adjacent neighborhood.

Mr. McGrath described the current policy, as follows: Addressing the problem through code enforcement which "puts a band-aid" on the problem. He advised that in all likelihood this will allow an ongoing problem. He stated that the first option (Option #1) would be a residential re-development. This would involve acquiring the houses, tearing them down and building something new.

Option #2 would be to re-locate the sidewalk into a standard sidewalk behind a 5-foot park strip, build a 4-foot sidewalk and make the area uniform to other sidewalk/park strips in the City.

Option #2A would include a sidewalk re-location but make a wider park strip and plant trees in the park strip. A 4-foot sidewalk would be added, as well. Council Member Armstrong inquired about how the property would be acquired. He asked if it would be negotiated with Salt Lake County. Mr. McGrath stated that the negotiations would be made directly with homeowners. Council Member Barbour commented that doing this would raise property values.

Mr. McGrath described Option #3 to be creating a pedestrian trail. He stated that this would be similar to the enhanced sidewalk re-location. He relayed that in previous discussions the idea of connecting the open spaces throughout the City and regionally was mentioned. He stated that if the pedestrian trail was implemented, paths could be included in Southridge Park, with Welker Park and Canal trails, as well.

Option #4 would be to take the park strips out and place them in the center of the roadway, creating a "median" and moving the road space out to the sidewalk.

Mr. McGrath cited the positive benefits for each option. He stated that Option #1 would mean acquiring the homes, tearing them down and re-building something new. He cited benefit in this, as the driveways would be eliminated and a consolidated driveway for all the properties could be created. The streetscape quality would also be enhanced, with improvements made to the

housing stock, thereby stabilizing the neighborhood. He added that this option would have no maintenance costs to the City. Mr. McGrath commented that the negative factor in this option would be the difficulty and cost of assembling the properties.

19:33:43 Council Member Barbour noted that redeveloping these properties would enhance economic development. 19:35:20 Confirmation was made that the park strip is 45 feet long and there are 26 homes that are affected.

19:36:19 Mr. McGrath illustrated potential plans for an alley access system along Ridgecrest behind the homes and explained that this would eliminate all of the driveways along the streetscape. He added that this option would allow for tree planting along the street.

19:39:53 Council Member Christopherson inquired about the approximate value of homes along 4015 West. Mr. McGrath stated that he does not know the exact value, but would estimate it to be between \$140,000 and \$160,000. Council Member Burgess asked about the feasibility of this option.

19:42:04 Discussion was held regarding size of lots and current zoning.

19:42:52 Vice Chair Burgess asked about the process for potential new development along 4015 West. Mr. McGrath commented that the City does not want to be in the development business, but could play a very active role in facilitating a development.

19:44:23 Dale Kehl described ideas for a potential development process.

19:46:56 Council Member Barbour called for opinion on population density issues, etc.

19:47:35 Israel Grossman cited issues with the blighted unincorporated area right across the street that also affects property value.

19:48:22 Mr. McGrath illustrated density at about 20 units per acre and said that design can make a big difference.

19:49:11 Dale Kehl commented on some cities that are changing and increasing to more population-dense designs because they feel it supports commercial businesses in the area.

19:50:14 Anna Barbieri commented on high density units that are being successfully sold near her work location at 3700 South and 700 West. She relayed that the units are selling quickly.

19:51:42 Council Member Barbour cited impact on the City's image with the area being the west gateway to Taylorsville.

19:53:06 Mr. McGrath presented Option #2 as relocating the sidewalk. He stated that this would be the least expensive alternative. It would require tearing out the old sidewalk and moving it closer to the street. This would connect the street with the front yards and would result in no maintenance costs to the City. He noted that the negative side of this would be the residents having an 80 foot front yard and questioned whether they would they be willing to maintain such.

19:53:36 Comments were made that moving the sidewalk will not work for those residents who are currently not maintaining the property.

