

KAYSVILLE CITY COUNCIL
May 2, 2024

Minutes of a regular Kaysville City Council meeting held on May 2, 2024 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson, and Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, Finance Director Dean Storey, City Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Information Technology Assistant Jordan Hansen, Police Chief Sol Oberg, Assistant Police Chief Seth Ellington, Police Sargent Preston Benoit, Lieutenant Paul Thompson, County Commissioner Bob Stevenson, Accounts Payable Clerk Brenda Pugmire, Davis County Animal Care Director Ashleigh Young, Steve Roundy, Laurene Starkey, Matt Thurgood (illegible), Tyler Nay

OPENING

Council Member Jackson opened the meeting with a thought and led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

Steve Roundy addressed the council, expressing his concern about the regulation prohibiting overnight camping at Wilderness Park. He mentioned that he and others had camped there for years, and his wife, a previous mayor of Kaysville, had a campsite named after her. Recently, he tried to arrange an overnight camp and was surprised to find out that the park was closed for overnight camping. When he inquired the city about this closure, he was referred to the Recreation Department, where he was informed that the closure was due to issues with vandalism and trash. Mr. Roundy argued that vandalism and trash are common issues in parks managed by other entities, such as the Forest Service, BLM, and state parks, and these organizations deal with such issues regularly without closing their parks. He concluded by urging the council to reconsider the closure and reopen Wilderness Park for overnight camping.

PRESENTATIONS AND AWARDS

EMPLOYEE OF THE QUARTER AWARD

Finance Director Dean Storey explained that the city has a program where employees can nominate one of their peers for the Employee of the Quarter Award. Brenda Pugmire had received nominations in the past, and nominations remain active for consideration for two award cycles. Mr. Storey praised Brenda as a vital member of the "Dream Team" in the Administration Department. She has been with the city for three years, with her anniversary approaching at the

end of the month. Brenda holds the position of Accounts Payable Clerk, essentially performing the roles of two people by handling both payroll and accounts payable. Mr. Storey noted that she ensures everyone's needs are met. To illustrate Brenda's caring nature, Mr. Storey displayed a photo of a painting that hangs above her desk depicting a mother hen with her chicks, symbolizing how Brenda takes care of everyone in the office in a nurturing and pleasant manner. Mr. Storey expressed gratitude for Brenda's contributions and announced her recognition as the Employee of the Quarter. Brenda was praised for her excellent work and cheerful demeanor, and she was presented with the award in appreciation of her efforts.

PROCLAMATION DECLARING MAY 12-18, 2024 AS POLICE WEEK

Mayor Tran read a proclamation declaring May 12-18 as Police Week in Kaysville and urged citizens to join in commemorating our law enforcement officers who provide dedicated service to the community to preserve the rights and security of citizens. Mayor Tran also recognized the sacrifices made by the families of our officers who protect and serve our community.

DAVIS COUNTY PRESENTATION

Davis County Animal Care Director Ashleigh Young provided an update on the animal care facility's operations and future plans. She began by discussing her tenure, which started in 2021, and highlighted the significant changes and improvements at Davis County Animal Care since then. One major project they have planned is the construction of a new animal care and control facility to replace their outdated building built in 1985. The new facility, designed to be three times larger, will accommodate the increasing number of animals and improve their care. This \$15 million project, funded by the Davis County Capital Fund, aims to break ground by the end of the year. Ms. Young explained the comprehensive feasibility study that informed the decision to build on the current site, which offers logistical benefits and cost savings. She mentioned that the new facility would require additional staff due to its larger size, prompting a small tax increase of about \$11 per household annually, projected to generate \$1.5 million in additional revenue. This revenue will support new positions and offset inflation costs for medical supplies.

Council members posed various questions, seeking clarification on the approval process for county spending, the feasibility of recouping costs through adoption and impound fees, and the role of the shelter in handling wildlife issues like coyote sightings.

Ashleigh Young clarified that the tax increase and budget proposals undergo a thorough approval process involving multiple stages and input from the county commissioners. She also highlighted that while the shelter charges adoption and impound fees, it cannot generate significant revenue due to high care costs. Additionally, wildlife issues such as coyotes fall under the Department of Wildlife's jurisdiction, not the shelter's.

Mayor Tran thanked Ms. Young for her informative update and her work at the animal care facility.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Oaks made a motion to approve the following consent items:

- a) Approval of Minutes of March 21, 2024 City Council Meeting.
- b) Accepting additional right-of-way from UDOT after West Davis Corridor completion.

Council Member Jackson seconded the motion.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Hunt, yea
Council Member Jackson, yea
Council Member Oaks, yea
Council Member Blackham, yea

The motion passed unanimously.

ACTION ITEMS

AN ORDINANCE TO AMEND SECTION 17-20-4 CENTRAL COMMERCIAL CONDITIONAL USES OF THE KAYSVILLE CITY CODE TO REMOVE DWELLINGS AS AN ALLOWED USE (TABLED ITEM)

Community Development Director Melinda Greenwood explained that this item was presented to the City Council at their April 11, 2024, meeting and was tabled for future consideration. During the discussion, the Council expressed concerns about the proposed text amendment impacting property rights for existing dwellings in the Central Commercial zoning district by creating non-conforming uses. Section 17-29 “Non-Conforming Uses” of the Kaysville City Code prohibits the expansion of uses that existed prior to a zone change or text amendment. The Council directed staff to draft a provision that would still allow existing dwellings to build additions to their homes and construct accessory buildings while still protecting our limited commercial areas. Staff has followed through with that direction and is proposing the addition of Section 17-20-9 “Grandfathered Dwellings,” which addresses the concerns the Council had at their previous meeting.

