

KAYSVILLE CITY COUNCIL
February 20, 2025

Minutes of a regular Kaysville City Council meeting held on February 20, 2025, at 7:00 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, UT.

Council Members Present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Abbigayle Hunt, and Council Member Nate Jackson

Excused: Council Member Mike Blackham and Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Parks and Recreation Director Cole Stephens, Senior Planner Anne McNamara, Information Systems Assistant Ardi Harsano, Police Sgt. Lacy Turner, Business License Officer Mindi Edstrom, Crista Crane, Karen Dent, Hannah Clark, Stephen Kendall, Heidi Kendall, Val Starkey, Laurene Starkey, Jeff Clarkson, Joyce Clarkson, Ly Tran, Wyatt Ellis, Carolyn Saunders, Brian Tarbet

OPENING

Mayor Tran opened the Kaysville City Council meeting and welcomed attendees. She noted that Council Members Perry Oaks and Mike Blackham were excused from the meeting.

Council Member Jackson expressed appreciation for community involvement. He reflected on the current national climate and emphasized the strength of local government in shaping communities. He cited the Community Reinvestment Area (CRA) discussions as an example of the council responding to residents' concerns by slowing the process and holding a town hall meeting.

Council Member Jackson then led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

Val Starkey used their time to point out corrections needed in the January 16 meeting minutes, specifically noting incorrect names on pages 11 and 12. Mayor Tran acknowledged the request and noted the corrections.

Brian Tarbet, a resident of West Kaysville, raised concerns about the inclusion of several homes on the south side of 200 North between the freeway overpass and Flint Street within the Community Reinvestment Area (CRA) boundary. He asserted that this area was not originally part of the master plan and appeared to have been added inadvertently at the last minute. He expressed concerns that the CRA's impact on established residential neighborhoods could be detrimental, citing a recent case in which a property owner had spoken to the council about an unexpected car wash proposal in a residential area. Mr. Tarbet stated that he had sent an email to the mayor and

city council outlining his concerns on January 24 but had not received a response, so he re-sent the email before the meeting. He urged the council to review his concerns carefully.

Carolyn Saunders, a resident in the same area, supported Mr. Tarbet's statements and reiterated concerns about the inclusion of homes in the CRA. She questioned whether CRA funds would be best utilized in that section and suggested that other areas, such as land west of the Mountain Vista subdivision, could benefit more. Additionally, Mrs. Saunders asked whether Tax Increment Financing (TIF) funds could be used to extend a creek culvert running through her property if a neighboring landowner decided to sell his property for development. She explained that such an extension could increase the usable land but might negatively impact her yard. She requested clarification from the council regarding the potential use of TIF funds for that purpose.

Mayor Tran thanked all speakers for their comments and noted their questions.

PRESENTATIONS AND AWARDS

KAYSVILLE GIVES 2024 REPORT

Mindi Edstrom and Crista Crane presented on behalf of Kaysville Gives, a community-driven holiday assistance program. Ms. Edstrom began by expressing appreciation for the opportunity to present to the council. Ms. Crane, a long-time volunteer, described the core group of women who dedicate time to the program, noting that they are all volunteers balancing work and family responsibilities. She credited Ms. Edstrom as the driving force behind the effort and highlighted the relationships the volunteers have built with local schools and counselors.

The presenters shared key statistics from the latest Kaysville Gives program, reporting that in 2024, 477 children and over 150 families were served, with more than 2,000 gifts distributed. They noted that many gifts were donated, while others were purchased through fundraising and grants. Young Caring for Young, a recurring donor, contributed \$10,000 and provided warehouse space for organizing donations. Business and resident donations totaled more than \$14,000. Additionally, the Miller Family Foundation, through a connection made by Mayor Tran, awarded the program a \$10,000 grant, which volunteers used to shop for 80 children. Target was also recognized for its support, providing a 10% discount and tax-exempt purchases, allowing funds to stretch further.

