KAYSVILLE CITY COUNCIL
January 2, 2025

Minutes of a regular Kaysville City Council meeting held on January 2, 2025, at 7:47 p.m. in the Council Chambers of Kaysville City Hall at 23 East Center Street, Kaysville, UT. A public hearing regarding the Kaysville City Center Community Reinvestment Area (CRA) Plan and Budget was held beginning at 6:30 p.m. prior to the meeting.

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, City Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Information Systems Assistant Ardi Harsano, Jacob Shuldberg, Anna Shuldberg, Jennifer Adams Hart, Paul Himle, Karlie Himle, Sarah Hamblin, Dallas Hamblin, Cameron Tingey, Brad Walters, Caleb Walters, Chandler Reed, Jeff Clarkson, Joyce Clarkson, Larry Jensen, Chase Maxfield, Kelsie Maxfield, Chad LaDow, Tonya LaDow, Flemming D. Hyllested, Derek Smith, Michele Smith, Gary McBride, Rob Pyper, Karen Pyper, Donald Woodward, Nancy Woodward, Jill Dredge, Doug Dredge, Rosalie Taylor, Leisa Jacobson, Curt Cragun, Lauri Cragun, Mitch Shepherd, Anna Shepherd, Marlon Borup, Jennifer Borup, Douglas Foster, Jeanne Foster, Raleigh Morris, Truman Carver, Dee Hyde, Nephi Harvey, Annette Allred, Lee Allred, Mark Taylor, Taylor Regis, Savannah Regis, Heidi Kendall, Steve Kendall, Daniel Luke, Jeanna Stockdale, Adam Denison, Nanette Lujan, Tony Lujan, Dave Bremer, Bruce McGraw, Keith Romney, Julie Romney, Jason Largey, Erica Largey, Julie Powell, Ariel Defay, Michelle Barber, Ryan Forsyth, Brad Clawson, Steve Gardner, Jenny Romney, Alexander Tarbet, Kimball Clark, Coral Petersen, George Rudarmel, Cliff Dutcher, Sharon Dutcher, Dave Defay, Becky Hope, Christian Nielsen, Michael Beck, Brigg Lewis, Gary McBride

PUBLIC HEARING – 6:30 PM

KAYSVILLE CITY CENTER COMMUNITY REINVESTMENT AREA PLAN & BUDGET

Mayor Tran opened the public hearing by welcoming attendees and requesting respectful public participation. She provided a timeline of the city’s extensive discussions and meetings regarding the Community Reinvestment Area (CRA) Plan and Budget, noting that the process has been ongoing for nearly four years. She emphasized that the CRA process involves collaboration with various entities, including Davis County and the Davis School District, in crafting the plan.

Melinda Greenwood, Community Development Director, gave an in-depth presentation on the proposed Community Reinvestment Area (CRA), focusing on how tax increment financing (TIF) functions and addressing common misconceptions. She explained that the CRA does not increase property tax rates, alter existing zoning regulations, or push property owners to sell or redevelop their properties. Instead, the CRA leverages increased property tax revenues from new developments or property improvements within the designated area, reinvesting those incremental revenues into projects that enhance the community. Ms. Greenwood highlighted that the primary goals of the CRA are to revitalize underperforming areas, stimulate economic growth, and attract private investment, ensuring long-term benefits for the city and its residents.

Ms. Greenwood elaborated on the potential financial impact of the CRA, estimating that it could generate up to $10 million over 15 years. She emphasized the importance of collaboration with taxing entities, such as Davis County and the school district, to allocate portions of their incremental revenues to the CRA. The funds would support improvements in the CRA area, including infrastructure upgrades, landscaping, parking expansions, and historic preservation efforts. These priorities align with the city's general plan and reflect extensive public input gathered during previous outreach efforts. Mrs. Greenwood underscored the city's proactive approach, including the creation of a comprehensive project area plan to ensure transparency and accountability in fund allocation.

A key feature of the CRA is the inclusion of a housing set-aside, mandated by state law, which allocates 10% of revenues to affordable housing initiatives citywide. Ms. Greenwood explained that this funding could support programs like down-payment assistance for city employees or other housing solutions, benefiting the broader community beyond the CRA boundaries. She assured residents that the CRA includes built-in safeguards, such as periodic reviews and reporting requirements for participating taxing entities, to ensure funds are used effectively and deliver measurable benefits.

Mayor Tran reiterated the benefits of the CRA, emphasizing its alignment with the community-driven general plan and its potential to boost economic growth, attract businesses, and enhance Kaysville's quality of life. She clarified that the CRA process remains in its early stages, with additional approvals required from key entities, including the school district. She stressed the city's commitment to transparency and collaboration and encouraged residents to remain engaged in shaping the CRA's future direction.

