

KAYSVILLE CITY COUNCIL
March 6, 2025

Minutes of a regular Kaysville City Council meeting held on March 6, 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 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 (via phone), City Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Parks and Recreation Director Cole Stephens, Information Technology Assistant Jordan Hansen, Police Sgt. Lacy Turner, Britin Van Brocklin, Adam Clark, Jill Dredge, Tom Kerr, Cindy Kerr, Paul Toller

OPENING

Mayor Tran opened the Kaysville City Council meeting and welcomed attendees.

Council Member Oaks shared brief remarks on the importance of open dialogue in government. He expressed appreciation for the ability to discuss issues and find resolutions at the local government level, even when there are disagreements. He cited the city's handling of the Community Reinvestment Area (CRA) discussions as an example of constructive dialogue between the council and residents.

Council Member Oaks then offered a prayer and led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

No public comments were made.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

CONSENT ITEMS

Council Member Adams requested further discussion on Consent Item B. He then made a motion to approve the following consent item:

- a) Approval of minutes from the February 4, 2025, Council Work Session.

Council Member Blackham seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

B. A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE A REIMBURSEMENT WITH SYMPHONY HOMES FOR POTENTIAL ROAD IMPROVEMENTS

Council Member Adams requested a brief explanation regarding Consent Item B.

City Manager Jaysen Christensen explained that the City Council adopted Resolution 25-02-03 at its last meeting, authorizing him to negotiate a contract with ASG Consulting Inc. for government relations work related to securing federal funding for the Angel Street extension project. Currently, Angel Street dead-ends at the south end, but plans are in place to extend the road past the Sewer District property to connect it to Sunset Drive. The project is approximately 90% designed and is estimated to cost between \$4 and \$5 million. However, funding for the project is not anticipated to be available for several years, despite a recognized need for the extension.

Mr. Christensen further explained that Symphony Homes, a developer planning to build in the area, had held open houses with residents to discuss their project. Given the mutual interest in advancing the road extension, the city saw an opportunity to pursue federal funding for the project with the help of ASG Consulting. A contract with ASG has been negotiated for a fee of \$5,000 per month for up to 12 months, with a clause allowing the city to terminate the agreement if it becomes clear that federal funding is unlikely.

At the suggestion of Council Member Adams, Mr. Christensen negotiated with Symphony Homes to share a portion of ASG's costs. Symphony Homes has signed a preliminary agreement to reimburse Kaysville up to \$15,000, which now requires ratification by the City Council. The agreement would cover 50% of ASG's fee for the first six months of service.

According to ASG, the Transportation and Infrastructure Committee, on which Representatives Mike Kennedy and Burgess Owens serve, will prioritize funding for community project requests by early August 2025, which will be six months into ASG's contract. If Kaysville's project receives prioritization at that time, it is highly likely to receive federal funding. However, if the project is not prioritized and is deemed unlikely to succeed, the city may elect to terminate its contract with ASG.

Council Member Adams thanked Mr. Christensen for the clarification and made a motion to approve a Resolution authorizing the city manager to negotiate a reimbursement with Symphony Homes for potential road improvements. The motion was seconded by Council Member Jackson.

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.

ACTION 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," IN THE KAYSVILLE CITY CODE

Parks and Recreation Director Cole Stephens explained that this ordinance amendment was the final step in a series of text revisions that began approximately six weeks prior. The amendment presented addressed motor vehicles in city parks and properties while also establishing a separate category specifically for e-bikes, scooters, bicycles, skateboards, and other self-propelled vehicles. He noted that the initial approach attempted to classify e-bikes and e-scooters under the motor vehicle category, but this proved to be confusing. After feedback from council discussions, the decision was made to separate them into their own section of the code to provide clearer regulations. The ordinance, which had been reviewed by the City Council as a Work Item two weeks prior, permits the use of self-propelled vehicles in public parks if they are operated in a safe manner.

Mayor Tran sought clarification on what constituted a "safe manner," asking whether this meant avoiding reckless operation or riding on grassy areas.

Cole Stephens confirmed that reckless riding was the primary concern, as some e-bikes can reach high speeds, creating potential hazards for other park users.

Council Member Blackham supported the amendment and emphasized the importance of common sense in regulating e-bike use. He noted that many individuals who were previously unable to ride due to age or physical limitations were now able to enjoy biking and exercise because of e-bikes. While recognizing the potential for misuse, he believed that most riders were responsible and that the ordinance would help ensure safe and respectful use of public spaces.

