

KAYSVILLE CITY COUNCIL
December 19, 2024

Minutes of a regular Kaysville City Council meeting held on December 19, 2024, at 7:00 p.m. in the Council Chambers at 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 Attorney Nic Mills, City Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Assistant Finance Director Maryn Nelson, Information Systems Manager Ryan Judd, Lucas S. Hill, Bronco Maxfield, Addi Matthews, Val Starkey, Laurene Starkey, Nedra Saunders, Jill Dredge, Paul Toller, Audrey Toller, Jason Largey, Aaron Hixson

OPENING

Council Member Hunt provided opening remarks and led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

Jill Dredge emphasized the importance of government accountability to the people. She expressed concerns about trends in Utah governance, including the influence of organizations like Envision Utah and the National League of Cities, which she felt align with global agendas rather than local values. Ms. Dredge questioned whether residents had been adequately consulted on changes such as high-density developments and public-private partnerships, emphasizing Kaysville's unique identity, which has historically prioritized single-family homes and a small-town feel, contrasting it with nearby cities. She voiced concerns about state-imposed mandates on cities to build high-density housing and adopt urban planning models like walkable cities. She questioned whether these initiatives were practical for Utah's climate and diverse population. Ms. Dredge concluded by urging the council to prioritize residents' values and desires, warning against reliance on external funding sources that might undermine local control and Kaysville's character.

Jason Largey addressed the council to express concerns about the timing of significant topics being brought forward during periods when public participation is likely to be low. He referenced the recent Planning Commission meeting, where the moderate-income housing overlay was discussed and is now being rushed to the council agenda tonight for approval right before the holidays. He criticized this last-minute approach, noting that many residents are on vacation or unavailable during this time, which limits public input. Mr. Largey highlighted the upcoming CRA (Community Reinvestment Area) discussion scheduled for the city council meeting on January 2, when many residents may still be out of town. He questioned whether this timing was a result of poor planning or an intentional effort to limit public engagement. Mr. Largey urged the city to improve the timing and planning of controversial or important topics, suggesting that more

meetings and earlier discussions could allow for greater public input and feedback. He concluded by emphasizing the importance of transparency and thoughtful scheduling to ensure resident involvement in critical decisions.

PRESENTATIONS AND AWARDS

DAVIS HIGH SCHOOL MILITARY MEMORIAL WALL FUNDRAISER – DAVIS HIGH STUDENT GOVERNMENT

Mayor Tran introduced a presentation by members of Davis High School's Student Body, Bronco Maxfield, Addi Matthews, and Luke Hill, who shared details about their fundraising project for a military memorial wall at the school. The wall aims to honor Davis High alumni and community members who have served in the military from World War I to the present. The project will include names, pictures, and stories to celebrate their contributions.

The students explained their fundraising efforts, aiming to raise \$50,000 through their Sub for Santa initiative, though the wall itself requires \$6,000. Additional funds would support related projects, such as the American Heroes Project. Initially envisioned as an outdoor memorial requiring a larger budget of \$15,000–\$20,000, the project plans were adjusted based on the \$17,000 raised so far. Their goal is to complete the project by spring 2025, pending further fundraising and research to gather names for the wall.

The council asked how they could support the project, and the students requested help in spreading awareness, conducting research, and assisting with fundraising. Donations are being collected through a school-managed fund.

Mayor Tran and the council expressed enthusiasm for the project, commended the students for their efforts, and offered support in promoting the initiative. The presentation concluded with the mayor thanking the students for their work.

ANNUAL FISCAL YEAR 2024 INDEPENDENT AUDIT REPORT

Finance Director Dean Storey opened the presentation by explaining the audit's purpose: to ensure the accuracy of financial statements and compliance with federal and state regulations. He thanked the Finance Department staff, particularly Assistant Finance Director Maryn Nelson, for their contributions in preparing the report.

