

KAYSVILLE CITY COUNCIL
July 18, 2024

Minutes of a regular Kaysville City Council meeting held on July 18, 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, City Attorney Nic Mills, Finance Director Dean Storey, City Recorder Annemarie Plaizier, Information Systems Manager Ryan Judd, Public Works Director Josh Belnap, Power Director Brian Johnson, Parks and Recreation Director Cole Stephens, Program Specialist Robyn Dickson, Joel Harris, Julie Harris, Greg Ferguson, Stephanie Povey, Reed Povey, Brad Snell, Clara Snell, George Snell, Hyrum Snell, Tiffeny Snell, Amanda Jones, Brandon Jones, Chris Snell, Camille Snell, Sadie Burton, Steve Hiatt, JaNae Knighton, Lincoln Knighton, Jason Knighton, Tanner Knighton, Carter Knighton, Nate Dickson, Jill Dredge

OPENING

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

CALL TO THE PUBLIC

Greg Ferguson expressed concerns about the location of the emergency shelter for cold nights, citing House Bill 499. He highlighted specific sections of the bill, noting restrictions on the proximity of retail tobacco businesses to schools and used similar language regarding community locations for the shelter. Mr. Ferguson emphasized that, according to the bill, the county commissioners only have one vote on an eight-member task force committee that decides the shelter's location, with Mayor Tran also being a voting member.

Jill Dredge addressed the homeless situation, referencing Denver's approach of constructing multiple shelters. She questioned the terminology and planning requirements for Davis County, specifically asking if a "code blue" plan for extreme cold emergencies is the same as a homeless shelter or Community Resource Center, and whether separate plans are needed for each.

PRESENTATIONS AND AWARDS

EMPLOYEE OF THE QUARTER AWARD

Parks and Recreation Director Cole Stephens honored Robyn Dickson as Employee of the Quarter, recognizing her over 20 years of dedicated service. As a Recreation Coordinator Specialist, Dickson manages significant programs, including a soccer program with 2,300 participants and

the Junior Jazz basketball program with 1,500 participants. Mr. Stephens praised her exceptional performance and additional responsibilities, such as serving as the liaison for the city's parade organization this year.

Mayor Tran joined in expressing appreciation for Robyn Dickson's contributions, emphasizing the value of long-term employees in maintaining and enhancing the city's community spirit.

Robyn Dickson was presented with a certificate and a financial award in recognition for her outstanding work.

PRESENTATION OF THE KEY TO THE CITY

Mayor Tran introduced a special presentation of the key to the city for Chris Snell. She expressed her gratitude for his extensive contributions, particularly highlighting his role in organizing the annual patriotic devotional that kicks off the city's Independence Day celebrations.

Former Mayor Steve Hiatt shared his long-standing connection with Chris Snell, recounting Mr. Snell's dedication to community service and his willingness to return to the city council to fill a vacant term. Mr. Hiatt emphasized Mr. Snell's genuine and sincere dedication to the community, which has brought lasting benefits to Kaysville.

Mayor Tran added that Mr. Snell encouraged her to run for city council, and described the patriotic devotional as a significant event in Kaysville, involving a large coordination effort with speakers, bands, and other participants, making it a long-standing tradition in Kaysville.

The presentation concluded with Chris Snell being awarded the key to the city in recognition of his exceptional service and impact on the community.

Chris Snell humorously acknowledged that he had downplayed the challenges of city council work to encourage both Mayor Tran and Mayor Hiatt to serve, as he believed in their potential.