19:55:29 Option 2a was presented as relocating the sidewalk, but creating a wider sidewalk and a wider park strip. Mr. McGrath noted that this would enhance the area by connecting the front yards. He stated that an enhanced version would be to make an 8 to 10 foot park strip that would allow room to plant street trees and have an aesthetically pleasing corridor into the City. He observed that this would be a better pedestrian environment, but would decrease the front yards by 10-14 feet.

19:56:35 Option 3 was described as a Pedestrian Trail to physically connect South Ridge Park to Welker Park and the trail head at the canal. This would create a pedestrian trail and possibly a bicycle trail as well. Mr. McGrath suggested the possibility of having the City water and maintain the trees and trails.

19:58:17 Daryl Gudmundson suggested taking a little more land by creating a berm as a buffer to somewhat hide the blighted properties. Mr. McGrath stated that this would be a good idea because it would enhance the aesthetic quality and would provide a buffer between the trail and the homes. He noted that care would need to be taken with visibility for vehicles backing out of driveways.

19:59:26 Option 4 was described as relocating the park strip and moving it into the center median. Mr. McGrath noted that this would be a very expensive option and would eliminate left hand turns coming out of driveways which would be controversial for residents on both sides of the street.

20:00:36 Curt Cochran asked about the impact to home values and property taxes. Mr. McGrath stated that it would be minimal and may even raise property values. He added that if the City took over ownership of the park strips and maintained the landscaping, Taylorsville could come out ahead.

20:02:19 Anna Barbieri asked about opinion from home owners with regards to giving up the park strips. Mr. McGrath stated that he does not believe any property owners would object to giving up the property.

20:03:32 Council Member Burgess asked about the cost of maintenance on an annual basis. Mr. McGrath said it would depend on the design; if the area was around 1700 linear feet, the cost would be minimal. City Engineer John Taylor stated that he could work up an estimate on maintenance costs.

20:05:17 Council Member Barbour commented that she believes this area is a blighted area and shared her concern that she does not want to put money into something nice and have it not be maintained. She said the City needs to acknowledge that when upgrades are made, they must be maintained.

20:07:17 Rhetta McIff emphasized the need to plant appropriate, high caliber trees and landscaping that will enhance the streetscape.

20:07:41 Mr. McGrath called for input on ideas that may have merit.

20:08:01 Council Member Armstrong suggested talking with Salt Lake County to see if there is an interest in developing both sides of the road. Mr. McGrath stated that he would make contact with West Valley and the County.

20:11:33 Consensus was to bring back more information on Option 1 and Option 2. Ms. Barbieri addressed the concern of return on investment.

20:13:22 Curt Cochran suggested two trails in front and an alley system in back. Daryl Gudmundson recommended putting up a wall in front of the houses and building alleyways behind.

20:16:36 Chair Overson suggested getting input from Community Councils and posting the options for discussion on the website, etc.

It was suggested that Mr. McGrath present the options to Community Councils for their review. Mr. McGrath agreed to fine tune the presentation and meet with them.

20:20:38 Curt Cochran asked for a future update on the RFP for the Design Consistency Manual.

20:21:35 Chair Overson polled members of the Planning Commission to see if these meetings are productive and beneficial. The consensus was that members felt the meetings were helpful and wanted to continue having them.

20:22:29 Mr. Kehl stated that this area along 4015 West is a low priority for him.

20:22:40 Council Member Barbour stated it is a priority for her because it is a gateway into the City. She suggested gathering information regarding ownership of properties. She noted that R.C. Willey previously brought in a lot of revenue and in order to get a business of the same caliber, improvements will need to be made to the surrounding area.

20:24:44 Mr. McGrath agreed to do some preliminary research and report back.

4. Other Matters

20:24:59 There were no other matters.

5. Adjournment

20:25:01 Council Member Brad Christopherson **MOVED** to adjourn the City Council Work Session. Council Member Dama Barbour **SECONDED** the motion. Chair Overson called for discussion on the motion. There being none, she called for a vote. The vote was as follows: Burgess-yes, Barbour-yes, Overson-yes, Armstrong-yes, and Christopherson-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:25 p.m.



Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 02-05-14

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder, and Kristy Heineman, Deputy Recorder