



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on **Thursday, August 20, 2026**, starting at 7:00 PM in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT**. The meeting will be streamed live on YouTube, and the link to the meeting will be posted on www.KaysvilleLive.com.

Public comments during the meeting will be accepted only during Action Items, public hearings, and the Call to the Public portion of the meeting. The number of speakers for each item will be limited, and each speaker will be limited to three (3) minutes. **Individuals wishing to speak must sign up in person before the meeting begins.**

Comments may also be submitted to the City Council via email at publiccomment@kaysville.gov; however, emailed comments will not be read aloud during the meeting.

CITY COUNCIL Q&A – 6:30 PM

The City Council will be available to answer questions or discuss any matters the public may have.

CITY COUNCIL MEETING – 7:00 PM

The agenda shall be as follows:

- 1) **OPENING**
 - a) Presented by Council Member John Adams
- 2) **CALL TO THE PUBLIC (3 MINUTE LIMIT; MUST SIGN UP IN PERSON BEFORE THE MEETING BEGINS)**
- 3) **PRESENTATIONS AND AWARDS**
 - a) Presentation of the Supervising Fire Officer Award to Colton Bascom
 - b) Presentation of the Davis Communication Council America 250 Heart of Service Award to the Redemption Church, Pastor Daniel Williams, and Pastor Nathan Brock
- 4) **DECLARATION OF ANY CONFLICTS OF INTEREST**
- 5) **CONSENT ITEMS**
 - a) Approval of Minutes from the June 18, 2026 Council Meeting
 - b) Approval of Minutes from the June 18, 2026 Kaysville Municipal Building Authority Board Meeting
 - c) Approval of Minutes from the June 18, 2026 Kaysville Redevelopment Agency Board Meeting
 - d) Approval of Minutes from the July 16, 2026 Council Meeting
 - e) Approval of Minutes from the August 6, 2026 Council Meeting
 - f) Approval of Minutes from the August 10, 2026 Council Meeting
 - g) Appointment of Brad McIlrath as Community Development Director
 - h) Appointment of Dane Money as Alternate Planning Commissioner
 - i) Approval of an Interlocal Agreement Renewing Membership in the Davis County Storm Water Coalition
- 6) **ACTION ITEMS**
 - a) Consideration of a Rezone Request for the Property Located at 820 Mare Circle from A-5 Heavy Agricultural to R-1-6 Single-Family Residential for Suzie Hansen
 - b) Consideration of a Rezone Request for the Property Located at 1800 South Sunset Drive from R-A Residential

Agricultural District and A-1 Light Agricultural District to R-1-14 Single-Family Residential District for Symphony Homes, Alyson and Lee Stenquist, and Kathryn Lisby

- c) Approval of a Resolution Authorizing the Procurement of Directional Boring Services for the Power Department
- d) Accessory Structures Temporary Land Use Regulation

7) WORK ITEMS

- a) Discussion Regarding Ordinances Amending Various Chapters of the Kaysville City Code to Comply with State Legislative Changes from the 2026 General Session
- b) Discussion Regarding Amendments to Kaysville City Code § 17-31-3, Internal Accessory Dwelling Units, to Comply with Senate Bill 284 Regarding Detached Accessory Dwelling Units
- c) Discussion of Contract Extension with Robinson Waste

8) COUNCIL MEMBERS REPORTS

9) CITY MANAGER REPORT

10) ADJOURNMENT

KAYSVILLE BUSINESS PARK ARCHITECTURAL REVIEW COMMITTEE MEETING

The agenda shall be as follows:

- 1) OPENING
- 2) CONSIDERATION OF AN ILLUMINATED WALL SIGN FOR ACADEMICA WEST AT 290 NORTH FLINT STREET, STE A
- 3) ADJOURNMENT

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services, or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235 at least 24 hours in advance of the meeting to be held.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Kaysville City Hall, Kaysville City website at www.kaysville.gov, and the Utah Public Notice website at www.utah.gov/pmn. Posted on August 14, 2026.



Annemarie Plaizier
City Recorder

KAYSVILLE CITY COUNCIL
June 18, 2026

Minutes of the regular Kaysville City Council meeting held on June 18, 2026, at 7:00 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

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 Joshua McBride

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Maryn Nelson, City Recorder Annemarie Plaizier, Parks and Recreation Director Cole Stephens, Senior Planner Anne McNamara, GIS Administrator Jordan Hansen, David Erhart, Susan Erhart, Paul Toller, Nick Racker, Heidi Racker, Brett Garlick, Lauri Cragun, Curtis Cragun, Jill Dredge

OPENING

Mayor Tran called the meeting to order and invited Council Member Blackham to provide the opening remarks.

Council Member Blackham reflected on the upcoming celebration of the nation's 250th anniversary, noting that this was the final City Council meeting before the Fourth of July festivities. He highlighted the Declaration of Independence, the Constitution and Bill of Rights, and the nation's history of innovation. He expressed gratitude for the freedoms enjoyed by residents and the opportunity for citizens to participate in and influence their government. He encouraged residents to attend the City's Fourth of July celebrations and recognize the freedoms they enjoy. Council Member Blackham then offered the invocation and led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

Mayor Tran announced that no individuals had signed up to speak during the call to the public.

PRESENTATIONS AND AWARDS

A PROCLAMATION DECLARING JULY 2026 AS PARKS AND RECREATION MONTH

Mayor Tran read a proclamation declaring July 2026 as Parks and Recreation Month in Kaysville City. The proclamation recognized the role parks and recreation play in promoting physical and mental health, outdoor activity, youth development, and overall quality of life. It acknowledged Kaysville City's 12 parks, open spaces, trails, and recreation programs, as well as the contributions of employees and volunteers who maintain these resources and provide recreational opportunities for the community.

ANNUAL OPEN AND PUBLIC MEETINGS ACT TRAINING

City Attorney Nic Mills presented the City's annual Open and Public Meetings Act training. He explained that the purpose of the Act is to ensure that the public's business is conducted openly and that residents have an opportunity to observe the decision-making process. He clarified that while public meetings must be open for observation, the Act does not require every meeting to provide an opportunity for public participation.

Mr. Mills focused on public meeting notice requirements, explaining that meetings generally must be noticed at least 24 hours in advance and include an agenda with reasonable specificity, as well as the meeting date, time, and location. Agenda descriptions must provide sufficient detail for the public to understand the business being considered. He explained that the Council generally may not take action on an item that has not been properly noticed, except under limited emergency circumstances. However, the Council is not required to consider every item listed on an agenda and may remove an item before or during the meeting. Mr. Mills concluded that the training satisfied the annual statutory requirement. He also confirmed that Council Members serving on other boards or commissions could request a certificate documenting completion of the training.

DECLARATION OF ANY CONFLICTS OF INTEREST

Mayor Tran asked whether any Council Members had conflicts of interest to declare. No conflicts were declared.

CONSENT ITEMS

Council Member Adams then moved to approve the following consent items:

- a) Approval of Minutes from the April 16, 2026 City Council Meeting.
- b) Approval of Minutes from the April 16, 2026 Kaysville Business Park Architectural Review Committee Meeting.
- c) Approval of Minutes from the May 1, 2026 City Council Work Session.
- d) Approval of Minutes from the May 5, 2026 City Council Work Session.
- e) Approval of Minutes from the May 7, 2026 Kaysville Municipal Building Authority Board Meeting.
- f) Approval of Minutes from the May 7, 2026 Kaysville Redevelopment Agency Board Meeting.
- g) Approval of Minutes from the May 7, 2026 City Council Meeting.
- h) FY 2026 Fraud Risk Assessment.
- i) Consideration of a Resolution Authorizing the Pick Up of the Employee Portion of Utah Retirement Systems Tier 2 Public Safety and Firefighter Retirement System Enhancement Contributions.
- j) Consideration of a Professional Services Agreement for SR-177 West Davis Corridor Right-of-Way Improvements with JUB Engineers.

Council Member Blackham 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 Blackham, Yea
Council Member McBride, Yea

The motion passed unanimously.

ACTION ITEMS

CONSIDERATION OF A REZONE REQUEST AT 768 WEST CHRISTOPHER CIRCLE FROM R-A AGRICULTURAL RESIDENTIAL TO R-1-20 SINGLE-FAMILY RESIDENTIAL FOR NICHOLAS RACKER

Senior Planner Anne McNamara presented a request to rezone property at 768 West Christopher Circle from R-A Agricultural Residential to R-1-20 Single-Family Residential. She explained that the property was primarily surrounded by R-A zoning, with some R-1-20 zoning to the north, and that both zones were consistent with the property's single-family residential future land use designation. The city mailed 49 notices regarding the application and received two telephone inquiries and one in-person inquiry regarding the purpose of the rezone and setback requirements. The Planning Commission considered the request on May 25 and voted 5-1 to recommend approval after discussing concerns regarding compatibility with the surrounding neighborhood.

Ms. McNamara explained that the applicant had already received a building permit for a detached accessory structure that complied with the R-A zone. The applicant subsequently proposed connecting the structure to the residence with a breezeway, which would cause the structure to be subject to the R-A zone's 30-foot rear-yard setback for a principal structure. The R-1-20 zone required a 15-foot rear-yard setback. The proposed rezone would allow the breezeway to be constructed without relocating the accessory structure. Staff recommended approval.

Applicant Nicholas Racker explained that the permitted structure would contain a sports court and garage. Construction had been delayed after the original foundation failed to meet engineering specifications and had to be removed and replaced. During the delay, the family decided that a breezeway would provide more convenient access during inclement weather. Mr. Racker emphasized that the rezone would not move the structure closer to the property line. The building would remain approximately 21.25 feet from the rear property line, and the rezone was requested solely to allow it to be connected to the residence.

Council Member Hunt asked whether the applicant had discussed the project with neighboring property owners. Mr. Racker stated that he had spoken with surrounding neighbors before the Planning Commission meeting and had not initially been made aware of objections. He later learned that concerns primarily related to the building's exterior appearance. He stated that the neighbors directly behind the property, whose lot was most affected by the rear setback, had met with him following the Planning Commission meeting and were supportive of the project.

Council Member Hunt suggested that a development agreement could establish exterior design or material standards to address neighborhood compatibility. Mr. Racker expressed concern about requirements that could significantly increase costs or require structural redesign. He described the building as a commercial-grade, cold-rolled steel structure designed for panel siding and a standing-seam roof. He stated that the family had considered incorporating a lower-wall treatment or wainscot but had not finalized the exterior design.

Mr. Racker also expressed concern about additional delays because the structural components had already been manufactured and were being stored at a cost of approximately \$2,000 per month. He explained that the structure had been engineered for the proposed materials and that significant changes could require redesigning portions of the building. Council Member Blackham similarly noted that adding substantially heavier exterior materials could affect the engineered foundation, framing, and structural loads.

Council Member Jackson stated that he had visited the neighborhood and was concerned about whether the building would be cohesive with surrounding homes. He supported the applicant's ability to use his property but indicated that it was difficult to evaluate the rezone without a clearer understanding of the completed exterior. Mr. Racker responded that the exterior panels would be durable and weather resistant and reiterated that the building was already permitted as a detached accessory structure. He anticipated a neutral cream or white exterior with black accents and stated that the family intended for the structure to complement the property.

Mayor Tran opened the item for public comment. Brett Garlick described Kaysville's small-town character and stated that residents purchasing homes in established neighborhoods generally relied on the appearance and character created through subdivision approvals and private covenants. Mr. Garlick expressed concern about the size and appearance of the proposed structure and its visibility from Kay's Drive. He stated that he supported private property rights and did not oppose construction of the permitted building but believed its exterior should complement the established residential character of the neighborhood. He argued that the steel building could appear commercial and materially alter the neighborhood's appearance. Mr. Garlick stated that some residents had attempted to communicate with the applicant but had not received sufficient information about the final design. He asked the Council to consider a development agreement or other mechanism addressing the exterior appearance.

Council Member McBride clarified that the accessory building could already be constructed under the existing zoning and that the rezone was necessary only to connect it to the residence with the breezeway. Staff confirmed this. Council Member Hunt asked whether the applicant could construct the building first and add the breezeway later to avoid continued storage costs. Mr. Racker explained that doing so would require finishing the affected wall for final inspection and later removing and reconstructing portions of it to add the breezeway, making simultaneous construction more practical.

The Council reviewed elevation drawings provided by Mr. Racker and discussed the proposed exterior, building orientation, visibility, and compatibility with surrounding development. Mr. Racker stated that approximately \$150,000 had already been invested in concrete and approximately \$180,000 in steel framing and that substantial design changes could affect those

investments. He estimated that the overall project cost had increased from approximately \$400,000 to more than \$700,000.

Council members indicated that they would prefer to see a more definitive color representation of the proposed exterior before approving the rezone. Council Member Blackham emphasized that the building and its exterior were already permitted and could be constructed regardless of the Council's decision on the rezone. He stated that the issue before the Council was therefore primarily whether to allow the connection between the residence and accessory structure. Council Member Jackson acknowledged this distinction and expressed concern that delaying the application could impose additional costs without significantly changing the Council's options. Council Member McBride nevertheless supported receiving clearer design information before acting on the legislative rezone request.

Council Member Adams asked whether the bathroom shown on the plans could cause the structure to qualify as an accessory dwelling unit and potentially change the zoning analysis. Ms. McNamara explained that a bathroom alone would not cause staff to treat the building as an accessory dwelling unit. Staff would generally look for sleeping or residential living areas indicating that someone could stay overnight.

Council Member Blackham cautioned against involving the City in enforcement of private covenants, conditions, and restrictions. Based on his observations, he believed other metal-sided accessory buildings existed in the general area.

Council Members discussed balancing the applicant's existing property rights with the Council's responsibility to consider neighborhood compatibility when making a legislative zoning decision. Council Member Hunt encouraged the applicant to continue considering neighboring property owners' concerns, while Council Member Adams stated that additional design information and public input would assist him in evaluating the rezone.

Mayor Tran observed that rezoning applications generally included more detailed information and suggested that recent staff transitions may have contributed to the limited materials provided. Council Member Blackham responded that the matter would have been different if the building could not be constructed without the rezone. Because the structure was already approved, he believed the Council's ability to influence its design was limited. Mayor Tran acknowledged that the applicant could construct the detached structure under the existing approval but stated that the Council still had discretion regarding the requested zone change and needed to balance neighborhood concerns with the applicant's property rights.

Council Member Hunt moved to table the rezone request. Council Member Adams seconded the motion.

The vote on the motion was as follows:

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

Council Member McBride, Yea
Council Member Adams, Yea

The motion passed with a vote of three to two.

City Attorney Nic Mills clarified that the item was tabled to allow the applicant to provide additional design information and that the Council had not directed staff to prepare a development agreement. The Council requested additional information showing the proposed exterior materials, colors, and overall appearance. Mayor Tran noted that the item could return sooner than the next regular meeting if an additional meeting was scheduled.

A RESOLUTION AMENDING THE KAYSVILLE CITY BUDGET FOR FISCAL YEAR 2026

City Attorney Nic Mills explained that the budget amendment was a technical adjustment intended to align the adopted budget with actual expenditures reflected in the City's financial records. He noted that while the amendment was not legally required before June 30, the City's auditors expected it to be completed prior to the close of the fiscal year, as it is important for audit purposes. Mayor Tran clarified that the amendment applied only to the current Fiscal Year 2026 budget.

Council Member Blackham moved to approve the resolution amending the Kaysville City Fiscal Year 2026 budget. Council Member Adams seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

A RESOLUTION ADOPTING THE KAYSVILLE CITY MODIFIED TENTATIVE BUDGET FOR FISCAL YEAR 2027

City Attorney Mills explained that the modified tentative budget was required to be adopted by June 30. If it was not adopted, the city would continue operating under its existing budget. He explained that the modified tentative budget represented the proposed Fiscal Year 2027 budget pending completion of the Truth in Taxation process.

Council Member Blackham asked how the modified tentative budget differed from the interim budget. Mr. Mills explained that recent statutory changes had prompted staff to include both items to ensure compliance. Finance Director Maryn Nelson clarified that the modified tentative budget reflected the City's proposed budget for the full fiscal year, including the intent to pursue the proposed property tax increase, while the interim budget would provide operating authority from July 1 until the Truth in Taxation process was completed and the final budget adopted.

Mr. Mills added that the interim budget would expire once that process was complete, while the modified tentative budget represented the City's proposed budget for the entire fiscal year unless amended following the Truth in Taxation process.

Council Member Hunt moved to adopt the resolution approving the modified tentative Fiscal Year 2027 budget. Council Member McBride seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of three to two.

A RESOLUTION ADOPTING A SCHEDULE OF FISCAL YEAR 2027 COUNCIL
APPROVED POSITIONS AND COMPENSATION SCHEDULES FOR CITY OFFICIALS
AND EMPLOYEES

Council Member Blackham moved to adopt the resolution approving the Fiscal Year 2027 approved positions and compensation schedules for city officials and employees with the Community Development Director position removed. Council Member Hunt offered a substitute motion to approve the resolution as presented, but the substitute motion failed due to lack of a second. Council Member Adams then seconded Council Member Blackham's original motion for purposes of discussion.

Council Member Hunt stated that while she supported evaluating whether the Community Development Director position could be restructured or eliminated, she believed the Council needed additional time to determine how the position's responsibilities would be reassigned. She noted that some options depended on discussions with existing employees and that the position could still be removed later if a workable plan was developed.

Council Member Adams agreed that a vacancy created an opportunity to evaluate whether responsibilities could be reorganized rather than automatically filling the position. City Manager Jaysen Christensen estimated that the Community Development Director position, including salary, benefits, and retirement costs, totaled approximately \$200,000 annually. He noted, however, that some of the work would still need to be completed and could require part-time code enforcement staff, contract planning services, or other staffing adjustments. Mr. Christensen suggested approving the schedule as presented while directing him not to fill the position until the Council provided further direction.

Mayor Tran stated that eliminating a long-standing department head position without first determining how its responsibilities would be handled was premature. She asked whether the item

could simply be postponed to allow additional discussion. City Attorney Mills explained that no statutory deadline existed for adopting the position and compensation schedule. He also noted that while the position could remain budgeted, the city was not obligated to fill it.

Council Member Blackham stated that the vacancy presented an opportunity to implement the Council's previous discussions regarding restructuring and cost savings. He expressed concern that without formal action the position could eventually be filled without adequately considering alternatives. Council Member Jackson asked whether postponing the entire schedule would affect other employees. Mr. Mills explained that failing to adopt the resolution would leave existing position classifications and compensation ranges in place; however, this could affect employees who had reached the top of their current range.

The Council then voted on Council Member Blackham's motion to adopt the resolution with the Community Development Director position removed.

The vote on the motion was as follows:

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

The motion failed with a vote of two to three.

Following additional discussion, Council Member Adams moved to adopt the resolution approving the Fiscal Year 2027 council approved positions and compensations schedules for city officials and employees as presented, with direction that the Community Development Director position not be filled until the Council completed further discussion and provided additional direction. 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 Blackham, Nay
Council Member McBride, Yea

The motion passed with a vote of four to one.

A RESOLUTION ADOPTING CHANGES TO THE KAYSVILLE CITY CONSOLIDATED FEE SCHEDULE FOR FISCAL YEAR 2027

City Attorney Mills explained that there was no statutory deadline for adopting the updated Consolidated Fee Schedule. He stated that if the resolution was not adopted, the city would

continue operating under the existing fee schedule until a new schedule was approved. He added that the fee schedule was typically considered alongside the annual budget because it affected budget projections.

Council Member Hunt moved to approve the resolution adopting the Fiscal Year 2027 Kaysville City Consolidated Fee Schedule. Council Member Jackson seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of three to two.

A RESOLUTION ADOPTING THE KAYSVILLE CITY INTERIM BUDGET FOR FISCAL YEAR 2027

Council Member Blackham asked whether the interim budget would authorize compensation for department head positions if the position and compensation schedule had not been adopted. Finance Director Nelson clarified that the interim budget authorized expenditures for approved and filled positions but would not require funds to be expended for vacant positions.

Council Member Jackson moved to approve the resolution adopting the Fiscal Year 2027 interim budget. Council Member Hunt seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

A RESOLUTION ADOPTING THE KAYSVILLE PROPERTY TAX IMPACT SCHEDULE FOR FISCAL YEAR 2027

Finance Director Maryn Nelson presented the Fiscal Year 2027 Property Tax Impact Schedule, explaining that state law required the City to prepare an impact statement when proposing a tax rate above the certified tax rate. She stated that the schedule reflected the official certified tax rate calculations received from Davis County.

Ms. Nelson reported that the modified tentative budget proposed an increase in property tax revenue of \$802,910, representing a 14.12 percent increase over the certified tax rate. She explained that the proposed increase was intended to address funding needs that had remained following the City's unsuccessful Fiscal Year 2026 Truth in Taxation process, as well as support ongoing operational costs, including funding a part-time police records clerk to address growing workload demands, supporting the City's partnership with the Davis School District for construction of the Kaysville Fieldhouse, addressing inflationary increases in departmental supply budgets, and funding annual cost-of-living and step increases for employees.

Ms. Nelson stated that the average residential property value in Kaysville was approximately \$711,000 and that the proposed increase would result in an estimated additional cost of \$6.39 per month, or \$76.65 annually, for the average household. She also reviewed the estimated impact on commercial properties and noted that the Truth in Taxation public hearing was scheduled for August 6, 2026.

Council Member Hunt asked whether the 14.12 percent figure represented the finalized increase based on the certified values received from the County. Ms. Nelson confirmed that it did and displayed examples of the estimated impact at various residential property values.

Council Member Adams asked about the City's annual Police Station bond payment and the General Fund contribution toward the Kaysville Fieldhouse. Ms. Nelson stated that the Police Station bond payment was approximately \$383,000 annually and that approximately \$368,000 had been budgeted from the General Fund for the Fieldhouse, with a similar amount anticipated from RAMP funding under the current estimated funding split.

Council Member Adams stated that he believed the City should continue exploring ways to reduce the proposed property tax increase. He suggested considering whether existing resources could temporarily offset Fieldhouse payments until the Police Station bond was retired, after which those funds could be redirected. He also expressed concern about the cumulative financial impact of tax and fee increases on residents.

Council Member Jackson moved to approve the resolution adopting the Fiscal Year 2027 Property Tax Impact Schedule, and Council Member Hunt seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of three to two.

A RESOLUTION ADOPTING A PROPERTY TAX LEVY FOR FISCAL YEAR 2027
SUBJECT TO A TRUTH IN TAXATION HEARING AND ADOPTION OF THE FINAL
BUDGET

Mayor Tran introduced the resolution adopting a property tax levy for Fiscal Year 2027, subject to completion of the Truth in Taxation process and adoption of the final budget.

Council Member Blackham moved to approve the resolution adopting the Fiscal Year 2027 property tax levy, subject to the required Truth in Taxation hearing and final budget adoption. Council Member McBride seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

WORK ITEMS

DISCUSSION OF PLACING A GENERAL OBLIGATION BOND FOR A FIRE STATION ON
THE BALLOT (ONGOING DISCUSSION)

City Manager Jaysen Christensen provided an update regarding the potential general obligation bond for a new fire station. He stated that FFKR had begun preliminary design work following approval of its contract at the previous meeting and that staff was preparing for the Council's consideration of a resolution to place the bond on the ballot.

