KAYSVILLE CITY COUNCIL
January 16, 2025

Minutes of a regular Kaysville City Council meeting held on January 16, 2025, at 7:00 p.m. in the Council Chambers of 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 Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Information Technology Assistant Jordan Hansen, Police Chief Sol Oberg, Fire Chief Paul Erickson, Asst. Chief Seth Ellington, Lt. Paul Thompson, Officer Chris Ransom, Support Staff Supervisor Kimberly Buck, Firefighter Paramedic Mitch Robertt, Becky Hope, John Sanders, Steve Weir, Tyler Nay, Cordell McDonald, Curtis Cragun, (Illegible) Jacobson, Travis Nordgren, Heidi Nordgren, Kirk Dean, Leigh Dean, Faith Bolen, Bart Wolthuis, Tyler Tholen, Jeff Call, Cindee Paulsen, Colton Alvey, Shawn Wilkins, Cameron McKinnon, Chandler Beutler, Beth Holbrook, Flemming Hyllested, Linda Gardner, Darlene Schons, Laurene Starkey, Val Starkey, Jill Dredge, Don Woodward, Deborah Niven, Scott Sanders, Tom Kerr, Annette Allred, Lee Allred, Linda Webb, Marion Borup, Jennifer Borup, Brian Tarbet, Jason Largey, Dee Hyde, Michael Macfarlane, Jeff Clarkson, Joyce Clarkson, Brigg Lewis

OPENING

Mayor Tran opened the meeting by welcoming attendees and expressing appreciation for public engagement and recognized the value of community input in informing council decisions. She then led the meeting with an opening prayer, offering support for families in California facing hardships because of the recent wildfires, followed by leading the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

Brigg Lewis expressed frustration with the city's snowplowing practices. He described how cleared sidewalks and driveways were repeatedly blocked by plows pushing snow back onto residential properties. He also recounted a negative interaction between a neighbor and a snowplow driver regarding the direction of the plow blade. Additionally, he voiced concerns about the city’s development trajectory, stating that he and other longtime residents had chosen to live in Kaysville rather than neighboring cities like Bountiful or Layton. He opposed changes that he felt were altering the character of the city, emphasizing his desire for Kaysville to maintain its distinct identity.

Jason Largey raised concerns regarding ongoing train-related issues, asking for an update on when the quiet zone would be reinstated. He then transitioned to discussing the proposed Community Reinvestment Area (CRA), expressing concerns about the redirection of funds and the potential lack of oversight. Citing his experience working in government acquisitions, he warned of the risks associated with loosening financial regulations. He referenced issues in other cities, particularly in California, where similar programs had been mismanaged. Mr. Largey also questioned the structure of the CRA's governing board, noting that while it was currently non-compensated, he wanted assurances that compensation would not be introduced in the future without public input. Additionally, he raised concerns about financial institutions potentially being required to provide loans under relaxed standards, drawing parallels to past financial crises.

Joyce Clarkson stated that while she understands her property's zoning will not change, she remains concerned about how the proposed CRA will impact long-term residents. She noted that although she had been reassured that zoning changes would not directly affect her property, she worried about indirect consequences stemming from neighboring developments. Mrs. Clarkson, who lives in a historic home near downtown Kaysville, voiced concerns about commercial expansion in her area and how it might affect property values and the neighborhood's character. She questioned whether longtime residents were adequately represented in city decision-making, particularly in older parts of town. She also challenged the validity of a past city poll that guided development decisions, questioning whether the 10% of residents surveyed still lived in the city and how the questions were framed. She encouraged the city to engage more actively with residents who are deeply invested in the community's future rather than relying solely on broad surveys.

PRESENTATIONS AND AWARDS

EMPLOYEE OF THE QUARTER AWARD

Police Chief Sol Oberg presented the Employee of the Quarter award to Kimberly Buck, the Support Services Supervisor for the police department. Chief Oberg highlighted Ms. Buck's exceptional dedication, particularly in managing the front office under challenging circumstances. He noted that due to significant turnover, Ms. Buck had often been the sole employee in the office over the past 18 months. She frequently worked late, sacrificed weekends, and canceled vacations to ensure continuity of service. Chief Oberg commended her perseverance, adaptability, and commitment to the department and the city, noting that she had taken on responsibilities beyond her initial role. He presented her with a certificate and a check from the city in recognition of her contributions.

Kimberly Buck expressed gratitude for the recognition and support she had received from city administration and her colleagues. She specifically thanked her new hire, Cindee Paulsen, for her assistance and shared how much she valued being part of the Kaysville community.