Council Member Oaks acknowledged that holding the meeting on January 2 might seem poorly timed to some, but he explained the scheduling challenges that led to this date. He clarified that the city had initially aimed to finalize the CRA months earlier but faced delays due to the process of securing approval from Davis County. After receiving approval on November 19, the city was required to provide a 30-day public notice, making this the first available council meeting to hold the public hearing. Council Member Oaks emphasized that the timing was purely procedural and not intended to obscure or rush the process.

Paul Himle expressed strong concerns about the CRA plan, raising several issues. He questioned why funds would be diverted from the school district, suggesting this could lead to increased property taxes if the district required additional funding. Mr. Himle claimed that the city's presentation did not align with the CRA documents in certain areas, though he did not specify details. He also voiced concern about the Redevelopment Agency appearing to have broad powers without accountability to the public. Mr. Himle believed the CRA documents described the 80/20 tax increment split as being between the city and the Redevelopment Agency, rather than between the city and Davis County, and questioned the accuracy of this. He opposed proposed traffic calming measures on Main Street, arguing that they would inconvenience drivers and redirect traffic into nearby neighborhoods. Additionally, Mr. Himle pointed to discrepancies in the financial projections presented, which mentioned figures ranging from $5 million and $20 million. He argued that the CRA does not reflect public interest, citing feedback from his own discussions and online comments. Mr. Himle called for more public input before moving forward.

Jake Shuldberg addressed infrastructure issues near his family's home at 142 North 100 West, where his father currently resides. He expressed hope that as part of the CRA, a proposal could be made to replace the damaged sidewalks in front of the house. He explained that the sidewalks have become difficult to navigate due to aging, brittle trees in the park strip. Mr. Shuldberg requested the removal of city-owned trees causing the sidewalk damage, emphasizing the safety concerns for his father.

Michele Smith, owner of 'Treasured Again' at 340 North Main, shared business-related concerns regarding the CRA. Ms. Smith explained that she does not own the building housing her business and noted that she did not receive one of the 410 mailed notices sent out by the city. She questioned whom those notices were sent to and expressed frustration about difficulties in finding suitable new business spaces in Kaysville. Ms. Smith highlighted the CRA's potential to increase the availability of business spaces but raised concerns about the lack of rules requiring landlords to maintain their properties. She referenced her current building, which she feels is not being kept desirable or functional. Ms. Smith argued that property owners, particularly those earning significant income, should be held accountable for maintaining their spaces without relying on city funds.

Jill Dredge expressed concerns about the CRA process and timing. She suggested that future meetings addressing significant issues like this should be scheduled later in the year to ensure broader community participation and avoid conflicts with holiday schedules. Mrs. Dredge observed that CRAs in other states are often used to revitalize slum or blighted areas but questioned their necessity in Utah, which lacks such areas. She warned that CRAs in Utah might attract questionable loans and high-density developments. Mrs. Dredge criticized the extensive area included in the CRA, spanning from Zions Bank to Smith's, questioning its relevance if the focus is revitalizing downtown Main Street. She also raised concerns about who truly benefits from the CRA versus who bears the financial burden. Mrs. Dredge warned of potential risks such as loan defaults, cost overruns, and insufficient incremental tax revenues to cover obligations, which could leave taxpayers liable. She urged the council to table the decision and conduct more public meetings to discuss long-term visions, tax implications, partnerships, and the driving entities behind the CRA initiative.

Gary McBride voiced concerns about the financial and business implications of the CRA. He questioned how property development would be financed and suggested that CRA-backed loans could attract substandard borrowers or businesses. Mr. McBride expressed concern that the CRA might promote multi-residential developments, potentially leading to unintended consequences. He urged the council to address potential drawbacks more thoroughly in their presentations.

Brigg Lewis noted that parking along Main Street has worsened over the years and warned that the CRA could exacerbate the issue, deterring visitors. He argued that as property values increase, businesses could face higher taxes, which might result in increased costs for consumers. Mr. Lewis predicted that increased traffic congestion along Main Street would worsen, potentially pushing residents to use alternative routes or businesses outside Kaysville. He also cautioned against over-beautification, suggesting that it could render the area less functional and convenient, drawing comparisons to parts of Europe.