ANNUAL PUBLIC WORKS DEPARTMENT REPORT

Public Works Director Josh Belnap provided a detailed report on the public works department's extensive responsibilities and accomplishments over the past year, despite facing challenges such as staffing turnover, aging infrastructure, and supply chain issues. He outlined the department's management of Kaysville's street network, which includes 137 miles of public streets, traffic signals, snow plowing, street sign maintenance, curb and street painting, and tree trimming. The department also oversees the city's fleet and equipment, performs subgrade testing for new subdivisions, and coordinates with residents for curb and sidewalk repairs. Their stormwater division maintains approximately 310 miles of underground piping and is responsible for street sweeping, stormwater sampling, and compliance with the city's MS4 permit. Mr. Belnap emphasized the importance of training city staff on stormwater requirements and coordinating with state and county officials on potential spills. The water department manages 165 miles of underground drinking water pipes, ensuring the city's water quality and infrastructure. Kaysville receives nearly one billion gallons of water annually from Weber Basin Water Conservancy

District, stored in seven underground tanks with a combined capacity of 8.5 million gallons. The department focuses on maintaining water quality, addressing leaks, and ensuring the functionality of the city's 3600 valves and 17 fire hydrants. Mr. Belnap highlighted several key projects, including the purchase of a new street sweeper and vac truck, which significantly increased the efficiency of street cleaning and debris removal. The department also undertook the internally engineered replacement of a waterline on 400 West. Mr. Belnap addressed challenges such as staff retention, increasing outside job offers, aging infrastructure, and rising costs. He highlighted the critical need for water source redundancy, given the city's reliance on Weber Basin. The department is exploring alternative sources like wells to ensure a reliable water supply. Despite these challenges, the department has made significant progress in maintaining and improving Kaysville's infrastructure. Mr. Belnap concluded by acknowledging the hard work and commitment of the public works staff.

Council Member Jackson expressed gratitude for the hard work of Josh and his team emphasizing the importance of public awareness regarding infrastructure maintenance. He inquired about the potential environmental impacts of tapping into new wells, specifically the risk of well drawdown affecting nearby homes and foundations.

Josh Belnap explained that drinking water wells are drilled deeper than irrigation wells, and state applications are thoroughly reviewed to mitigate adverse effects.

Council Member Jackson commended the department for managing approximately 130 water leaks annually and stressed the need for council support to ensure the provision of safe drinking water.

Council Member Oaks echoed Council Member Jackson's appreciation, particularly noting the department's outstanding work in snow removal over the past two years. He thanked Mr. Belnap for the comprehensive overview, which illustrated the department's responsibilities and accomplishments.

Council Member Hunt expressed her gratitude for the department's hard work and dedication, highlighting their efficiency despite limited resources. Council Member Hunt inquired about repairs needed for a city water tank.

Josh Belnap explained that repairs on the East tank on Ward Road had been completed, but during the process, additional issues were found that needed to be addressed. The tank is now back online. He mentioned that this experience has been used to inform full inspections on all other tanks.

Council Member Hunt asked about the EPA testing on the water service line inventories.

Josh Belnap confirmed that the fieldwork had been completed and the reporting mechanism was being finalized. He was pleased to report that no lead service lines were found in Kaysville, which is a positive outcome. The department is now working on understanding the implications of these findings for future EPA requirements and sampling needs.

Mayor Tran then inquired about the city's reliance on the 1 billion gallons of water received

annually from Weber Basin and efforts to explore alternative sources. She asked how the council could support these initiatives.

Josh emphasized the financial aspect of pursuing new water sources, mentioning their focus on grants and external funding sources. He also noted the importance of support from elected officials when applying for changes with the state.

Mayor Tran assured Mr. Belnap of the council's overall support in these endeavors.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Jackson made a motion to remove the following consent items for further discussion:

- g) An Ordinance dissolving the Kaysville Power Advisory Board.
- h) Establishing a temporary land use regulation as allowed by State Code 10-9a-504 for appropriate car wash locations and regulatory standards.

Council Member Hunt 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.

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

- a) Approval of Minutes of June 6, 2024 Council Meeting.
- b) Approval of Minutes of June 12, 2024 Council Work Session.
- c) Approval of Minutes of June 20, 2024 Council Meeting.
- d) Approval of Minutes of June 20, 2024 Redevelopment Agency Board Meeting.
- e) Approval of Minutes of June 20, 2024 Municipal Building Authority Board Meeting.
- f) Appointment of Katie Ellis as a Planning Commission Member.