FIREFIGHTER OF THE YEAR 2004 AWARD

Fire Chief Paul Erickson presented the Firefighter of the Year award to Mitch Probert. He highlighted Mr. Probert's strong work ethic, proactive approach, and willingness to assist others. A firefighter-paramedic, Mr. Probert had graduated from his program in December of the previous year and had since played a crucial role within the department. Chief Erickson praised Mr. Probert's professional growth, leadership among crew members, and role as one of the department's fitness trainers. He noted that Mr. Probert was very proactive, and his enthusiasm and commitment were invaluable to the department.

Mitch Probert expressed his gratitude, thanking Chief Erickson, his captains, and his crew for their support. He also acknowledged his wife and children for their encouragement.

Mayor Tran expressed appreciation for city employees like Kimberly Buck and Mitch Probert, emphasizing the importance of recognizing dedicated individuals who contribute to Kaysville's success. She noted her gratitude that so many people were present to witness these awards, as the city was fortunate to have such outstanding employees.

UTAH TRANSIT AUTHORITY'S (UTA) FIVE-YEAR SERVICE PLAN AND THE DAVIS-SALT LAKE CITY CONNECTOR

Beth Holbrook, Utah Transit Authority (UTA) Trustee, presented updates on UTA's Five-Year Service Plan and the Davis-Salt Lake Connector Project. Representing Davis, Weber, and Box Elder counties, she outlined upcoming service changes, including increased frequency on key routes, adjustments to meet regional growth patterns, and the introduction of new bus rapid transit (BRT) services. While some changes would not take immediate effect, they were designed to enhance long-term connectivity for residents.

Ms. Holbrook explained that UTA's route restructuring focused on discontinuing less effective routes while increasing service frequency in high-demand areas. The changes would take effect in April 2025, marking UTA's transition to a single annual change day rather than multiple adjustments based on school calendars. This shift aimed to create more consistent ridership patterns.

She highlighted several key route changes:

- Route 470, a primary north-south connector from Ogden FrontRunner Station to Salt Lake City, would remain a major corridor.
- Route 455, which serves Weber State University and the University of Utah Research Park, would continue operation.
- Route 628, which serves Weber State's Davis campus and surrounding areas, would be adjusted to expand service westward due to increased development in Layton and Fruit Heights.
- A new BRT system for South Davis County, modeled after Ogden's OGX all-electric rapid transit system, was planned for 2028 to improve high-frequency transit and accommodate increasing ridership demands.

Ms. Holbrook noted that UTA had overcome post-pandemic staffing and vehicle shortages, allowing the agency to expand services more effectively. She reported that current daily ridership on Routes 470 and 455 was around 4,500, with projections expecting an increase to 6,000 daily riders after the new service changes.

A significant project in development was the Davis-Salt Lake Connector (470X), which would provide 15-minute service throughout the day from Farmington FrontRunner Station to Research Park in Salt Lake City. This project aimed to enhance regional connectivity, particularly considering upcoming Olympic-related transit needs. Ms. Holbrook emphasized that dedicated bus-only lanes on 200 South in Salt Lake City would improve travel times by allowing buses to move freely.

Mayor Tran inquired about the city's current bus routes (474 and 455) and the new Route 600, asking whether additional stops in Kaysville were planned or if existing routes would be rerouted.

Beth Holbrook explained that one or two new stops were likely but had not yet been finalized, as UTA's analysts were still evaluating travel patterns and ridership needs.

Mayor Tran also asked about the process for determining bus stop locations.

Beth Holbrook explained that it was a collaborative effort between UTA and individual cities. UTA gathers input from city officials, but final decisions are based on regional transit needs, ridership demand, and urban planning considerations. She cited an example from Syracuse, where the presence of a new Costco influenced transit decisions. While big-box retailers like Walmart tend to attract transit riders, locations like Costco do not, due to the nature of bulk shopping.

Council Member Adams asked about the traffic light prioritization system (TSP), which allows buses to extend green lights at intersections, improving service reliability.

Beth Holbrook confirmed that this system, already in use for BRT routes, was a key feature of UTA's future projects. She concluded by encouraging residents to visit rideuta.com for more details on the Five-Year Service Plan and the Davis-Salt Lake Connector Project.

Mayor Tran thanked Holbrook for her presentation and for maintaining open lines of communication between UTA and the city.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

CONSENT ITEMS

Council Member Hunt requested a correction to the December 19 meeting minutes, specifically paragraph five on page eight. She noted that the minutes incorrectly stated that she believed sufficient protections were in place for the old downtown area, when she had expressed concern that there were not enough protections. She explained that while she typically wouldn't raise minor edits, this particular change was significant because it reversed the intended meaning of her statement.