Council Member Blackham asked whether the Council was required to act before the August 6 Truth in Taxation hearing. Mr. Christensen stated that the final deadline to submit the ballot measure was August 20 and that the Council could consider the matter after the hearing. He explained that July 30 had originally been identified to provide additional time before the deadline in case the Council wanted further information or revisions.

Council Member Blackham stated that he preferred to wait until after the Truth in Taxation hearing so the Council could consider public feedback before deciding whether to place the fire station bond on the ballot. Mr. Christensen explained that if the Council approved a bond amount earlier, the amount could later be reduced as architectural and engineering estimates were refined but could not be increased. Council Member Hunt asked whether the Council could approve the resolution before the hearing but delay submitting it. Mr. Christensen stated that it could, although any subsequent change in direction would require additional formal Council action. City Attorney Nic Mills confirmed that such action would require another properly noticed public meeting.

Mayor Tran asked whether council members had received public feedback regarding the potential bond. Council members indicated that they had received little or none. Mayor Tran stated that she had similarly heard little feedback and noted that the city planned to provide additional public information before a decision was made.

The Council discussed possible meeting dates before the August 20 deadline. August 11 and August 12 were identified as potential dates following the Truth in Taxation hearing, while July 30 remained another possible option. No final meeting date was selected.

During the scheduling discussion, Council Member Adams returned to the previously tabled rezone request at 768 West Christopher Circle. He expressed concern that waiting until the next regular meeting could create additional costs for the applicant and asked whether the Council could hold a special meeting sooner if the requested design information was available.

Applicant Nicholas Racker stated that he had prepared a rendering of the proposed exterior and forwarded it to Senior Planner Anne McNamara during the meeting. City Attorney Mills confirmed that reconsideration of the tabled item would require a properly noticed public meeting. The Council discussed several possible dates, but scheduling conflicts prevented a date from being established.

Council Member Adams stated that his intent was to avoid unnecessary financial impacts to the applicant while allowing sufficient time to provide additional information and communicate with neighboring property owners. Mayor Tran expressed concern about maintaining consistency in how the city handled tabled or postponed applications. Mr. Racker indicated that he would remain available during the remainder of the month, and the Council agreed to continue evaluating whether an earlier meeting could be scheduled.

COUNCIL MEMBER REPORTS

Nothing was brought under this item.

CITY MANAGER REPORT

City Manager Jaysen Christensen reminded the Council that the July 2, 2026, City Council meeting would be canceled. Mayor Tran encouraged residents to have a safe Fourth of July holiday and noted the City's strong participation in its Independence Day celebrations.

Mr. Christensen also recognized several employees who were leaving City employment. He thanked former Community Development Director Melinda Greenwood for her service to the city and announced that Assistant Finance Director Parker had accepted a position with Utah Associated Municipal Power Systems as a senior finance advisor. He also recognized longtime utility billing employees Kathy and Cheryl, who were both retiring effective July 1. Mayor Tran expressed appreciation for the City's employees and their service.

ADJOURNMENT

Council Member Adams moved to adjourn the meeting at 8:34 p.m. The motion passed unanimously.

Following adjournment, the Kaysville Redevelopment Agency Board convened to consider its agenda. Upon conclusion of the Redevelopment Agency meeting, the Kaysville Municipal Building Authority Board convened.

DRAFT

KAYSVILLE CITY
MUNICIPAL BUILDING AUTHORITY BOARD MEETING
June 18, 2026

Minutes of a Kaysville City Municipal Building Authority Board Meeting held on June 18, 2026, at 8:35 p.m. in the Council Chambers of Kaysville City Hall, 23 East Center Street, Kaysville, Utah.

Board Members present: Chairperson Tamara Tran, Board Member John Adams, Board Member Mike Blackham, Board Member Abbigayle Hunt, Board Member Nate Jackson, and Board Member Joshua McBride

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Maryn Nelson, City Recorder Annemarie Plaizier, Parks and Recreation Director Cole Stephens, Senior Planner Anne McNamara, GIS Administrator Jordan Hansen, David Erhart, Susan Erhart, Lauri Cragun, Curtis Cragun, Jill Dredge

OPENING

Chairperson Tran opened the meeting and welcomed those in attendance.

A RESOLUTION ADOPTING A BUDGET FOR THE KAYSVILLE CITY MUNICIPAL BUILDING AUTHORITY FOR FISCAL YEAR 2027

Board Member Adams moved to approve the resolution adopting the Kaysville City Municipal Building Authority budget for Fiscal Year 2027. Board Member Blackham seconded the motion.

A vote on the motion was as follows:

Board Member Hunt, Yea
Board Member Jackson, Yea
Board Member Blackham, Yea
Board Member McBride, Yea
Board Member Adams, Yea

The motion passed unanimously.

ADJOURNMENT

Board Member Adams made a motion to adjourn the Kaysville City Municipal Building Authority Board Meeting at 8:36 p.m. The motion passed unanimously.

KAYSVILLE CITY
REDEVELOPMENT AGENCY BOARD MEETING
June 18, 2026

Minutes of a Kaysville City Redevelopment Agency Board Meeting held on June 18, 2026, at 8:34 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

Board Members present: Chairperson Tamara Tran, Board Member John Adams, Board Member Mike Blackham, Board Member Abbigayle Hunt, Board Member Nate Jackson, and Board Member Joshua McBride

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Maryn Nelson, City Recorder Annemarie Plaizier, Parks and Recreation Director Cole Stephens, Senior Planner Anne McNamara, GIS Administrator Jordan Hansen, David Erhart, Susan Erhart, Lauri Cragun, Curtis Cragun, Jill Dredge

OPENING

Chairperson Tran called the meeting to order and welcomed those in attendance.

**A RESOLUTION ADOPTING A BUDGET FOR THE KAYSVILLE CITY
REDEVELOPMENT AGENCY FOR FISCAL YEAR 2027**

Board Member Blackham moved to adopt the resolution approving the Kaysville City Redevelopment Agency budget for Fiscal Year 2027. Board Member Jackson seconded the motion.

A vote on the motion was as follows:

Board Member Adams, Yea
Board Member Hunt, Yea
Board Member Jackson, Yea
Board Member Blackham, Yea
Board Member McBride, Yea

The motion passed unanimously.

ADJOURNMENT

Board Member Jackson moved to adjourn the Kaysville City Redevelopment Agency Board Meeting at 8:35 p.m. The motion passed unanimously.

Following adjournment, the Kaysville City Municipal Building Authority Board convened to consider its agenda.

KAYSVILLE CITY COUNCIL
July 16, 2026

Minutes of the regular Kaysville City Council meeting held on July 16, 2026, at 7:00 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

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 Joshua McBride

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Parks and Recreation Director Cole Stephens, Senior Planner Anne McNamara, Recreation Superintendent Kris High, Recreation Coordinator Bryan White, Information Systems Assistant Ardi Harsono, Human Resources Kim Bosworth, Officer Flint, Liz Jackson, Christine Richman, KayLynn White, Brittney White & kids, Bryan Bayles, Jacalyn Wilde, Ryan Wilde, Gonzalo Calquin, R. Scott, Elayne Scott, Emma West, Gary Uresk, Brad Gibbs, Brett Garlick, Mark Taylor, Curtis Cragun, Lauri Cragun, Lynsey Bell, Jami Hansen, R.W. Cobb, Lary Hardy, Dawn Hardy, Jeremy Katt, Bennett Katt, Walker Stout, Mason Tippetts, Tucker Hunsaker, Tom Hacking, Paulynn Hacking, Spencer Hacking, Matthew Lemmon, Laurene Starkey, Paul Toller, Bobby Shepherd, Page Bennett, Grace Scott, Jens Dixon, Tom Kerr, Cindy Kerr, Linda Francis

OPENING

Mayor Tran called the meeting to order and welcomed those in attendance. She announced that the agenda would be adjusted to hold presentations and awards before Call to the Public in consideration of the families attending for the recognitions.

Council Member McBride provided the opening remarks, expressing appreciation for the community involvement he had observed during recent City events and activities and for the cooperation among residents, staff, and others who contributed to City programs and celebrations. He then offered an invocation and led the Pledge of Allegiance.

PRESENTATIONS AND AWARDS

PRESENTATION OF THE EMPLOYEE OF THE QUARTER AWARD TO BRYAN WHITE

Parks and Recreation Director Cole Stephens presented the Employee of the Quarter Award to Recreation Coordinator Bryan White, recognizing his commitment to providing recreation opportunities for the community and his willingness to contribute beyond his regular responsibilities.

Recreation Superintendent Kris High stated that she had nominated Mr. White and highlighted his creation of the "I Can Make a Difference" award program, which provided an opportunity to

recognize individuals who made positive contributions to Kaysville's recreation programs. She also recognized his willingness to assume additional responsibilities within the department. The City Council congratulated Mr. White and thanked him for his service.

HONORING AWARD WINNERS FROM THE "I CAN MAKE A DIFFERENCE" PROGRAM

Recreation Coordinator Bryan White presented the spring recipients of the "I Can Make a Difference" award. He explained that the program had completed its first full year and allowed individuals involved in City recreation programs to nominate players, coaches, staff members, umpires, and others who demonstrated sportsmanship or made a positive difference. Thirty-four individuals were nominated during the spring season, with three selected for recognition.

Grace Scott was recognized for consistently encouraging her teammates and demonstrating sportsmanship toward opposing teams. Bryan Bayles was recognized for his organization, knowledge of the rules, and efforts to help soccer games run smoothly while creating a positive experience for players. Jens Dixon was recognized for his sportsmanship as a kindergarten soccer player, including his efforts to involve teammates, encourage others, and show respect toward opposing players.

The recipients were recognized with their families and received passes to Boondocks and tickets donated by the Ogden Raptors.

RECOGNITION OF ALL-STAR AWARD WINNERS

Bryan White recognized Kaysville recreation teams that had recently participated in the annual All-Star Tournament. He stated that 2026 marked the tenth year of the tournament and that 108 games were played over eight nights, with games held in Kaysville, Layton, and Farmington. All championship games were held in Kaysville.

Kaysville's fifth- and sixth-grade boys baseball team and fifth- and sixth-grade girls softball team each won their respective championships and went undefeated during tournament play. The boys baseball team was coached by Greg Bell, and the girls softball team was coached by David Gomm. The teams were introduced and recognized by the City Council for their accomplishments.

Mayor Tran congratulated the players and thanked their families for supporting them.

PRESENTATION OF THE UNSUNG HERO AWARD TO LINDA FRANCIS

Mayor Tran recognized Linda Francis as Kaysville City's 2026 Unsung Hero for her service as the Kaysville Youth City Council advisor. Council Member Adams, who served as the City Council liaison to the Youth City Council, described the program as an opportunity for young people to participate in community service while learning about municipal government and civic involvement. He thanked Ms. Francis for her leadership and for organizing activities and service opportunities for participating youth.

Mayor Tran stated that Ms. Francis had served as the Youth City Council advisor for nine years as a volunteer. During her tenure, Youth City Council members participated in numerous community and civic activities, including the Scarecrow Festival at the USU Botanical Center, visits to the Utah State Capitol and Legislature, the City's Easter egg hunt, Kaysville Gives, and other service projects.

Ms. Francis briefly described how she became involved with the Youth City Council. Mayor Tran thanked her for her years of volunteer service and presented her with a plaque recognizing her contributions to Kaysville's youth and the community. She also announced that Marny Clark would succeed Ms. Francis as Youth City Council advisor.

STATE OF THE CITY REPORT

City Manager Jaysen Christensen presented the State of the City report, providing an overview of recent accomplishments, ongoing projects, and challenges facing the City. He began by reviewing the City's mission of enhancing the quality of life in Kaysville through effective, efficient, and equitable services. He noted that the presentation provided only a high-level overview of City operations and referenced the recent Kaysville University program, which provided participants with more detailed information about individual City departments.

Mr. Christensen first reviewed Police Department activity. Calls for service had generally leveled off, with common calls involving traffic enforcement, accidents, suspicious activity, and similar matters. He highlighted the Police Department's "Morning Brief" initiative, consisting of short social media videos produced several times each month to inform residents about recent incidents, safety concerns, and department initiatives. He also noted that Kaysville continued to rank among the safest cities in Utah.

Fire Department calls increased approximately 18 percent in 2025, from roughly 2,000 annual responses to approximately 2,360. Based on 2026 activity, Mr. Christensen anticipated that annual responses could reach approximately 2,600. He attributed the increased demand in part to the City's aging population and expanded services.

Mr. Christensen also discussed the Fire Department's wildland deployment program. In 2025, Kaysville deployed medical personnel and an ambulance to the Monroe and Knowles fires for a combined 17 days. The City's approximate cost for the deployments was \$25,000, while reimbursements totaled nearly \$60,000. Personnel had also been deployed to the Cottonwood Fire in 2026, and the City intended to continue participating in similar deployments when appropriate.

Turning to Public Works, Mr. Christensen described the City's extensive infrastructure, including approximately 130 miles of streets, 168 miles of drinking water lines, seven water tanks, approximately 1,700 fire hydrants, and approximately 150 miles of stormwater lines. He noted that the City's Engineering Division had secured more than \$28 million in grants during the previous ten years to support infrastructure improvements.

He highlighted the Kings Court waterline replacement as an example of the importance of maintaining aging infrastructure. The existing waterline had experienced approximately seven

breaks within an 18-month period, including another break shortly before construction began. The replacement project was nearing completion.

Mr. Christensen also provided an update on the 200 North reconstruction project between Main Street and the Fruit Heights boundary. Substantial completion was anticipated by the end of 2026, with landscaping and finishing work continuing into the following spring. He also referenced the planned Angel Street extension as another significant grant-supported project intended to improve traffic circulation on the west side of the city.

Within the Power Department, unscheduled outages decreased from 79 in 2024 to 58 in 2025. Equipment failures continued to account for a significant portion of outages, while squirrel-related outages increased from four in 2024 to 17 in 2025. Despite individual outages, the City's electrical system maintained reliability above 99.9 percent.

Construction of the Burton substation continued, although delays in obtaining manufactured equipment had affected the schedule. Staff was seeking alternative sources for necessary components, with the revised goal of having the substation operational by spring 2027. The Power Department was also replacing aging underground electrical lines, many of which were approximately 40 to 50 years old. Council Member Hunt clarified that the project involved replacing infrastructure that was already underground rather than burying existing overhead lines, which Mr. Christensen confirmed.

Mr. Christensen also discussed Kaysville's participation in the Extended Day-Ahead Market, or EDAM, which coordinates regional power purchasing and distribution based on projected demand, availability, efficiency, and cost. The program had recently become fully operational, and the City anticipated potential economic and operational benefits from its participation. He also noted ongoing electrical work associated with new subdivisions and stated that the King Clarion electrical rebuild was nearing completion.

Mr. Christensen reviewed Parks and Recreation Department responsibilities, including parks, recreation programs, cemetery operations, community events, and maintenance of six City facilities. He highlighted the Kaysville Fieldhouse project, a partnership between Kaysville City and the Davis School District. The joint-use facility at Kaysville Junior High was planned to include four full-size basketball courts, an elevated indoor walking and running track, community rooms, and space for fitness programming. The City would have access during evenings, weekends, summers, and other times outside school use. Completion was anticipated by the end of summer 2027.

He also highlighted the recently opened cremation memorial garden at the Kaysville City Cemetery, which provided additional capacity and memorial options in response to increasing demand for cremation interments. The current project represented the first phase, with future expansion anticipated as needed. Parks and Recreation also administered dozens of recreation programs serving nearly 12,000 participants annually.

Mr. Christensen next discussed the Community Development Department, which included planning and zoning, business licensing, and building services. Although new residential

construction remained below the higher levels experienced in previous years, the total number of building permits, including remodels, basement finishes, and other construction activity, had reached an all-time high. He also noted that the Kaysville City Center Small Area Plan, which had been under development for more than a year, would be considered later in the meeting.

Regarding the City's fiscal position, Mr. Christensen noted that the Council had already discussed the budget extensively and therefore provided only a brief overview. He stated that even with the proposed property tax increase, Kaysville would remain among the lower municipal property tax rates in Davis County. He also explained that Kaysville City received approximately 20 percent of the total property tax paid by a typical property owner, with the remainder distributed among the school district and other taxing entities.

Mr. Christensen concluded by reviewing future challenges and priorities. Increasing state and federal regulatory requirements had added reporting and compliance responsibilities for cities, often without additional funding. Other continuing challenges included maintaining aging streets, water systems, electrical infrastructure, and City buildings; identifying sustainable funding for maintenance and replacement; and responding to increased costs for construction, equipment, vehicles, and materials.

Employee recruitment and retention also remained a priority. Mr. Christensen reported that the City had lost 21 employees during the previous 12 months, including three retirements. He noted the costs associated with recruiting and training replacements and the loss of institutional knowledge when experienced employees leave.

Additional priorities included continued evaluation of fire station needs, street maintenance, trail connectivity, community aesthetics, communication with residents, and maintaining a healthy and vibrant downtown. Mr. Christensen also identified determining a future use for the former library building adjacent to City Hall as an important future project.

Mayor Tran thanked Mr. Christensen for the presentation and expressed appreciation for the work of City staff, department directors, the City Council, and participation by residents.

CALL TO THE PUBLIC

Matthew Lemmon addressed the Council regarding his interactions with law enforcement. He identified himself as a Kaysville resident and described personal circumstances and disabilities that he believed were relevant to his experiences. Mr. Lemmon alleged that during the previous six months he had experienced harassment, intimidation, retaliation, and other misconduct involving law enforcement, including the Kaysville Police Department. He specifically alleged that he had been physically mistreated by a Kaysville police officer and stated that he had previously provided Council Members with a video recording of the incident. He also alleged misconduct during his detention at the Davis County Jail and expressed concern regarding what he viewed as a lack of accountability within law enforcement.

Laurene Starkey addressed the Council regarding historic preservation in connection with the proposed rezone at 80 East Center Street and the Kaysville City Center Small Area Plan. She

expressed concern that the City did not have a historic preservation ordinance and therefore had limited tools to protect historic structures, including the approximately 120-year-old church at 80 East Center Street. She stated that a voluntary development agreement did not provide the same long-term protection as an ordinance.

Ms. Starkey noted that Utah municipalities could adopt historic preservation ordinances and pursue Certified Local Government status, which could provide access to historic preservation grant funding. She requested that the development agreement for 80 East Center Street include permanent protections for the church and encouraged the Council to explore a historic preservation ordinance, Certified Local Government status, and inclusion of historic preservation provisions in the City Center Small Area Plan.

DECLARATION OF ANY CONFLICTS OF INTEREST

Mayor Tran asked whether any members of the City Council had conflicts of interest to disclose. No conflicts were declared.

CONSENT ITEMS

Council Member Blackham then moved to approve the following consent items:

- a) Approval of Minutes from the May 21, 2026 City Council Work Session.
- b) Approval of Minutes from the May 21, 2026 City Council Meeting.
- c) Approval of Minutes from the June 4, 2026 Kaysville Business Park Architectural Review Committee Meeting.
- d) Approval of Minutes from the June 4, 2026 City Council Meeting.
- e) Appointment of Marny Clark as Youth City Council Advisor.
- f) Appointment of Randi Von Bose and Natalie Clemens as Youth Court Advisors.

Council Member Adams 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 Blackham, Yea
Council Member McBride, Yea

The motion passed unanimously.

ACTION ITEMS

CONSIDERATION OF A REZONE REQUEST AT 768 WEST CHRISTOPHER CIRCLE FROM R-A AGRICULTURAL RESIDENTIAL TO R-1-20 SINGLE-FAMILY RESIDENTIAL FOR NICHOLAS RACKER (TABLED ITEM)

Mayor Tran introduced the continued consideration of a rezone request for property at 768 West Christopher Circle from R-A Agricultural Residential to R-1-20 Single-Family Residential. The item had been tabled at the previous meeting to allow additional information and discussion.

Senior Planner Anne McNamara reviewed the request and stated that Nicholas Racker had submitted renderings showing the accessory structure he proposed to connect to the existing home by a breezeway. She noted that R-1-20 zoning existed immediately behind the property and that the continued single-family residential use was consistent with the City's Future Land Use Map. Forty-nine notices had been mailed regarding the proposal, and staff received two telephone calls from residents with questions about the rezone request. The Planning Commission voted 5-1 on May 25, 2026, to recommend approval, and staff also recommended approval.

Mayor Tran invited those who had signed up to speak to address the Council.

Gary Uresk expressed concern that the proposed accessory building had a commercial appearance that was inconsistent with the surrounding residential neighborhood. He encouraged the Council to consider the effect of the structure on nearby residents who would regularly see it from their homes or while traveling through the neighborhood. Mr. Uresk acknowledged the applicant's property rights but stated that the interests of surrounding property owners should also be considered. He suggested that a development agreement could require exterior modifications to better reflect the neighborhood and asked whether any portion of the structure was intended for residential use.

Paul Toller urged the Council not to approve what he viewed as an isolated zoning change within the cul-de-sac. He noted that the property would become the only lot on Christopher Circle with different zoning from the other homes on the street. Mr. Toller stated that he did not believe it was good land use policy to alter the zoning map to accommodate the circumstances of a single property. He referenced a prior Planning Commission matter involving a request to accommodate an accessory dwelling for a family member with special needs, stating that the request had been denied because it was not consistent with the surrounding zoning and uses.

Lary Hardy acknowledged that other large metal accessory buildings existed in the neighborhood but stated that this structure would be more visible because of its location along Kay's Drive. He questioned whether the proposed accessory building complied with the City's side-yard setback requirements and felt that the original building permit should not have been approved. He also expressed concern that nearby residents had not been notified before the permit was issued and that they did not become aware of the nature of the proposed structure within the applicable appeal period. He asked the Council to pursue a solution that would allow the applicant to proceed while improving the structure's compatibility with the neighborhood.

Bobby Shepherd stated that the accessory building had already been approved and that the request before the Council was to allow a breezeway connecting it to the home. He expressed concern about changing expectations after a property owner had made significant financial commitments based on City approvals. He encouraged the City to apply its regulations consistently and stated that any future aesthetic standards should apply prospectively, rather than to a project that had already received approval.

Page Bennett spoke in support of the requested rezone. He questioned whether Planning Commissioner Paul Toller's family relationship to an individual who lived across the street from the property constituted a conflict of interest during the Planning Commission proceedings. He emphasized that the accessory building had already been approved and that the issue before the Council was whether to allow the breezeway connection. He also expressed concern about allowing neighboring property owners to control aesthetic choices.

Brett Garlick stated that he supported property rights and acknowledged that the applicant had followed the City's process. However, he felt that the City should not have approved the building permit. He expressed concern that the structure would be highly visible from the surrounding neighborhood and that little progress had been made towards addressing neighborhood concerns since the item was tabled, including additional discussion between the applicant and neighboring residents. He also referenced neighborhood covenants and stated that residents had purchased homes with expectations regarding the character and appearance of the area. He encouraged the Council to deny the rezone or require a development agreement addressing the building's exterior appearance and also raised concerns about possible future residential or rental use.

Following public comment, Council Member Adams asked Council Member Blackham to address the setback issue raised by Mr. Hardy. Council Member Blackham explained that the City's ordinance prohibited accessory buildings within a required side yard and that a corner lot required a 20-foot setback along the street. He stated that the building department had required the structure to be outside the 20-foot side yard and that its approved location complied with the setback requirement.