Council Member Jackson seconded the motion.

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.

5G. AN ORDINANCE DISSOLVING THE KAYSVILLE POWER ADVISORY BOARD

City Manager Jaysen Christensen presented the rationale for dissolving the Power Advisory Board, established in 2016 to consider policy matters and provide recommendations to the City Council regarding the Kaysville Power and Light Department. He explained that the City Council now prefers to be directly involved in Power Department matters rather than delegating these responsibilities to an appointed board. This shift mirrors trends in other cities that have dissolved similar boards. Mr. Christensen noted that the Power Advisory Board has faced numerous canceled meetings due to a lack of business, further highlighting the council's capacity and interest in handling these issues directly. He emphasized that bringing Power Department matters directly to the council would enhance transparency, as these discussions would take place in more publicly accessible meetings.

Power Director Brian Johnson strongly supported dissolving the board, stating that it has become an unnecessary step in the decision-making process. Initially enthusiastic about utilizing the board, Mr. Johnson said that he found it frustrating due to inconsistent attendance and observed that council members preferred direct engagement with the issues. He noted that council members asked more in-depth questions, making the board redundant. Mr. Johnson also mentioned that his interactions with other municipalities' power departments through UAMPS and APSA were more relevant and useful than the input from advisory board members. While acknowledging the intelligence and contributions of the board members, he emphasized that their lack of direct experience with the Power Department's operations limited their effectiveness. Mr. Johnson expressed confidence in the council's ability to make informed decisions and reiterated his support for their direction.

Council Member Blackham expressed his view that the Power Advisory Board is an unnecessary layer of government. He compared the Power Department's importance to other critical city departments, such as Public Works, Fire, and Police, and argued that additional advisory boards for each department would complicate decision-making and slow down operations. Council Member Blackham praised the current department heads, particularly Brian Johnson, for providing the necessary information and expertise directly to the council, and stressed the importance of relying on department heads as experts. He strongly supported disbanding the board and having the council oversee power department matters directly.

Council Member Jackson asked if any feedback had been received from the members of the Power Advisory Board regarding the proposed disbanding.

Brian Johnson responded that he had informed all board members via email about the council's plans and invited them to share any concerns or questions. He reported receiving no responses, indicating no objections from the board members.

Council Member Hunt echoed her colleagues' sentiments, emphasizing that the Power Advisory Board represents a redundancy and uses valuable time that could be better spent. She noted that having power department matters directly handled by the council would be a more efficient use of taxpayer dollars and enhance transparency, as council meetings are more conspicuous and accessible to the public.

Council Member Adams supported the move to disband the board, drawing a comparison to the Parks and Recreation Board, which benefits from community input on various projects. However, he pointed out that the Power Advisory Board did not serve the same purpose effectively, particularly given the low attendance and the specialized knowledge required for power department issues.

Mayor Tran concluded the discussion by appreciating the thorough consideration given to the matter by the council members and staff. She reiterated that the Power Advisory Board was initially created to increase transparency but acknowledged that the involved council has achieved this goal through direct oversight. She highlighted the high level of engagement from council members in power-related matters, including attendance at IPA meetings and involvement in legislative discussions. Mayor Tran stressed that the decision to eliminate the board was not due to a lack of interest in public opinion but rather to streamline processes and improve transparency. She pointed out that while Power Advisory Board meetings were public, they were not well attended, whereas council meetings offer a more prominent platform for open discussions, allowing for better community education and engagement on power department issues.

Council Member Blackham made a motion to approve an Ordinance dissolving the Kaysville Power Advisory Board, seconded by Council Member Oaks.

The vote on the motion was as follows:

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

The motion passed unanimously.