Bruce McGraw argued that the CRA should be tabled for at least a year, citing the uncertainties of an election year, changes in the presidency, economic shifts, and fluctuating interest rates. He questioned whether the city had conducted adequate traffic studies to evaluate the impact of reducing traffic lanes on Main Street, particularly concerning buses potentially blocking lanes. Mr. McGraw criticized the city for what he described as overreacting and rushing into decisions without sufficient deliberation.

Jennifer Borup criticized the council for insufficiently involving residents in the CRA planning process. She stated that while meetings were held with stakeholders, the public was excluded from meaningful discussions. Mrs. Borup also claimed that residents were not properly notified about the CRA.

Larry Jensen raised concerns about a potential plan to reduce Main Street to one lane in each direction. He pointed out that Main Street often serves as a vital alternate route when I-15 or Highway 89 shuts down and warned that lane reductions could exacerbate traffic issues during such events.

Tony Lujan emphasized the lack of affordable housing for employees working in Kaysville, noting that many workers earning $50,000 or less cannot afford to live nearby. He expressed skepticism about bringing in low-paying jobs without addressing the lack of affordable housing options. Mr. Lujan questioned the focus on providing housing assistance exclusively to city employees, advocating for broader initiatives to support all workers. He also pointed out that local businesses already face challenges competing with nearby areas like Farmington Station and Layton for both customers and employees.

Kimball Clark emphasized that 300 West, a potential detour during Main Street construction or if the lanes on Main Street are reduced, is in poor condition. He noted issues such as crumbling asphalt, narrow sections, and telephone poles obstructing the roadway. Mr. Clark highlighted the need for improvements, particularly since the street includes a traffic light leading to 200 North. As a business owner on Main Street, he pointed out the challenges reduced parking poses for elderly customers accessing his shop and neighboring businesses. Mr. Clark urged the city to reconsider parking reductions and focus on smarter planning. While supportive of improvements, he suggested extending the discussion and planning period to achieve better outcomes.

Laurene Starkey criticized the timing of the meeting, which was held during the holidays, and shared personal sacrifices made to notify residents about the event. She called for more thoughtful scheduling of future meetings. Mrs. Starkey expressed concern that Kaysville's redevelopment might emulate projects at the Point of the Mountain, questioning whether this aligns with the community's identity. She also pointed out that Main Street businesses currently appear vibrant and thriving. Mrs. Starkey voiced caution about relying on tax increment financing, describing it as potentially addictive, and advocated for a pay-as-you-go approach. She referenced past skepticism from residents about the city's involvement in fiber projects as an example. Mrs. Starkey urged the city to prioritize transparency, public education, and deliberation to ensure decisions reflect the voice of the people.

Daniel Luke expressed enthusiasm about the CRA initiative, emphasizing its potential to enhance Kaysville's infrastructure and development. He shared a personal experience involving a damaged sewer line on Flint Street caused by city utility work. Mr. Luke raised concerns about whether the city or CRA would compensate property owners for similar damages resulting from infrastructure improvements. He also underscored the importance of using advanced techniques, such as ground radar, to prevent such incidents. Mr. Luke criticized the city's lack of communication, stating he had sent multiple letters to city officials without receiving meaningful responses. He called for better responsiveness and accountability in addressing property owners' concerns.

Ryan Forsyth, a developer and Kaysville resident, expressed appreciation for the city's commitment to making improvements and reinvesting in the community. He emphasized that developers, like himself, are motivated by efficient communication, timely permitting processes, and protected access. Mr. Forsyth urged the city to adopt a more collaborative approach with developers to ensure projects align with both the city's vision and practical concerns. He highlighted the importance of maintaining efficient access, adequate parking, and landscaping, while also considering operational needs such as snowplow navigation. Mr. Forsyth shared plans to redevelop the Annie's property, the Winger's building, and another property, demonstrating his commitment to investing in Kaysville's future.

Michael Beck expressed concerns about the CRA's focus on expanding businesses and redevelopment, stating that Kaysville was originally designed to be a small, quiet community. He questioned the viability of adding more businesses when existing ones are already struggling, citing conversations with local business owners who face financial challenges.

Larry Penrod echoed Mr. Beck's sentiment, emphasizing that Kaysville residents value the city's small-town feel and are not interested in significant growth or high-density housing. He advocated for focusing on improving existing structures, such as older, rundown buildings, rather than pursuing large-scale redevelopment projects.