Aaron Hixson, of HBME, LLC, summarized the audit findings, noting that Kaysville City received a clean opinion—the highest rating possible. He commended the city's financial operations, internal controls, and department-level budget management. He highlighted compliance with the state requirement for the general fund's rainy-day reserve, which was at 34.9%, just below the 35% maximum. Mr. Hixson also mentioned minor budgetary findings related to the allocation of funds between capital outlay and operations in the general fund and capital projects fund, emphasizing that these issues were not significant and had been addressed.

Mr. Hixson described the audit process, including a review of internal controls, policies, and compliance with Utah State Audit standards. He reported that city staff demonstrated a strong understanding of their responsibilities and operated effectively within established procedures. He reassured the council that the city's internal controls were well-designed and functioning as intended.

Council Member Blackham inquired about the city's fiscal health.

Aaron Hixon confirmed that Kaysville appears to be in a strong financial position with adequate reserves to manage unexpected costs, while cautioning that no entity can fully prepare for every contingency. He also noted the importance of periodic fee assessments to ensure they remain sufficient and appropriately allocated.

Dean Storey provided additional clarification regarding fund allocations, emphasizing that the 35% reserve requirement applies only to the general fund. He noted that other funds in the budget also need to be regularly reviewed and addressed.

Aaron Hixon concluded by stating that the city's adherence to state guidelines and regular assessments indicated sound financial practices.

Mayor Tran and the council thanked Hixson for his report.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

CONSENT ITEMS

Council Member Adams made a motion to remove Consent Item (B) – Appointment of Paul Toller as Planning Commission Alternate, as he is present here tonight, and approve Consent Item (A) – Approval of minutes from the December 5, 2024, Council Meeting. Council Member Oaks 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.

5B. APPOINTMENT OF PAUL TOLLER AS PLANNING COMMISSION ALTERNATE

Community Development Director Melinda Greenwood explained that Krista Keetch recently

vacated her seat as Planning Commission Alternate. Per Ordinance 17-4-1(2), Mayor Tran has chosen to appoint Paul Toller as Planning Commission Alternate to fill the remainder of Ms. Keetch's term, which will end on June 30, 2026.

Council Member Adams expressed enthusiasm for Paul Toller's professional expertise and willingness to volunteer, highlighting the value of having qualified individuals serve on the Planning Commission.

Paul Toller thanked the mayor and council for the opportunity and shared his background in public service. He noted his prior experience as a city council member and his intention to reengage in public service as he approaches retirement. Mr. Toller emphasized his commitment to thoughtfully and responsibly applying city ordinances and the Master Plan while providing reasonable recommendations to the council.

Council Member Hunt made a motion to approve Consent Item (B) – Appointment of Paul Toller as Planning Commission Alternate. Council Member Blackham 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.

ACTION ITEMS

CONSIDERATION OF ENACTING A NEW TITLE OF KAYSVILLE CITY CODE 17-37 MODERATE INCOME HOUSING OVERLAY

Community Development Director Melinda Greenwood presented an ordinance proposal in response to state requirements for municipalities to include moderate-income housing provisions in their general plans. She explained that this ordinance, aligned with Kaysville's 2022 General Plan, aims to create zoning incentives for moderate-income housing in new developments. Ms. Greenwood emphasized that the ordinance is designed to provide flexibility while adhering to state regulations and offering opportunities for developers to incorporate moderate-income housing.

The proposed ordinance introduces an overlay zone applicable to residential and mixed-use zones. Developers seeking to apply for this overlay would need to follow the rezone process, which includes public hearings and council approval. Ms. Greenwood outlined requirements for submitting applications, including development agreements with detailed concept plans, alignment with the general plan, and considerations for amenities, building materials, and project contributions to moderate-income housing. Quality assurance mechanisms, such as deed restrictions and HOA requirements, were proposed to ensure housing affordability and longevity.