Mayor Tran opened the public comment period for this item, but there were no comments or questions from the public.

Council Member Hunt made a motion to approve the amendment of Kaysville City Code, Section 17-20-4 “Central Commercial - Conditional Uses” to remove dwellings as an allowed use, and to add Section 17-20-9 “Grandfathered Dwellings” to allow existing dwellings to construct additions and accessory buildings. The motion was seconded by Council Member Oaks.

The vote on the motion was as follows:

Council Member Hunt, yea
Council Member Jackson, yea
Council Member Oaks, yea
Council Member Blackham, yea
Council Member Adams, yea

The motion passed unanimously.

COUNCIL MEMBER REPORTS

Council Member Blackham reported on the opening of Young Truck and Trailer, highlighting the business's quick establishment and its significant positive impact on the city. The business, which supports local initiatives like "Kaysville Gives," is expected to generate substantial tax revenue for Kaysville.

Mayor Tran addressed the inquiry from Mr. Roundy regarding camping at Wilderness Park, explaining the decision to prohibit overnight camping. The ban was primarily in response to problems with unauthorized and indefinite camping, which contributed to issues with litter and garbage.

Council Member Jackson suggested exploring options for allowing limited camping, such as implementing a minimal fee for Kaysville residents or higher fees for non-residents, emphasizing the potential benefits of regulated camping in the park. Council Member Jackson also brought up the issue of graffiti in the city, mentioning ongoing efforts to address it. He discussed the legal challenges of removing graffiti from private property and the city's collaboration with property owners to find effective solutions. He mentioned that the council is working on a comprehensive plan to manage graffiti and maintain the city's appearance.

Mayor Tran commended city staff for their efforts in managing ongoing construction projects. She encouraged residents to visit the city website for the latest updates on traffic and road issues, noting that information is also shared on Facebook to ensure effective communication with the community.

CITY MANAGER REPORT

City Manager Jaysen Christensen provided an update on the Power Department's outage management system, which has been operational for a few months but has not yet reached full enrollment. To address this, the city will include notices in all utility bills sent out this week, informing residents that they will be automatically enrolled in the system on May 11. Residents will receive a text notification and instructions on how to opt out if they prefer. Mr. Christensen mentioned the search for a Deputy Finance Director, noting that interviews had been conducted with five of the eleven applicants. The selection process is progressing well, with a couple of candidates scheduled for follow-up interviews next week. Mr. Christensen said that the

preliminary budget would be presented at the next city council meeting on May 16 and suggested planning an additional work session for the council to continue discussing the budget in more detail. The council discussed proposed dates for a work session potentially in June.

ADJOURNMENT

Council Member Adams made a motion to adjourn the city council meeting at 7:29 p.m. The motion passed unanimously.

KAYSVILLE BUSINESS PARK
ARCHITECTURAL REVIEW COMMITTEE MEETING
May 2, 2024

Minutes of a Kaysville Business Park Architectural Review Committee Meeting held on May 2, 2024 at 7:30 p.m. in the City Council Chambers of the Kaysville City Municipal Center at 23 East Center Street, Kaysville, UT.

Committee Members present: Chairperson Tamara Tran, John Swan Adams, Mike Blackham, and Abbigayle Hunt, Nate Jackson and Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Information Technology Assistant Jordan Hansen, Laurene Starkey, Tyler Nay

OPENING

Chairperson Tran opened the meeting by welcoming those present.

CONSIDERATION OF A BUILDING ADDITION FOR TRIM ART LOCATED AT 1142 WEST FLINT MEADOW DRIVE

Community Development Director Melinda Greenwood explained that Trim Art, located at 1142 West Flint Meadow Drive, is a custom cabinetry business within the Kaysville Business Park. The Trim Art facility is a single-story building consisting of 26,580 square feet and situated on a two-acre property. Trim Art has submitted an application for a building addition that would house dust collection equipment. The dust collection equipment will allow sawdust to be collected, compacted, and pelletized, reducing the volume of waste produced by the manufacturing process. The applicant and business owner, Joy Petro, has indicated that the building addition exterior would match the existing building. The addition is planned to be seven feet wide and sixty feet in length. No additional parking would be required, as parking is calculated based on the number of employees per shift, and the addition will not create a need for additional staff. Setbacks for the addition are not required since the property and the location of the addition do not back up to a residential zone.

Committee Member Hunt commented that she recently conducted a site visit for this project and expressed that she feels the planned addition for the building would be well-executed and not visually intrusive.

Chairperson Tran invited Tyler Nay to comment on the project.

Tyler Nay, the applicant, explained that they have upcoming plans to submit a 25,000-square-foot addition to the current building within a few months, marking this subject application as the first phase of a larger expansion. He expressed appreciation for the city's support and highlighted his

company's growth and investment in Kaysville. Mr. Nay mentioned that his business, which started on Boro Street with five employees in 2015, has since expanded to Flint Meadow Drive and now employs sixty-five to seventy people. He emphasized the company's excitement about the future and their positive relationship with the city.

Committee Member Oaks made a motion to approve a building addition for Trim Art located at 1142 West Flint Meadow Drive, seconded by Committee Member Adams.

The vote on the motion was as follows:

Committee Member Jackson, yea

Committee Member Oaks, yea

Committee Member Blackham, yea

Committee Member Adams, yea

Committee Member Hunt, yea

The motion passed unanimously.

ADJOURNMENT

Committee Member Adams made a motion to adjourn the Kaysville Business Park Architectural Review Committee Meeting at 7:35 p.m. The motion passed unanimously.