Ms. Edstrom and Ms. Crane shared stories of community involvement, including city staff participating in a shopping event where they were assigned lists and budgets to shop for children in need. They highlighted volunteers such as Josh Belnap, who helped assemble donated bicycles, and city employees from multiple departments who contributed time and effort. They also emphasized the logistical support provided by Young Truck and Trailer, which offered storage space, assisted with deliveries, and handled accounting for donations.

The presentation featured images of the volunteers, and the storage facility used for sorting and distributing gifts. The presenters expressed gratitude for the businesses and residents who helped make the program possible, including Symphony Homes, which contributed financially and participated in shopping efforts. Target employees assisted with checkout processes, and additional

community volunteers, including youth groups and local organizations, participated in shopping events. Ms. Edstrom also acknowledged individuals who dressed as Santa Claus and the Grinch, as well as residents who consistently donate to the Fill the Fire Truck event.

The beneficiaries of Kaysville Gives included students from Mountain High School, Safe Harbor, the Family Enrichment Center, Willow Pines, the Kaysville Police Department, and various local elementary, junior high, and high schools. The program also extended assistance to some families in Farmington. The presenters shared heartfelt letters from recipients, including one from a single mother expressing gratitude for the support and another from a Mountain High School student who appreciated being treated equally and not overlooked.

Mayor Tran and members of the council praised the volunteers for their dedication, recognizing the extensive time commitment required to organize and execute the program. Mayor Tran noted that volunteers often postponed their own holiday preparations to ensure the program's success.

Ms. Edstrom reflected on the program's eight-year history, emphasizing that the city's involvement has been critical to its success. Mayor Tran agreed, noting that the city's sponsorship provides credibility and structure, helping the initiative gain traction and community recognition. She reiterated that the needs served by Kaysville Gives are real and increasing, with families vetted through school counselors to ensure fair distribution of resources.

Following the presentation, Mayor Tran thanked Ms. Edstrom, Ms. Crane, and all the volunteers for their hard work.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

CONSENT ITEMS

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

- a) Approval of minutes from the January 16, 2025, Council meeting (with the changes as mentioned by Mr. Starkey).
- b) Approval of minutes from the January 16, 2025, Redevelopment Agency Board meeting.
- c) A Resolution and Interlocal Agreement with Davis County for 200 North Transportation Project Reimbursement.
- d) Approval of the purchase of a service bucket truck for the Power Department.
- e) A Resolution authorizing a contract for federal advocacy work on community funding and grant support.

Council Member Hunt seconded the motion.

The vote on the motion was as follows:

Council Member Hunt, Yea

Council Member Jackson, Yea
Council Member Adams, Yea

The motion passed unanimously.

ACTION ITEMS

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 12, “PARKS, PUBLIC PROPERTY, AND RECREATION,” OF THE KAYSVILLE CITY CODE

Parks and Recreation Director Cole Stephens stated that this item had been reviewed by the council as a Work Item at the last council meeting. He noted that the presented ordinances remained unchanged from the previous discussion, except for the removal of Section 12-2-2, which would be addressed separately as a Work Item later in the meeting.

Council Member Jackson inquired about a specific section regarding animals in parks, noting that the ordinance removed references to farm animals. He sought clarification on whether leashed dogs were still allowed in parks.

Cole Stephens confirmed that leashed dogs are permitted under Davis County Animal Care and Control regulations. He explained that the change was made to remove outdated language about farm animals, as livestock in parks was no longer a common issue.

Council Member Adams made a motion to approve an Ordinance amending various sections of Title 12, “Parks, Public Property, and Recreation,” of the Kaysville City Code. The motion was seconded by Council Member Jackson.

The vote on the motion was as follows:

Council Member Jackson, Yea
Council Member Adams, Yea
Council Member Hunt, Yea

The motion passed unanimously.