Ms. Greenwood highlighted potential zoning incentives like reduced lot sizes, setbacks, and density bonuses. For example, developers could exceed base density in exchange for offering moderately priced units, with a minimum of 10% of housing in a project meeting moderate-income standards. She stressed the need for flexibility to address varying project types and creative approaches while maintaining quality and alignment with city goals.

The ordinance also addresses challenges in implementing moderate-income housing within Kaysville, given community preferences and existing development patterns. Ms. Greenwood acknowledged that while achieving true affordability may be difficult, the ordinance offers a basic framework for compliance with state mandates and allows specifics to be negotiated through development agreements. If the Council adopts this new zone, the process for rezoning a property to the Moderate Income Housing Overlay would be fully discretionary and would require public noticing and public hearings like any other rezone application.

At their December 12, 2024, meeting, the Planning Commission considered adopting a new chapter of the city's land use code, Title 17, Chapter 37 Moderate Income Housing Overlay. A public hearing was held, during which one citizen expressed their lack of support for subsidized housing, citing concerns about the government taking a communist role and changing the nature of the city. No other comments were received on this item. After discussion, the Planning Commission voted unanimously (6-0) to recommend that the City Council adopt the new chapter of the land use code, 17-37 Moderate Income Housing Overlay.

Ms. Greenwood noted that the proposed ordinance avoids overregulation, opting instead for a simpler approach with details determined during project negotiations. She concluded by emphasizing the importance of maintaining an open and adaptable process for developers proposing moderate-income housing projects.

Mayor Tran asked for public comment on this item.

Jason Largey clarified his opposition to the ordinance, emphasizing concerns about government overreach and its implications for private property rights. He specifically criticized the concept of deed restrictions, which he likened to government-imposed control over landowners' rights and their ability to fully participate in the real estate market. Referring to his comments at the Planning Commission meeting, he argued that such restrictions, along with income-based housing requirements, resemble a form of communism or socialism. He explained that these measures would shift control from individuals to the government, undermining free-market principles. Mr. Largey questioned the practicality and long-term sustainability of maintaining properties as moderate-income housing, arguing that market forces inevitably drive up property values over time. Citing his own experience with property appreciation, he pointed out that homes initially classified as moderate-income often increase in value beyond affordability. He concluded that moderate-income housing ownership conflicts with natural market dynamics and would be challenging to implement effectively in Kaysville.

Val Starkey asked if Kaysville City anticipates citizen involvement for each Moderate Income Housing Overlay rezone application and questioned whether such proposals would undermine

current zoning laws, making them easily implemented in any or all zones. He argued that this could shift decision-making power away from elected officials, who are accountable to the public, to city staff or the Planning Commission. Mr. Starkey expressed skepticism about the intent behind the overlay, suggesting it aligns with state and federal government mandates that prioritize external pressures over the values and desires of Kaysville residents. He emphasized that zoning laws should provide stability and clarity for property owners and developers, rather than being easily overridden by discretionary overlays. He voiced concerns that the proposal could fundamentally change Kaysville's character and erode trust in the city's governing processes. Mr. Starkey urged the council to reject the proposal, stressing the importance of protecting Kaysville's established zoning and ensuring meaningful citizen input in critical decisions.

Laurene Starkey voiced opposition to the ordinance, criticizing its potential connection to organizations like the United Nations and the Utah League of Cities and Towns, which she suggested influence government mandates that prioritize broad, external agendas over local interests. She expressed concerns about government overreach, warning that such mandates could infringe on property rights, undermine the integrity of zoning laws, and erode the foundations of local governance. Mrs. Starkey urged the council to deliberate carefully and protect constitutional rights, emphasizing the need to prioritize the desires and values of Kaysville residents. She argued that price regulations and moderate-income housing requirements are not only unenforceable but could also lead to unintended consequences, such as diminished property values and community discontent, ultimately harming Kaysville's unique character and appeal.