Council Member Adams also asked City Attorney Nic Mills to clarify the conflict-of-interest standard. Mr. Mills explained that a conflict requiring recusal or abstention would generally involve a direct personal financial interest or gain associated with the decision. Council Member Adams stated that, based on that explanation, he did not believe the family relationship described during public comment necessarily required recusal.

Council Member Hunt asked Mr. Racker whether he had further evaluated adding exterior materials such as brick or stucco. Mr. Racker explained that the steel structure had been engineered based on the plans approved by the City and that adding substantial exterior materials would affect structural and wind-load calculations and could require significant redesign. He estimated that such changes could result in approximately \$400,000 in lost investment.

Council Member Hunt also asked whether Mr. Racker had spoken with neighboring residents since the previous meeting. Mr. Racker stated that he understood their concerns but believed neighborhood covenants had not been consistently enforced on other properties. He stated that he

had worked with City staff for approximately a year before obtaining the building permit and had attempted to ensure compliance with City requirements. He had spoken with neighbors who approached him but stated that significant exterior changes were no longer financially feasible.

Council Member Jackson asked about the intended use of the structure. Mr. Racker stated that it would not contain a residence or be rented as an accessory dwelling unit. It was intended as a private pickleball court and garage with a mezzanine for exercise equipment and a half bathroom. He also stated that approximately \$180,000 had been invested in concrete work and that the prefabricated steel building, valued at approximately \$180,000 to \$200,000, had already been manufactured and was being stored at a cost of approximately \$2,000 per month.

Council Member McBride asked about the City's role in enforcing private covenants, conditions, and restrictions. City Attorney Mills explained that private CC&Rs were not part of the City's zoning review and were generally civil matters between property owners. The City's review was limited to applicable City ordinances and state and federal law.

Mayor Tran clarified that the accessory building had already received a building permit and could be constructed under the existing zoning. The question before the Council was whether to rezone the property to R-1-20 to allow the proposed breezeway connection.

Council Member Adams stated that rezoning was a legislative decision requiring consideration of the broader neighborhood and zoning pattern. He had hoped the additional time provided by tabling the item would result in greater communication and resolution between the applicant and neighbors. Because concerns remained unresolved, he stated that he could not support the rezone.

Council Member Jackson acknowledged that the applicant had complied with City regulations and had made a significant financial investment. However, he expressed concern about creating a different zoning designation for a single property within the cul-de-sac and stated that he would have preferred greater compromise between the applicant and neighbors. He also suggested that the City review its regulations for large accessory buildings, particularly on highly visible corner lots, and stated that he could not support the rezone.

Council Member Hunt stated that the situation identified broader issues the City should evaluate regarding large accessory buildings and its review process. She distinguished the applicant's existing right to construct the permitted accessory building from the requested legislative zoning change. She stated that additional communication between neighbors might have reduced some concerns and that she was not comfortable approving the rezone.

Mayor Tran stated that rezoning decisions could have implications beyond an individual property and that the Council needed to consider consistency throughout the City when evaluating requests involving highly specific circumstances.

Council Member Hunt moved to deny the rezone request at 768 West Christopher Circle from R-A Agricultural Residential to R-1-20 Single-Family Residential. Council Member Jackson seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

CONSIDERATION OF A DEVELOPMENT AGREEMENT AND REZONE REQUEST AT 80 EAST CENTER STREET FROM A-1 LIGHT AGRICULTURAL DISTRICT TO CC CENTRAL COMMERCIAL DISTRICT WITH AN MU MIXED USE ZONING DISTRICT OVERLAY FOR GONZALO CALQUIN

Senior Planner Anne McNamara presented the request for a development agreement and rezone of the property at 80 East Center Street from A-1 Light Agricultural to CC Central Commercial with an MU Mixed Use overlay. The Planning Commission considered the proposal on May 25, 2026, and recommended approval, subject to revisions to the development agreement addressing project phasing and the timing of commercial and residential occupancy. Ms. McNamara stated that those revisions had been incorporated and that the project was otherwise substantially unchanged. Public concerns received during the Planning Commission process primarily related to potential traffic impacts near the adjacent elementary school. Staff recommended approval of the rezone and development agreement.

Mayor Tran invited those who had signed up to speak to address the Council.

Emma West stated that she lived near the property and had opposed a previous development proposal for the site. She expressed support for the current proposal and thanked the developers for communicating with surrounding residents and seeking neighborhood input. She stated that the revised design better integrated with the residential neighborhood while balancing new development with preservation of the area's history and character. She also supported further consideration of historic preservation regulations.

Mark Taylor stated that he believed the property could be appropriate for the proposed uses but expressed concern about parking. He noted that angled parking along Center Street was intended to support downtown businesses and encouraged the City to ensure that residents of the proposed townhomes used parking within the development rather than occupying those spaces.

Tucker Hunsaker stated that he lived directly across the street and had organized a petition with more than 800 signatures opposing the previous proposal. He explained that the neighborhood had sought responsible development rather than preventing development altogether. He supported the current proposal and thanked Ryan and Jacalyn Wilde for meeting with neighbors and responding to their concerns. He stated that residents were generally comfortable with the revised plan, while continuing to support preservation of the historic church and appropriate parking provisions.

Council Member Adams commented that the support expressed by surrounding residents demonstrated the value of communication during the land use process.

Architect Gonzalo Calquin presented additional information on behalf of Ryan and Jacalyn Wilde. He explained that the proposal was designed as a substantially lower-density alternative to the previous development and included ten residential units, dedicated commercial space, common green space, a playground, and significant on-site parking. Each townhome would have two garage spaces and two driveway spaces, with additional parking elsewhere in the development. He stated that the project would provide a transition between the commercial Main Street area and residential neighborhoods to the east while supporting walkability and downtown businesses.

Mr. Calquin emphasized that preservation of the existing historic church was a central component of the project. The church would remain in its existing location, be renovated, and ultimately be made available for commercial use.

Mayor Tran asked about the anticipated construction sequence. Mr. Calquin said the developers would like to start on Building B, the two-story commercial building fronting Center Street, as soon as possible. City Attorney Nic Mills reviewed the development agreement and explained that no certificate of occupancy could be issued for the townhomes identified as Buildings A and D until Building B had received a certificate of occupancy.

Ryan Wilde stated that improvements to the church would also begin early in the project and would likely be among the first visible changes. The developers have hired an engineer and planned improvements to the windows, roof, masonry, and other structural elements. Jacalyn Wilde stated that the church was central to the project's architectural concept and that preserving it was a priority. Mr. Wilde added that they were searching for a replacement bell similar to the church's original bell.

Mayor Tran asked whether the developers would incorporate decorative downtown-style lighting to help integrate the development with the City Center area. The developers agreed.

Council Member Adams asked how the development would prevent residents from using public angled parking on Center Street. Mr. Mills stated that the development agreement required CC&Rs restricting residents from parking on the street and prohibited overnight street parking. Signage would also be installed. Mr. Calquin added that commercial parking onsite could provide overflow parking during evenings when the commercial spaces were not in use.

The Council also reviewed rental and owner-occupancy provisions. The development agreement required at least 60 percent of the residential units to be owner occupied and limited rentals to no more than 40 percent. Council Members Adams and Blackham expressed concern that one investor could purchase multiple units. Council Member Blackham proposed limiting any one person or entity to ownership of no more than two units, and the applicants agreed.

Council Member Adams raised a visibility concern regarding the location of the project's dumpster near an internal intersection. Mr. Calquin stated that he did not anticipate a visibility issue but agreed that the final design would ensure required sight triangles and visibility standards were met.

Council Member Jackson asked about anticipated commercial uses and pedestrian traffic. The applicants stated that the prospective tenants were primarily businesses with employees rather than significant walk-in traffic. Council Member Jackson suggested considering pedestrian access from Center Street if future uses generated additional foot traffic and commented favorably on the amount of parking provided.

Council Member Jackson also asked whether a city historic preservation ordinance could help the developers qualify for preservation grants. Mayor Tran stated that adopting such regulations and pursuing grants could take considerable time and that she did not want the current development approval delayed while the City explored those options. She also noted that previous preservation grants had generally not resulted in substantial funding.

Council Member Adams noted that the City already had an ordinance establishing a process for qualifying historic structures proposed for demolition. Mr. Mills confirmed that the process provided an opportunity for the City's historic preservation group to document a qualifying property before a demolition permit was issued.

At Council Member Hunt's request, Mr. Calquin reviewed the development agreement provisions regarding the church. The agreement required the developer to improve the church, identified as Building C, and make it available for commercial use within 24 months. Improvements were required to generally maintain its existing appearance and character while allowing modifications necessary to meet building, accessibility, and commercial occupancy requirements. The applicants stated that an addition at the rear would likely require more substantial modification, while the primary historic portion would remain substantially intact.

Council Member Hunt addressed traffic concerns raised during the Planning Commission process and noted that the city had been working with the nearby school regarding crosswalks and crossing guards. Mr. Calquin stated that a traffic study had been completed and found that the ten residences and proposed commercial uses would have minimal traffic impacts. Council Member Hunt also noted that the nearby school had available capacity and that the development was projected to generate relatively few additional students.

Council Member Hunt stated that she had evaluated the proposal on its own merits rather than simply comparing it with the previous higher-density proposal. She believed the revised concept fit the site and addressed many of the concerns raised by surrounding residents and thanked the developers for working with the neighborhood.

Council Member Blackham moved to approve the development agreement and rezone of the property at 80 East Center Street from A-1 Light Agricultural to CC Central Commercial with an MU Mixed Use overlay, with an amendment to the development agreement providing that no more than two residential units could be sold to any one person or entity. Council Member Adams seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

CONSIDERATION OF THE ADOPTION OF THE KAYSVILLE CITY CENTER SMALL AREA PLAN

Senior Planner Anne McNamara introduced the proposed Kaysville City Center Small Area Plan. She stated that the Planning Commission reviewed the plan in April and unanimously recommended approval. Comments raised during that review had been addressed by GSBS Consulting, and staff believed the resulting plan reflected Kaysville's character and vision for the City Center.

Liz Jackson of GSBS Consulting presented the proposed Small Area Plan, explaining that it expanded upon the City's 2022 General Plan, which identified the City Center as a priority area. The study encompassed Historic Main Street, Main Street North, and Mutton Hollow and was intended to establish a guiding vision, identify redevelopment opportunities, improve the area for residents and visitors, and provide direction for future City decisions.

Ms. Jackson stated that the planning process included an existing conditions analysis, visioning, and extensive public engagement through surveys, open houses, community events, and advisory committee meetings involving residents, property owners, City staff, UDOT, UTA, and transportation consultants. Recurring community priorities included pedestrian safety and walkability, parking, preservation of Kaysville's historic character and hometown identity, support for local businesses, gathering spaces, and clear expectations for future development.

The plan organized the area around the concept of "three areas, one City Center." Historic Main Street was identified as the traditional downtown core and a potential southern gateway; Main Street North as a transitional commercial corridor with opportunities for reinvestment; and Mutton Hollow as a significant long-term development opportunity and potential northern gateway. Although each area had distinct characteristics, the plan sought to connect them through coordinated transportation, streetscape, public space, redevelopment, and investment strategies.

Ms. Jackson explained that the overall vision was to make the City Center a welcoming destination rather than simply a place to pass through while maintaining Kaysville's historic character and hometown identity. The plan's goals included improving connectivity and walkability, strengthening Main Street, preserving historic character, maintaining appropriate scale, creating gathering places, supporting local businesses and economic vitality, and providing greater clarity and predictability for future development. She emphasized that the plan did not establish new regulations but would serve as a guide for future decisions and potential ordinance or development standard amendments.

Transportation recommendations focused on pedestrian and bicycle safety, improved crossings, sidewalks, lighting, wayfinding, and coordination with UDOT regarding Main Street. Ms. Jackson noted that additional angled parking on Historic Main Street was unlikely to be feasible without removing a travel lane.

For Historic Main Street, the plan identified the former library and City Hall area and the Zion's Bank property as opportunity sites. Concepts included a potential civic plaza, improved pedestrian connections across Main Street, better organization of parking, commercial development oriented toward Main Street, landscaping, and flexible gathering areas. Main Street North was identified for incremental commercial and mixed-use reinvestment, particularly near 200 North and Main Street, with an emphasis on improved pedestrian conditions, landscaping, parking, and appropriate development scale.

Mutton Hollow was identified as a significant long-term opportunity because of its remaining undeveloped property. Conceptual illustrations showed the potential for an experience-oriented, mixed-use area incorporating shops and services, housing, open space, pedestrian and bicycle connections, and gathering areas. Gardner Village was referenced as an example of an experience-oriented destination, although Ms. Jackson emphasized that the intent was not to replicate it but to illustrate a concept that could be adapted to Kaysville's character and scale.

Mayor Tran clarified that the concepts shown for privately owned properties did not direct or require property owners to develop their property in a particular manner. They were intended only to illustrate possibilities consistent with the City's long-term vision if owners chose to develop or redevelop. Ms. Jackson agreed and noted that similar clarification had been incorporated throughout the plan.

Ms. Jackson reviewed implementation recommendations, which included pedestrian and streetscape improvements, a potential civic plaza, support for local and community-serving businesses, appropriate building scale and transitions near residential neighborhoods, and incremental rather than wholesale redevelopment. Historic preservation recommendations included working with the City's Historic Preservation Commission to evaluate preservation tools, encouraging adaptive reuse, and considering options ranging from the City's existing approach to design standards or a historic overlay district.

The plan also recommended using the Small Area Plan during development pre-application meetings, providing clearer guidance to property owners and applicants, considering future zoning and design standard amendments consistent with the plan, and referencing the plan when prioritizing capital projects and grant opportunities.

Council Member Jackson stated that the implementation section, including potential actions, partners, funding sources, and timeframes, made the plan particularly useful.

Council Member Hunt thanked GSBS, the Planning Commission, staff, and the residents and property owners who participated in the planning process. She stated that redevelopment would become increasingly important as Kaysville's remaining undeveloped land declined. She reiterated that the plan did not dictate the use of private property but provided property owners and applicants

with guidance regarding the City's priorities, which could help reduce uncertainty during future development applications.

Council Member Jackson asked whether the implementation material had been included in the Council's meeting packet. Staff and Ms. Jackson confirmed that the complete plan and appendices had been provided, with some larger appendices included separately.

Mayor Tran thanked the consultants for their work and the extensive public engagement incorporated into the plan.

Council Member Hunt moved to adopt the Kaysville City Center Small Area Plan. Council Member Jackson seconded the motion. Before voting, Council Member Blackham thanked the consultants and Planning Commission and stated that many of the findings reinforced themes identified during the City's General Plan process while presenting them in a clearer and more focused document.

The vote on the motion was as follows:

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

The motion passed unanimously.

Following the vote, the Council briefly recessed at 9:39 p.m. before proceeding to the next agenda item.

CONSIDERATION OF FUNDING FOR THE COMMUNITY DEVELOPMENT DIRECTOR POSITION

Mayor Tran noted that the item had been tabled during the prior budget discussion to allow additional Council consideration.

City Manager Jaysen Christensen explained that the Community Development Director position had historically been funded and that the question before the Council was whether to continue funding it. He stated that land use was one of the City's most significant and complex responsibilities and that experienced leadership was important in navigating legal and policy issues, addressing matters of substantial public interest, and providing strategic guidance to the Council, staff, and residents. He added that several qualified candidates had expressed interest in the position.

Council Member Blackham presented an alternative organizational structure. He stated that he did not support combining the City Engineer and Community Development Director positions. Instead, he proposed eliminating the Community Development Director position and staffing the department with a senior planner, planner, and business license officer, with the Building Official

serving as department head in addition to overseeing existing planning and business licensing staff.

Council Member Blackham stated that he had discussed the proposal with the Building Official, who felt capable of assuming the additional administrative responsibilities. He noted that many planning, development review, and code enforcement responsibilities were included within the senior planner job description and believed a senior planner and planner could address most routine Community Development responsibilities. Based on the City's pay scales and estimated benefits, he calculated that the alternative structure could save approximately \$110,000 annually, or \$550,000 over five years. He acknowledged that the structure could present some challenges but believed it could provide ongoing savings while maintaining customer service.

At Council Member Hunt's request, Council Member Blackham explained that his estimate compared the combined compensation of a Community Development Director and senior planner with that of a senior planner and planner, using the midpoint of the applicable salary ranges and an estimated 30 percent for benefits.

Mayor Tran supported retaining the director-level position. She stated that Kaysville was at an important point in its development, particularly following adoption of the City Center Small Area Plan, and needed someone with technical planning expertise as well as managerial, leadership, community development, and economic development experience. She noted that the position regularly interacted with the Planning Commission, City Council, residents, developers, and other stakeholders and believed the director title and compensation would help attract candidates with the necessary experience and establish clear leadership authority within the department. She also suggested that the City Council participate in the interview process because of its frequent interaction with the position.

Council Member Blackham responded that many of those responsibilities were included in the senior planner job description and could be established as expectations for that position. Mayor Tran agreed that some technical responsibilities overlapped but believed the director role provided an additional level of leadership.

Council Member Adams stated that tabling the item had allowed the Council to more fully evaluate the position and alternative structures. He agreed that the position played an important role in working with residents and developers and establishing expectations early in the development process. He believed the City needed to recruit someone with sufficient experience, communication skills, and authority to provide that guidance. He also noted that increasing state involvement in local land use matters had created additional reporting and compliance responsibilities requiring knowledgeable staff leadership.

During the discussion, Council Member Hunt moved to extend the meeting beyond 10:00 p.m. Council Member Adams seconded the motion, and the motion carried.

Council Member Blackham clarified that his proposal would not simply assign additional work to existing employees. A planner would be added, the senior planner would oversee substantive planning responsibilities, and the Building Official would assume department-level administrative supervision.

Council Member Jackson stated that he had initially been interested in the potential savings but, after further consideration, supported retaining the director position. He believed the City needed someone who could speak with authority on behalf of the City, interpret increasingly complex state requirements, and provide leadership on long-range planning and redevelopment efforts. He stated that existing staff could perform many technical duties but believed a director provided an additional level of leadership and authority.

Council Member Hunt stated that she had also wanted to evaluate the potential savings before reaching a conclusion. She believed experienced leadership could help the City proactively identify and address weaknesses in its land use regulations, referencing previous issues involving residential development, noise, car washes, lighting, accessory buildings, and historic properties. She also noted that eliminating the position would not eliminate the workload and expressed concern about assigning higher-level responsibilities without appropriate compensation and organizational support.

Council Member Blackham acknowledged that his proposed structure could result in less attention to higher-level initiatives such as small area plans and redevelopment efforts but believed it could provide greater staff availability for routine development review, rezones, plats, code enforcement, and customer service. He reiterated that his objective was to identify ongoing savings as the City worked to bring revenues and expenditures into closer alignment.

Mayor Tran responded that many higher-level planning and reporting responsibilities were required by state law or otherwise necessary for City compliance and would still need to be completed regardless of the organizational structure.

Council Member Hunt moved to approve funding for the Community Development Director position. Council Member Jackson seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

WORK ITEMS

DISCUSSION OF PLACING A GENERAL OBLIGATION BOND FOR A FIRE STATION ON THE BALLOT (ONGOING DISCUSSION)

City Manager Jaysen Christensen provided a brief update regarding the potential General Obligation Bond for a fire station. He stated that staff remained on schedule to return to the City

Council at the August 10 special meeting with a proposed design and updated cost estimate for further consideration.

COUNCIL MEMBER REPORTS

Mayor Tran reported receiving a letter from a resident regarding dogs being off leash at Heritage Park. The resident described three threatening encounters with dogs and requested additional signage reminding park users that dogs were required to be leashed. Mayor Tran asked staff to look into the concern.

Council Member Jackson reported receiving positive feedback regarding the City's recent fireworks show and thanked Parks and Recreation Director Cole Stephens, City staff, and the City's new fireworks vendor for the event.

CITY MANAGER REPORT

City Manager Christensen provided an update regarding the City's solid waste collection contract. He explained that the City had previously extended its agreement with Robinson Waste for one year with the intention of competitively bidding the service. While staff was preparing the bid documents, Robinson Waste was acquired by Republic Services.

Mr. Christensen stated that Republic had approached the City about extending the existing agreement with a locked-in rate. Staff reviewed comparable rates and determined that Kaysville was currently paying the lowest solid waste collection rate in Davis County. Republic was preparing a proposal for the City's consideration that would include an inflationary adjustment provision. Mr. Christensen anticipated bringing the proposal to the Council within the next several weeks before determining whether to proceed with a competitive bid process.

Mr. Christensen also reported that residents would receive a two-page letter from the City during the following week explaining the proposed property tax increase and Truth in Taxation process in advance of the August 6, 2026 public hearing.

CLOSED SESSION

Council Member Blackham then moved to recess the City Council meeting and convene a closed session to discuss the character and/or competency of individual(s), pending or reasonably imminent litigation, the purchase, sale, exchange, or lease of real property, water rights or shares, and/or the deployment of security personnel, devices, or systems, as permitted under Utah Code §52-4-205. Council Member Adams seconded the motion, and it passed unanimously.

Council Member Hunt moved to adjourn the closed session at 10:47 p.m. and reconvene the City Council meeting. Council Member Jackson seconded the motion, and it passed unanimously.

ADJOURNMENT

Council Member Blackham moved to adjourn the meeting at 10:47 p.m. The motion passed unanimously.

DRAFT

KAYSVILLE CITY COUNCIL
TRUTH IN TAXATION
August 6, 2026

Minutes of a Kaysville City Council Truth in Taxation meeting held on August 6, 2026, at 7:05 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

Council Members Present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson (via webinar), and Council Member Joshua McBride (via webinar)

Others Present: City Manager Jaysen Christensen (via webinar), City Attorney Nic Mills, Finance Director Maryn Nelson, City Recorder Annemarie Plaizier, Information Systems Director Ryan Judd, Officer Gobles, Kendalyn Harris, Ryan Comer, Susan Erhart, David Erhart, Val Starkey, Laurene Starkey, Jill Dredge, Tom Kerr, Cindy Kerr, Craig Baker, Matthew Lemmon, Dexter Fisher (online), and John Decker (online)

OPENING

Mayor Tran welcomed those in attendance at the Kaysville City Truth in Taxation meeting. She explained that technical difficulties had delayed the meeting while staff worked to ensure the systems supporting virtual participation and meeting recording were functioning properly. She stated that Council Member Jackson was unable to attend in person because he was officiating at his best friend's wedding but had indicated his support for the Fiscal Year 2027 budget and intended to join remotely when available. Council Member Adams was participating remotely and would participate in the discussion and voting.

PUBLIC HEARING – FISCAL YEAR 2027 BUDGET TRUTH IN TAXATION

Mayor Tran reviewed the procedures for the public hearing. She asked those in attendance to limit audience conversations so the meeting audio could be properly recorded and heard by virtual participants.