Council Member Jackson made a motion to approve 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," in the Kaysville City Code. The motion was seconded by Council Member Blackham.

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.

CONSIDERATION OF ENACTING KAYSVILLE CITY CODE TITLE 17-31-5 FARM STANDS AND AMENDING 17-2 DEFINITIONS; 17-8 HEAVY AGRICULTURAL DISTRICT; 17-9 LIGHT AGRICULTURAL DISTRICT; 17-10 AGRICULTURAL RESIDENTIAL DISTRICT; 17-11 OLD KAYSVILLE TOWNSITE RESIDENTIAL DISTRICT; 17-12 SINGLE FAMILY RESIDENTIAL DISTRICT; 17-13 DIVERSE RESIDENTIAL DISTRICT; 17-14 R-2 ONE TO TWO FAMILY RESIDENTIAL DISTRICT; 17-15 R-4 ONE TO FOUR FAMILY RESIDENTIAL DISTRICT AND 17-16 R-M MULTIPLE FAMILY RESIDENTIAL DISTRICT

Community Development Director Melinda Greenwood explained that Britin Van Brocklin had applied for a Title 17 Planning and Zoning Text Amendment to allow for seasonal farm stands in low-density residential and agricultural zones. The permitting of seasonal farm stands would enable the applicant to sell flowers grown for her business on-site at her home.

Greenwood provided an overview of the proposed ordinance, stating that farm stands would allow for the temporary sale of produce, ornamental crops, and cottage products grown within Kaysville. These stands would be permitted in agricultural and residential zones and would need to be operated by the legal owner or occupant of the property. The ordinance specified that farm stands must be temporary in nature, operating for no more than 180 days per year, and limited to a maximum of 100 square feet. Additionally, it allowed for one sign under 15 square feet. At the end of each day, all products and signage would need to be removed, though the stand structure itself, such as a table or tent, could remain in place.

Ms. Greenwood explained that the proposal was reviewed by the Planning Commission on February 13, where it received a unanimous 7-0 recommendation for approval. The Commission discussed definitions, timing, and duration of farm stands, ultimately settling on the 180-day limit as an appropriate threshold for temporary use. A public hearing was held, during which one comment was received proposing alternative wording for the temporary duration definition. Ms. Greenwood stated that city staff and the Planning Commission felt confident in their recommendation and encouraged the council to approve the ordinance as presented.

Britin Van Brocklin, the applicant, stated that she had been flower farming for nearly nine years and had long wanted to operate a farm stand but was unable to do so under existing city regulations. After researching Salt Lake City's farm stand ordinance, she worked with city staff to propose a similar text amendment for Kaysville. She noted that she is a board member of the Utah Cut Flower Farm Association, which has over 150 members, several of whom are in Kaysville and could benefit from this ordinance. She expressed hope that the approval of farm stands in Kaysville would encourage other cities to adopt similar policies.

Council Member Hunt asked for clarification on the 180-day duration.

Britin Van Brocklin explained that the timeframe was determined by the Planning Commission as a reasonable definition of "temporary." She provided an example of opening a farm stand in April and closing in October but acknowledged that some farmers might prefer different timeframes based on their crops.

Council Member Oaks inquired about existing seasonal sales, such as the pumpkin stand at Angel Street and 200 North.

Melinda Greenwood explained that such operations typically take place on commercial property with a business license, whereas the new ordinance would allow farm stands in residential and agricultural areas.

Further discussion centered on the 180-day limit, with some council members expressing interest in providing more flexibility. Council Member Hunt suggested either extending the duration to 200 days or allowing it to be split into two separate 90-day periods.

Council Member Blackham interpreted the rule to mean that the 180-day limit would begin whenever a farm stand started operating, rather than applying to a set period for all stands.

Mayor Tran commented that the goal was to prevent farm stands from becoming permanent retail fixtures in residential areas while still allowing for sufficient operational time.

Melinda Greenwood noted that the 180-day limit was already more generous than similar temporary-use definitions in other cities, which often restrict temporary operations to 120 days. She emphasized that staff aimed to balance business opportunities with maintaining neighborhood character and that the time restriction provided a framework for managing potential complaints or issues.

Council Member Jackson proposed allowing the 180-day limit to be flexible within the year so farm stand operators could pause and restart within the allotted time. However, Greenwood noted that tracking intermittent usage would be challenging from an enforcement standpoint.

Council Member Oaks recommended that the council approve the ordinance as proposed, with the understanding that if issues arise, the 180-day restriction could be revisited in the future.