Council Member Hunt then made a motion to approve the following Consent Items:

a) Approval of minutes from the December 19, 2024, Council Meeting.
b) Approval of minutes from the January 2, 2025, Council Meeting.

Council Member Jackson seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

ACTION ITEMS

AN ORDINANCE ENACTING TITLE 17, CHAPTER 38, "CAR WASH STANDARDS," OF THE KAYSVILLE CITY CODE

Community Development Director Melinda Greenwood provided an overview of the proposed ordinance, explaining that six months ago, the city council enacted a temporary land use regulation to allow staff time to research best practices for regulating car washes. The recent addition of car washes in Kaysville had raised concerns, prompting the council to direct staff to study the issue and propose an ordinance addressing those concerns. Ms. Greenwood stated that the city had examined regulations from multiple municipalities. The proposed ordinance aimed to be simple yet effective, ensuring resident protections while avoiding overly complex zoning restrictions.

The ordinance included definitions distinguishing automatic and manual car washes, as well as vacuum stations, which are commonly associated with both types. It proposed prohibiting new car washes east of I-15, as the area was already saturated with such businesses. Elsewhere in the city, new car washes would be prohibited within 300 feet of residential zones or residential uses. The distance would be measured in a straight line from property boundary to property boundary, a method consistent with other municipalities. The 300-foot distance was determined based on past concerns in Kaysville and observations from similar cases in other cities.

Existing car washes east of I-15 would become legal non-conforming uses, meaning they could continue operations but would not be allowed to expand. Additional operational requirements were also included in the ordinance. Automatic car washes would be required to have on-site personnel during business hours, and vacuum stations would need on/off switches to minimize noise. Amplified audio systems would not be permitted, and new businesses would be required to provide adequate vehicle stacking space to prevent traffic backups on public roads. Ms. Greenwood emphasized that while economic development is a priority, car washes contribute little financial benefit to the city. Mister Car Wash and Charlie's Car Wash, for example, pay approximately $2,000–$2,200 in property taxes annually, and car washes do not generate sales tax revenue. The Planning Commission reviewed the proposed ordinance, held a public hearing on January 9, 2025, received no public comments, and voted unanimously in favor of recommending approval.

Mayor Tran asked whether mixed-use zones with residential components would be included under the 300-foot restriction.

Melinda Greenwood clarified that mixed-use zones are considered commercial, but if a residential use existed within 300 feet, the restriction would apply.

Council Member Oaks asked whether existing car washes east of I-15 would be forced to close.

Melinda Greenwood confirmed they would not but stated they would not be permitted to expand.

Council Member Adams inquired about how the 300-foot measurement would be applied in cases where multiple businesses share a commercial parcel, such as a dental office and a car wash on the same property.

Melinda Greenwood confirmed that the measurement would always be taken from property boundary to property boundary rather than from the building itself, explaining that this method ensured consistency, particularly in early zoning inquiries when site plans are not yet available.

Council Member Hunt suggested removing the word "conforming" from Section 17-38-2(2) so that the restriction would apply to all residential uses, including non-conforming properties. She explained that if a residential property were rezoned to commercial, it could create concerns for surrounding homes, and removing the word would ensure protection for all residential properties, regardless of zoning status.

Mayor Tran supported Council Member Hunt's proposed amendment, noting that it aligned with concerns raised by residents about commercial encroachment into residential neighborhoods.

The council also discussed whether fencing requirements should be included in the ordinance. Ms. Greenwood noted that while fences could be beneficial near residential areas, requiring them in large commercial parking lots shared by multiple businesses could be visually unappealing and unnecessary. She suggested that fencing be addressed on a case-by-case basis through development agreements rather than a blanket requirement.

Council Member Oaks made a motion to approve the Ordinance enacting Title 17, Chapter 38, "Car Wash Standards," of the Kaysville City Code.

Council Member Hunt requested that the motion include the removal of the word "conforming" from Section 17-38-2(2).

Council Member Oaks amended his motion to include the removal of the word "conforming" from Section 17-38-2(2). The motion was seconded by Council Member Hunt.

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.

AN ORDINANCE ADOPTING 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 (TABLED ITEM)

City Manager Jaysen Christensen addressed frequently asked questions regarding the Kaysville City Center Community Reinvestment Plan and Budget. He began by explaining that the vision for the Community Reinvestment Area (CRA) stemmed from the 2022 General Plan, which emphasized revitalizing the city center and Main Street. Many properties in this area had not seen meaningful investment or redevelopment for decades. The goal of the CRA is to capture funding that can be reinvested to support economic growth and encourage business development. Another key benefit of the CRA is increasing local sales tax revenue—one of the city's primary funding sources. Encouraging more residents to shop and dine in Kaysville rather than in neighboring cities like Layton or Farmington would help reduce the city’s dependence on property taxes.