Mayor Tran stated that the City was considering an increase to the certified property tax rate that would generate an additional \$802,910 in annual property tax revenue, representing a 14.12% increase over current certified property tax revenue. She explained that the Fiscal Year 2027 budget included the revenue increase to address prior-year funding needs and support ongoing operations. She stated that the additional revenue would help maintain expected service levels by supporting police and fire operations and staffing, funding technology improvements including faster network infrastructure and an ADA-compliant City website, replacing and maintaining parks equipment, addressing inflationary increases in operational costs across City departments, and helping meet the City's financial commitment for the Kaysville Fieldhouse partnership with the Davis County School District.

Before the budget presentation began, staff discovered that audio was not being transmitted through the City's YouTube livestream. The meeting was temporarily paused while staff investigated the issue. Mayor Tran explained that additional state requirements for virtual participation in Truth in Taxation hearings had made the technical setup more complex.

The City Council and staff discussed whether the meeting should be restarted once the technical issue was resolved. City Attorney Nic Mills explained that the technical issue appeared to be with the YouTube stream rather than with any remote connection. Mr. Mills further stated that members of the public could participate through the GoTo Webinar and that the meeting could proceed.

City Attorney Nic Mills stated that the issue appeared to be limited to the YouTube stream and that members of the public could still participate through the GoTo platform. Staff confirmed that the meeting was being recorded through GoTo. City Recorder Annemarie Plaizier explained that a link for virtual participation was available on the City's website. Mayor Tran informed the public that they could listen to and participate in the meeting live through that link and that the complete meeting audio would subsequently be posted to the City's YouTube channel. After confirming that public access and participation remained available, the meeting proceeded.

Finance Director Maryn Nelson presented an overview of the Fiscal Year 2027 budget and displayed the Davis County Auditor's schedule of other Truth in Taxation hearings in Davis County. Printed copies were available at the meeting, and the schedule was also posted on the City's website.

Ms. Nelson explained that increased costs for City operations and maintenance, particularly inflationary increases within the General Fund, were a primary reason for the proposed property tax increase. She distinguished these costs from increases within the City's enterprise funds and utility rates, explaining that many utility increases were primarily pass-through costs resulting from increases charged by suppliers.

Ms. Nelson reviewed personnel changes included in the budget, including the elimination of two full-time administrative positions and the addition of one human resources specialist. The Fire Department's part-time administrative assistant would become full-time, and the Police Department would add a part-time records clerk to assist with workload, including GRAMA requests.

Capital projects planned for Fiscal Year 2027 included audiovisual improvements to the City Council Chambers, renovation of the Emergency Operations Center, expansion of the Operations Center and fuel island upgrades, design and construction of a skate park, various water projects, completion of work on the 200 North project, the Kings Court waterline project, and West Davis Corridor Trail enhancements.

Ms. Nelson presented the anticipated combined impact of proposed property tax and utility rate increases on an average resident, estimated at \$16.60 per month. She also compared Kaysville's property tax rate with other Davis County municipalities, including those undergoing Truth in Taxation, and stated that Kaysville remained within the lower third of the rates shown. She further

explained that Kaysville City received approximately 20% of a resident's overall property tax payment, with the remainder distributed among other taxing entities including Davis School District, Davis County, Davis County Library, and Mosquito Abatement.

Mayor Tran then opened the public hearing.

Val Starkey expressed concern regarding the City's use of fund balance and its ability to respond financially to a significant emergency, particularly an earthquake. He referenced a letter he had submitted to City leadership on June 3 and noted Utah's seismic risk. He cited information he had reviewed regarding the financial consequences of major earthquakes and the potential for complacency because significant seismic events occur infrequently. He encouraged the City to rebuild its rainy-day fund to strengthen its financial preparedness for an unexpected disaster.

Laurene Starkey asked about longer-term financial projections presented during the May 21 budget meeting that showed cumulative property tax increases by Fiscal Year 2028 of approximately 66.75% without a new west-side fire station and approximately 74.37% with the fire station. She asked whether those projections remained current, why they had not been included in the Truth in Taxation materials, and whether the City would consider providing a five-year property tax outlook in future budget communications.

Mrs. Starkey also requested additional clarification regarding the principal uses of the proposed tax increase, including how much was being directed toward public works and infrastructure. She noted that certain public works costs appeared to have been shifted from the General Fund to the road fund and asked the City to more clearly identify the largest actual increases in the budget. She also asked about the availability of a public works project list identifying planned and ongoing infrastructure projects and requested that the City Council establish a specific date for publishing that list.

Jill Dredge similarly asked about the Streets and Public Works budget, noting that the property tax impact information showed no budget change despite previous discussions regarding aging water lines and other infrastructure. She asked whether those costs were being funded elsewhere.

Matthew Lemon expressed appreciation to City officials and stated that he hoped the additional tax revenue would be well spent.

Mrs. Starkey subsequently raised additional questions regarding the Kaysville Fieldhouse. She referenced a budgeted debt service amount of approximately \$368,000 and asked for clarification regarding the term of the financing and the use of General Fund and RAMP revenues to make the payments.

Mrs. Starkey also raised concerns from neighboring residents regarding notification of the Fieldhouse project. She stated that some nearby residents had been surprised when site work and tree removal began and asked whether the City could consider providing mailed notices, signage, or other advance communication for significant City or joint-agency capital projects. She also asked about potential parking and traffic impacts once the facility opened.

With no virtual participants requesting to speak, Mayor Tran thanked those who had provided comments and closed the public hearing.

ADOPTION OF THE 2026 CERTIFIED TAX RATE FOR KAYSVILLE CITY AND THE FINAL FISCAL YEAR 2027 BUDGETS

At the request of the Council, Finance Director Maryn Nelson responded to questions raised during the public hearing.

Regarding the long-term projections discussed on May 21, Ms. Nelson explained that the projection showing an approximately 66% cumulative increase by Fiscal Year 2028 assumed that the City would completely eliminate its annual use of General Fund balance. Historically, the City had used approximately \$500,000 to \$1 million of fund balance each year to support operations. She described the projection as an aggressive planning scenario rather than an adopted plan and emphasized that the Council had not voted on it. She stated that staff would continue providing longer-term projections during future budget work sessions and would work to make the information more user-friendly.

Ms. Nelson stated that the City's capital project projections were included in the budget documents presented throughout the budget process, including the Fiscal Year 2027 budget attached to tonight's meeting documents. Those projections included infrastructure projects, vehicle replacements, the proposed fire station, and water and power projects.

In response to questions regarding the primary drivers of the tax increase, Ms. Nelson identified the Kaysville Fieldhouse as one of the largest expenses. She explained that the City had proposed a property tax increase the previous year that was later denied for procedural reasons, although the City had already made certain ongoing financial commitments. Other significant costs included public safety and personnel changes made during the prior fiscal year, including a police sergeant, an additional legal staff member, and increased administrative support.

Ms. Nelson clarified that the approximately \$368,000 Fieldhouse amount represented a payment on a 15-year loan rather than a 25-year loan. The current budget assumed an equal split between the General Fund and RAMP funds, with approximately \$368,000 budgeted from each source. She emphasized that the funding allocation had not been permanently established and could be adjusted in future discussions.

Mayor Tran addressed questions regarding the Fieldhouse project and public notification. She explained that the Davis School District was responsible for the project and that school-owned property was not subject to the same zoning and notification requirements that applied to many private development projects. She stated that parking for the Fieldhouse would be located on school property rather than neighborhood streets and noted that Kaysville Junior High would also undergo remodeling as part of improvements to the area.

Council Member Blackham discussed the need to balance City revenues with expenditures and stated that much of the increased pressure on the General Fund during recent years has resulted from rising public safety and operational costs. He explained that police and fire services relied

primarily on General Fund revenues, including property and sales taxes, while enterprise utilities had separate dedicated revenue sources. He noted that inflation, increased staffing costs, and growth in service demands had outpaced several City revenue sources. He stated that Kaysville had relatively limited commercial development and that sales tax revenues had largely leveled off after increasing during the COVID-19 pandemic.

Council Member Blackham stated that the proposed tax increase had been reduced from approximately 34% earlier in the budget process to approximately 14% through spending reductions and other adjustments. He expressed concern that continued use of fund balance for ongoing operations would not be sustainable and could eventually require reductions in City services. He encouraged residents who opposed additional revenue to also identify which services they believed should be reduced because, in his view, the City was already operating relatively lean. He described oversight of residents' tax dollars as one of the City Council's most important responsibilities and stated that the Council had worked extensively to develop a budget that maintained services while limiting the financial impact on residents.

Council Member Blackham also discussed recreational expenditures, including the skate park and the Fieldhouse gymnasium. He stated that the City sought to provide amenities reflecting a variety of community interests and noted that residents had requested a skate park for many years. Regarding the Fieldhouse, he stated that the partnership with the Davis School District would provide significant recreational access outside of school hours while avoiding the cost of independently constructing a City recreation facility. He referenced a community survey conducted by Y2 Analytics that identified a recreation facility as a high priority among respondents, and that survey participants indicated a willingness to pay additional annual costs for such a facility. He concluded that while he did not favor tax increases, he believed additional revenue was necessary to maintain police and fire services, support community amenities, and keep pace with inflation.

Council Member Hunt thanked residents who had participated throughout the budget process and emphasized that Council members were also Kaysville residents affected by tax increases. She stated that she had consistently advocated for limiting the City's reliance on fund balance and believed the current budget process had involved more substantial spending reductions than previous budgets during her time on the Council.

Council Member Hunt acknowledged that residents and elected officials might disagree regarding certain expenditures, including the Fieldhouse, but stated that she believed recreational programs provided important opportunities for youth. She described the Fiscal Year 2027 budget as the result of months of work involving spending reductions, alternative funding sources, available impact fee funds, resident input, and donations. She stated that she believed the Council and staff had made a comprehensive effort to address the City's financial needs while limiting the burden on residents.

Ms. Nelson returned to a question she had initially overlooked regarding the Streets and Public Works budget. She explained that certain road-related expenses previously paid from the General Fund, including road salt, street signs, and roadway software, had been moved to the dedicated road fund because they were directly related to roadway operations. Those expenses could

therefore be supported by the road utility fee rather than property tax revenue. She stated that the Streets and Public Works line had been included in the property tax impact schedule to show that shift transparently.

Council Member McBride stated that this was his first year participating in the budget process, and he had been impressed by the efforts of City departments to reduce costs and operate efficiently. He noted that many City employees performed multiple responsibilities and took on responsibilities beyond a narrow job description, which he believed helped the City control costs. Council Member McBride thanked staff and department leaders for their efforts to develop the budget and minimize the proposed tax increase.

Council Member Adams, participating remotely, stated that he supported the proposed tax increase and budget. He believed the Council's willingness to reduce or eliminate expenditures had helped lower the proposed increase to approximately 14% and stated that the remaining increase reflected identified financial needs. He also expressed support for the Fieldhouse, noting that limited gymnasium space had resulted in waiting lists for youth recreation programs. He thanked City staff, particularly Ms. Nelson, for their work on the budget and expressed hope that the City could operate within the adopted budget without relying on fund balance for ongoing expenses.

Mayor Tran thanked residents for their participation and stated that public suggestions had been considered throughout the budget process. She explained that staff had repeatedly reviewed expenditures and identified savings through eliminated subscriptions, software reductions, looking for opportunities to bundle services or obtain better pricing, repeatedly bidding insurance coverage, organizational structure and activity changes, reduced discretionary spending, and deferred capital projects. She cited the Public Works facility as an example of a project where remodeling existing facilities was being considered instead of new construction.

Mayor Tran also discussed the value of the Truth in Taxation process itself. She stated that the Truth in Taxation process provided transparency regarding the actual cost of City services. She said that relying on fund balance could make operating costs less visible to the public because no immediate tax increase was apparent, even though reserves and emergency balances were being reduced. She noted that the Council had held approximately 10 budget-related work sessions and meetings beginning in January and had provided information through newsletters and other written materials. She also clarified that the prior year's proposed property tax increase had been denied because of procedural requirements related to the Truth in Taxation process, resulting in a decrease in the City's property tax rate.

Mayor Tran said the City would continue trying to balance fiscal responsibility with the level of service residents expected. She stated that Kaysville's parks, roads, businesses, and other community amenities contributed to residents' quality of life and that some expenditures that might appear discretionary were nevertheless part of creating and maintaining a strong community. She emphasized that the City's goal was to preserve the community's character and service levels while responsibly addressing its financial obligations.

Council Member Jackson, also joining the meeting remotely, thanked the Council, residents, and City staff for their work and stated that he supported the proposed increase because he believed

the revenue was necessary to maintain City services and programs. He specifically supported the Fieldhouse because limited gymnasium space had resulted in some Kaysville youth being unable to participate in recreation programs.

Council Member Blackham moved to approve the resolution adopting the certified tax rate consistent with the Fiscal Year 2027 budget. Council Member Hunt seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

Council Member Hunt then moved to approve the resolution adopting the final Fiscal Year 2027 budget. Council Member Blackham seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

ADJOURNMENT

Council Member Hunt moved to adjourn the meeting at 8:12 p.m. The motion passed unanimously.

KAYSVILLE CITY COUNCIL
SPECIAL MEETING
August 10, 2026

Minutes of a special Kaysville City Council meeting held on August 10, 2026, at 6:00 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

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 Joshua McBride

Others Present: City Manager Jaysen Christensen, City Recorder Annemarie Plaizier, Fire Chief Paul Erickson, Police Chief Sol Oberg, Parks and Recreation Director Cole Stephens, Information Systems Director Ryan Judd, Arrin Holt, Jarod Maw, Josh Belnap, Barry Toone, Karen Toone, Karen Erickson, Wes Daugherty, Miranda Rogers, Cindy Kerr, Tom Kerr, Jill Dredge, Laurene Starkey, Val Starkey, Susan Erhart, David Erhart

OPENING

Mayor Tran welcomed those in attendance at the special City Council meeting. Council Member McBride provided the opening prayer and led the Pledge of Allegiance. Prior to the prayer, Council Member McBride emphasized the importance of the evening's discussion regarding emergency response services and expressed appreciation for first responders and their service to the community.

PUBLIC COMMENT

Mayor Tran opened the public comment period and invited those wishing to speak to approach the podium.

David Erhart, a resident of west Kaysville, stated that he and his wife, Susan, supported funding the proposed west side fire station through a general obligation bond. He noted that construction costs were likely to continue increasing and that continued growth on the west side would increase the need for timely fire and emergency medical response. Mr. Erhart encouraged the City to begin the resident communication and education efforts previously discussed in previous Council meetings and offered to assist with those efforts. He asked the Council to place the proposed general obligation bond measure on the November ballot.

Barry Toone, a west Kaysville resident and founder of First Watch Wellness, addressed the Council regarding emergency response times and their potential effects on first responders. He stated that his organization worked with approximately 15,000 first responders across five states, including Kaysville Fire and Police personnel. Mr. Toone discussed moral injury and its relationship to post-traumatic stress disorder, particularly when first responders are unable to provide potentially life-saving assistance because of delayed response times. He stated that these

circumstances could have emotional and mental health consequences for first responders. Mr. Toone expressed concern regarding response times on the west side of Kaysville and emphasized that several minutes could make a significant difference during emergencies such as cardiac events. He asked the Council to consider the potential impacts on both residents and emergency responders.

Laurene Starkey asked several questions regarding the proposed fire station and bond. She requested information regarding the percentage of Kaysville's population that would be impacted by the proposed station and asked whether the proposed location could be identified in the ballot language. She also questioned whether the location was final, whether an incremental or staged approach to construction of the fire station had been considered rather than building the proposed fire station all at once, and whether the City could hold open houses to provide additional opportunities for public participation given the potential property tax impact.

Mayor Tran responded that the Council had previously discussed the population that would be served by the station and could continue providing information on that issue. She explained that ballot language was subject to legal limitations and that the specific address could likely not be included, but the proposed location would be identified in City presentations and public information. She stated that the Council had previously discussed staged and alternative approaches for fire services on the west side of the city, but the question before the Council that evening was whether to place the general obligation bond proposal on the November ballot. If voters did not approve the bond, the Council could revisit other options. Mayor Tran added that the City intended to continue public outreach, including open houses, and provide information regarding the proposed facility, location, costs, and other relevant details so voters could make an informed decision.

CONSIDERATION FOR ADOPTION OF A RESOLUTION PROVIDING FOR A SPECIAL BOND ELECTION TO BE HELD ON NOVEMBER 3, 2026, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF KAYSVILLE CITY, UTAH A PROPOSITION REGARDING THE ISSUANCE OF NOT TO EXCEED \$16,500,000 GENERAL OBLIGATION BONDS; AND RELATED MATTERS

City Manager Jaysen Christensen stated that Utah law required a public hearing in connection with the issuance of general obligation bonds and that a hearing was scheduled for October 1, 2026. The hearing would provide another opportunity for residents to comment, ask questions, and learn more about the proposed fire station and bond process.

Mr. Christensen reiterated that the decision before the Council was whether to place the proposal on the November ballot. Staff had worked with the City's bond attorneys to prepare the proposed ballot language, and if approved, the measure would be submitted to the Lieutenant Governor's Office for placement on the November 3, 2026 ballot.

Mr. Christensen explained that the financial impact of a new fire station would include both construction and the ongoing costs of staffing and operating the facility. The ballot proposition would ask voters whether Kaysville City should issue general obligation bonds in an amount not to exceed \$16.5 million. He stated that the ballot information would also identify anticipated

operating costs so voters could understand the full financial impact. The estimated combined cost of bond debt service, staffing, and operations was approximately \$306 per year for the average Kaysville household.

Fire Chief Paul Erickson introduced Arrin Holt and Jarod Maw of FFKR Architects and emphasized that the proposed station was only approximately 15 percent through the design process. He stated that the presentation was intended to provide a preliminary overview rather than a finalized design or materials plan.

Mr. Holt, a principal architect with FFKR Architects, stated that Mr. Maw would serve as project manager and that FFKR was working with DS Architecture of Cleveland, Ohio. He presented preliminary information regarding the proposed site and building.

The proposed station would be located on Deseret Drive adjacent to the existing electrical substation. A portion of the property would be reserved for future substation expansion, leaving approximately three acres for the fire station. The conceptual site plan placed the station near the center of the available area and included separate access for emergency apparatus, employees, and the public.

Mr. Holt explained that the existing property contained several large dirt mounds or berms. Rather than removing all of the material, the design contemplated redistributing the soil to create berms around portions of the property's perimeter. The preliminary plan included berms approximately eight feet high along the east and north sides. These would help reduce noise from Interstate 15 and nearby railroad tracks, provide privacy, and create additional separation between fire station activities and the neighborhood to the north.

The preliminary floor plan included administrative and public areas, apparatus bays, a training area, crew work and support areas, a kitchen, dining and day room, dormitories, and a fitness room. The building would primarily be a single-story structure, with possible mezzanine space above portions of the apparatus support and crew areas. Council Member Blackham asked whether the building would include a basement and about a stairway shown on the plans. Mr. Holt clarified that no basement was proposed and that the stairway would provide access to the training tower and potentially to mezzanine space.

Mr. Holt also presented conceptual front and rear elevations. The training tower would be located toward the rear of the building and would be partially visible from the front. He stated that two general contractors with recent fire station construction experience had reviewed the preliminary design and provided cost estimates indicating that the proposed building could be constructed within the amount the City was considering bonding for.

During Council discussion, Council Member Adams thanked those involved in evaluating the proposed station and stated that the significant cost was one reason he believed the question should be presented to voters. He noted that an annual impact of approximately \$300 was substantial and that residents should have the opportunity to decide whether to proceed. He also acknowledged that construction costs were unlikely to decrease and encouraged residents to become informed and discuss the proposal with the Council and others in the community.

Mayor Tran and Council Member Adams clarified that the City could provide factual information and discuss the proposal but could not use City resources to direct residents to vote for or against the measure. Council Member Adams also referenced a recent experience assisting someone during a medical emergency and stated that it reinforced for him the importance of timely emergency response.

Council Member Jackson asked about the proposed training tower, whether similar facilities existed elsewhere in the county, and whether other jurisdictions could use it. Chief Erickson stated that Layton had a training tower and South Davis Metro had a training area. He anticipated that Kaysville's facility could be made available to other agencies and could also be used by Kaysville police officers for training.

Council Member Jackson asked whether the regional benefit of the training tower could create opportunities for financial participation from Davis County or neighboring jurisdictions. Chief Erickson estimated that the training tower could cost approximately \$150,000 to \$200,000 and stated that, while significant, the cost was relatively small compared with the overall project and would provide substantial training benefits. He noted that Kaysville already participated in countywide training and mutual aid efforts.

Mr. Holt added that an on-site training tower could allow firefighters to complete more training while on duty, potentially reducing overtime associated with off-site training. Mayor Tran noted that City representatives had previously sought legislative funding for a regional training tower at Davis Technical College but had not received funding. Council Member Jackson stated that he supported exploring ways the facility could provide broader regional benefits.

Council Member Blackham expressed concern about the financial burden on residents, noting recent increases in taxes and the cost of everyday expenses. He stated that if the decision to construct the station rested solely with him, he would not support proceeding at that time because of those financial pressures. However, he believed placing the proposal on the ballot was the appropriate way to determine whether the community supported the project.

Chief Erickson noted that he and Council Member Blackham had discussed a similar proposal in 2018, when the estimated project cost was approximately \$3.2 million, illustrating the increase in construction costs over time.

Mayor Tran agreed that costs had increased significantly and stated that emergency services were a need that could become critical without warning. She noted that the Council had a responsibility to consider future needs and prepare the community while also recognizing the significant cost to residents. She stated that although the Council could make the decision to proceed without a ballot measure, she believed voters should have the opportunity to decide.

Council Member Hunt thanked staff, Chief Erickson, and the design team for their work on the proposal. She noted that the Council had discussed the need for a west side fire station for an extended period and that the City had deferred several needs over time. After considering the risks, costs, and impacts on emergency responders, she believed the proposal should move forward.

Council Member Hunt stated that she would have been comfortable proceeding without a ballot measure because she believed the community supported the station but appreciated the opportunity to receive direct voter input.

Council Member Adams moved to adopt the resolution providing for a special bond election to be held on November 3, 2026, for the purpose of submitting to the qualified electors of Kaysville City a proposition regarding the issuance of general obligation bonds in an amount not to exceed \$16.5 million and related matters. Council Member McBride 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 Blackham, Yea
Council Member McBride, Yea

The motion passed unanimously.

ADJOURNMENT

Council Member Adams moved to adjourn the meeting at 6:31 p.m. The motion passed unanimously.

CITY COUNCIL STAFF REPORT



MEETING DATE: August 20, 2026

TYPE OF ITEM: Consent Items

PRESENTED BY: Jaysen Christensen, City Manager

SUBJECT/AGENDA TITLE: Appointment of Brad McIlrath as Community Development Director

EXECUTIVE SUMMARY:

As you know, the interview panel selected Brad McIlrath as the preferred pick for the position of Community Development Director. Mr. McIlrath was offered the position and has accepted with the anticipated start date of August 31, 2026. Mr. McIlrath comes highly regarded by his peers and supervisors in the city's he has previously worked for as a planner, including Clearfield and Layton.

The City Code and Personnel Policies and Procedures indicate that the City Manager shall appoint department heads "subject to the approval of the governing body."

City Council Options:

1) Approve the appointment; 2) Decline the appointment and provide alternative direction to the City Manager.

Staff Recommendation:

Approve the appointment.