5H. ESTABLISHING A TEMPORARY LAND USE REGULATION AS ALLOWED BY STATE CODE 10-9A-504 FOR APPROPRIATE CAR WASH LOCATIONS AND REGULATORY STANDARDS

City Attorney Nic Mills introduced the discussion on establishing a temporary land use regulation (TLUR) concerning the location and regulatory standards for car washes in Kaysville, as permitted by State Code 10-9A-504. Mr. Mills explained that the city had recently encountered issues related to two newly opened car washes, which affected nearby residents. In response to further inquiries for new car washes, the city staff is proposing a temporary pause on new developments to study

best practices and draft an ordinance to regulate car wash businesses. The proposed regulation would address concerns such as the prohibition of car washes adjacent to residential areas, as well as sound, lighting, and water conservation standards. Establishing a TLUR would allow the city up to 180 days to approve an ordinance. Mr. Mills noted that the Planning Commission had already voted in favor of this TLUR on July 11, 2024.

Council Member Jackson raised concerns about the oversaturation of car washes in Kaysville. He referred to the executive report written by staff for this item, which identified several issues, including the need for sound, lighting and water conservation standards. Council Member Jackson suggested adding an additional item to the executive report to include a provision to address the oversaturation issue within the draft ordinance, highlighting the city's existing substantial number of car washes and the need for a balanced approach.

Council Member Hunt supported Council Member Jackson's proposal, noting the importance of clarity and the need to prevent further oversaturation of car washes. She expressed a strong interest in reviewing city codes to address recent issues related to car washes and agreed that pausing new developments to revise ordinances was a prudent measure.

Mayor Tran explained that the city intended to temporarily halt the approval of new car wash developments to allow time for reviewing and updating city ordinances. She emphasized the need to protect residents while allowing for beneficial business growth and reassured that the pause was temporary, aimed at creating well-informed regulations.

Council Member Adams acknowledged the oversaturation concern but noted that residents on the west side of Kaysville have expressed a demand for more car washes. He suggested that the ordinance consider geographic distribution and demographic needs. Council Member Adams also inquired about the timeline for the moratorium, expressing concern for businesses waiting to develop car washes.

Nic Mills clarified that the TLUR could last up to 180 days but could be lifted sooner if an ordinance was passed. Mr. Mills emphasized the legal preference for resolving TLURs quickly and reassured that staff would prioritize this issue.

Council Member Adams proposed including a provision in a motion to have an ordinance ready before the end of the 180-day period.

Mayor Tran suggested instead that staff prioritize the ordinance review process to address the car wash issue promptly.

Council Member Oaks made a motion to approve an Ordinance establishing a temporary land use regulation as allowed by State Code 10-9a-504 for appropriate car wash locations and regulatory standards, including a direction that staff prioritize this issue and the creation of related ordinances. Council Member Blackham seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

Council Member Hunt supported moving the ordinance process forward but cautioned against rushing it. She emphasized that while working with developers is important, the council's primary responsibility is to ensure that city standards are well crafted and serve the community's best interests.

Council Member Blackham clarified the purpose of the TLUR, explaining that it allows the city to pause new developments, give staff time to research, and draft a comprehensive ordinance. He reiterated the necessity of the TLUR to prevent unwanted developments during this interim period.

Council Member Hunt agreed but reiterated the need to balance expediency with thoroughness in drafting city standards.

Council Member John Adams expressed concern about the potential impact on property owners who purchased land based on existing zoning regulations, only to face changes in those regulations. He stressed the importance of protecting citizens' investments and the challenges of altering land use permissions after property has been purchased with specific intentions.

Council Member Jackson acknowledged the complexity of these decisions, emphasizing the need to make tough choices to guide the city's development in a desirable direction. He stressed that the TLUR allows the city to develop stronger, more effective codes, ultimately resulting in better development outcomes and ensuring that the city evolves in line with long-term community goals.