He then provided background on CRAs and tax increment financing (TIF), which has been used in Utah for over 50 years. He clarified that nearly every city in Davis County has a CRA, including Bountiful, Centerville, Clearfield, Farmington, Fruit Heights, Layton, North Salt Lake, Woods Cross, Syracuse, West Bountiful, and West Point. Kaysville itself has an existing CRA for the Flint Street Project, established in 2013.

Using the Flint Street Project as an example, Mr. Christensen explained how CRAs function. Before development, the property where Smith’s Marketplace now stands was an empty field generating $37,000 annually in property tax revenue. After development, the property’s tax contribution increased to $137,000 per year. Rather than those additional funds immediately going to the city and other taxing entities, the CRA allowed the extra $100,000 in tax revenue to be reinvested into infrastructure improvements, such as widening Flint Street. This reinvestment tool enables the city to stimulate economic growth without increasing tax rates. He emphasized that a CRA does not rezone property, increase property tax rates, or grant authority to raise taxes. Any tax increase would require a Truth in Taxation process, which mandates public hearings and City Council approval.

Melinda Greenwood reiterated key points and addressed common misconceptions. She stressed that a CRA does not impact zoning laws—any zoning changes within the project area would still require approval through the standard Planning Commission and City Council processes. She also addressed concerns about eminent domain, clarifying that Utah law prohibits the use of eminent domain for economic development. The only exception would be if a property owner voluntarily requested it, which is highly unlikely.

The proposed CRA boundary covers 261.5 acres, with most of the land already developed. Only 15.5% of the area is currently vacant, while 18% consists of residential properties and 66% is commercial. Key corridors within the project area include Main Street, 200 North, and Flint Street. Ms. Greenwood emphasized that the General Plan identified this area for reinvestment, reflecting community input gathered over several years. She then outlined potential uses for CRA funds, including beautification efforts, sidewalk improvements, pedestrian-friendly infrastructure, and parking enhancements. She emphasized that these were potential projects, not guaranteed plans. Any specific project would require further public discussion and approval before implementation.

Mayor Tran clarified that the CRA plan does not dictate required projects but provides a framework for potential improvements.

Council Member Jackson asked for an example of pedestrian-oriented improvements.

Melinda Greenwood explained that projects could include wider sidewalks, enhanced crosswalks, and pedestrian-friendly upgrades to make Main Street more walkable.

Jaysen Christensen then detailed the financial structure of the CRA. The city has committed to deferring 80% of its share of increased property tax revenue for 15 years, keeping 20% for general city use. Other taxing entities, such as the county and school district, would be asked to contribute 40% to 60%. The total projected tax increment revenue is $5.1 million, with a hard cap of $10 million—if revenue reaches this threshold early, the CRA would close sooner.

Council Member Oaks inquired about the timing of the revenue collection, given that the city is already in Fiscal Year 2025.

Melinda Greenwood clarified that the county operates on a calendar-year budget, meaning CRA increment revenue would begin collection in January 2025. She displayed revenue projections over the 15-year period, estimating a total increment of $8.3 million across all taxing entities, with the Redevelopment Agency (RDA) receiving approximately $5.1 million.

Ms. Greenwood also addressed misinformation, particularly confusion between Utah's Community Reinvestment Agency Act and the federal Community Reinvestment Act, which is a banking regulation unrelated to local CRAs. She assured residents that Kaysville's CRA does not involve bank lending requirements or federal oversight. She also emphasized that the city would not bond or borrow against projected increment revenue, meaning funds would only be spent as they are received over time.

Jaysen Christensen addressed concerns about increased property values affecting residential properties. He explained that while redevelopment could impact the valuation of adjacent commercial properties, residential properties would likely not experience significant changes in tax valuation. In some cases, redevelopment could help stabilize neighborhoods by reducing concerns about neglected or declining properties rather than leading to increased taxes for homeowners.

He also addressed transparency concerns, clarifying that CRAs, including Kaysville's

Redevelopment Agency, are subject to annual audits. The city is required to report all CRA financial data to the state, and these reports are publicly available on the Governor's Office of Economic Opportunity website, where residents can review financial records for all CRAs statewide.