Fiscal Impact:

The appointment will result in a net savings to the City initially due to Mr. McIlrath starting at the low end of the Community Development Director pay range.

ATTACHMENTS:

None

CITY COUNCIL STAFF REPORT



MEETING DATE: August 20, 2026

TYPE OF ITEM: Consent Items

PRESENTED BY: Josh Belnap, Public Works Director

SUBJECT/AGENDA TITLE: Approval of an Interlocal Agreement Renewing Membership in the Davis County Storm Water Coalition

EXECUTIVE SUMMARY:

Kaysville City is required to maintain an MS4 permit with the State of Utah and the EPA that states the terms for and provides the authorization to collect storm water and ultimately convey that water to the Great Salt Lake.

To better assist each other in meeting the requirements and to share resources of this permit, the Cities in Davis County created the "Davis County Storm Water Coalition." The main functions of the coalition is to collectively meet the public education and community outreach requirements of the MS4 permit, and to provide a streamlined channel of communication between Cities on issues that affect multiple entities or to help brainstorm on codes/ordinances.

This interlocal agreement is renewed every 5 years, and staff recommends its renewal as it provides invaluable assistance to our MS4 obligations.

City Council Options:

1) Approve, 2) Table

Staff Recommendation:

Approve

Fiscal Impact:

Storm Water Funds

ATTACHMENTS:

1. Resolution - Interlocal Agreement
 2. Interlocal Cooperation Agreement
-

RESOLUTION __-__-__

**A RESOLUTION OF THE CITY COUNCIL OF KAYSVILLE CITY, UTAH,
APPROVING THE 2026 INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS
COUNTY AND DAVIS COUNTY CITIES FOR THE UPDES GENERAL PERMIT AND
ESTABLISHING THE EFFECTIVE DATE OF THE AGREEMENT.**

WHEREAS, Kaysville City (the “City”) is a public agency authorized to enter into interlocal cooperation agreements pursuant to the Utah Interlocal Cooperation Act, Utah Code Title 11, Chapter 13; and

WHEREAS, the City, Davis County, and the other participating Davis County municipalities are subject to the Utah Pollutant Discharge Elimination System (“UPDES”) General Permit for Discharges from Small Municipal Separate Storm Sewer Systems, Permit No. UTR 090000 (the “Permit”); and

WHEREAS, the City, Davis County, and the participating municipalities desire to jointly implement certain activities and establish their respective responsibilities for complying with portions of the Permit; and

WHEREAS, the parties have prepared the 2026 Interlocal Cooperation Agreement Between Davis County Cities and Davis County for UPDES General Permit; and

WHEREAS, the City Council has determined that entering into the Agreement is in the best interests of the City and will facilitate cooperative implementation of applicable UPDES permit requirements and promote efficient and effective stormwater management within the participating jurisdictions; and

WHEREAS, the City Attorney has reviewed the Agreement as to proper form and compliance with applicable law as required by Utah Code § 11-13-202.5.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF KAYSVILLE, UTAH:

1. The City Council hereby approves the 2026 Interlocal Cooperation Agreement Between Davis County Cities and Davis County for UPDES General Permit, attached hereto as Exhibit A, and authorizes the Mayor to execute the Agreement on behalf of Kaysville City, together with such other documents and instruments as may be necessary to effectuate the Agreement.

2. Pursuant to Utah Code § 11-13-202.5, the effective date of the Agreement, as to Kaysville City, shall be the date on which the Agreement has been approved and executed by all required parties.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this ____ day of _____, 20__.

—

ATTEST:

Tamara Tran, Mayor

Annemarie Plaizier, City Recorder

**2026 INTERLOCAL COOPERATION AGREEMENT
BETWEEN DAVIS COUNTY CITIES AND
DAVIS COUNTY
FOR
UPDES GENERAL PERMIT**

THIS AGREEMENT (Agreement) is entered into this 8th day of September, 2026, by and between the following parties: DAVIS COUNTY, a body corporate and politic of the State of Utah, and the following cities, each of which is a municipal corporation of the State of Utah: BOUNTIFUL, CENTERVILLE, CLEARFIELD, CLINTON, FARMINGTON, FRUIT HEIGHTS, KAYSVILLE, LAYTON, NORTH SALT LAKE, SOUTH WEBER, SUNSET, SYRACUSE, WEST BOUNTIFUL, WEST POINT and WOODS CROSS (Parties).

WITNESSETH:

WHEREAS, the parties are "public agencies," and are authorized by the *Utah Interlocal Cooperation Act*, §11-13-101, *et seq.*, *Utah Code Annotated*, to enter into agreements with each other for joint or cooperative action; and

WHEREAS, the Environmental Protection Agency (EPA) has published its "Final Rule" setting forth the National Pollutant Discharge Elimination System (NPDES) permit application rules and regulations for stormwater discharges to municipal separate storm sewer systems; and

WHEREAS, the State of Utah, through its Department of Environmental Quality, Division of Water Quality (DWQ), has statutory rulemaking authority and authority to issue pollutant discharge elimination system permits within the State of Utah pursuant to the rules and regulations of the Utah Pollutant Discharge Elimination System (UPDES); and

WHEREAS, the State of Utah has issued a General Permit for Discharges from Small Municipal Separate Storm Sewer Systems, Permit No. UTR 090000 (Permit), to each party of this Agreement, which Permit is incorporated herein by this reference; and

WHEREAS, the rules and regulations provide that more than one entity may jointly implement activities to comply with UPDES permit requirements under Section 4.3 of the Permit; and

WHEREAS, the parties are willing to jointly implement activities to fulfill a portion of the UPDES permit requirements; and

WHEREAS the parties desire to enter into this Agreement setting forth their present understanding as to their respective responsibilities with regard to their participation as permittees under their Permit.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Compliance with Permit. As permittees, the parties agree to jointly implement and enforce within their own jurisdictions, their respective responsibilities for complying with the Permit requirements including but not limited to, those responsibilities and requirements set forth in Parts 4.0, 5.0, and 6.0 of the Permit.

2. Administration of Agreement. The administration of this Agreement shall be done by the public works directors of each party, or their official designee, constituting the Davis County Storm Water Coalition (Coalition). Each party will have one voting right. No separate legal entity is created by the terms of this Agreement.

3. Costs. The parties agree that each party shall be responsible to pay for those costs relating to their own stormwater systems, and that the parties shall reimburse each other for expenses incurred in providing services for each other as may be agreed by the parties concerning the various tasks and responsibilities required under the Permit.

4. Joint Cooperation. As reasonably necessary, the parties agree to assist each other in providing and sharing information, drawings, plans, data, etc., which are required to comply

with the requirements set forth in the Permit. The specific activities that the parties agree to assist each other in are set forth as follows:

- a. Jointly purchase educational and training materials, as determined by the Coalition, for distribution to:
 - i. Residents.
 - ii. Institutions, industrial and commercial facilities.
 - iii. Developers and contractors (construction); and
 - iii. Municipal Separate Storm Sewer System (**MS4**) owned or operated facilities.
- b. Use the Coalition as a county-wide committee to:
 - i. Train personnel.
 - ii. Create partnerships; and
 - iii. Obtain input and feedback from special interest groups.
- c. Annually contribute updated storm drain system information for county-wide mapping purposes.
- d. Jointly prepare and promote model ordinances, updates and standards that address:
 - i. Illicit discharges.
 - ii. Construction site storm water runoff; and
 - iii. Long-term storm water management.
- e. Jointly arrange for and provide education about hydrologic methods and criteria for selecting and sizing post-construction **BMPs**.
- f. Jointly participate to develop draft Standard Operating Procedures.
- g. Jointly evaluate, identify, target and provide educational materials and

outreach to address the reduction of water quality impacts associated with nitrogen and phosphorus in discharges.

5. Term of Agreement. The parties agree that the duration of this Agreement shall commence upon entry and shall continue in effect for the term of the Permit (which expires at midnight, May 11, 2031) and for an additional 120 days from the effective date of the renewal of the Permit by DWQ.

6. Property. In the event that any property is acquired by the parties jointly for the undertaking, and paid for by them, then it shall be divided as the parties' representatives shall agree, or if no agreement is reached, then it shall be divided according to their respective payments for property, or if it cannot be practically divided, then the property shall be sold and the proceeds divided according to the parties' proportionate share of the purchase of the item of property. If property is purchased at one party's sole expense in connection with this Agreement, then the property so purchased shall be and remain the property of the party which purchased it.

7. Entire Agreement. This Agreement embodies the entire agreement between the parties, and it cannot be altered except in a written amendment which is signed by the parties.

8. Governmental Immunity. The parties recognize and acknowledge that each party is covered by the Utah Governmental Immunity Act, as set forth in *Utah Code Ann. § 63G-7-101, et seq.*, as amended, and nothing herein is intended to waive or modify any and all rights, defenses or provisions provided therein. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the party employing their services, even if performing functions outside of the territorial limits of such party, and shall be deemed officers and employees of such party under the provisions of the Utah Governmental Immunity Act. Each party shall be responsible and shall defend the action of its own employees, negligent

or otherwise, performed pursuant to the provisions of this Agreement.

9. No Third-Party Benefits. This Agreement is not intended to benefit any person or entity not named as a party hereto.

10. Severability. If any provision of this Agreement is determined by a court to be invalid or unenforceable, such determination shall not affect any other provision hereof, each of which shall be construed and enforced as if the invalid or unenforceable portion were not contained herein. Such invalidity or unenforceability shall not affect any valid and enforceable application thereof, and each such provision shall be deemed to be effective, operative and entered into in the manner and to the full extent permitted by applicable law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the day and year first above written.

[Signature Pages to Follow]

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

DAVIS COUNTY

By: _____
John Crofts, Chair
Davis County Commission

ATTEST:

Brian McKenzie
Davis County Clerk/Auditor

Approved as to Form:

Office of Davis County Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF BOUNTIFUL

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF CENTERVILLE

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF CLEARFIELD

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF CLINTON

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF FARMINGTON

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF FRUIT HEIGHTS

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF KAYSVILLE

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF LAYTON

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF NORTH SALT LAKE

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF SOUTH WEBER

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF SUNSET

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF SYRACUSE

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF WEST BOUNTIFUL

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF WEST POINT

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF WOODS CROSS

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: August 20, 2026

TYPE OF ITEM: ACTION

PRESENTED BY:

SUBJECT/AGENDA TITLE: Consideration of a Rezone Request for the Property Located at 820 Mare Circle (Parcel #08-484-0006), from A-5 Heavy Agricultural to R-1-6 Single-Family Residential for Suzie Hansen

EXECUTIVE SUMMARY:

An application to rezone a 9.14 acre parcel of agricultural zoned property has been submitted by Suzie Hansen. The parcel is located at 820 Mare Circle

The rezone application was considered by the Planning Commission at its June 25, 2026 meeting. A public hearing was held where twenty residents raised concerns regarding the loss of the existing equestrian center, the HOA's ties to a development agreement and its legal implications, increased residential density proposed by the rezone application, and the preservation of agricultural land in the western areas of the city. The Planning Commission voted 7-0 to recommend that the City Council **deny** the rezone request.

To assist the Council in making an informed decision, the Planning Commission Staff report and relevant meeting minutes are attached. The Planning Commission recommends that the City Council **deny** the rezone request (Vote 7-0).

Council Options:

Utah State Code 10-20-302(3) states: A legislative body may adopt, modify, or reject a planning commission's recommendation to the legislative body under this section. Therefore, the following options are available to the City Council:

1. Approve the rezone request for approximately 1800 South Sunset Drive from (parcels from) A-5 Heavy Agriculture to R-1-6 Single Family Residential.
2. Deny the rezone request.

Recommended Option:

With a vote of 7-0 the Planning Commission recommended the City Council **deny** the rezone request for 820 Mare Circle (parcel #08-484-0006) from A-5 Heavy Agriculture to R-1-6 Single Family Residential for Suzie Hansen.

Fiscal impact:

N/A

Attachments:

1. Planning Commission Staff report
 2. PC Minutes Excerpt from June 25, 2026
 3. 820 Mare Circle Drive RZN A-5-to R-1-6 Ordinance
-

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Anne McNamara, Senior Planner
Date: June 16, 2026

Agenda Item #4: Public Hearing for a rezone request for 820 Mare Circle from [A-5 Heavy Agricultural District](#) to [R-1-6 Single Family Residential District](#) for applicant Suzie Hansen

Meeting Date	June 25, 2026
Application Type	Rezone
Applicant Owner	Suzie Hansen Clearwater Investment Group
Address Parcel ID Number	820 Mare Circle 08-484-0006
Lot Size	9.14 acres 398,138 ft ²
Current Use	Equestrian Center
Current Zoning	A-5 Heavy Agriculture
Density Entitlement	1 dwelling unit
Requested Zoning	R-1-6 Single Family Residential (6,000 ft ² min. lot size)
Density Entitlement	≤ 66 dwelling units

1. BACKGROUND

Suzie Hansen submitted an application to rezone the property at 820 Mare Circle from A-5 Heavy Agriculture to R-1-6 Single Family Residential. The property has until recently been primarily used as an equestrian center where horses can be boarded, trained, and cared for. The current zoning of the property for agricultural uses largely matches the surrounding parcels of undeveloped land to the east. Access to the property currently comes from Mare Drive, which is a public road that ends in a cul de sac at the northern edge of the subject property.



2. SURROUNDING LAND USE AND ZONING

Existing uses in the area and neighborhood include the following.

- **Adjacent** – the subject property is bordered by a handful of single-family homes, agricultural land, and land owned by the Central Davis Sewer District.

- **North** – Properties to the north are zoned R-A Residential-Agricultural, which requires a minimum lot size of 21,780 square feet. The existing Sunset Equestrian Estates community is also north of the subject properties.
- **South** – Properties to the south are zoned A-5 Heavy Agriculture and are owned by the Central Davis Sewer District. The future Angel Street extension is south of the subject property as is the Kaysville City border.
- **East** – Properties to the east are zoned R-A and A-1, both single-family agricultural zones. Farther east are areas zoned R-1-20 (single-family, minimum 20,000-square-foot lots) and R-1-LD (single-family, averaging half-acre lots).
- **West** – Properties to the west include some UDOT-owned parcels along the West Davis Corridor, as well as wetlands outside city limits at Kaysville’s western boundary.

3. 2022 GENERAL PLAN

A. GUIDING PRINCIPLES

The 2022 General Plan begins by establishing five guiding overarching principles, one of which says that the City should:

***Provide diverse housing options** - We will work to preserve our existing neighborhoods while accommodating a full range of housing opportunities to meet the economic, lifestyle and life-cycle needs of our residents.*

The proposed R-1-6 single family dwelling on small lots will provide diverse housing options, whereas currently bulk of housing in this area is larger single family lots. The allowance for smaller lots will add variety in lot size to the western side of the city.

The rezone application is supported by this guiding principle.

B. FUTURE LAND USE MAP

As shown in yellow, the 2022 General Plan Future Land Use Map designates the subject properties for single-family use but does not specify lot size or density. Given the single-family housing zone change requested by the applicant, staff considers the Future Land Use Map generally supportive of the proposed zone change.



C. GOALS, OBJECTIVES AND IMPLEMENTATION MEASURES

Each chapter of the 2022 General Plan has a section of goals, objectives and implementation measures which help determine if a proposed rezone application meets ideals established by the community’s vision. The 2022 General Plan has a section of goals, objectives and implementation measures at the end of each chapter and after a staff evaluation of the General Plan, the following excerpts contain support for the rezone application.

GOAL 8: PROVIDE A RANGE OF HOUSING OPTIONS AND PRICE POINTS THAT HELP ENSURE KAYSVILLE IS AN AFFORDABLE PLACE TO LIVE

Objective 8.1: Coordinate and align Land Use and Housing Policies

- **Implementation Measure:** Allow and encourage new residential development models that meet the future needs of the community.

- i. **Chapter 1 Land Use & Placemaking Plan** notes that “Quality places are about quality of life - they include a mix of uses and housing, embody good design, contain effective public spaces and green spaces, and multiple options for transportation.”

Goal 1: Preserve and protect Kaysville’s “small town” atmosphere by limiting change in functioning neighborhoods and districts.

Objective 1.1 continues to state the city should: *Preserve single-family neighborhoods by restricting development to models that fit the existing character of the neighborhood.*

The area of the city where the proposed rezone is requested is currently developed as agricultural land as well as large lot single-family homes. If the rezone is approved, the continuation of single-family uses should not be a detriment to the existing single-family atmosphere.

Chapter 1 continues to lay out **Goal 6: Preserve the established Character of Kaysville** and *Objective 6.1 Continue the established focus on single-family residential uses.* The rezone application is congruent with these statements.

GOAL 6: PRESERVE THE ESTABLISHED CHARACTER OF KAYSVILLE

Objective 6.1: Continue the established focus on single-family residential uses.

Goal 8: Provide a range of housing options and price points that help ensure Kaysville is an affordable place to live.

Kaysville is limited in its existing housing options and affordability, especially on the west side of the city. Although the proposed lot sizes are smaller than many existing half-acre lots, the continuation of the established single-family development pattern fits the character of the area, while simultaneously providing alternatives to large single family lots which are prevalent in the area. Staff finds that Goal 8 supports the rezone request and encourages “new residential development models” which can help meeting differing community need for housing.

- ii. **Chapter 3 Housing & Neighborhoods** says that “Development activity within the city, especially west of I-15 where the majority of vacant developable land is located, is expected to continue expanding the low and medium density neighborhoods within the city.” With an overall proposed density of 7.26 units per acre, the proposed rezone would allow for the expansion of the low and medium density neighborhoods it identifies.

GOAL 1: PROVIDE A FULL RANGE OF HOUSING OPPORTUNITIES TO MEET THE ECONOMIC, LIFESTYLE AND LIFECYCLE NEEDS AND EXPECTATIONS FOR RESIDENTS

Objective 1.3: (A) Rezone for densities necessary to facilitate the production of moderate income housing.

The Utah State Legislature has demanded municipalities focus on moderate income housing as the State is experiencing a housing shortage as well as rapidly increasing housing costs. In November of 2022, the City amended the 2022 General Plan to include the following state required Moderate Income Housing (MIH) elements.

Goal 1: Provide a full range of housing opportunities to meet economic, lifestyle, and lifecycle needs and expectations for residents.

Rezoning this property to R-1-6 will allow for much needed housing, and would foster positive outcomes for this particular goal. Falling underneath the umbrella of Goal 1 and offering support for the rezone application, ***Objective 1.3*** states the City will:

“Rezone for densities necessary to facilitate the production of moderate income housing.” The implementation measures for this objective include that staff will give positive staff recommendations to rezone applications which are harmonious with the future land use map and requires strong consideration for rezone applications that are supported by elements of the General Plan but may not align with the future land use map.

Because of the Moderate Income Housing requirements, the goals and objectives in Chapter 3 offer heavier support for this rezone and project than the other portions of the 2022 General Plan

After a comprehensive review of the 2022 General Plan, the proposed rezone is supported by the guiding principles, goals, objectives and implementation measures of the plan.

4. PUBLIC COMMENT

A total of 78 public notices were mailed to property owners within 1100’ of the subject property and a sign was placed on the property on Thursday, June 18, 2026. As of the date of this staff report five comments have been received through the online portal, which automatically distributes those comments to the Planning Commission. One comment has also been received through the public comment email available from the city website.

5. RECOMMENDATION

Based on support from the 2022 General Plan, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the zone change application for 820 Mare Circle from A-5 Heavy Agricultural to R-1-6 Single Family Residential. The Planning Commission may recommend approval or denial of the rezone request and may also suggest modifications if deemed appropriate.

Findings supporting a recommendation of approval include:

- A.** The application aligns with one of the five Guiding Principles of the 2022 General Plan: “Provide diverse housing options.”

- B.** The Future Land Use Map supports the detached single-family character of the project..
- C.** Chapters 1 and 3 of the 2022 General Plan contain multiple goals, policy objectives, and implementation measures that support approval of the rezone request.
- D.** The project would diversify housing options in Kaysville and increase the overall supply of housing.

From: [Dominique Hebert](#)
To: [PublicComment](#)
Subject: 820 Mare Circle
Date: Saturday, June 20, 2026 11:13:45 AM

You don't often get email from [REDACTED] [Learn why this is important](#)

Kaysville Planning Commission,

My family and I strongly oppose the proposed rezoning of the property at 820 Mare Circle from A-5 Heavy Agricultural to R-1-6 Single Family Residential.

This area is part of an established equestrian and agricultural community. Allowing as many as 66 dwelling units on this 9.14-acre parcel would introduce a level of housing density that is inconsistent with the surrounding neighborhood and would significantly change the fabric and character of the community.

Our family chose to move here because of the area's rural atmosphere, open space, agricultural heritage, and equestrian lifestyle. These qualities are increasingly difficult to find and should be protected rather than gradually replaced by dense residential development.

We are also concerned about the additional traffic, congestion, infrastructure demands, and potential safety issues that such a large development could create on nearby residential roads. The proposed density does not appear compatible with the existing land uses or with the expectations of families who invested in this community because of its rural character.

We respectfully ask the Planning Commission to deny this rezoning request and retain the property's current A-5 Heavy Agricultural zoning.

Sincerely,

Dominique Hebert

[REDACTED]

Kaysville, UT 84037

Anne McNamara

From: PublicComment
Sent: Tuesday, June 16, 2026 3:09 PM
To: Everyone-CityCouncil
Cc: Jaysen Christensen; Anne McNamara; Mindi Edstrom
Subject: FW: Public Comment CC Meeting/ 6/25/26

From: Amanda Speer [REDACTED]
Sent: Tuesday, June 16, 2026 1:01 PM
To: PublicComment <PublicComment@kaysville.gov>
Subject: Public Comment CC Meeting/ 6/25/26

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Council Members:

Ms. Suzie Hansen's effort to rezone her property, Sunset Equestrian Center (SEC) stands to financially benefit Ms. Hansen and residential developers only. This would be at the expense of:

- Sunset Equestrian Estates (SEE) homeowners
- horse owners
- Professional horsemanship instructors, trainers and Equine Therapists

Ms. Hansen purchased this property well aware of it's zoning being agricultural. Just as SEE home owners purchased their homes with the protections this zoning provided from additional residential development.

Recently, Ms. Hansen says her business, Sunset Equestrian Center (SEC) has become not profitable. Yet, for more than 10 years SEC has been the premier Equestrian Facility in Davis County.

SEC has boarded more than 80 horses at one time, provided a venue for horse professionals and accommodated large scale Equestrian Events. No other property in Davis County can say the same. Ms. Hansen saying she's unable to make a profit in SEC seems to be a manipulation, appealing to the Kaysville City Council.

Additionally, Ms. Hansen claims she's already sold or committed to selling portions of SEC to developers. This too seems to be a manipulation, an attempt to influence your Council's decision to grant her this rezoning request. Is this valid? Is this legal?

Multiple individuals have made offers to purchase this property from Ms. Hansen at or above market value. They have the intent to maintain it as a beautiful and profitable agricultural space. Ms. Hansen has refused these offers in favor of "making more money" by selling to developers.

I hope your Council will deny Ms. Hansen's efforts to maximize her financial return at the expense of other Davis County residents.

I hope you received my video recording several weeks ago where I spoke to my personal experience and interest in denying this rezoning proposal.