Nedra Saunders shared mixed feelings about the proposed ordinance, acknowledging the complexity and challenges of addressing moderate-income housing. While she expressed support for the concept of moderate-income housing in principle, she criticized what she viewed as state overreach in dictating one-size-fits-all mandates that do not align with the unique circumstances of a nearly built-out community like Kaysville. Ms. Saunders voiced concerns about the overlay's potential misuse, particularly its ability to rezone properties without sufficient public input or oversight, potentially sidelining community voices in significant land-use decisions. She advocated for alternative solutions, such as smaller single-family homes on smaller lots, as a more balanced approach compared to high-density townhomes, which she felt do not reflect the character of Kaysville. Ms. Saunders also highlighted practical concerns, including the potential strain on infrastructure and increased traffic, noting that Kaysville has only one major east-west corridor and one major north-south corridor. She emphasized the importance of addressing these infrastructure limitations while ensuring that any development reflects the needs and values of the community.

Mayor Tran thanked the public for their comments and concerns and expressed her own reservations about the ordinance. She then closed the public comment period for this item.

Council Member Blackham shared extensive comments and concerns regarding the proposed moderate-income housing overlay ordinance, emphasizing his focus on preserving Kaysville's character while addressing housing needs. He asserted that moderate-income housing is inherently subjective and varies greatly depending on geographic and neighborhood contexts, even within Kaysville. He highlighted his priority for detached, single-family dwellings, consistent with the city's general plan and the council's previous discussions.

Council Member Blackham suggested limiting the Moderate Income Housing Overlay's application to R-1 zones for single-family dwellings while excluding zones like R-2, R-4, and R-M, which he already considers moderate-income housing due to existing zoning and development practices. He stressed that any changes to zoning in these areas should require a development agreement to ensure the city maintains control over what is built. He commended the city's historically stringent zoning ordinances, attributing them to Kaysville's success as a desirable place to live and expressed hesitancy to alter the vision and standards set by previous councils.

He noted that the city already has the ability to use development agreements to allow increased density or other incentives in exchange for commitments like deed and rent restrictions. He emphasized the importance of maintaining owner-occupied housing to support families and reduce the prevalence of rental properties, which he argued drives up housing costs and limits opportunities for homeownership. While expressing openness to increasing density in R-1 zones to accommodate smaller lot, single-family homes with proper restrictions, he strongly opposed blanket zoning changes without clear plans for development.

Council Member Blackham cautioned against rushing the approval of this ordinance to meet external deadlines, reaffirming the council's commitment to thoughtful, controlled growth. He suggested focusing efforts on creating opportunities for single-family detached housing rather than high-density developments, aligning with the preferences of Kaysville's residents and the city's long-term vision.

Council Member Adams expressed overall support for the proposed ordinance, commending Melinda Greenwood and staff for their detailed work in drafting it. He highlighted the ordinance as a potential solution to incentivize developers to create more affordable single-family homes, which he identified as a priority for Kaysville.

Council Member Adams referenced the example of Nielsen Homes in Plain City, where density adjustments were granted in exchange for the development of starter homes, illustrating how similar agreements could work in Kaysville. He underscored the importance of single-family, detached homes as the target for moderate-income housing, emphasizing that the council consistently encourages developers to present affordable housing options rather than high-density projects.

While acknowledging the challenges of achieving true affordability in the current housing market—where even entry-level homes are priced in the \$300,000 to \$400,000 range—he stressed the importance of signaling to developers that Kaysville is open to proposals that align with the community's needs.

Council Member Adams addressed public concerns regarding deed restrictions, clarifying that such restrictions would only apply to new developments where buyers are informed of the terms upfront. He supported tools like deed restrictions and CC&Rs (Covenants, Conditions, and Restrictions) to ensure properties remain owner-occupied and to prevent investors from purchasing affordable homes for resale or rentals, which could drive up prices. He emphasized that these tools, along with development agreements, provide safeguards to maintain affordability and protect the

city's zoning integrity.