WORK ITEMS

AN ORDINANCE AMENDING SECTION 12-2-2, “VEHICLES,” AND ENACTING SECTION 12-2-12, “BICYCLES AND SKATEBOARDS”, OF CHAPTER 12-2, “PARKS AND PUBLIC PROPERTY,” OF THE KAYSVILLE CITY CODE

Parks and Recreation Director Cole Stephens stated that, as noted in the previous item, this ordinance was reviewed at the last City Council meeting, during which the Council requested that Section 12-2-2, “Vehicles,” be revised to address concerns raised during the meeting and to provide clarifications. The language in Section 12-2-2 has been reworked and is being presented to the Council for approval. Staff is also presenting a new section for review. Section 12-2-12 has

been proposed to address concerns regarding motorized bicycles, scooters, and similar devices. Mr. Stephens presented updates to Section 12-2-2 and introduced the newly proposed Section 12-2-12, which specifically addresses bicycles, skateboards, and motorized personal transport devices, such as electric scooters. The revisions were made to clarify regulations regarding motor vehicles while ensuring that certain self-propelled and electric devices can be used responsibly within park areas. The amendment incorporated feedback from the previous work session, including concerns raised by Council Member Blackham about electric vehicles. Mr. Stephens also noted that the changes aimed to accommodate future technological advancements in personal transportation.

Council Member Jackson made a motion to move the Ordinance amending Section 12-2-2, “Vehicles,” and enacting Section 12-2-12, “Bicycles and Skateboards,” of Chapter 12-2, “Parks and Public Property,” in the Kaysville City Code to an action item. The motion was seconded by Council Member Hunt.

The vote on the motion was as follows:

Council Member Adams, Yea
Council Member Hunt, Yea
Council Member Jackson, Yea

The motion passed unanimously.

DELIBERATION ON CITIZEN FEEDBACK REGARDING THE KAYSVILLE CITY CENTER COMMUNITY REINVESTMENT AREA (CRA)

Mayor Tran emphasized the high level of community engagement throughout the Kaysville City Center Community Reinvestment Area (CRA) review process, crediting City Manager Jaysen Christensen for dedicating extensive time to addressing public concerns. She reiterated the Council’s commitment to listening to residents and noted that adjustments could be made to the CRA boundaries.

Regarding concerns raised about residential properties on 200 North, Mayor Tran suggested that these properties do not have to be included in the CRA. She acknowledged that this had been mentioned during the town hall meeting and proposed revisiting the map to consider both the exclusion of certain residential areas and the potential expansion into other parts of the city. She explained that the CRA had originally been scaled back due to its size but that with adjustments, new areas could be considered. She then asked the Council for input on how to proceed.

Council Member Hunt supported the idea of sending the plan back to staff for revision, suggesting a broader review of residential properties included in the CRA, beyond just those on 200 North. She emphasized the importance of carefully reconsidering all residential areas to ensure the proposal aligns with the city’s vision before moving forward.

Council Member Jackson agreed, advocating for the removal of all residential homes from the CRA. While expressing optimism about the opportunities the CRA could bring, he acknowledged

the concerns raised by affected homeowners and recognized the fear that inclusion in the CRA map could create. He emphasized that the project should prioritize the downtown business district rather than residential properties and encouraged further community input in shaping the final plan.

Mayor Tran echoed these sentiments, recounting feedback received during the town hall meeting. She shared an instance where a resident expressed fear that the CRA's inclusion of their home signaled that they were no longer welcome in the area. Mayor Tran reassured attendees that this was not the city's intention and emphasized that a CRA does not impact property taxes or zoning. However, she acknowledged the emotional impact on homeowners and reiterated the city's commitment to a thoughtful and transparent process. She also drew a parallel to past decisions made about Kaysville by outside entities that the city had opposed, demonstrating empathy for residents' concerns.

Council Member Adams made a motion to revise the CRA by removing the residential properties from the currently proposed CRA plan and exploring the possibility of including additional business districts that could benefit from reinvestment. Council Member Hunt seconded the motion.

The vote on the motion was as follows:

Council Member Hunt, Yea
Council Member Jackson, Yea
Council Member Adams, Yea

The motion passed unanimously.