Mayor Tran reiterated the community benefits of a CRA, using Station Park in Farmington as an example. She noted that when Kaysville residents shop in Farmington, they contribute to Farmington's CRA, which funds infrastructure improvements in that city. Having a CRA in Kaysville would allow outside shoppers to contribute to Kaysville's growth in the same way. She also addressed concerns that the CRA might force residents to sell their property or that the city could be held responsible if a developer defaults on a loan. She clarified that no property owners are required to sell or redevelop their properties, and the city is not financially liable for private loans issued to developers. All CRA-related decisions will be discussed and approved in public meetings, ensuring transparency and public input.

Melinda Greenwood added that Kaysville had recently received a $130,000 grant, with an additional $10,000 in city funds, to conduct a comprehensive study on the city center area. This study will gather community input on how residents envision Main Street and the surrounding area evolving in the future. The study is expected to begin in March, and residents will have opportunities to participate in public meetings and discussions.

Mayor Tran reiterated that the study is an opportunity for residents to shape the future of Main Street, whether that means preserving its current character or pursuing targeted improvements. She encouraged public engagement to ensure that any decisions reflect community priorities.

Mayor Tran invited the residents who had signed up for public comment to come forward.

Scott Saunders expressed concerns about how the CRA might impact residential properties. He owns property on 200 North, near Barnes Park, which includes a non-buildable lot. Although city officials assured him that his property taxes would not change, he remained anxious about a potential reassessment if surrounding properties increased in value. He requested that the council delay approval for three to four months to allow for additional meetings and discussions.

John Sanders, a long-time Kaysville resident and business owner, said his concerns had lessened after hearing the presentation. He recalled that 42 years ago, after a large fire on Main Street, his family and other businesses used redevelopment grants to rebuild. He believed the CRA could offer similar assistance today. However, he raised concerns about traffic congestion on Main Street, particularly between 200 North and 100 South, and supported adding a community event center to provide gathering space for civic activities.

Laurene Starkey emphasized the importance of careful oversight and accountability in tax increment financing (TIF) projects. She referenced a 2022 Utah Legislative audit of TIF funding, which highlighted challenges in proving that redevelopment funds were necessary to spur economic growth. She explained that TIF financing was originally designed to assist blighted areas, ensuring that funds were directed toward projects that truly required investment. However, some residents and business owners she had spoken with did not believe Kaysville had enough blighted areas to justify a CRA. Another major concern she raised was the potential for governments to selectively fund certain businesses over others. She worried this could create unfair competitive advantages in the local economy.

Val Starkey questioned where CRA funding would come from, particularly how schools would compensate for lost tax revenue. While the city projected that it could collect up to $10 million, he cited a document suggesting potential spending of up to $12 million, raising concerns about whether additional funds would be needed. He also expressed skepticism about parking improvements, pointing out that a multi-level parking garage would likely cost far more than $5 million.

Becky Hope thanked the council for maintaining a respectful and transparent discussion. She compared her experience with the Kaysville City Council to her dealings with the Davis School District Board, where she felt there was a lack of public engagement. While she acknowledged that the CRA had been in development for a long time, she pointed out that many residents were only now becoming aware of it. She urged the council to improve public outreach, noting that mailers are often ignored, while social media and direct email communication might be more effective. She encouraged the council to explore new outreach methods to ensure residents were informed about future public meetings and decisions related to the CRA.

Jill Dredge said she had researched TIF funding models and noted that other cities with CRAs, such as Farmington, had significant high-density development. She worried that Kaysville might also experience an increase in multi-family housing as a result of redevelopment. She also mentioned speaking with two independent bankers, who disagreed with the city's explanation of TIF financing. According to them, TIF funds can be sold or transferred, raising concerns that the CRA could later be used to fund high-density housing against residents' wishes. She suggested that the city bring in outside financial experts, unaffiliated with Zions Bank, to provide an independent perspective. Additionally, she asked whether the CRA would be funded incrementally as properties redevelop, or if the city would receive an upfront lump sum from a bank or financial institution. If the latter were true, she worried that banks could package and sell TIF-related financial instruments, potentially creating long-term financial liabilities for the city. She emphasized the importance of identifying both the pros and cons of the CRA and ensuring that residents fully understood potential risks.

Mayor Tran thanked the speakers for their input and closed public comments on the item. She reiterated that the CRA does not involve high-density rezoning and does not obligate the city to borrow money upfront. She also emphasized the city's commitment to future meetings and discussions where residents could continue to share their feedback.

Council Member Oaks sought clarification on the allocation for housing assistance, which amounts to approximately $35,000 per year over 15 years. He questioned why this funding was included in the CRA plan, as it did not seem directly related to commercial reinvestment.