Council Member Adams expressed agreement with Council Member Blackham's suggestion to initially apply the overlay only to R-1 single-family residential zones, stating that this approach aligns with the city's goals and allows for controlled experimentation with the ordinance. He viewed the overlay as an invitation to developers, signaling the city's willingness to grant limited density increases in exchange for affordable, single-family homes. He reiterated that approval is not guaranteed, as each proposal would be thoroughly reviewed through development agreements to ensure alignment with Kaysville's vision and standards.

Council Member Hunt addressed specific language in the ordinance, particularly the final paragraph of Section 17-37-7, which she suggested could be removed. She stated that developers are experienced enough to propose ideas without the ordinance explicitly encouraging flexibility on city infrastructure standards, which she worried might unintentionally signal an endorsement of such adjustments. Council Member Hunt also inquired about the consequences of noncompliance with the state's requirements and whether the city could delay its decision.

Melinda Greenwood explained that the city must comply with at least three areas of the state-mandated moderate-income housing plan to avoid penalties. She added that the city could amend the general plan timeline if the council needed more time. Ms. Greenwood assured the council that even if adopted, the ordinance would not bind the city to approve any specific projects and was structured to allow flexibility.

Council Member Hunt clarified that the ordinance would not require properties to remain designated as moderate-income housing in perpetuity, with details such as deed restrictions determined through development agreements. She expressed concerns about incentivizing developers to build additional density while only minimally increasing the number of moderate-income units. Council Member Hunt noted her cautious stance toward development agreements, given the uncertainty about future councils and the long-term implications of such contracts. However, she supported the ordinance's potential to signal to developers that the city is open to creative proposals while retaining control over approvals.

Council Member Hunt also expressed support for limiting the overlay to R-1 single-family residential zones or, at a minimum, excluding the R-T zone, stating that there are insufficient protections for the R-T zoning ordinance and that additional density should not be incentivized in that zone. Council Member Hunt concluded by emphasizing the ordinance's value in balancing property rights with community needs, particularly amid the current housing crisis.

Council Member Jackson echoed many of Council Member Hunt's and others' concerns, expressing appreciation for the detailed work done by Ms. Greenwood and the thoughtful discussion it sparked. However, Council Member Jackson raised significant reservations about the ordinance, particularly regarding the inclusion of attached housing types, such as twin homes and townhomes, in single-family residential zones. He worried that these provisions could lead to the teardown of long-standing single-family homes in areas with large lots, particularly on the east side of the city, to make way for higher-density developments.

He also voiced concerns about setbacks, height, parking, and overall space requirements, which he felt were insufficiently addressed in the ordinance. He cautioned against incentivizing developers to drastically alter established neighborhoods and expressed unease about the potential for misuse and unintended consequences. Highlighting the upcoming legislative session, Council Member Jackson suggested waiting to see what new state mandates might emerge regarding housing. He proposed either rejecting the ordinance outright or significantly revising it by removing overly broad provisions and adopting a more cautious approach. Council Member Jackson advocated for a slower, more deliberate process to review the proposed ordinance and address moderate-income housing comprehensively.

Council Member Oaks suggested crafting an ordinance that fulfills state requirements while being restrictive enough to minimize its impact on the city. He proposed removing the applicability of the overlay to existing developments, as he was concerned it might be used to facilitate the teardown of single-family homes in favor of higher-density housing, such as duplexes or quads.

Melinda Greenwood clarified that the overlay would still require a rezoning process, similar to any other zoning request, with the council retaining discretion to approve or deny proposals.

Council Member Adams interjected to emphasize the potential benefits of the overlay, describing it as a signal to developers willing to address the need for affordable housing. He highlighted the pressing issue of housing affordability for younger generations struggling to enter the housing market. Council Member Adams argued that offering density incentives could encourage developers to build smaller, less expensive homes, aligning with the city's priorities while ensuring that developments fit Kaysville's character.

Council Member Oaks reiterated his discomfort with the overlay, expressing support for Council Member Jackson's suggestion to move the ordinance back to a work item for further refinement. He also aligned with Council Member Blackham's proposal to limit the overlay to R-1 zones and ensure the ordinance is as restrictive as possible.