Amanda L. Speer (she/her), LCSW

Anne McNamara

From: PublicComment
Sent: Friday, June 26, 2026 8:38 AM
To: Everyone-CityCouncil; Jaysen Christensen; Anne McNamara
Subject: FW: Sunset Equestrian

From: Amanda Speer [REDACTED]
Sent: Thursday, June 25, 2026 5:18 PM
To: PublicComment <PublicComment@kaysville.gov>
Subject: Sunset Equestrian

You don't often get email from [REDACTED] [Learn why this is important](#)

Suzie Hansen claims " the horse industry is dying" therefore she can't make a living at Sunset Equestrian.

Suzie built her business as a resource to the horse community. She's since closed her sought after lesson program and discontinued her 4H group. 3 years ago, Suzie had a 6 month wait list for new students. Suzie's turned down above market offers from people who want to provide a place for horse owners and students to participate in their passion.

I'd ask Suzie if the industry is on it's way out why has Utah State University done so much development of their state wide horse programming? USU's investment in the Kaysville Heritage Center being a great example. This is a fantastic resource, but they do not board horses. Unfortunately, those horse owner's evicted by Suzie can't find a boarding resource there.

The people (I am one such person) and horses she's turned away and now evicted haven't abandoned their horse interests. They've scrambled and struggled to find other facilities.

Suzie's lost interest in the horse world, which is fine. But she's hurting the industry with her re-zoning petition. The horse industry is already so strained by people like Suzie chosing to sell their Equestrian facilities to developers.

Amanda L. Speer (she/her), LCSW

Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, June 25, 2026 6:27 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Brandon Gipson
Email Address	[REDACTED]
Address	[REDACTED]
City	Farmington
State	UT
Zip Code	84025
Phone Number	[REDACTED]
Your Message	<i>Field not completed.</i>
Upload an Attachment	letter to Planning Commission 06.25.26.docx
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
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Dear Planning Commission,

Since we are unable to attend the meeting tonight, the purpose of this letter is to voice our concerns and opinions regarding the request to re-zone Sunset Equestrian Center. Sunset has become our second home. We have been involved with Sunset and Suzie Hansen for 6 years now, beginning with participating in horse lessons for our 8 and 12 year old girls, and then as a boarder until yesterday when we had to move after receiving notice to vacate by June 30th. We have loved Sunset so much that we have made Suzie Hansen two offers to purchase the property with the intension of keeping it an equestrian center. (We know of at least one other offer she has declined as well.) We would love to honor Suzie for what she has done with Sunset and continue to make it even better. We want to encourage the love of horses and the connections humans have with them, that we have grown to respect and love and is so magical to watch, especially in our current society with kids being raised on phones and computers.

A small way that we can keep the horse community alive starts with places like Sunset, providing facilities for riding and caring for horses within the community of Kaysville. We would also like to continue and improve on a lesson program for kids and adults to make it more accessible and inviting for more people to learn. Open space places like this are disappearing with land being taken up by housing, especially dense apartment communities, pushing horse-loving communities far away in rural areas which is impacting the accessibility of maintaining this lifestyle.

If equestrian centers continue to close down, not only will it affect communities similar to Kaysville, but it will slowly effect participation in horse events in general, such as 4H, breed shows, rodeos, world shows, and that's just to name a few. However, if you make the decision to support keeping Sunset Equestrian Center as it is, this will allow people in the community to continue the love that they have for horses, while also supporting professional trainers, growth in specific disciplines, and other groups. We want to continue to preserve the community values of Kaysville City. Kaysville City has already supported continuing this history for future generations by building the Kaysville Heritage Arena and it's an amazing place where 4H and other groups can have their competitions and others can ride their horses. We need to continue to support spaces like these by keeping places like Sunset where people can house their horses within close proximity within Kaysville City.

If the city council denies Suzie's application and therefore keeping it as an equestrian center, I personally will continue to pursue buying the property so that we can preserve it for future generations.

If you have any questions feel free to contact me at [REDACTED] or my email at [REDACTED]

Thank you,

Brandon and Holli Gipson

Anne McNamara

From: PublicComment
Sent: Thursday, June 25, 2026 4:37 PM
To: Everyone-CityCouncil; Jaysen Christensen; Anne McNamara
Subject: FW: Sunset Equestrian

-----Original Message-----

From: [REDACTED]
Sent: Thursday, June 25, 2026 1:26 PM
To: PublicComment <PublicComment@kaysville.gov>
Subject: Sunset Equestrian

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I do not believe sunset equestrian should be rezoned. The owner knew the deed restrictions when they bought the property and bought it for a price reflective of that and have already profited handsomely off changing those for half of the property. The remaining 9 acres should not be able to be developed.

Sunset equestrian is a gem in the community and we need green/agricultural space in our communities. I have boarded horse at sunset and also offered fair market value for the property with the deed restriction and was denied. I believe for the use it was intended and betterment of the community it should not be rezoned Sent from my iPhone

From: noreply@civicplus.com
Sent: Wednesday, June 24, 2026 9:24 AM
To: Mindi Edstrom; [REDACTED]
[REDACTED]

Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Janeal Van den Akker
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Dear Planning Commission Members, I am writing to express my opposition to the proposed rezoning of the existing equestrian center property to allow the development of 66 residential units. This proposal would substantially increase housing density in an area that has historically maintained a more open, rural character and would have significant impacts on our community. The proposed development would increase traffic on local roads, place additional demands on existing infrastructure, and alter the character of the surrounding neighborhood. Residents have consistently valued this area for its open space, equestrian heritage, and lower-density development patterns. Replacing the equestrian center with a high-density residential project would permanently change the nature of this part of

Kaysville.

In addition, water availability remains a serious concern. Kaysville residents are already subject to watering restrictions, and secondary water service was delayed this year and may not be available through the entire irrigation season. Given these challenges, approving a development of this scale raises important questions about the city's ability to support additional residential growth while maintaining adequate water resources and infrastructure.

As a resident who values Kaysville's unique character and quality of life, I respectfully urge the Planning Commission to recommend denial of this rezoning request. The proposal is inconsistent with the concerns expressed by many community members and would place additional strain on resources while diminishing the qualities that make Kaysville a desirable place to live.

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Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, June 25, 2026 5:06 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Jared Butterfield
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am a resident of Sunset Equestrian Estates writing to formally oppose the application by Suzie Hansen requesting a zone change for the 9.14-acre property located at 820 Mare Circle from A-5 Heavy Agricultural to R-1-6 Single Family Residential. Allowing 66 dwelling units on this parcel would be a direct violation of the legally binding Development Agreement established between Kaysville City and Woodside Sunset Farms, LLC on April 4, 2006. The 2006 Development Agreement explicitly dictates the intended, permanent use of this land, and bankruptcy by the original developer does not absolve the current owner from these covenants. When the City approved this cluster subdivision, it did so under the express finding that the project "promotes a creative approach to the use of land and related physical facilities resulting in better design and development." The City further noted that the agreement "creates, landscapes and preserves open space and recreational facilities."

To ensure those recreational facilities remained for the community, the agreement explicitly states: "Developer shall construct equestrian facilities which will be owned and operated by a Homeowners Association." Section 3.B further mandates that after completion, the Developer "shall convey such real property and the improvements thereon to the Homeowners Association."

The obligations set forth in this agreement did not evaporate when the property was sold to a third party. Section 7 clearly and unambiguously states: "This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns."

Under Utah law (Utah Code § 10-9a-532), municipalities are explicitly authorized to enter into development agreements that regulate and control the use of specific land. These agreements are binding, and the rules run with the land, meaning any successor who purchases the property inherits the recorded encumbrances. My household relied on the City's recorded contract when investing in this neighborhood, paying the associated premiums for an equestrian community.

I respectfully remind the Commission that the City has already recognized the enduring validity of this contract. During the November 14, 2019, Planning Commission meeting regarding a previous rezone attempt for this property, City staff explicitly stated on the record that the development agreement must be amended before the property can be rezoned and that the land needs to remain an equestrian center.

Furthermore, replacing mandated open space with 66 dwelling units is a bait-and-switch that would severely overburden our local infrastructure. Routing the associated traffic for 66 new homes down existing residential streets presents a severe safety hazard for my three children and our entire neighborhood. Our streets were simply not designed to handle that volume of vehicles.

The City has both the contractual right and the statutory obligation to deny this rezoning request. I expect the Planning Commission to honor the City's own Development Agreement, recommend denial of this zone change, and protect the vested property rights of my household.

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Anne McNamara

From: noreply@civicplus.com
Sent: Tuesday, June 16, 2026 2:46 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Jason Jones
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	We moved into the neighborhood 17 years ago with the promise of an equestrian center. Under a handful of owners the equestrian center has not done well. At this point I'm open to a residential use of this property, but it should be consistent with the surrounding neighborhood; ie 1/2 acre lots. Please see my attached letter.
Upload an Attachment	EquestrianCtrRezone.pdf
Upload an Attachment	Field not completed.
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To the Kaysville City Planning Commission:

Thank you for the opportunity to comment on the proposed zone change for the property at 820 Mare Circle (parcel #08-484-0006).

I am supportive of transitioning this property from agricultural use to residential — the equestrian center's days as an active agricultural parcel may well be behind it, and housing is a reasonable and productive use of the land. However, I respectfully urge the Commission to consider whether R-1-6 is the appropriate zone for this location.

The surrounding neighborhood is characterized by half-acre (approximately 21,000–22,000 sq. ft.) residential lots. The proposed R-1-6 designation would permit lots as small as 6,000 sq. ft., which could yield up to 66 dwelling units on 9.14 acres. That density is roughly four to five times greater than what the surrounding properties reflect, and I believe it would be out of character with the established neighborhood fabric.

A zone change to something more consistent with adjacent development — such as R-1-20 or a comparable half-acre single-family designation — would still allow for a meaningful number of new homes (approximately 15–18 units) while preserving the scale, lot size, and character that existing residents and buyers reasonably expected when they chose this area.

I encourage the Commission to weigh neighborhood compatibility carefully and to consider whether the applicant would be willing to pursue a density more reflective of the surrounding community.

Thank you for your time and service.

Respectfully,
Jason Jones

[REDACTED]
Kaysville, UT 84037

Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, June 25, 2026 8:24 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Jessica A Ellis
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Please leave the equastein center as part of the equestrian estates neighborhood. As an alternative build low density housing that is similar to the houses on mare. I currently live on mare and would like to see connectivity of trails and low density housing in my area. Thanks-Jessica Ellis
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Upload an Attachment	Field not completed.
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Anne McNamara

From: PublicComment
Sent: Thursday, June 25, 2026 4:37 PM
To: Everyone-CityCouncil; Jaysen Christensen; Anne McNamara
Subject: FW: Rezone of Equestrian Center

-----Original Message-----

From: Jessica McMillan [REDACTED]
Sent: Thursday, June 25, 2026 7:37 AM
To: PublicComment <PublicComment@kaysville.gov>
Subject: Rezone of Equestrian Center

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Members of the Kaysville City Council, I respectfully ask that you reject the proposed rezone of the Sunset Equestrian property.

Over the past several years, Kaysville residents have repeatedly been told that increasing housing density and reducing lot sizes would create more affordable and diverse housing opportunities. In practice, however, these rezonings have largely benefited developers by allowing them to build more homes on less land while continuing to sell those homes at prices that remain out of reach for many families. For example, recent higher-density developments approved in Kaysville and surrounding Davis County have produced homes that still list well above \$500,000, despite smaller lot sizes and increased unit counts. According to regional housing data, median home prices in Davis County have risen significantly over the past decade, even as density has increased, demonstrating that these policies have not meaningfully improved affordability. Higher-density developments have not translated into meaningful housing affordability, nor have they addressed the long-term needs of Kaysville residents.

This proposed rezone follows that same pattern. It increases development potential without providing a clear public benefit to the residents of Kaysville or to the surrounding community. Existing zoning was established through careful planning, and it should not be changed simply to maximize the financial return of a single development project. Rezoning should only occur when there is a compelling public interest, and I do not believe that standard has been met in this case.

More importantly, I urge the City to focus on preserving the agricultural land that makes western Kaysville unique. Once farmland is developed, it is gone forever. These open spaces contribute to our community's identity, support local agriculture, provide wildlife habitat, reduce congestion, and maintain the rural character that so many residents value and have chosen to call home.

If the City is truly committed to preserving these lands, it must also make it financially realistic for landowners to keep them. Rising costs for irrigation water, utilities, taxes, and land ownership can place tremendous pressure on families to sell to developers. Rather than creating circumstances where development becomes the only economically viable option, the City should explore policies that help agricultural landowners remain on their property. Supporting affordable water, reducing unnecessary financial burdens, and identifying incentives for agricultural preservation would demonstrate a genuine commitment to protecting Kaysville's remaining farmland.

The question before the Council is not simply whether this parcel should be rezoned. It is what kind of community Kaysville intends to be for future generations. Every rezone that converts agricultural land into a development makes it more difficult to preserve the character, open spaces, and quality of life that have defined our city for decades.

I respectfully ask the Council to deny this rezone request and instead prioritize policies that preserve agricultural land and protect existing zoning.

Thank you for your time, your service, and your thoughtful consideration of this important decision.

Respectfully,

Jacob and Jessica McMillan

Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, June 11, 2026 2:40 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	John Decker
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am contacting you about the rezone on 820 Mare Circle. I think this is a waste of your time and will be a waste of the time of the Council if you approve. The Council in their recent meeting passed a Resolution in support of "Equestrian Uses" 5-0 in favor of the resolution. The Commission has multiple times forwarded recommendations in favor of highly contentious rezones that the Council has declined to approve. I suggest you all vote no on this rezone scheduled on June 25 for 820 Mare Circle!
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Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, June 25, 2026 4:53 PM
To: Melinda Greenwood; Josh Belnap; Dexter Fisher; Anne McNamara
Subject: Online Form Submittal: Subdivision Comments

Subdivision Comments

Kaysville Subdivision Comments

All comments are welcome, however, [Utah State Code 10-20-806 Subdivisions](#) dictates that a subdivision applicant is only required to respond to comments which show their plans to be deficient or not in compliance with federal laws, state laws or with City codes.

Comments will be passed along to the subdivision applicant.

Name	John Pruess
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Which subdivision do you want to comment on?	no active subdivisions
Please leave your comments here	I am commenting on the proposed change to parcel #08-484-0006. Please do not approve this change. I see that it is approved for up to 66 units. That's insane. This is nice, pleasant farmland right now, like most of the SR-177 route through Farmington and Kaysville. No reason to ruin it with tiny tract homes on tiny lots. At nine acres, the absolute upper limit of houses on the land should be 18 (half-acre lots at a minimum).

Thank you!

Thank you for your comments.

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Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, June 11, 2026 12:35 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Josh Clark
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I will be out of town next on June 23rd when the planning commission will hold a meeting in regards to 820 Mare Circle. I have lived in this neighborhood with my family for the past 14 years. We've seen this come up a few years prior. This is not a location suitable for 66 units with the infrastructure of the streets in our existing neighborhood. The land was deeded for agriculture purposes because of other environmental issues. I can sympathize if the owner does not want to continue the equestrian center. Their business decisions should not impact the quality of life decisions for those who live in that neighborhood. If it was to develop additional homes that complement the existing neighborhood where you would have less traffic issues and less occupants in that location, I could see for a case to be made. It appears their intentions are only motivated by money. If this landed was granted to the owners of that equestrian center to be a benefit for those in the neighborhood, the people in the neighborhood who have been

paying for the upkeep of the force trials and their maintenance should have a voice and a vote about what the land in their neighborhood should be used for. I hope the planning commission could take into account of the residence in that neighborhood over the business owner who lives outside of our city and our neighborhood. Thank you for your time and consideration.

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Anne McNamara

From: noreply@civicplus.com
Sent: Wednesday, June 24, 2026 9:49 PM
To: Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Layla Misrasi
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Hi, I am writing in regarding tomorrow's Public Hearing Notice for a rezone request for a property located at 820 Mare Circle from A-5 to R-1 - June 25, 2026. I feel like our neighborhood has to fight This particular topic over and over every couple of years. Please keep in mind that most of us bought here due to the size of the lots and we do not lots of this size in our neighborhood. I think most of us would be okay with the standard, meaning they could be one half acre or larger if the equestrian center wants to sell, but this HOA and this neighborhood has always been advertised as larger lots and majority of a spot here thinking that was going to remain that way. I would appreciate not having to come to meetings or write in every couple of years when this topic continues to come up. If the seller of equestrian estates wants to sell that's fine but that doesn't mean she should get to

change the structure of the neighborhood. She can sell to a builder that has one half acres or larger. Please take my comments into consideration as I can't attend tomorrow night's meeting.

Thank you, Layla Misrasi

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Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, June 11, 2026 5:57 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Lee and Allyson Stenquist
------	---------------------------

Email Address	[REDACTED]
---------------	------------

Address	[REDACTED]
---------	------------

City	Kaysville
------	-----------

State	Utah
-------	------

Zip Code	84037
----------	-------

Phone Number	[REDACTED]
--------------	------------

Your Message	Lee and Allyson Stenquist
--------------	---------------------------

[REDACTED]
Kaysville, Utah 84037
[REDACTED]

Kaysville City Planning Commission

June 11, 2026

Re: Rezone request of 9.14 acres at 820 Mare Circle

Dear Planning Commission,

Thank you for the opportunity to share our personal thoughts in relation to the rezone request at 820 Mare Circle from A-5 to R-1-6. We are opposed to the rezone request.

General Plan (2022) p. 27

“Objective 1.1 Preserve single family neighborhoods by restricting developments to models that fit the existing character of the neighborhood.”

The current rezone request does not comply with the character of the current neighborhood, which is large agricultural lots to the south and east of the Hansen property, and large residential lots to the south of Sunset Equestrian Center. It is important to note that several requests to rezone properties to the east to the R-1-6 zone have consistently been denied by the Kaysville City Council. Even requests to rezone properties to R-1-10, east of the Hansen property have been denied.

Thank you for the opportunity to express our views regarding this rezone request.

Lee and Allyson Stenquist

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Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, June 25, 2026 4:58 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Matt Loveland, VP of Symphony Homes
Email Address	[REDACTED]
Address	[REDACTED]
City	Centerville
State	UT
Zip Code	84014
Phone Number	[REDACTED]
Your Message	June 25, 2026 Planning Commission, agenda item #4; this application is not affiliated with Symphony Homes and we neither support or oppose the applicants request.
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Anne McNamara

From: noreply@civicplus.com
Sent: Tuesday, June 16, 2026 10:01 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	McKenna McIntosh
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Despite my best efforts, I am yet again a Kaysville resident, this time raising my own family of four kids currently ages 9 down to 2 who miraculously make up the 6th generation to live in this exact area of Kaysville. I loved growing up in Kaysville, but I wanted something different for my own family. Something similar, but better. Having the housing crisis hit as we were kickstarting our family put us right back here, where we truly feel blessed to be. And I say that because my kids get to experience "farm life" right along with extracurriculars, good schools, and neighborhood friends. Our so-called "farm life" is very important to us and the culture we want to raise our children in. And I have more hope now than I did growing up that that still exists here in Kaysville. Why? Horses. More people in Davis County than I ever realized own horses. We have a rare GEM of a city where people truly can have the best of both worlds. And once you've experienced that anomaly, it is heartbreaking to let it go. There is an entire community within

Kaysville that values being outdoors, hard work, compassion, and teaching their kids that life is bigger than them alone. This mentality alone is why I can say I love the Kaysville I am raising a family in more than the one I was raised in. Please don't push it out. Growth for the sake of growth is not growth at all.

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Privacy Policy	Kaysville City Data Privacy Policy

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Anne McNamara

From: noreply@civicplus.com
Sent: Saturday, June 13, 2026 2:11 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Michael Linneman
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	That's twice the density of the area of the rest of Mare Drive. No way should that be allowed!
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Privacy Policy	Kaysville City Data Privacy Policy

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Anne McNamara

From: noreply@civicplus.com
Sent: Wednesday, June 24, 2026 9:30 PM
To: Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Sherri Einfeldt
Email Address	[REDACTED]
Address	[REDACTED]
City	kaysville
State	utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	At a time when trust in government is at an all-time low, it would not be wise for Kaysville City to break their commitment to citizens when the Equestrian Estates subdivision was built. Please, I beseech you, honor the expectations residents had to keep the horse property intact. It is a balm to the soul to drive on the WDC and see those beautiful animals and barns. Please don't ruin it all by allowing homes to be built there. We have enough homes. It is too crowded! Kaysville has lost the characteristics that made it so lovely. Please 'just say no' to the proposed development. Thank you kindly and sincerely!
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Anne McNamara

From: noreply@civicplus.com
Sent: Sunday, June 21, 2026 7:27 PM
To: Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Suzie Hansen
Email Address	[REDACTED]
Address	[REDACTED]
City	Bountiful
State	UT
Zip Code	84010-1526
Phone Number	[REDACTED]
Your Message	Hello, I have loved horses since I was a little girl, but I didn't have the opportunity to fulfill my dream of owning and working with horses until about 30 years ago. How It All Began My journey started when my oldest daughter began taking riding lessons. Watching her confidence grow through her experiences with horses inspired me to pursue my own dream. I began by offering private riding lessons, with a focus on creating positive experiences for girls during the important developmental years of ages 8-18. After moving my program from Bountiful to Kaysville, enrollment grew from 10 to 45 students per week. I started leasing my horses to students so they could participate in the local 4-H program. For eight years, I

dedicated my horses, my time, and my energy to helping youth through this program.

Challenges That Led to Closing My Lesson Program

Over the past several years, many factors made it increasingly difficult to continue operating the lesson program.

Finding healthy, safe horses became much more challenging.

The cost of purchasing and caring for horses increased dramatically.

The physical and emotional demands of the program became overwhelming.

As a result, I made the difficult decision to close my lesson program in January 2026.

Building Sunset Equestrian Center (SEC)

When Jeff and I began building SEC, I also took responsibility for managing the business.

For 15 years, I worked approximately 12 hours a day, six days a week, and I remained on call 24 hours a day, 7 days a week.

Every dollar earned was reinvested into the business; therefore, I was unable to pay myself a salary.

However, a facility was created where horse lovers of all ages, especially women and girls, could enjoy a beautiful, safe, and family-friendly environment with opportunities to learn, grow, and build confidence.

Gratitude for the SEC Community

I will always be grateful for the meaningful relationships I developed with the boarders, trainers, students, and their families. I understand the frustration many of them are experiencing as they search for a new facility, particularly one that is affordable and accommodating. Their support and friendship over the years has meant more than words can express.

Looking Toward the Future

Today, I am the sole owner of SEC. The goal of creating a beautiful equestrian facility for families has been achieved. Now, due to changes in my life and my desire to focus on retirement, I have decided to sell the property and apply for rezoning. To clarify, I am not under contract or in negotiations with a developer or individual.

Why the Property is Being Sold

Many have asked whether the property could be sold to someone who would continue operating it as an equestrian center. Unfortunately, no individual or organization has presented an acceptable written offer that would make this option feasible.

Possible Solutions

Two potential options could have a positive outcome for everyone involved, and I welcome the opportunity to discuss them with you at any time.

Thank you for your time, understanding, and consideration.