Melinda Greenwood explained that state law requires 10% of any tax increment revenue collected through a CRA be allocated toward affordable housing. This funding could be used in various ways, including contributing to the statewide homeless mitigation fund, which Kaysville is required to pay into since it does not have a homeless shelter. Alternatively, the city could use the money for a down payment assistance program aimed at helping city employees, such as public works staff, police officers, and firefighters, afford homes in Kaysville. She emphasized that no final decision had been made on how the funds would be used.

Council Member Jackson asked whether down payment assistance could also be extended to teachers.

Melinda Greenwood responded that while expanding eligibility was possible, it would be challenging given that $500,000 is a relatively small amount spread over 15 years. She recommended prioritizing city employees before considering school staff or other public workers, though the council could determine the final scope of the program.

Council Member Oaks addressed concerns about the term "blighted." He stated that while Kaysville does not have blighted areas, some properties are "aged" or "in need of an update" and could benefit from revitalization efforts along Main Street. He also clarified funding concerns, stating that while some projections listed $12 million in projects, the city realistically expects around $5 million, with actual spending dependent on available funds and community input. Regarding public engagement, he noted that many residents had only recently learned about the CRA and suggested improving outreach efforts through social media, direct email, or mailers. Addressing concerns about loans, he acknowledged that banks frequently sell mortgages and loans, but said he did not understand how this would allow a CRA project to be altered without city approval. He reaffirmed that no council members support high-density development along Main Street or 200 North.

Council Member Jackson expressed appreciation for the clarifications and community engagement and reiterated that the CRA aims to fund city infrastructure improvements without raising property taxes. He noted that Kaysville has one of the lowest property tax rates in the county, despite significant infrastructure needs, including water and sewer line replacements and major road repairs. He explained that CRA-driven commercial growth could help fund these projects. Council Member Jackson addressed concerns about school district participation, explaining that the school board and other taxing entities voluntarily choose to participate because they expect to benefit from long-term revenue increases. While they defer tax revenues for 15 years, they anticipate higher returns after redevelopment is complete. Regarding residential properties in the CRA boundary, Council Member Jackson suggested removing them to alleviate concerns.

Melinda Greenwood explained that residential properties along major roads like Main Street and 200 North were included because they are most likely to redevelop over time, but no homeowner is required to sell or redevelop their property. It is possible to remove residential properties from the CRA boundary, but it will require restarting the public notice process and renegotiating with the county. She noted that removing a few homes likely would not impact the county’s support for the CRA but would require additional time and effort.

Council Member Oaks reinforced that the city cannot unilaterally rezone residential properties—rezoning requests must go through the Planning Commission and City Council.

Council Member Jackson raised concerns about the state’s 10% affordable housing set-aside requirement, stating that he disliked the mandate. He asked whether Kaysville would be grandfathered in at the 10% level if the state legislature later increased the required percentage.

Melinda Greenwood responded that while state laws are typically grandfathered, the legislature has the authority to make retroactive changes if they choose.

Council Member Hunt stated that the city should not take actions that make residents feel anxious or pressured to leave their properties. While she acknowledged the potential benefits of the CRA, she felt the council should allow more time for education and discussion before making a final decision. She referenced a recent RDA training session, where she asked whether existing CRA projects would be grandfathered in if state laws changed. While there was no definitive answer, she believed that previous legislative changes had included grandfather clauses, which could apply to Kaysville if the CRA were approved. She supported continuing discussions on the CRA but not indefinitely and suggested that a few more months of community engagement would be beneficial.

Council Member Blackham emphasized that he felt that his primary role as a council member is financial stewardship. He argued that the city needs funding solutions for critical projects without raising taxes. He referenced the deteriorating condition of the old library, which he initially supported demolishing but was convinced to preserve due to community interest. The city attempted a public-private partnership for the library’s redevelopment, but the only viable proposals involved high-density housing, which the council rejected. Another proposal for a food court failed due to financial viability concerns. As a result, the library remains a city-owned liability, requiring an estimated $2 million just to stabilize the building for future use. Council Member Blackham also emphasized the financial burden of necessary city projects, including: a new fire station on the west side of Kaysville, the $15 million reconstruction of 200 North Street, and other essential infrastructure upgrades. He argued that without a CRA, the city will have to raise taxes to fund these projects. With a CRA, the city can capture tax increment funds from the school district and county to help pay for community improvements without increasing taxes on residents. Addressing concerns about the CRA leading to forced redevelopment, he stated that the city does not actively seek developers or push for high-density projects. He noted that businesses naturally choose Kaysville due to its market. The only difference with the CRA is that the city would have access to additional funding to support infrastructure improvements. He acknowledged concerns about misuse of CRAs in other cities, particularly in large-scale urban redevelopment projects. However, he emphasized that Kaysville’s CRA is structured differently—the city is not tearing down existing buildings or taking financial risks on speculative projects. Instead, it is capturing funds from natural property value increases and using them to improve the community.