Mayor Tran asked about clarifying the minimum requirements for the overlay and eliminating unnecessary incentives, such as waiving impact fees, which she viewed as potentially detrimental to the city.

Melinda Greenwood explained that many of the suggested incentives, such as density bonuses, are derived from state guidelines for moderate-income housing but are not mandatory. She emphasized the flexibility built into the ordinance, allowing the city to evaluate the suitability of each proposal on a case-by-case basis without locking in extensive regulations. Ms. Greenwood acknowledged that density bonuses are the primary incentive and affirmed the council's ability to deny inappropriate proposals or adjust the ordinance further if needed.

Mayor Tran asked about the implications of adopting a more restrictive moderate-income housing overlay ordinance while still requiring a development agreement. She questioned the benefits of simplicity versus overly detailed regulations, seeking to understand the balance between offering clarity to developers and maintaining flexibility for the city.

Melinda Greenwood responded by explaining that more restrictive regulations reduce the feasibility of projects and could discourage developers from pursuing moderate-income housing proposals. She cited insights from a summit she attended, where national experts emphasized that additional regulations increase costs for developers, ultimately affecting affordability for end users. Ms. Greenwood noted that while the state legislature encourages measures like deed restrictions and land trusts, these requirements often conflict with the goal of achieving affordability by adding complexity and costs.

Council Member Jackson added that he was open to flexibility in certain areas, such as setbacks, but stressed the importance of clearly defining these adjustments in the ordinance. He expressed concerns about height restrictions, stating that he would not support tall apartment complexes being built adjacent to established single-family homes.

Melinda Greenwood clarified that these specifics would be addressed in development agreements, which the council would have the authority to approve or deny.

Council Member Hunt suggested removing land trusts as an option in the ordinance. She cited concerns from individuals who faced rising land rents under such agreements, rendering homeownership financially unsustainable. Council Member Hunt emphasized her desire to balance flexibility with restrictions, striving for an approach that fits Kaysville's unique needs while avoiding overly complex regulations. She acknowledged the challenge of maintaining flexibility while providing clear guarantees to residents, particularly to prevent high-density developments like apartments from encroaching on established single-family neighborhoods. Council Member Hunt suggested that additional detail in the ordinance might help reassure residents about the council's intentions, even if certain outcomes, such as inappropriate developments, are unlikely due to the development agreement process. She expressed hope that the ordinance could offer more freedom and options to developers while still protecting Kaysville's character, emphasizing the importance of maintaining community trust.

Council Member Blackham echoed Council Member Hunt's comments and proposed specific revisions to the ordinance. He recommended removing references to other zones and keeping the overlay strictly limited to R-1 single-family detached housing. Council Member Blackham also suggested eliminating specific sections, such as the last sentence of 17-37-6, to reinforce the ordinance's focus on single-family detached homes. He described how the overlay could incentivize the creation of multiple affordable homes on a single lot while requiring public hearings and concept plans to ensure community input.

Council Member Adams added that the overlay fulfills state requirements without forcing the city to approve unsuitable projects. He noted that the state provided cities with numerous options for compliance, and Kaysville selected those that seemed most feasible and aligned with local priorities. Council Member Adams expressed concern that rejecting or delaying the ordinance could exacerbate tensions with the state, potentially prompting more aggressive mandates. He characterized the ordinance as a way to signal the city's willingness to collaborate while maintaining local control, emphasizing that the overlay simply ensures developers have a platform to propose solutions, with no obligation for the city to approve them.

Council Member Adams made a motion to approve enacting Section 17-37, “Moderate Income Housing Overlay,” of the Kaysville City Code, with the agreed-upon amendments, including removing provisions for certain housing types and zones.

Melinda Greenwood interjected to clarify an adjustment regarding the allowance of twin homes, suggesting that twin homes should still be allowed with a conditional use.