Jenny Romney highlighted issues with the City's planning and engineering for infrastructure projects along Main Street. She stated that a contracted engineering firm had not adequately studied Kaysville, citing plans for 100 North Street that could disrupt access to businesses and neighborhoods. Ms. Romney noted that the proposal to redesign 100 North into a one-way street could complicate traffic flow and business access, potentially impacting the drive-through configuration for Faye's Laundry and the alley access for Clytie Adam's Dance Studio. Additionally, she warned that parking in the area could become more challenging. Ms. Romney added that installing medians and traffic islands on Main Street might limit access to the theater, ice cream shop, and other businesses. She expressed frustration with what she described as the city's lack of due diligence and communication, referencing her previous attempts to reach city officials. Ms. Romney questioned whether the council's decision-making process was fully informed and responsible. She asked what assurances were in place to ensure that businesses and residents in the area would not be negatively impacted by the changes proposed through the CRA.

Christian Nielsen expressed support for the CRA proposal, acknowledging that while it may not be perfect, it is a good starting point for improving Kaysville. He highlighted current issues with Main Street, such as traffic speed and parking difficulties, and expressed enthusiasm for development that would bring more businesses and housing to the city.

Nedra Saunders noted that since it has been over four years since this plan was first considered, visions and priorities might have changed during that time. She emphasized that long-term plans often benefit from periodic reevaluation and adjustments as circumstances and insights evolve. Ms. Saunders shared an example from Cache Valley, where medians with trees were removed due to practical issues, such as high-profile vehicles damaging branches and falling debris disrupting roadways. She suggested that Kaysville consider similar potential challenges during its planning process.

Mayor Tran thanked everyone in the audience for participating in the public hearing.

Council Member Oaks made a motion to close the public hearing and take a ten-minute break at 7:37 p.m. The motion was seconded by Council Member Adams and passed unanimously.

OPENING – 7:47 P.M.

Council Member Adam provided a prayer and led the audience with the Pledge of Allegiance.

CALL TO THE PUBLIC

No items were brought forward under this agenda item.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

CONSENT ITEMS

Council Member Blackham made a motion to approve the following Consent Item:

a) Award of Bid for Rail Trail Trailhead and Flint Street Improvements.

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.

ACTION ITEMS

APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE KAYSVILLE REDEVELOPMENT AGENCY AND KAYSVILLE CITY FOR THE KAYSVILLE CITY CENTER COMMUNITY REINVESTMENT PLAN AND BUDGET

Community Development Director Melinda Greenwood explained that state law requires the Redevelopment Agency (RDA) to negotiate an interlocal agreement (ILA) between each taxing entity to establish a community reinvestment area. The proposed ILA is between Kaysville City, as a taxing entity, and the Kaysville City Redevelopment Agency (RDA). If approved, the agreement would formalize the deferral of 80% of the city's incremental growth in property tax revenues within the Kaysville City Center Community Reinvestment Area to the RDA for 15 years. The city would retain 20% of the property tax revenue growth and continue to receive the same amount of property tax revenues as before the CRA being established.

Mayor Tran invited council members to respond to comments made during the earlier public hearing.

Council Member Blackham provided a detailed overview of the CRA’s history and purpose, emphasizing that the plan has been under development for approximately four years. He explained that the CRA is a tool designed to enhance Kaysville’s downtown without raising taxes, leveraging tax increments from improved properties in the redevelopment area. Council Member Blackham assured attendees that the plan would not increase taxes or force developer participation, but instead reinvest incremental revenues into community improvements such as beautification and infrastructure upgrades. He highlighted several key drivers behind the plan, including a statistically valid survey of 1,000 Kaysville residents, which indicated strong support for enhancing the downtown area. Addressing public concerns, Council Member Blackham clarified that the tax increment financing would not negatively impact the school district since redevelopment areas generally do not generate additional students. He also noted that the funds would directly benefit businesses and residents through targeted projects, such as improving parking, adding mid-block crossings, and beautifying Main Street. Blackham emphasized that Utah Department of Transportation (UDOT) would not fund these enhancements but would allow the city to undertake them if funded locally.

Council Member Blackham reaffirmed the council’s commitment to listening to community feedback and ensuring that the CRA aligns with residents’ desires to revitalize downtown and encourage private investment without additional burdens on taxpayers or developers.

Council Member Oaks expressed support for the community reinvestment plan, emphasizing that it does not involve raising property taxes. He noted that the plan provides flexibility to revitalize downtown while allowing the city to abandon projects if they prove unfeasible. Council Member Oaks affirmed the council’s commitment to aligning with residents’ preferences and acting in good faith to improve the downtown area.

Council Member Jackson acknowledged the public's concerns and thanked attendees for their participation. He addressed perceptions of a rushed process, explaining that the council had worked diligently, with the county's recent approval enabling public discussions. Council Member Jackson emphasized preserving Kaysville's identity as "Utah's Hometown" while planning for future growth, focusing on improving safety, parking, and pedestrian accessibility downtown. He described the CRA as a tool to generate revenue for infrastructure projects without raising taxes, fostering economic growth and enhancing quality of life. Council Member Jackson concluded by underscoring the importance of continued public engagement and collaboration with business owners as the plan progresses.