Council Member Hunt made a motion to approve an Ordinance enacting Section 17-31-5, "Farm Stands," and amending Section 17-2, "Definitions," along with various other sections in Title 17, "Planning and Zoning, of the Kaysville City Code as presented. The motion was seconded by Council Member Oaks.

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

Mayor Tran expressed appreciation for the council's active engagement in tracking developments at the state legislature, which was set to conclude its session the following evening. She noted that hundreds of bills had been introduced, making it a busy and complex session, and thanked the council for their efforts in advocating for Kaysville's interests.

CITY MANAGER REPORT

City Manager Jaysen Christensen provided an update on the planned gymnasium at Kaysville Junior High School, noting that discussions with the Davis School District were progressing. The district had issued a Request for Proposals (RFP) for an architect, with further details on costs and logistics expected in the coming months. Construction was still targeted to begin in the fall. Mr. Christensen emphasized the project as a valuable partnership between the city and the school district. He referenced a past opportunity with Centennial Junior High that the city had passed on, which many later saw as a missed opportunity. He also noted that discussions had begun with Finance Director Dean on potential funding options.

Mayor Tran added that the facility, featuring four full-size courts, would be a major asset to Kaysville. She highlighted the city's need for gym space and expressed optimism that the project would benefit both the school and the broader community.

ADJOURNMENT

Council Member Blackham made a motion to adjourn the City Council meeting at 7:27 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
March 6, 2025

Minutes of a Kaysville Business Park Architectural Review Committee Meeting held on 6, 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, Mike Blackham, Abbigayle Hunt, Nate Jackson, and Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills (via phone), City Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Parks and Recreation Director Cole Stephens, Information Technology Assistant Jordan Hansen, Police Sgt. Lacy Turner, Britin Van Brocklin, Adam Clark, Jill Dredge, Tom Kerr, Cindy Kerr, Paul Toller

OPENING

Chairperson Tran opened the meeting by welcoming those present.

APPROVAL OF AN ELECTRONIC MESSAGE CENTER SIGN FOR BARNES PARK LOCATED AT APPROXIMATELY 950 WEST 200 NORTH

Community Development Director Melinda Greenwood explained that the Architectural Review Committee is responsible for approving all signs in the Kaysville Business Park. She stated that this sign had undergone a thorough review process, including a prior text amendment allowing EMC signs in public use zones, which the city council had approved a few weeks earlier. The City's Parks and Recreation Department submitted a building permit to install an Electronic Message Center (EMC) sign along the southern property line of Barnes Park (approximately 950 West 200 North). The existing sign has been demolished, and the new EMC monument sign will be constructed in its place. The EMC sign for Barnes Park is an exact replica of the sign on Main Street at the City Hall campus, except the permanent wording at the bottom of the sign will read "Barnes Memorial Park."

Ms. Greenwood noted that while Barnes Park is technically within the Kaysville Business Park boundaries, previous projects within the park had not been brought before the Architectural Review Committee. She indicated that the city was considering removing Barnes Park from the Business Park designation to streamline future processes, as it was unnecessary for public park projects to undergo this review.

Committee Member Blackham provided historical context about the park's name. He emphasized that "Barnes Memorial Park" was meant to honor not just Rulon and Emily Barnes, who donated the property, but their entire family, including their children, who tragically passed away in a car accident. He believed that keeping the full name "Barnes Memorial Park" on the sign would help

preserve and acknowledge the family's legacy.

Parks and Recreation Director Cole Stephens confirmed that an existing historical marker along the sidewalk near the creek already provided details on the Barnes family's contribution. He added that the city had future plans to further highlight the history of the park and its significance.

Mr. Stephens also clarified that while the current signage at the park was oriented east-west, the new EMC sign would be installed with a north-south orientation. To address concerns about brightness and nighttime use, he explained that the EMC sign would include dimming features, the ability to display static images at night, and advanced LED technology to ensure a clear, crisp display. He emphasized that the sign's lighting and motion controls would allow for flexibility in operation, including options to reduce brightness in the evenings or display only essential information after park hours..

Committee Member Adams made a motion to approve the Electronic Message Center (EMC) sign for Barnes Park, located at approximately 950 West 200 North, seconded by Committee Member Oaks.

The vote on the motion was as follows:

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

The motion passed unanimously.

ADJOURNMENT

Committee Member Adams made a motion to adjourn the Kaysville Business Park Architectural Review Committee Meeting at 7:33 p.m. The motion passed unanimously.