Council Member Hunt asked if the ordinance could restrict twin homes to being only owner-occupied.

Melinda Greenwood responded that such a restriction could be included.

City Attorney Nic Mills noted that if the underlying zone allows for twin homes, striking this language regarding twin homes in the Moderate Income Housing Overlay zone would change that allowance. The sentence in question in the proposed ordinance states that the city would consider twin homes, regardless of what the base zone permits. If the base zone permits twin homes, then twin homes could be considered.

Council Member Blackham seconded Council Member Adams’ motion.

Council Member Jackson proposed a substitute motion to move the consideration of this proposed ordinance to a work item, citing the need for more time to refine the language and address potential gaps. He highlighted the importance of preparing for anticipated legislative changes during the upcoming session that could affect housing requirements.

Melinda Greenwood commented that delaying the ordinance might require an amendment to the city’s general plan and could jeopardize compliance with state deadlines.

Mayor Tran asked if the ordinance would need to return to the Planning Commission for review due to the changes proposed by the council.

Melinda Greenwood clarified that it would not need to go back to the Planning Commission. However, the council could table the item and bring it back for review at the January 2, 2025, meeting. She noted that the document would reflect only the changes made during tonight’s meeting.

Mayor Tran asked for clarification on the deadline for approval.

Melinda Greenwood discussed the complexities of complying with state requirements for zoning incentives, noting that state guidelines suggest adopting an ordinance to meet the mandate. She expressed frustration with the state’s rigid timelines, which require immediate compliance or a general plan amendment, even for minor delays. Ms. Greenwood stated that the city’s plan indicates a text amendment would be brought forward in 2024. State code mandates that municipalities implement zoning incentives, which could be interpreted as adopting an ordinance. She added that if municipalities fail to meet the timeline, the general plan must then be amended.

Council Member Jackson asked if the council could delay approval of the overlay ordinance until a more complete version is developed.

Melinda Greenwood stated she would like to consult the City Attorney or reach out to Cameron Diehl with the ULCT for their thoughts on the timeline and the consequences of not meeting the deadline. She emphasized that while zoning ordinances can be created, they do not have to be actively applied unless a proposal is brought forward. She reassured the council that specific concerns, such as setbacks or frontage changes, would be addressed through development agreements tailored to individual projects. Ms. Greenwood highlighted that larger projects are more likely to effectively support moderate-income housing and described the ordinance as a practical and flexible approach.

Council Member Jackson's substitute motion failed due to a lack of a second, and the council returned to the original motion made by Council Member Adams.

The vote on Council Member Adams' motion was as follows:

Council Member Jackson, Nay
Council Member Oaks, Yea
Council Member Blackham, Yea
Council Member Adams, Yea
Council Member Hunt, Yea

The motion passed with a vote of four to one.

COUNCIL MEMBERS REPORTS

Mayor Tran highlighted the success of the Kaysville Gives program, which supported over 152 families and contributed to various organizations, including the Davis Education Foundation, Willow Pines Food Pantry, and Hill Air Force Base's Airman's Attic, among others. She thanked the community for their participation and addressed concerns about agenda timing, clarifying that any issues were unintentional. She emphasized the council's commitment to transparency and encouraged residents to learn more about the CRA (Community Reinvestment Area) project, describing it as a beneficial economic development tool for the city.

CITY MANAGER REPORT

City Manager Jaysen Christensen discussed scheduling upcoming budget workshops and strategic planning sessions. He emphasized the importance of aligning strategic goals with the city's general plan and incorporating input from past workshops. Mr. Christensen noted that the strategic session would revisit the 2020 strategic plan and identify specific programs and projects for the next 1–10 years.

The council discussed logistics for the budget workshops and strategic planning sessions, tentatively selecting January 31 for the strategic planning session and February 14 for the budget workshop.

ADJOURNMENT

Council Member Oaks made a motion to adjourn the city council meeting at 9:00 p.m. The motion passed unanimously.