WORK ITEMS

"GET HEALTHY UTAH" APPLICATION

Jaysen Christensen presented this work item, and explained that it was initiated by Council Member Hunt regarding Kaysville's potential designation as a healthy community through the nonprofit organization "Get Healthy Utah". This organization promotes statewide health improvements through physical activity, healthier eating, and enhanced mental health. Endorsed by the Utah League of Cities and Towns, the designation program currently includes over 40 cities, with several neighboring cities like Layton, Fruit Heights, Farmington, and Centerville already designated as healthy communities. To achieve this designation, Kaysville City must fulfill three requirements:

1. The city must provide a letter of support from the governing body.
2. At the time of application, cities must have fully implemented two health strategies from each of three categories--active living, access to healthy food, and mental health--totaling six strategies. Kaysville has already implemented six qualifying.

To maintain the Healthy Community Designation, the city would need to implement two additional strategies every three years from each category.

3. The city must establish a Health Coalition to oversee the identification and implementation of health strategies. The Parks and Recreation Advisory Board has offered to serve in this role.

Mr. Christensen detailed how Kaysville meets the criteria for two initiatives in each category. For mental health, the city offers mental health services to firefighters, police officers, employees, and their families, supported by a grant for a mental health therapist. In healthy eating, recent ordinances facilitating beekeeping and keeping chickens at residences qualify. For physical activity, improvements to the trailhead at the Shoreline Trail and the Wilderness Park promote better health and physical activity. The Healthy Community designation would be valid for three years, after which the city would need to implement six additional initiatives to renew it. The Health Coalition, led by the Parks and Recreation Advisory Board, would meet quarterly to oversee and implement these strategies.

Mayor Tran expressed appreciation for the presentation and praised Council Member Hunt for her initiative, highlighting the benefits of showcasing Kaysville's recreation programs, parks, trails, and efforts to encourage healthy, active lifestyles.

Council Member Hunt expressed enthusiasm about the potential designation, noting that it aligns with the city's ongoing focus on health and would not require additional tax revenue. She emphasized that the initiatives are already part of the city's goals and activities. Council Member Hunt also noted that if the requirements become too burdensome, the city could opt not to renew the designation. She sees this as a valuable opportunity to recognize and commend the efforts of the city's staff and the Parks and Recreation Department for their dedication to promoting health and wellness in the community.

CODE BLUE SHELTER UPDATE

Mayor Tran introduced the update on the Code Blue shelter, emphasizing its importance and acknowledging the high public interest in the topic. As a task force member, she clarified the distinction between the winter response, which runs from October to April 15, and the Code Blue response, triggered by temperatures dropping to 18 degrees or colder, which could occur outside the winter response period. Mayor Tran explained that the task force, mandated by state law, had met with state representatives to clarify the requirements, confirming that the law does not mandate a permanent facility but rather a plan for future responses. This clarification allows the task force flexibility in developing solutions. Earlier in the year, a council member suggested using warming buses as a potential solution.

Council Member Blackham shared an idea inspired by a video his wife watched about Edmonton, Canada, using buses to shelter the homeless during cold nights. He researched the approach and found it to be a humane and effective solution in Canada. Despite initial skepticism, evidence from Edmonton demonstrated the approach's success.

Mayor Tran acknowledged the research efforts led by Jaysen Christensen and invited him to present his findings on the feasibility and implementation of using buses as temporary shelters.

Jaysen Christensen provided further details on the potential implementation of warming buses, drawing from his extensive research. He shared insights from conversations with Canadians and highlighted positive feedback on the effectiveness and ease of implementing such buses. Mr. Christensen noted that a company in Florida retrofits used buses into "dignity buses," equipped with 20 private sleeping pods, restrooms, and other necessary facilities for around \$150,000 per bus—significantly less than initial estimates of up to a million dollars. These buses offer flexibility in location and the ability to transport individuals directly to the bus, addressing transportation and location concerns associated with fixed shelters. The buses also provide a safe and dignified space for individuals, accommodating pets and personal belongings, which are often barriers for people seeking shelter.