Council Member Hunt highlighted the importance of the public's input, nothing that this initial plan serves as a preliminary framework for further discussions. She reassured residents that the CRA aligns with the city's commitment to preserving Kaysville's small-town character while supporting local businesses and addressing community needs. Council Member Hunt noted that the council is mindful of the surrounding neighborhoods and schools in considering potential impacts. She lamented the recent loss of two small businesses to neighboring Bountiful and emphasized the CRA's potential to retain and attract mom-and-pop shops. She proposed using funds for historic preservation initiatives, such as repurposing the old library or establishing a museum, pointing out that Kaysville is the only city in Davis County without one. Council Member Hunt encouraged ongoing community involvement to ensure the process reflects residents' priorities.

Council Member Adams addressed several questions raised during the public hearing, including misconceptions about the RDA diverting funds from other entities like school districts. He clarified that the RDA captures increased tax revenues from property improvements within the redevelopment area rather than diverting existing funds.

Council Member Adams sought clarification on the RDA's accountability, asking whether the agency could act independently of public oversight.

Melinda Greenwood explained that the RDA board consists of the mayor and city council, ensuring direct accountability to voters.

Mayor Tran added that all RDA actions are conducted in public meetings with published agendas, allowing for transparency and community engagement.

Council Member Adams asked whether TIF funds could be used for projects like sidewalk repairs.

Melinda Greenwood noted that expenditures must directly benefit the redevelopment area but did not rule out the possibility of addressing such concerns, specifically if they aligned with project goals.

Regarding mailed notifications about the project, Melinda Greenwood detailed the state-required process, explaining that notices were sent to property owners and taxing entities within the redevelopment area based on recent county records.

In response to concerns about Main Street being reduced to a single lane, Melinda Greenwood and Council Member Adams debunked misconceptions that had been circulated among the public, emphasizing that no such plans exist. Council Member Adams reassured residents that preliminary renderings for downtown development are conceptual and would involve public input.

Dan Luke interjected, raising concerns regarding damage on his property allegedly caused by city-related activities and asked whether the city would take responsibility for such incidents if they occur from projects in the CRA. He stated that he had sent letters to the city but had not received a response.

Council Member Adams inquired whether the city would address such damages if determined to be their responsibility.

City Attorney Nic Mills affirmed that the city typically repairs damages when accountability can be ascertained.

Mayor Tran assured Mr. Luke that his concerns would be addressed but emphasized that the meeting interruption and discussion was not appropriate for the current meeting. Despite further comments from Mr. Luke, the mayor reiterated the importance of maintaining meeting order and committed to a follow-up outside of the session. Mr. Luke eventually left the meeting.

Highlighting the potential use of TIF funds, Melinda Greenwood noted that these funds could support initiatives such as façade improvement programs or infrastructure updates that enhance the area's appeal without mandating participation from property owners.

Regarding affordable housing, Council Member Adams noted the challenges of balancing development goals with affordability. While the CRA does not directly address housing, he emphasized the council's efforts to encourage developers to build smaller, affordable homes for first-time buyers and working families. He also expressed concern that high-density housing developments often result in investor ownership rather than creating opportunities for local residents.

Council Member Adams concluded by reflecting on the CRA's potential benefits, describing it as a way to capture increased tax revenues from new developments like a planned hotel and reinvest them in beautifying and enhancing the city. He encouraged residents to stay involved in the decision-making process, assuring them that the council values public input and aims to make decisions that reflect the community's priorities. While supportive of moving forward with the plan, Council Member Adams expressed openness to delaying the vote for a few weeks to allow for further public discussion and address outstanding concerns.

Mayor Tran recapped the council's discussion, clarifying that no specific projects or expenditures had been approved. She reiterated the CRA's role as a tool for redevelopment, and emphasized the council's commitment to transparency, public engagement, and alignment with state-mandated processes. Mayor Tran encouraged continued collaboration and community input.