Suzie Hansen ([REDACTED])

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From: [liz white](#)
To: [mailbox @ Kaysville City](#)
Subject: Rezoning West Kaysville
Date: Saturday, June 20, 2026 8:50:47 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

To Whom It May Concern:

I am writing to oppose the rezoning of the equestrian center west of Sunset. While I am not opposed with putting homes in this area, I do not think our community can handle high density housing in this area.

Here are my reasons:

- No real outlet for traffic
- Not enough water to handle that many homes
- No support for medical emergencies
- Schools are already at capacity
- High density breaks contract for homeowners who built here
- Safety concerns

I hope those who can influence this will note and oppose this change in rezoning. Please do not approve high density housing!

Thanks,
Elizabeth White
Resident of [REDACTED]

From: [Michelle Porter](#)
To: [mailbox @ Kaysville City](#)
Subject: Status
Date: Tuesday, August 11, 2026 7:13:43 PM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I am inquiring and would like to know the status of the Kaysville Equestrian property. I know it was talked about in June. I think it is horrible and should be illegal to buy land and a home in an area that was built specifically around equestrian activity and then have it can be turned over to developers to do whatever they want. Money can't win everytime! Please direct me to the time and place of the next mtg addressing this issue.

Thanks,
Michelle Porter

Sent from my iPhone

Kaysville City Planning Commission Meeting Minutes
June 25, 2026

The Planning Commission meeting was held on Thursday, June 25, 2026, at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Mike Packer, Commissioners Megan Sevy, Erin Young, Wilf Sommerkorn, David Moore, Eries Cornelius, and Jeramy Burkinshaw

Staff in Attendance: Katie Ellis and Anne McNamara

Public Attendees: City Councilmember Abbi Hunt, Teana Error, Kim Johnson, Duane Thurber, Danielle Butters, Nicole Steed, Matt Steed, Sidney Chug, Jason Gagner, Stacey Bjerregaard, Laurene Starkey, John Mayer, Jill Mayer, Bethany Hunt, Sarah Thomas, Evelyn Johnson, Jed Stanger, Kirsten Stanger, Megan Milillo, Nathan Milillo, Mary Kay Thurber, Holly Apgar, Suzie Hansen, Jill Dredge, and Elizabeth White

4- PUBLIC HEARING FOR A REZONE REQUEST FOR THE PROPERTY LOCATED AT 820 MARE CIRCLE FROM A-5 HEAVY AGRICULTURAL TO R-1-6 SINGLE FAMILY RESIDENTIAL FOR SUZIE HANSEN

Ms. McNamara presented a request from the property owner, Susie Hansen, to rezone approximately 820 Mayor Circle from A-5 (Heavy Agriculture) to R-1-6 (Single-Family Residential). She clarified at the outset that the application was submitted solely by Ms. Suzie Hansen and was not affiliated with or connected to Symphony Homes.

Ms. McNamara reviewed the existing zoning and surrounding land uses, noting that the property is currently zoned A-5 and is primarily surrounded by residential agricultural properties. She explained that the 2022 General Plan provides support for the requested rezone through several housing-related goals, including providing a range of housing opportunities to meet residents' economic and life-cycle needs, encouraging zoning that facilitates moderate-income housing, maintaining the City's focus on single-family residential development, and supporting housing affordability. She further noted that the Future Land Use Map designates the area for single-family residential use, making the request consistent with the adopted land use plan.

Ms. McNamara summarized the public noticing completed for the application. A public hearing sign was posted on the property on June 18, and 78 public hearing notices were mailed to surrounding property owners. Staff received two telephone inquiries, one requesting information about the rezone process and one expressing opposition to the proposal. In addition, the Planning Commission received 19 written public comments, consisting of 17 comments in opposition, one neutral comment, and one comment from the applicant. The comments primarily addressed concerns regarding increased traffic, preservation of open space, the existing development agreement associated with the adjacent equestrian center property, increased residential density, and compatibility with surrounding large-lot residential properties.

Based upon consistency with the Future Land Use Map and the goals of the 2022 General Plan, staff recommended that the Planning Commission forward a recommendation of approval to the City Council for the rezone of 820 Mayor Circle from A-5 Heavy Agriculture to R-1-6 Single-Family Residential. Ms. McNamara concluded by noting that the applicant was present to answer questions from the Commission.

Chair Packer invited the applicant to provide an opening statement or presentation but indicated it was optional. Before opening the public hearing, he asked whether the Commission had any questions for staff.

Commissioner Sommerkorn asked whether the applicant had submitted a development concept or preliminary site plan associated with the rezone request.

Ms. McNamara responded that no development concept or site plan had been submitted with the application.

Chair Packer opened the public hearing for the rezone request at 820 Mayor Circle. He explained the public hearing procedures, asking speakers to state their name for the record and limit comments to approximately three minutes. He also requested that audience members refrain from applauding, booing, or otherwise reacting to testimony to ensure a respectful and welcoming environment for all participants.

Chair Packer further explained that the public hearing was intended to provide an opportunity for individuals to share their comments with the Commission. Questions raised during public comment would be addressed, if appropriate, after all testimony had been received rather than during each speaker's allotted time.

The Chair then invited members of the public to come forward and provide testimony.

John Mayer spoke in opposition to the rezone request. He expressed concern over the potential loss of the equestrian center and the open space it provides to the community. Mr. Mayer explained that when he purchased his home in the Sunset Equestrian Estates neighborhood, he did so with the expectation that the area would continue to support equestrian activities and preserve its rural character.

While he acknowledged that residential density was a concern, he stated that his primary concern was the loss of the equestrian facility and surrounding open space rather than the proposed density itself. He commented that he believed many residents on the west side of Kaysville shared those concerns and thanked the Commission for its consideration.

Stacey Bjerregaard spoke in opposition to the rezone request. She expressed her support for preserving the equestrian center, describing it as an important community gathering place that has provided opportunities for learning, personal growth, healing, and recreation.

Ms. Bjerregaard stated that the property embodies the small-town character identified in the City's General Plan by supporting agricultural uses, fostering community connections, and providing a place where families gather and interact. She also noted that the property serves as habitat for various animals and wildlife, including horses, cattle, blue herons, quail, ducks, and other birds. She urged the Commission to preserve the property and protect the open space and community resource it provides.

Nicole Steed spoke in opposition to the proposed rezone. She emphasized that the decision involved more than the development of nine acres, stating that it would determine whether Kaysville retained one of its remaining equestrian facilities.

Ms. Steed explained that the equestrian center serves as the home of a local 4-H program, providing youth with opportunities to develop responsibility, leadership skills, and an appreciation for agriculture. She shared that her daughter has participated in the program for several years and described the facility as an important recreational and educational resource comparable to the City's parks and sports facilities.

She noted that rising land values have made horse ownership increasingly difficult for many families, making boarding facilities such as Sunset Equestrian Center one of the few remaining opportunities for residents to participate in equestrian activities. She stated that the lesson program has experienced significant growth, citing increased visibility following construction of the nearby highway, and observed that the facility is consistently active and well utilized.

Ms. Steed referenced a recent City Council discussion recognizing the importance of preserving equestrian properties as part of Kaysville's agricultural heritage whenever reasonably possible. She expressed concern that, while additional residential development could occur elsewhere, an equestrian facility such as Sunset could not easily be replaced once lost. She urged the Commission to preserve the agricultural zoning and deny the rezone request in order to protect the City's equestrian heritage and community resource.

Mary Kay Thurber in opposition to the proposed rezone. She explained that she and her family had recently moved to Kaysville, in part because of the neighborhood's equestrian character, including the horse trails and proximity to the Sunset Equestrian Center. As horse owners, they valued the opportunity to access the facility directly from their neighborhood.

Ms. Thurber expressed disappointment that the equestrian center could be lost so soon after their move, stating that similar facilities are becoming increasingly rare in northern Utah and that, once removed, they would be difficult or impossible to replace. She emphasized the importance of preserving opportunities for youth and families to participate in equestrian activities within their own community.

She also questioned how the proposed rezone would relate to the property's existing relationship with the homeowners association and expressed concern about changing the use

of the property. Ms. Thurber urged the Commission to deny the rezone request, stating that preserving the equestrian center aligns with the community's western heritage and values. She concluded by asking for clarification regarding what the proposed R-1-6 Single-Family Residential zoning designation would permit.

Holly Apgar spoke in opposition to the proposed rezone. She stated that the decision before the Commission extended beyond a single zoning change and represented a choice about whether one of Kaysville's remaining equestrian properties would be permanently converted to residential use.

Ms. Apgar referenced the City's General Plan, noting its emphasis on preserving agricultural land, open space, and the community's rural character. She described the Sunset Equestrian Center as an important community asset that has served as home to numerous horses while providing opportunities for recreation, education, and community connections among horse owners, volunteers, trainers, and families.

She expressed concern that approval of the rezone would permanently eliminate those agricultural and equestrian opportunities. Ms. Apgar stated that, in her view, the decision was not simply about residential density, but about whether to preserve agricultural land or convert it to residential development.

Ms. Apgar also cautioned against using the discontinuation of the equestrian operation as justification for rezoning the property. She explained that boarders had received notice to vacate following the owner's decision to cease operations and stated that the closure did not reflect a lack of demand for the facility. She expressed concern that allowing a profitable agricultural use to be discontinued and then cited as support for residential rezoning could establish an undesirable precedent for future agricultural properties.

Ms. Apgar urged the Commission to recommend denial of the rezone request and allow the property the opportunity to continue as an equestrian or agricultural use.

John Adams spoke in opposition to the proposed rezone. He stated that, in his opinion, the primary issue was not whether the current owner should be required to continue operating an equestrian business, but whether property that was established as an equestrian center through a development agreement should be permitted to be rezoned for residential development.

Mr. Adams explained that the equestrian center was originally included as part of the Sunset Equestrian Estates development agreement, which allowed additional residential density in exchange for preserving approximately 19 acres as an equestrian facility and open space for the benefit of the subdivision. He stated that the development agreement identified the property as a lot within the homeowners association and provided that the equestrian center could be privately operated while remaining dedicated to that use.

Mr. Adams further stated that subsequent purchasers of the property acquired it with knowledge of the development agreement and its intended use. He questioned whether the property could be rezoned while the development agreement remained in effect and expressed concern that the proposed rezone would conflict with those obligations.

Mr. Adams urged the Planning Commission to recommend denial of the rezone request based on the existing development agreement and the original intent of preserving the property as an equestrian center for the Sunset Equestrian Estates community.

Tina Eher spoke in opposition to the proposed rezone on behalf of herself and numerous other families who use the facility. She urged the Commission to retain the property's agricultural zoning and preserve its use as an equestrian center.

Ms. Eher referenced the original development agreement and subdivision plat, stating that Parcel A was designated as open space associated with the Sunset Equestrian Estates development and intended to remain an equestrian facility. She explained that homeowners relied on those provisions when purchasing their homes and noted that the neighborhood's equestrian-themed street names and trail system reflect that original intent.

She expressed concern that changing the property's use would conflict with the commitments made through the development agreement and stated that only the property owner would benefit from the proposed rezone, while surrounding homeowners, the equestrian community, and the City would lose an important community asset.

Ms. Eher further stated that Sunset Equestrian Center serves as more than a horse boarding facility, describing it as a community resource supporting local families, youth programs, recreation, small businesses, and Kaysville's western heritage. She disputed any suggestion that the equestrian use was no longer viable, noting that the lesson program and boarding facilities had experienced strong demand, including waiting lists for riding lessons and horse boarding. Ms. Eher concluded by urging the Commission to deny the rezone request and preserve the equestrian center for current and future generations.

Kim Johnson spoke in opposition to the proposed rezone. Although she does not live within the Sunset Equestrian Estates subdivision, she explained that the nearby equestrian center was one of the features that attracted her family to Kaysville. As horse owners, her family has participated in the Sunset Equestrian Center's programs, including its 4-H activities, and her daughter has taken riding lessons from instructors at the facility.

Ms. Johnson stated that the equestrian center reflects the character of west Kaysville and aligns with the General Plan's goal of preserving the community's unique identity. She expressed concern that, once lost, a facility of this nature could not realistically be recreated because of the significant land, infrastructure, and financial investment required.

She also stated that she believed the local equestrian community could identify another

operator to continue the facility if given the opportunity. Ms. Johnson urged the Planning Commission to recommend denial of the rezone request in order to preserve the equestrian center and its contribution to the community.

Jason Gagner spoke in opposition to the proposed rezone. He recalled that similar proposals involving the equestrian center property had been considered previously and had not been approved. He also referenced a prior development proposal involving the property, noting that legal opinions had previously been presented regarding the possibility of developing the site.

Mr. Gagner stated that, in his opinion, the original development agreement and subdivision requirements clearly established the equestrian center as an integral component of the Sunset Equestrian Estates development. He expressed concern that homeowners purchased property with the understanding that the equestrian center would remain, and that changing the zoning now would undermine those expectations.

He further suggested that removing the equestrian center could create inconsistencies with the original subdivision approvals and questioned whether altering the property's use would have broader implications for the surrounding development. Mr. Gagner encouraged the Commission to consider the commitments made when the subdivision was approved and urged that those commitments be honored when evaluating the rezone request.

Jed Stanger, a resident of Sunset Equestrian Estates, spoke in opposition to the proposed rezone. He stated that, although he had concerns regarding the proposed residential density, his primary objection was based on the property's existing legal obligations under the Sunset Equestrian Estates development approvals.

Mr. Stanger explained that he had reviewed the development agreement, recorded plat, and the subdivision's Covenants, Conditions, and Restrictions (CC&Rs). He stated that these documents identify the property as part of the Sunset Equestrian Estates development and designate it as open space to be used for an equestrian facility. He referenced language in the CC&Rs requiring the arena property to be owned and used consistent with the development agreement, while acknowledging that enforcement of CC&Rs is not the responsibility of the Planning Commission.

Mr. Stanger further noted that the recorded plat states the parcel is to remain viable open space associated with the Sunset Equestrian Estates development and may be operated by a private concessionaire as an equestrian facility. He also referenced the property's deed, which he stated conveys the property subject to existing easements, restrictions, and other recorded obligations.

Based on those recorded documents, Mr. Stanger expressed the opinion that the property should remain dedicated to its intended use as open space and an equestrian facility. He urged the Planning Commission to recommend denial of the rezone request.

Elizabeth White spoke in opposition to the proposed rezone. She stated that she and her family chose to live in Kaysville because of its rural character and specifically selected their home due to its proximity to the equestrian center and the surrounding agricultural open space. Although she is not directly affiliated with the equestrian center, she explained that she regularly enjoys the neighborhood's walking paths, views of the horses, and peaceful atmosphere.

Ms. White expressed concern that residential development of the property would significantly alter the character of the area. She noted that construction of the nearby highway had already changed the neighborhood and stated that additional high-density residential development, new roads, and related infrastructure would further diminish the remaining open space and rural setting.

She also raised concerns regarding the impacts of additional residential development on traffic circulation, emergency services, water resources, and school capacity. Ms. White stated that these public service demands should be considered alongside the proposed increase in housing density.

Ms. White concluded by urging the Planning Commission to recommend denial of the rezone request in order to preserve one of Kaysville's remaining agricultural areas and maintain the character that attracted residents to the neighborhood.

Laurene Starkey spoke in opposition to the proposed rezone. She stated that, although she does not live in west Kaysville, she wished to address the broader implications of the request for the entire community.

Ms. Starkey recalled previous Planning Commission discussions in which residents were assured that development agreements recorded with the county would be honored and respected. She questioned what approving the proposed rezone would mean for the integrity of existing development agreements, not only for the Sunset Equestrian Estates neighborhood but for all Kaysville residents who rely on those recorded agreements.

She also expressed appreciation for preserving open spaces and community amenities that contribute to Kaysville's character, noting that such areas benefit residents throughout the city, even those who do not live immediately adjacent to them. Ms. Starkey urged the Planning Commission to recommend denial of the rezone request.

Joel Tippitts spoke in opposition to the proposed rezone. He stated that he has lived in the neighborhood for approximately 15 years and values the community, its open spaces, and Kaysville's rural character. He expressed concern that open space has continued to diminish and emphasized the importance of preserving the area's equestrian heritage.

Mr. Tippitts also referenced the existing development agreement associated with the property, stating his belief that its provisions should be honored and preserved. He expressed concern that approving the rezone could establish an unfavorable precedent by disregarding those

agreements.

Mr. Tippitts urged the Planning Commission to recommend denial of the rezone request.

Bridget Lane spoke in opposition to the proposed rezone. She explained that she is a third-generation equestrian and that, after her family's property was sold for residential development, she was no longer able to keep her horses at home and now relies on boarding facilities.

Ms. Lane stated that many of her business clients board horses at Sunset Equestrian Center and emphasized that equestrian facilities are essential for residents who own horses but do not have sufficient property to keep them. She explained that her business serves clients throughout Kaysville and that the availability of local boarding facilities supports both horse owners and related small businesses.

Ms. Lane shared that she had previously attempted to purchase another local boarding facility in an effort to preserve it as an agricultural use but was unsuccessful, and that the property has since been acquired for residential development. She expressed concern that the loss of Sunset Equestrian Center would further reduce the availability of boarding facilities, negatively affecting horse owners, her business, and her employees.

She concluded by urging the Planning Commission to preserve the property as an equestrian facility and deny the proposed rezone.

Dwayne Thurber, a resident of Thoroughbred Circle, spoke in opposition to the proposed rezone. He shared that he and his family have been involved with horses for approximately 30 years and described the unique relationship that develops between riders and their horses. He stated that equestrian activities provide valuable opportunities for personal growth, responsibility, and life lessons that extend beyond horseback riding.

Mr. Thurber explained that he had observed these benefits through his daughter's involvement with horses and now sees those same values being passed on to the next generation. He expressed concern that the loss of facilities such as Sunset Equestrian Center would reduce opportunities for youth and families to experience those benefits.

As a nearby resident, Mr. Thurber also commented on the value the equestrian center adds to the neighborhood, noting that he regularly passes the property and enjoys seeing the horses, foals, and other aspects of the agricultural setting. He encouraged the Planning Commission to preserve the equestrian facility and deny the proposed rezone.

Evelyn Johnson spoke in opposition to the proposed rezone. She explained that her family owns three horses and lives near Sunset Equestrian Center, allowing her to access the facility and surrounding trail system on horseback.

Ms. Johnson stated that she has participated in riding lessons at the equestrian center and described the facility as an important part of her experience growing as an equestrian. She expressed appreciation for the opportunities the center provides to riders and the positive impact it has had on her personally.

Ms. Johnson urged the Planning Commission to preserve the equestrian center by recommending denial of the rezone request.

Jill Mayer, a resident of Sunset Equestrian Estates, spoke in opposition to the proposed rezone. She stated that her family chose to purchase their home because of the equestrian center, trail system, and the unique character of the neighborhood. She described the equestrian facility as a community asset that would be a significant loss if it were removed.

Ms. Mayer explained that, although she does not own property suitable for keeping horses, she relies on local boarding facilities. She expressed concern that the continued loss of equestrian boarding facilities would limit opportunities for horse owners in the community.

She further stated her belief that there are individuals who would be interested in purchasing and continuing to operate the property as an equestrian facility while preserving the open space. Ms. Mayer urged the Planning Commission to recommend denial of the rezone request in order to preserve the equestrian center and maintain Kaysville's rural character.

Danielle Butters, a resident of Centerville and the daughter of the applicant, spoke in support of the proposed rezone. She shared her family's long history with the equestrian center, explaining that her mother's involvement with horses began after horseback riding helped her overcome childhood anxiety. She stated that this experience ultimately led her mother to establish and operate the Sunset Equestrian Center.

Ms. Butters emphasized that no one has invested more time, effort, or personal sacrifice into the equestrian facility than her mother. She described the physical, emotional, and financial commitment required to operate the business over many years and stated that her mother had explored numerous options, including meeting with potential investors and others, in an effort to keep the facility operating.

She acknowledged the community's appreciation for the equestrian center but explained that, unlike a publicly funded park or recreational facility, the equestrian center is a privately owned business whose continued operation depends on its owner's ability to sustain it. She stated that, despite her mother's efforts, continuing to operate the business was no longer feasible. Ms. Butters asked the Planning Commission to consider the circumstances facing the property owner and to support the requested rezone.

Matt Steed spoke in opposition to the proposed rezone. He stated that he has boarded a horse at Sunset Equestrian Center for the past several years and noted that boarders were given less than 30 days' notice to remove their horses when the facility ceased operations.

Mr. Steed emphasized that his concern was not that the current owner should be required to continue operating the equestrian business. Rather, he argued that the property was purchased and approved as an equestrian center and should continue to be used or marketed for that purpose. He stated that, in his opinion, several individuals would be willing to purchase and operate the facility as an equestrian center if given the opportunity.

Mr. Steed further stated that the property's development agreement and subdivision documents identify the land as an equestrian facility and expressed concern that rezoning the property solely because the current owner no longer wishes to operate the business would undermine those original commitments.

Mr. Steed urged the Planning Commission to recommend denial of the rezone request and allow the property to remain available for equestrian use under future ownership.

Meagan Milillo in opposition to the proposed rezone. She explained that she had recently moved to the neighborhood after specifically seeking a horse-friendly community and had planned to board her horse at Sunset Equestrian Center. She expressed disappointment with the staff recommendation for approval, stating that, in her opinion, it conflicted with concerns raised regarding the property's existing development agreement as well as the views expressed by many neighborhood residents.

Ms. Milillo stated that she chose to relocate to Kaysville because of its equestrian heritage, trail system, and rural character, which she felt reflected the goals of the City's General Plan. She emphasized that facilities such as Sunset Equestrian Center provide opportunities for residents who are unable to own horse property to participate in equestrian activities, making those experiences accessible to a broader segment of the community.

She also expressed concern that the proposed R-1-6 zoning would substantially increase residential density in an area characterized by larger lots and open space, which she believed would alter the existing character of the neighborhood. Ms. Milillo concluded by emphasizing the value of preserving opportunities for future generations to experience horsemanship and the agricultural heritage of Kaysville and urged the Planning Commission to recommend denial of the rezone request.

Chair Packer closed the public hearing.

Suzie Hansen, applicant and owner of Sunset Equestrian Center, addressed the Commission regarding her request to rezone the property. She expressed appreciation for the many positive comments about the equestrian center and acknowledged the meaningful role it has played in the community. She explained that while much of the public testimony focused on the emotional value of the facility, she hoped the Commission would also consider the realities of operating the business.

Ms. Hansen shared that her passion for horses began in childhood and later inspired her to create a riding lesson program focused not only on horsemanship but also on building confidence, responsibility, and life skills for youth. She explained that for many years she operated a successful lesson program, but in recent years it became increasingly difficult to obtain suitable lesson horses. She stated that despite spending significant resources attempting to acquire safe horses, she ultimately concluded she could no longer responsibly continue the program because of concerns for student safety.

She further explained that the equestrian center required years of personal commitment, often working long hours while continually reinvesting revenue back into the facility. Although the operation was well-used and valued by the community, she stated that it had not generated sufficient income to provide her with a salary and was no longer financially sustainable. She noted that she had sought alternative solutions, including discussions with prospective buyers, but had not received any written offers to purchase and continue operating the facility as an equestrian center.