Mayor Tran clarified that the CRA proposal would be sent back to staff for revisions, with continued opportunities for public input. Once an updated plan is developed, it will be brought forward as a publicly noticed item on another City Council agenda and submitted to the relevant taxing entities for approval. She noted that while this process would take time, the Council was committed to ensuring that the CRA provides meaningful redevelopment opportunities without negatively impacting existing residential neighborhoods.

COUNCIL MEMBERS REPORTS

Mayor Tran provided an update on legislative activity at the state level, noting that over 700 bills had been introduced in the current legislative session, with 14 days remaining. She explained that the city was closely tracking proposed legislation that could impact Kaysville and was actively engaged in discussions to advocate for adjustments that would preserve local decision-making authority.

CITY MANAGER REPORT

City Manager Jaysen Christensen first recognized City Engineer Dexter Fisher for his extensive efforts in securing \$3 million in funding from Davis County for the reconstruction of 200 North, which was approved as part of the consent agenda. He then addressed community inquiries

regarding the future of the old Kaysville Library building. He explained that after discussions with Alchemy about a potential food hall partnership fell through due to financial feasibility issues, the city has been exploring other options. The city has engaged an architecture firm to assess cost-effective ways to preserve the library building. Additionally, he and Mayor Tran, along with Cole Stephens and Dean Storey, met with representatives from Gilmore Bell, a public finance law firm, to discuss potential funding opportunities. While no commitments have been made, the firm provided insights and contacts for possible grants or other financial assistance.

Mr. Christensen then discussed adjustments to the Council's meeting schedule for April. Since the Davis School District's spring break falls during the first week of April and the Utah League of Cities and Towns (ULCT) conference in St. George occurs during the third week, the Council proposed moving its regular meeting to April 10 as the only scheduled meeting for the month. However, two budget work sessions would still take place in April. The Council acknowledged the adjusted schedule.

ADJOURNMENT

Council Member Adams made a motion to adjourn the City Council meeting at 7:41 p.m. The motion passed unanimously.

Following the city council meeting, the Kaysville Business Park Architectural Review Committee convened to address items on its agenda.

KAYSVILLE BUSINESS PARK
ARCHITECTURAL REVIEW COMMITTEE MEETING
February 20, 2025

Minutes of a Kaysville Business Park Architectural Review Committee Meeting held on February 20, 2025 at 7:41 p.m. in the City Council Chambers of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Committee Members Present: Chairperson Tamara Tran, John Swan Adams, Abbigayle Hunt, and Nate Jackson

Excused: Mike Blackham and Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Parks and Recreation Director Cole Stephens, Senior Planner Anne McNamara, Information Systems Assistant Ardi Harsano, Police Sgt. Lacy Turner, Hannah Clark, Stephen Kendall, Heidi Kendall, Val Starkey, Laurene Starkey, Jeff Clarkson, Joyce Clarkson, Ly Tran, Wyatt Ellis, Carolyn Saunders, Brian Tarbet

OPENING

Chairperson Tran opened the meeting by welcoming those present.

APPROVAL OF AN ILLUMINATED WALL SIGN AT 352 NORTH FLINT STREET FOR ABS KIDS

Senior Planner Anne McNamara explained that the Architectural Review Committee is responsible for approving all signs in the Kaysville Business Park. ABS Kids submitted a building permit to install an internally illuminated wall sign on the western façade of their building, facing Flint Street. The proposed sign measures 38.5 square feet, which is well below the 467.5 square feet permitted by city code for a building façade totaling 1,870 square feet. The sign meets all city regulations, including the Business Park signage requirements..

Committee Member Hunt noted that the sign's orientation would not face residential areas, ensuring it would not cause light disturbances. She also expressed support for the business and the work it does.

Committee Member Hunt made a motion to approve the illuminated wall sign at 352 North Flint Street for ABS Kids, seconded by Committee Member Jackson.

The vote on the motion was as follows:

Committee Member Adams, yea
Committee Member Hunt, yea

Committee Member Jackson, yea

The motion passed unanimously.

ADJOURNMENT

Committee Member Adams made a motion to adjourn the Kaysville Business Park Architectural Review Committee Meeting at 7:43 p.m. The motion passed unanimously.