Melinda Greenwood provided further details about the interlocal agreement and related processes. She noted that the city recently received a $140,000 grant to develop a small area plan, which will allow for a deeper analysis of the city center concept included in the general plan. This plan, expected to take 9-12 months, will involve extensive public input to refine goals and priorities for redevelopment projects. The consultant managing the project will be funded by the Wasatch Front Regional Council, with a matching contribution from the city, and Ms. Greenwood emphasized that the findings will serve as a guide for evaluating future redevelopment projects. Ms. Greenwood explained the mechanics of an interlocal agreement, which formalizes collaboration between public entities. In this case, Kaysville City and its Redevelopment Agency (RDA) are distinct entities, even though their members overlap. The proposed agreement would allow the city to allocate 80% of new property tax revenues from the redevelopment area to the RDA, retaining 20% for other uses. She clarified that the city would continue to collect its current property tax revenues, and the 80% allocation would only apply to additional revenues generated by growth over the next 15 years. Ms. Greenwood concluded by stating that the interlocal agreement would not commit the city to specific projects or expenditures. Each future project would be evaluated on a case-by-case basis, with decisions made transparently in public meetings. She reiterated that the agreement is simply a tool to enable redevelopment opportunities and would require final approval by both the city council and the RDA board.

Mayor Tran opened the floor for public comment on this item.

Jason Largey voiced apprehension about the perceived urgency and transparency surrounding the plan, as well as the council's readiness to proceed with it. He referenced a previous meeting where the moderate-income housing overlay was discussed and felt that conflicting information had been presented regarding the timeline and requirements for its implementation. Mr. Largey recalled that Council Member Hunt had asked what would happen if the overlay was not approved at that time, and the response suggested significant consequences, including the need to revise the city's general plan. However, Mr. Largey pointed out that the city plan, as displayed during that meeting, only required a text amendment proposal, which had already occurred. He argued that the city was not under immediate pressure, as the law allows a five-year implementation period, and the city was only in year two. This discrepancy, according to Mr. Largey, eroded his trust in the planning process and the accuracy of the information being presented. Mr. Largey also raised broader concerns about CRAs and state laws that may favor developers. He noted that developers are actively making unsolicited offers to purchase residential properties for high-density, multi-unit housing projects. He questioned why developers would be willing to take financial risks, such as paying interest on acquired properties, unless they were confident that legal provisions or loopholes would ensure their plans could move forward. Mr. Largey cautioned the council against being overly optimistic, emphasizing the need for more time to understand the implications of state laws, developer actions, and the potential long-term impacts of the redevelopment plan. He concluded by urging the council to exercise greater caution and ensure all aspects of the proposal are thoroughly vetted before proceeding.

Laurene Starkey raised questions about the origins and intent of the community reinvestment plan, noting that it had been in development for four years. She questioned the validity of the survey conducted by Y2 Analytics, describing it as potentially biased due to the way questions were worded. Mrs. Starkey emphasized the importance of maintaining Kaysville's small-town character and avoiding overreach. She also expressed concern about the possibility of the city borrowing funds to implement the plan. Mrs. Starkey advocated for a pay-as-you-go approach to avoid financial obligations that could limit the city's autonomy. Additionally, she also questioned whether the plan had been sufficiently vetted by the public, particularly given the challenges and constraints during the COVID-19 pandemic, when initial discussions took place.

Mayor Tran thanked participants for their input and transitioned the meeting back to the council for further discussion and decision-making on the next steps for the proposed interlocal agreement.

Council Member Blackham responded to Jason Largey's concerns, acknowledging the uncertainty around potential legislative mandates that could impact city development. He agreed that the council cannot predict what the legislature might require but argued that having the redevelopment tool in place would allow the city to capture tax increments from mandated developments, should they occur. He emphasized that the tool provides a way for the city to benefit financially from any imposed changes, which he views as its primary advantage.

Council Member Oaks expressed appreciation for the public's comments and noted that the council had also received several emails from concerned constituents, particularly regarding the timing of the vote. While he personally saw no significant downside to the RDA or the interlocal agreement, Council Member Oaks suggested postponing the vote until the council's meeting on January 16 to allow additional time for public input. He clarified that this would not involve another public hearing but would provide an opportunity for residents to share concerns during the standard public comment period.

Council Member Adams clarified the procedural aspects of the decision-making process, addressing earlier comments about the steps involved. He noted that the council would make a recommendation regarding the interlocal agreement, which would then move to the RDA for further consideration.

Mayor Tran affirmed this, explaining that while the council could vote to approve or postpone the interlocal agreement, the RDA, as a separate entity, would also need to approve the interlocal agreement.

The council generally expressed openness to postponing the vote for two weeks.

Council Member Adams made a motion to postpone the approval of an Interlocal Agreement between the Kaysville Redevelopment Agency and Kaysville City for the Kaysville City Center Community Reinvestment Plan and Budget until the next city council meeting on January 16, with the intention of allowing more time for public input and discussion. 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 Hunt made a motion to reconsider the timing of the postponement. She pointed out that the proposed date fell close to Martin Luther King Jr. Day and wanted to ensure there would be no conflicts or issues with public attendance. Council Member Adams seconded Council Member Hunt's motion.