Council Member Adams reiterated concerns about the high cost of infrastructure projects. He noted that cost estimates for water line replacements along 200 North and near the cemetery had increased unexpectedly, highlighting the challenges of funding essential services without raising taxes. He emphasized that the CRA is designed to prevent tax increases by capturing tax revenue from new growth. He referenced the Smith’s Marketplace RDA, which increased annual property tax revenue from $37,000 to $137,000. He argued that new commercial development, such as the recently approved hotel project, would bring similar financial benefits to the city. Council Member Adams reassured homeowners in the CRA boundary that their properties would not be rezoned without their consent. While property values may naturally increase over time, the CRA does not rezone residential properties or change their tax classification to commercial. He suggested that homeowners might benefit from being included in the CRA, as they could access infrastructure improvements and financial incentives if they chose to redevelop in the future.

Mayor Tran addressed concerns about public outreach, explaining that council members do not have access to residents' contact information through utility accounts due to privacy laws. The city relies on its website, social media, and a city newsletter to communicate important issues. She welcomed suggestions on how to improve outreach and encouraged residents to help share information.

Council Member Hunt made a motion to continue the consideration of the Kaysville City Center Reinvestment Plan and Budget until a future council meeting. Given the high level of public interest and lingering questions, she felt it was appropriate to delay the final vote to allow more time for education and engagement.

Council Member Adams seconded the motion, stating that while he was personally comfortable voting on the CRA that night, he recognized the importance of ensuring residents felt at ease. He emphasized that he wanted the community to leave the meeting without anxiety or confusion about the plan's intent and impact.

Council Member Oaks expressed concerns about delaying the vote without a clear plan for further discussion. He asked what specific actions would take place between now and the next meeting to address outstanding concerns. He was uncertain about postponing the vote without additional scheduled public engagement efforts.

Council Member Blackham stated that he fully supports the CRA but understood the concerns of property owners, such as Mr. Saunders, whose land is included in the proposed CRA boundary. While he believes the CRA will not negatively impact homeowners, he did not want property owners to feel uneasy. He was willing to wait a few weeks to allow for more outreach and clarification.

Mayor Tran noted that, based on feedback received, it appeared that homeowners would only feel comfortable if their properties were removed from the CRA area altogether. She asked whether the council's intent in delaying the vote was to reconsider boundary adjustments or simply to provide more time for property owners to get their questions answered.

Council Member Hunt clarified that her goal was not necessarily to alter the CRA boundaries but rather to increase transparency and understanding among property owners.

Council Member Jackson expressed a willingness to explore removing homes from the CRA boundary, stating that their inclusion seemed unnecessary and was causing confusion and concern among property owners.

Council Member Adams pointed out that removing those properties would mean homeowners could not access CRA funds if they ever wished to redevelop their land. He argued that, from a homeowner's perspective, it might be more beneficial to remain within the CRA boundary to take advantage of future funding opportunities, if desired.

Council Member Jackson emphasized the importance of directly communicating with each impacted property owner to ensure they understood the implications and potential benefits of being in the CRA. He also warned that delaying the decision too long could allow for misinformation to spread and disrupt the natural momentum of the process. While he was in favor of approving the CRA, he wanted to ensure that homeowners were fully informed before moving forward.

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.

Council Member Adams made a motion to continue the consideration of an Interlocal Agreement between the Kaysville Redevelopment Agency and Kaysville City for the Kaysville City Center Community Reinvestment Plan and Budget. The motion was seconded by Council Member Oaks.

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.

COUNCIL MEMBERS REPORTS

Council Member Oaks highlighted the success of the monthly small business meeting, noting that attendance has significantly increased over the past three years, with around 25 people attending the most recent session. He credited city staff for their efforts in building connections between small businesses and the city.

Council Members Blackham and Hunt attended a ribbon-cutting ceremony for the new teen center at Davis High School, the last high school in Davis County to receive one. The teen center provides essential resources for students in need, including access to showers, laundry, meals, and study areas. They emphasized the importance of these centers in helping students stay in school despite challenges at home.