Mayor Tran updated the council on the task force's progress, stating that the plan is to propose purchasing a warming bus as a pilot program. She mentioned positive feedback from other U.S. cities using these buses and outlined how the buses could operate, including staffing with a driver, an officer, and counselors from various agencies. Mayor Tran highlighted feedback from the Department of Homeless Services, which was open to the pilot bus program, and her discussions at the state level to ensure the plan meets grant funding requirements. She expressed confidence in the bus solution and committed to further research and community engagement to finalize the proposal.

Jaysen Christensen added that the proposed 20-bed bus would meet the county's requirement for 16 beds on Code Blue nights, making it a viable and compliant option. He addressed concerns about a previous unsuccessful bus program in Salt Lake, explaining that it involved an old school bus without adequate facilities, unlike the well-equipped dignity buses now being considered.

Council Member Oaks expressed gratitude to Mayor Tran for her steadfast dedication to the city and her service on the task force. He acknowledged the opposition and skepticism she faced but commended her for sticking to her position. Council Member Oaks noted that most task force members, including previous member Commissioner Kamalu who initially had reservations, now align with the bus pilot program. He also praised Jaysen Christensen for his dedicated research and engagement with other cities that have used warming buses.

Council Member Jackson echoed Council Member Oaks' appreciation, highlighting the collaborative efforts of the county and city mayors. He mentioned the county's significant investment in a new \$50 million animal shelter facility and pointed out that the \$150,000 for the warming bus is a relatively modest and feasible investment. Council Member Jackson expressed excitement about the pilot program and its potential as a successful model.

Mayor Tran addressed the public comments made earlier and provided additional context. She clarified updates related to House Bill 499, noting that recent legislative changes removed certain buffer requirements to prioritize urgent life-saving measures, though there are ongoing discussions about potentially reintroducing some buffers in future legislative sessions. In response to inquiries about Community Resource Centers and homeless shelters, Mayor Tran explained that the terms are often used interchangeably, with a Community Resource Center integrating various services within a single facility. She emphasized that the task force is focusing on practical solutions like

the warming bus rather than fixed shelter locations. Mayor Tran also addressed the question about each city's individual plan for Code Blue/winter response, explaining that while an email request was sent to cities for potential shelter locations, Kaysville responded with the bus plan as their preferred solution. The task force is currently evaluating the feasibility of the bus program before considering other permanent shelter locations. Mayor Tran concluded by thanking everyone for their participation and reaffirming the council's commitment to finding effective and humane solutions for the community's needs.

COUNCIL MEMBERS REPORTS

Mayor Tran acknowledged and expressed gratitude for the successful Fourth of July celebrations, highlighting the outstanding parade and firework show. She noted that the event was very safe and mentioned that two floats were disqualified and escorted out for not adhering to parade rules, underscoring the city's commitment to safety as the top priority. Mayor Tran extended special thanks to Heidi Christensen, who chaired the parade committee this year and did an exceptional job. She announced that Mrs. Christiansen has agreed to chair the committee again next year and recognized the significant time and effort she, along with her team of helpers, dedicated to ensure the event's success. Mayor Tran also expressed appreciation for the contributions of the Parks and Recreation Department, Public Works, Police, and Fire departments, acknowledging their collective efforts in making the celebrations a wonderful success.

CITY MANAGER REPORT

Jaysen Christensen announced an upcoming meeting with the county regarding the Community Reinvestment Area (CRA). The meeting is scheduled for August 13, and he encouraged interested parties to attend. He mentioned that further announcements and details would be provided, expressing optimism for the continued success of the CRA discussions.

ADJOURNMENT

Council Member Oaks made a motion to adjourn the city council meeting at 8:39 p.m. The motion passed unanimously.