The vote on Council Member Hunt's 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 Member Adams considered the holiday's potential impact but reasoned that schools would still be in session on the days leading up to the holiday and that it was unlikely the timing would significantly affect attendance.

Council Member Jackson added that, despite concerns about the January 2 meeting's timing, attendance had been high, with a full house and standing participants. He emphasized the council's responsibility to continue progressing with its business and noted the approaching budget season, which would add further responsibilities. Council Member Jackson and other council members expressed a desire to move forward as planned, keeping the postponement date on January 16.

Council Member Oaks made a motion to return to Council Member Adams' original motion to postpone consideration of this item until January 16. The motion was seconded by Council Member Adams.

The vote on the motion was as follows:

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

The motion passed unanimously.

AN ORDINANCE AMENDING CHAPTER 17-33, "SIGN REGULATIONS", TO ALLOW FOR

ELECTRONIC MESSAGE CENTER SIGNS IN PUBLIC USE (PU) ZONES

Community Development Director Melinda Greenwood explained that the proposed ordinance amendment to Chapter 17-33, "Sign Regulations," of the city code is intended to allow electronic message center (EMC) signs in Public Use (PU) zones. The amendment would add the Public Use zone to the matrix of allowed zones for EMCs, thereby legalizing the existing sign near City Hall and enabling the installation of a new sign at Barnes Park. Ms. Greenwood noted that the Parks and Recreation Department had requested a new sign at Barnes Park to enhance public communication regarding events, meetings, and announcements. Staff presented the proposed amendment to the Planning Commission on December 12, 2024. The initial proposal included provisions for allowing feather signs in commercial zones, in addition to permitting electronic message center signs in the Public Use zone. A public hearing was held, but no comments were received on the item. Following a discussion of the proposal, the Planning Commission remanded the feather sign amendment portion back to staff for further development. The Commission then unanimously voted (6-0) to forward a recommendation to the City Council for approval of the amendment to allow EMC signs in the Public Use zone. If approved, this amendment will allow the Parks and Recreation Department to move forward with installing the electronic message center sign at Barnes Park.

Council Member Oaks expressed support for the proposal, noting that the Barnes Park sign was the top recommendation from the RAMP (Recreation, Arts, Museums, and Parks) Committee for the year.

Council Member Jackson inquired about the size and placement of the proposed sign at Barnes Park.

Melinda Greenwood clarified that while the exact design of the sign had not been finalized, it would likely be similar in size to the existing sign near City Hall and would comply with zoning regulations. She added that the sign would require a conditional use permit, during which factors such as placement, brightness, and hours of operation would be reviewed to mitigate potential impacts on nearby homes.

Council Member Hunt commented on previous issues with EMC signs and asked Ms. Greenwood to elaborate on measures taken to address those concerns.

Melinda Greenwood cited an example involving an EMC sign at Charlie's Car Wash, which had been approved without first going through the Planning Commission for a conditional use permit. She explained that lessons learned from such situations had led to stricter conditions being put in place to manage brightness, height, and light intrusion into neighboring properties. She assured the council that the proposed Barnes Park sign would be subject to these safeguards and would undergo additional oversight by the Planning Commission.

Council Member Blackham made a motion to approve the ordinance amending Chapter 17-33, "Sign Regulations," to allow for electronic message center signs in Public Use (PU) zones. The motion was seconded by Council Member Adams.

The vote on the motion was as follows:

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

The motion passed unanimously.

COUNCIL MEMBERS REPORTS

Council Member Blackham provided several updates, including:

1. 200 North Project: Construction is set to begin in approximately two weeks, focusing on roadwork between Main Street and 200 East.

2. Mutton Hollow Road Project: This project is scheduled to start at the beginning of February.

3. Rail Trail Restrooms: Following recent approvals, construction on the restrooms at Webb Lane is expected to start at the end of January.

4. Jack-in-the-Box Opening: A new Jack-in-the-Box restaurant is scheduled to open during the first week of February.

5. Ogden Clinic Open House: The open house for Ogden Clinic is scheduled for January 14 at 5:30 p.m., and Council Member Blackham encouraged everyone to attend.

6. Crestwood Stop Signs: New stop signs will be installed on the west side of the bridge at the top of Crestwood Road as soon as they are procured by staff.

ADJOURNMENT

Council Member Adams made a motion to adjourn the city council meeting at 9:11 p.m. The motion passed unanimously.