Council Member Hunt acknowledged the high level of council engagement, noting that this was her eighth meeting or event of the week. She encouraged continued public involvement and mentioned that the city has a notification system on its website where residents can sign up for email alerts regarding city meetings and updates.

CITY MANAGER REPORT

City Manager Jaysen Christensen provided several important updates:

- Train Horns: Kaysville is part of the quiet zone that extends from Salt Lake to Ogden. The only remaining issues are two deficient crossings in Salt Lake and North Salt Lake. Both cities have submitted waiver requests to allow train horns to sound only at those crossings rather than throughout the entire zone. The public comment period ends next Tuesday, after which a decision will be made.
- Crestwood Drive & Highway 89 Intersection: The four-way stop has been installed on the south side and is now fully operational.
- 200 North Construction: The reconstruction project on 200 North (from Main Street to Fruit Heights) will begin on January 27. Initial work will involve lane adjustments near Main Street.
- Mutton Hollow & Main Street Traffic Signal: A new traffic signal will be installed at this intersection. Work is expected to start in about a week and a half, with minimal impact on traffic.
- Wildfire Preparedness: In response to California's recent wildfires, Kaysville and Davis County will hold an annual town hall meeting for residents east of Highway 89 to discuss evacuation plans and fire prevention. The next meeting is expected in the spring. The city is actively clearing brush in Wilderness Park and along power lines to mitigate fire risks. Residents in the wildfire evacuation zone can request fire warden assessments of their properties for personalized prevention measures.
- Emergency Dispatch Transition: As of last Thursday, Kaysville's 911 dispatch services have transitioned from Davis County to Bountiful Dispatch. The transition was smooth and cost-effective, with no noticeable difference for residents or emergency personnel.
- Strategic Planning Work Session: The City Council's annual strategic planning meeting will take place on February 4 from 5:30 to 8:30 p.m. The meeting will focus on reviewing the general plan, past strategic initiatives, and setting new goals for the city.

ADJOURNMENT

Council Member Adams made a motion to adjourn the city council meeting at 9:52 p.m. The motion passed unanimously.

Following the city council meeting, the Kaysville Redevelopment Agency (RDA) Board convened to address 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 16, 2025

Minutes of a Kaysville City Redevelopment Agency Board Meeting held on January 2, 2025, at 9:52 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 Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Information Technology Assistant Jordan Hansen, Officer Chris Ransom, Becky Hope, John Sanders, Steve Weir, Tyler Nay, Cordell McDonald, Curtis Cragun, (Illegible) Jacobson, Travis Nordgren, Heidi Nordgren, Kirk Dean, Leigh Dean, Faith Bolen, Bart Wolthuis, Tyler Tholen, Jeff Call, Cindee Paulsen, Chandler Beutler, Beth Holbrook, Flemming Hyllested, Linda Gardner, Darlene Schons, Laurene Starkey, Val Starkey, Jill Dredge, Don Woodward, Deborah Niven, Scott Sanders, Tom Kerr, Annette Allred, Lee Allred, Linda Webb, Marion Borup, Jennifer Borup, Brian Tarbet, Jason Largey, Dee Hyde, Michael Macfarlane, Jeff Clarkson, Joyce Clarkson

OPENING

Chairperson Tran opened the meeting by welcoming those present.

APPROVAL OF MINUTES FROM THE JANUARY 2, 2025 REDEVELOPMENT AGENCY BOARD MEETING

Board Member Blackham made a motion to approve the minutes of the January 2, 2025, Redevelopment Agency Board meeting. Board Member Oaks seconded the motion.

A vote on the motion was as follows:

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

The motion passed unanimously.

A RESOLUTION ADOPTING THE KAYSVILLE CITY CENTER REINVESTMENT AREA 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 (TABLED ITEM)

APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE KAYSVILLE REDEVELOPMENT AGENCY AND KAYSVILLE CITY FOR THE KAYSVILLE CITY CENTER REINVESTMENT AREA (TABLED ITEM)

Chairperson Tran stated that since no action had been taken during the earlier City Council meeting on the resolution for the Kaysville City Center Reinvestment Area Plan or budget, or on the related interlocal agreement, it was recommended that these three items be postponed until the next City Council meeting, where the matter will be discussed again.

Board Member Oaks made a motion to postpone these three agenda items until the next City Council meeting, where the Kaysville City Center Reinvestment Area Plan and Budget will be considered. The motion was seconded by Board Member Hunt.

A vote on the motion was as follows:

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

The motion passed unanimously.

ADJOURNMENT

Board Member Adams made a motion to adjourn the Kaysville City Redevelopment Agency Board Meeting at 9:54 p.m. The motion passed unanimously.