Following the city council meeting, the Kaysville Redevelopment Agency (RDA) Board convened to address two items on its agenda. The RDA Board, composed of the same members as the city council, acts as a separate entity for redevelopment-related matters.

KAYSVILLE CITY
REDEVELOPMENT AGENCY BOARD MEETING
January 2, 2025

Minutes of a Kaysville City Redevelopment Agency Board Meeting held on January 2, 2025, at 9:11 p.m. in the Council Chambers of Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Board Members present: Chairperson Tamara Tran, John Swan Adams, Mike Blackham, 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 Systems Assistant Ardi Harsano, Jill Dredge, Doug Dredge, Nedra Saunders, Val Starkey, Laurene Starkey, Paul Himle, Karlie Himle, Jennifer Adams Hart, Sarah Hamblin, Dallas Hamblin, Cameron Tingey, Brad Walters, Caleb Walters, Chandler Reed, Jeff Clarkson, Joyce Clarkson, Larry Jensen, Chase Maxfield, Kelsie Maxfield, Chad LaDow, Tonya LaDow, Flemming D. Hyllested, Gary McBride, Rob Pyper, Karen Pyper, Donald Woodward, Nancy Woodward, Jill Dredge, Doug Dredge, Rosalie Taylor, Leisa Jacobson, Curt Cragun, Lauri Cragun, Mitch Shepherd, Anna Shepherd, Marlon Borup, Jennifer Borup, Douglas Foster, Jeanne Foster, Raleigh Morris, Truman Carver, Dee Hyde, Nephi Harvey, Annette Allred, Lee Allred, Mark Taylor, Taylor Regis, Savannah Regis, Heidi Kendall, Steve Kendall, Jeanna Stockdale, Adam Denison, Nanette Lujan, Tony Lujan, Dave Bremer, Bruce McGraw, Keith Romney, Julie Romney, Jason Largey, Erica Largey, Julie Powell, Ariel Defay, Ryan Forsyth, Brad Clawson, Steve Gardner, Jenny Romney, Alexander Tarbet, Coral Petersen, George Rudarmel, Cliff Dutcher, Sharon Dutcher, Dave Defay, Becky Hope, Christian Nielsen, Michael Beck, Gary McBride

OPENING

Chairperson Tran opened the meeting by welcoming those present.

APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE KAYSVILLE REDEVELOPMENT AGENCY AND DAVIS COUNTY FOR THE KAYSVILLE CITY CENTER COMMUNITY REINVESTMENT PLAN AND BUDGET

APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE KAYSVILLE REDEVELOPMENT AGENCY AND KAYSVILLE CITY FOR THE KAYSVILLE CITY CENTER COMMUNITY REINVESTMENT PLAN AND BUDGET

Community Development Director Melinda Greenwood explained that the second item on the agenda involved the approval of an interlocal agreement between the Kaysville Redevelopment Agency (RDA) and Kaysville City for the community reinvestment plan and budget, which had been postponed during the earlier city council meeting. State law requires the RDA to negotiate an interlocal agreement (ILA) with each taxing entity to create a community reinvestment area (CRA). The proposed ILA is between Kaysville City as a taxing entity and the Kaysville City

Redevelopment Agency. If the City Council approves the ILA, the RDA will also need to approve it. The ILA would formalize the deferral of 80% of the City's incremental growth in property tax revenues within the Kaysville City Center CRA to the RDA for 15 years. The City would retain 20% of the property tax revenue growth and continue to receive the same property tax revenues it collected prior to the CRA being established.

Ms. Greenwood also explained the first agenda item, an interlocal agreement between the RDA and Davis County. She noted that on January 30, 2024, City officials had presented the draft CRA to the Davis County Commission during a work session, where it was well received. The County Commission subsequently approved the interlocal agreement on November 19, 2024, requiring RDA approval to finalize the agreement.

Ms. Greenwood indicated that both items could be postponed to the January 16 meeting if the board wished to await the city council's decision on the interlocal agreement.

Chairperson Tran stated that, since no action had been taken during the earlier city council meeting on the interlocal agreement, postponing these items to January 16 seemed appropriate.

Board Member Oaks made a motion to postpone both items under consideration until January 16, pending the city council's approval of the interlocal agreement. The motion was seconded by Board Member Adams.

A vote on the motion was as follows:

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

The motion passed unanimously.

ADJOURNMENT

Board Member Hunt made a motion to adjourn the Kaysville City Redevelopment Agency Board Meeting at 9:14 p.m. The motion passed unanimously.