Ms. Hansen also addressed concerns regarding the 30-day notice provided to boarders, explaining that the timeline reflected standard business practice and was necessary given the financial circumstances of the operation. She emphasized that her decision to close the facility was not made lightly but came only after years of effort to keep the business operating. In closing, Ms. Hansen asked the Commission to consider both the personal and business realities that led to her application and respectfully requested approval of the proposed rezone.

Chair Packer noted that several legal questions had been raised during the public hearing and invited the City's legal counsel to provide clarification regarding the legal issues surrounding the application.

Katie Ellis, Assistant City Attorney, explained that the City recognized there could be legal claims related to the application but acknowledged there was no certainty as to how a court might ultimately rule. She stated that because City attorneys are general practitioners rather than land use specialists, the City had retained outside legal counsel with expertise in land use law to review the relevant documents. After reviewing the development agreements, plats, CC&Rs, and related documents, outside counsel concluded there was no legally binding requirement requiring the property to remain an equestrian center, and staff had relied upon that legal opinion in evaluating the application.

Commissioner Sommerkorn referenced the minutes from the Planning Commission's August 28, 2025 meeting, when the outside land use attorney presented his findings. He summarized that the attorney had reviewed numerous documents, including development agreements, amendments, plats, and multiple versions of the CC&Rs. While several documents expressed an intent that the property function as an equestrian center, the attorney found those statements to be inconsistent and, more importantly, not formalized into a legally enforceable restriction. Commissioner Sommerkorn noted that, according to the attorney, the plats lacked the statutory dedication language necessary to establish the property as permanent open space or

common area. He observed that, although preserving the equestrian center may have been the original intent, the required legal steps to create an enforceable restriction had not been completed.

Commissioner Sommerkorn further clarified that while individual property owners or the homeowners association could potentially pursue private legal remedies related to the CC&Rs, enforcement of those private agreements was not the City's responsibility. He emphasized that the City does not enforce CC&Rs and that any disputes regarding those documents would be matters between private parties.

Chair Packer stated that he had also reviewed the prior legal presentation and agreed with Commissioner Sommerkorn's summary. He noted that the outside attorney had concluded the property is privately owned, is not controlled by the homeowners association, and is not legally obligated to remain an equestrian center. Chair Packer reiterated that, based on the legal opinion presented to the Commission, the City had no enforceable legal basis requiring the property to continue operating as an equestrian facility.

Commissioner Sommerkorn concluded by reiterating that any legal action concerning the CC&Rs would be a private matter between the property owners and would not involve the City.

Commissioner Sommerkorn asked the applicant whether she had a development concept for the property should the requested rezone be approved. He noted that rezoning applications are typically accompanied by a conceptual development plan or proposal to help the Planning Commission understand the intended future use of the property. Staff had indicated that no such plan had been submitted with this application.

Ms. Hansen responded that her intent was to proceed one step at a time. She explained that her immediate objective was to determine whether the property could be rezoned before deciding what direction to pursue in the future. She stated that she was not currently committed to any specific development concept and that if the property were rezoned, she would evaluate her options, including the possibility of selling the property to a developer.

Ms. Hansen reiterated that her primary concern was that she could not continue operating a business that was no longer financially sustainable.

Commissioner Sommerkorn then asked why the applicant had requested R-1-6 zoning rather than another residential zoning designation that more closely matched the surrounding area.

Ms. Hansen replied that she viewed the application as the beginning of a conversation and believed there needed to be flexibility throughout the process. She explained that requesting R-1-6 allowed room for future discussions and negotiations and acknowledged that there could ultimately be a range of possible outcomes between the existing agricultural zoning and the requested residential zoning.

Commissioner Sommerkorn observed that while property owners have the right to request rezonings without a specific development proposal, planning practices have evolved over time. He explained that cities now generally prefer rezoning requests to include a development concept and, in many cases, a development agreement that identifies how the property will be developed. He stated that, without that information, he would be reluctant to support a rezone because the Commission would have no clear understanding of the future development or the ability to establish expectations through a development agreement.

Ms. Hansen responded that, although she did not live in Kaysville, she understood the importance of neighborhood character and stated that she had no intention of pursuing any project that would diminish the quality or appearance of the area. She said that throughout her ownership of the equestrian center she had worked to create and maintain a beautiful property and would approach any future use with the same philosophy.

Chair Packer echoed Commissioner Sommerkorn's concerns, stating that the lack of a development proposal made it difficult to evaluate the request. He noted that the property's location at the end of an established neighborhood, the uncertainty surrounding the future Angel Street extension, and access considerations all made the application more challenging to evaluate without additional information. He acknowledged that requiring applicants to prepare development concepts before receiving zoning approval can require significant upfront investment but explained that those plans provide important information for the Commission's decision-making process.

Ms. Hansen acknowledged the uncertainty regarding the future road alignment and agreed that it remained an unknown. She also clarified for the record that she was not under contract with, nor negotiating with, any developer or prospective purchaser regarding the property. She stated that although she maintained positive relationships with developers in the area, no agreements or negotiations were currently underway.

Chair Packer thanked Ms. Hansen for that clarification and reiterated that the Commission was attempting to balance the rights of private property owners with the City's responsibility to consider long-term land use and neighborhood impacts.

Ms. Hansen indicated that she felt some of the development-related questions would be better answered by her representative and asked if he could address the Commission. Chair Packer indicated that she was welcome to have her representative respond.

At the applicant's request, Zach Hartman of Land Advisors addressed the Commission on her behalf. Mr. Hartman explained that he became involved only recently after being contacted by another client who was familiar with Ms. Hansen's situation. After reviewing the publicly available documents and prior meeting materials, he agreed to assist her with the application process.

Mr. Hartman stated that the rezoning application had been submitted quickly in order to begin

the public discussion and to provide the applicant with greater control over the future of the property before pursuing any specific development proposal. He explained that the requested R-1-6 zoning was selected because it generally aligns with the City's General Plan and, in his opinion, represented a residential designation that could be compatible with the surrounding neighborhood without proposing excessive density.

He acknowledged that development agreements and conceptual site plans are commonly associated with rezoning requests and stated that he anticipated the City Council would likely require a binding development agreement before any future development proceeded. He explained that, because of the timing of the application and ongoing discussions surrounding roadway alignments and other property issues, the applicant had chosen to pursue the rezoning first and address development details later.

Mr. Hartman stated that, based on his review of the documents and public comments, there were still several unresolved issues and misconceptions surrounding the property. He indicated that he believed clarifying those issues would be an important part of any future discussions should the rezoning process continue.

Commissioner Cornelius asked the applicant a hypothetical question regarding the future of the property. He inquired whether, if the equestrian center were to receive financial assistance or funding, she would continue pursuing the requested rezone or instead choose to maintain the equestrian operation.

Ms. Hansen respectfully declined to answer the hypothetical question and deferred a response.

With no further questions for the applicant, Chair Packer thanked Ms. Hansen and her representative for their comments and returned the discussion to the Planning Commission for deliberation.

Commissioner Sommerkorn stated that he remained reluctant to support the requested rezone without a more definitive development proposal. He explained that, in his experience, most rezoning requests are accompanied by a conceptual development plan and, frequently, a development agreement that outlines how the property will ultimately be developed. He noted that the requested R-1-6 zoning would permit lot sizes as small as 6,000 square feet in an area characterized by much larger residential lots. While he was not inherently opposed to smaller lots and believed they could be compatible in certain locations, he stated that he was not comfortable recommending a blanket rezoning without a clearer understanding of the applicant's intended use of the property.

Commissioner Young stated that although the Commission had received legal guidance indicating the previous development agreement may not be legally enforceable, she did not believe that prevented the Commission from considering the intent behind those agreements when making its recommendation. She observed that many residents had purchased homes and made personal and financial decisions based on the understanding that the equestrian

center would remain part of the neighborhood. She felt those expectations deserved thoughtful consideration, regardless of the legal enforceability of the underlying documents.

Commissioner Young further stated that while she generally supports opportunities for increased housing density in appropriate locations, she believed this property represented a unique community asset. She expressed concern about the permanent loss of one of the City's remaining equestrian facilities and agricultural spaces, noting the positive impact it had provided to many members of the community. Although she sympathized with the applicant's circumstances and acknowledged the financial challenges of operating the equestrian center, she stated that she would prefer to explore alternatives to rezoning before recommending approval.

Commissioner Cornelius stated that the Planning Commission has consistently evaluated rezoning requests based on the information presented by applicants, including conceptual development plans. He noted that both individual property owners and large-scale developers are expected to provide a proposal illustrating how the property is intended to be developed. When those proposals have not been consistent with the surrounding area or have failed to adequately address community concerns, the Commission has recommended against them.

Commissioner Cornelius explained that, in evaluating the requested R-1-6 zoning, he considered many of the same issues raised during the public hearing, including school capacity, water availability, emergency access, roadway impacts, and compatibility with the surrounding neighborhood. Without a development plan identifying how those issues would be addressed, he found it difficult to support the requested rezone and indicated he was inclined to agree with the concerns expressed by the other commissioners.

Commissioner Cornelius also acknowledged the applicant's testimony regarding the financial challenges of operating the equestrian center. He stated that he understood the realities of operating a business and recognized that it was not the Commission's role to require a property owner to continue a business that was no longer financially viable. However, he emphasized that this consideration did not eliminate the Commission's responsibility to carefully evaluate whether the requested zoning designation was appropriate.

Commissioner Birkenshaw stated that he understood both the challenges of operating a business and the community's strong attachment to the equestrian center. However, he emphasized that the Planning Commission's responsibility is to evaluate land use rather than business operations, and that he believed it was important to separate the emotional aspects of the application from the land use considerations before the Commission.

Commissioner Birkenshaw stated that the uncertainty surrounding the enforceability of the previous development agreement gave him some concern. While acknowledging the legal opinion that the agreement may not be legally binding, he believed the original intent of the developer, the City, the Planning Commission, and the City Council had been to preserve the property as an equestrian center or, at a minimum, as open space for the benefit of the

neighborhood.

He further stated that he generally does not favor restricting how property owners use their land but noted that any rezoning request should be compatible with the surrounding area. Although he was not indicating support for a rezone at that time, he stated that if a future rezoning were considered, the density should be consistent with the existing character of the neighborhood. He explained that one of the Commission's most important responsibilities is preserving neighborhood character while avoiding spot zoning. Referring to the City's various zoning classifications, Commissioner Birkenshaw stated that, in his opinion, the requested R-1-6 zoning was not an appropriate designation for the area, noting that larger-lot residential zoning would be more compatible with the surrounding development.

Chair Packer stated that, while he appreciated Kaysville's agricultural heritage and valued the remaining equestrian properties and open spaces within the community, he also recognized that the City could not require a property owner to continue operating a business that was no longer financially viable. He observed that, over time, many agricultural properties throughout the city had transitioned to other uses and stated that he was uncomfortable with the idea of requiring the final remaining property owners to preserve open space simply because other properties had already developed.

Chair Packer referenced the legal opinion previously presented to the Planning Commission, noting his understanding that the City did not have the legal authority to require the property to remain an equestrian center or permanent open space. He further explained that, while preserving open space is a community value, doing so by preventing a private property owner from realizing the market value of their property raised concerns regarding fairness and private property rights.

Addressing comments made during the public hearing, Chair Packer stated that factors such as school capacity and water availability were not significant concerns in his evaluation of the application. He noted that schools on the west side of Kaysville were currently experiencing declining enrollment and that the City routinely evaluates water availability as part of the development review process.

Chair Packer stated that his primary concerns centered on the lack of a conceptual development plan, the property's single point of access through an established neighborhood, the future Angel Street extension, and the uncertainty surrounding how the property would ultimately develop. He acknowledged that residential densities can appropriately transition throughout a community and did not believe R-1-6 zoning was inherently inappropriate within Kaysville. However, without a development proposal or additional information regarding the future use of the property, he stated that he was not comfortable recommending approval of a blanket rezoning for the site.

Commissioner Sevy expressed appreciation for Ms. Hansen's years of service to the community through the operation of the equestrian center. She acknowledged the significant positive impact the facility had made for many residents and recognized the personal, physical, and

financial challenges Ms. Hansen had described in operating the business.

Commissioner Sevy stated that, despite her appreciation for the applicant's contributions and understanding of her circumstances, she believed the requested rezone represented a significant change without sufficient information regarding the future development of the property. She indicated that she shared the concerns expressed by the other commissioners and was not prepared to support the rezone request in its current form. She concluded by again thanking Ms. Hansen for her many years of dedication to the community.

Commissioner Birkenshaw made a motion to recommend that the City Council deny the request to rezone the property located at 820 Mayor Circle from A-5 to R-1-6. Commissioner Moore seconded the motion, and the vote was unanimous in favor of the motion (7-0).

Commissioner Packer: Yay
Commissioner Young: Yay
Commissioner Sevy: Yay
Commissioner Sommerkorn: Yay
Commissioner Burkinshaw: Yay
Commissioner Cornelius: Yay
Commissioner Moore: Yay

Commissioner Sommerkorn explained his vote, stating that the requested R-1-6 zoning represented a significant departure from the existing zoning pattern in the surrounding area. He stated that, while he could potentially support a rezoning request under different circumstances, he would need to see a conceptual development plan demonstrating how the property would be developed. In the absence of such a plan, he believed the requested rezone was premature and therefore supported the motion to recommend denial.

ORDINANCE NO. 26-XX-XX

AN ORDINANCE REZONING PROPERTY AT 820 MARE CIRCLE, A CERTAIN 9.14 ACRE PORTION OF KAYSVILLE CITY KNOWN BY PARCEL ID 08-484-0006 TO THE R-1-6 ZONE DISTRICT; HEREINAFTER FULLY DESCRIBED AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on June 25, 2026, the Kaysville City Planning Commission, after notice and public hearing as required by law, reviewed a proposal to rezone 9.14 acres located at 820 Mare Circle and known as Parcel ID 08-484-0006 from A-5 Heavy Agriculture to R-1-6 Single Family Residential; and

WHEREAS, the Planning Commission voted 7-0 to recommend denial of the rezone to the City Council; and

WHEREAS, the Kaysville City Council has concluded that it is in the best interest of the City to rezone such property;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION I: Rezone. The real property at 820 Mare Circle, and known by Parcel Identification 08-484-0006 containing 9.14 acres of land, shall be rezoned and the Zoning Map amended to R-1-6 Single Family Residential; and

SECTION II: Effective Date. This Ordinance shall take effect upon execution of the ordinance.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this August 20, 2026.

Tamara Tran
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: August 20, 2026

TYPE OF ITEM: ACTION

PRESENTED BY:

SUBJECT/AGENDA TITLE: Consideration of a Rezone Request for the Property Located at 1800 South Sunset Drive (Parcels #08-694-0003, #08-694-0006, #08-694-0005, #08-027-0008, and #08-027-0009), from R-A Residential Agriculture and A-1 Light Agriculture to R-1-14 Single-Family Residential for Symphony Homes, Alyson and Lee Stenquist, and Kathryn Lisby

EXECUTIVE SUMMARY:

An application to rezone parcels totaling 16.2 acres (parcels #08-694-0003, #08-694-0006, #08-694-0005, #08-027-0008, and #08-027-0009) has been submitted by Symphony Homes, Alyson and Lee Stenquist, and Kathryn Lisby. The parcels are located at approximately 1800 South Sunset Drive.

The rezone application was considered by the Planning Commission at its July 23, 2026 meeting. A public hearing was held where one resident asked about whether a PID would be included with the project. The Planning Commission discussed the changes to the layout since the previous version of the application and the status of the anticipated road connection for the extension of Angel Street. The Planning Commission voted 4-0 to recommend that the City Council approve the rezone request.

To assist the Council in making an informed decision, the Planning Commission Staff report and relevant meeting minutes are attached. The Planning Commission recommends that the City Council approve the rezone request (Vote 4-0).

Council Options:

1. Approve the rezone request for approximately 1800 South Sunset Drive from (parcels from R-A Residential Agriculture and A-1 Light Agriculture to R-1-14 Single Family Residential.
2. Deny the rezone request.

Recommended Option:

Based on the recommendation of approval from the Planning Commission, staff recommends the City Council approve the rezone request for 1800 South Sunset Drive (parcels #08-694-0003, #08-694-0006, #08-694-0005, #08-027-0008, and #08-027-0009) from R-A Residential Agriculture and A-1 Light Agriculture to R-1-14 Single Family Residential for Symphony Homes, Alyson and Lee Stenquist, and Kathryn Lisby.

Fiscal Impact:

N/A

Attachments:

1. Planning Commission Staff report
 2. PC Minutes Excerpt from July 23, 2026
 3. 1800 South Sunset Drive RZN R-A & A-1-to R-1-14 Ordinance
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PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Anne McNamara, Senior Planner
Date: July 13, 2026

Agenda Item #6: Public Hearing and Rezone application from Symphony Homes, Alyson & Lee Stenquist and Kathryn Lisby requesting a zone change for approximately 1800 South Sunset Drive from [R-A Residential Agricultural District](#) and [A-1 Light Agricultural District](#) to [R-1-14 Single Family Residential District](#).

Meeting Date	July 23, 2026
Application Type	Rezone
Applicant Owner	Symphony Homes Alyson & Lee Stenquist Kathryn Lisby
Address Parcel ID Number(s)	~1800 South Sunset Drive #08-694-0003, #08-694-0005, #08-694-0006, #08-027-0008, and #08-027-0009
Lot Size	~16.21 acres 705,672 ft ²
Current Use	Undeveloped and Agricultural
Current Zoning	R-A Residential Agricultural District A-1 Light Agricultural District
Density Entitlement	~ 33 dwellings
Requested Zoning	R-1-14
Density Request	33 dwellings

1. BACKGROUND

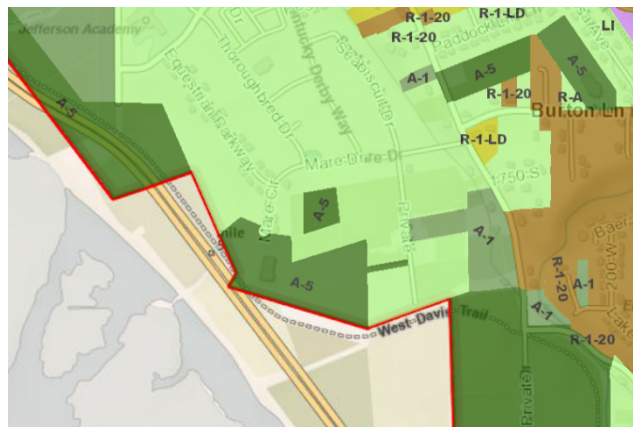
This new rezone application from Symphony Homes concerns their property on the east side of the future 550 West road connection, and they are requesting a rezone to R-1-14. There are five parcels included in the application, three of which are owned by Symphony Homes, and the remaining two parcels are owned by Stenquists and Lisbys respectfully. With the inclusion of the Lisby and Stenquist properties there are two existing homes included in the scope of this application, in addition to the 33 potential lots that will be owned by Symphony which brings the total included lots to 35. All of these parcels combine to total approximately 16.21 acres. The subject properties are located in the southwest corner of the City, west of Sunset Drive and just North of the roundabout at the intersection of Angel Street and Sunset Drive. The properties are currently zoned for agricultural and single-family uses, with approximately 12.41 acres zoned A-1 Light Agriculture and the remaining acreage (about 3.8 acres) is zoned R-A Agricultural Residential. As currently zoned, the acreage could accommodate as many as four single-family dwellings in addition to the two preexisting homes.

The proposed rezone to R-1-14 requests a total of 33 single-family lots in addition to the two existing single family lots, resulting in an overall density of approximately 2.04 units per acre. While the R-1-14 zone stipulates a minimum lot size of 14,000 square feet, the developer is proposing larger lots, ranging from 14,000 ft square feet to 21,167 square feet.

2. SURROUNDING LAND USE AND ZONING

Existing uses in the area and neighborhood include the following zoning and established uses.

- **Adjacent** – The subject properties are bordered by Sunset Drive, the future 550 West road, a handful of single-family homes, agricultural land, and land owned by the Central Davis Sewer District.
- **North** – Properties to the north are zoned R-A Residential-Agricultural, which requires a minimum lot size of 21,780 square feet. The existing Sunset Equestrian Estates community is also north of the subject properties.
- **South** – Properties to the south are zoned A-5 Heavy Agriculture and are owned by the Central Davis Sewer District. The future Angel Street extension is south of the subject properties as is the Kaysville City border.
- **East** – Properties to the east are zoned R-A and A-1, both single-family agricultural zones. Farther east are areas zoned R-1-20 (single-family, minimum 20,000-square-foot lots) and R-1-LD (single-family, averaging half-acre lots).
- **West** – Properties to the west are zoned either A-5 Heavy Agriculture and R-A Agricultural Residential. Also to the west is the Sunset Equestrian Center, Bridled Up Hope, some UDOT-owned parcels along the West Davis Corridor, as well as wetlands outside city limits at Kaysville’s western boundary.



3. 2022 GENERAL PLAN

Staff has provided the following analysis of the Symphony Homes application in relation to the 2022 General Plan to assist the Planning Commission in determining if the project aligns with the principles, goals, and objectives of the General Plan.

A. GUIDING PRINCIPLES

The 2022 General Plan begins by establishing five guiding principles. The guiding principles are broad categorical policy statements which were derived from the public involvement process during the creation of the General Plan. Staff suggests the guiding principle below relates to Symphony’s application.

Provide diverse housing options - We will work to preserve our existing neighborhoods while accommodating a full range of housing opportunities to meet the economic, lifestyle and life-cycle needs of our residents.

The proposed R-1-14 zoning, combined with the proposed single-family lots, will assist in providing additional housing options in this quadrant of the City. While some of the proposed lot sizes are smaller than many existing half-acre lots, the continuation of the established single-family development pattern fits the character of the area.

The rezone application is supported by this guiding principle.

B. FUTURE LAND USE MAP

Chapter 1, the Land Use & Placemaking Plan contains the *Future Land Use Map* 2.2 which identifies ideal future development patterns based on land use types. As shown in yellow, the 2022 General Plan Future Land Use Map designates the subject properties for single-family use. The General Plan does not delineate lot sizes or suggest appropriate density when referencing the “Single Family Residential” character area. The proposed project and zone change proposes 33 single-family detached dwellings and fits within the single-family designation shown on the Future Land Use Map.



The Future Land Use Map supports the proposed zone change.

C. GOALS, OBJECTIVES AND IMPLEMENTATION MEASURES

Each chapter of the 2022 General Plan has a section of goals, objectives and implementation measures which help determine if a proposed rezone application meets ideals established by the community’s vision. The 2022 General Plan has a section of goals, objectives and implementation measures at the end of each chapter and after a staff evaluation of the General Plan, the following excerpts contain support for the rezone application.

- i. **Chapter 1 Land Use & Placemaking Plan** notes that “Quality places are about quality of life - they include a mix of uses and housing, embody good design, contain effective public spaces and green spaces, and multiple options for transportation.”

Goal 1: Preserve and protect Kaysville’s “small town” atmosphere by limiting change in functioning neighborhoods and districts. Objective 1.1 continues to state the city should: *Preserve single-family neighborhoods by restricting development to models that fit the existing character of the neighborhood.*

The area of the city where the proposed rezone is requested is currently developed as single-family neighborhoods surrounding the existing agricultural land. If the rezone is

approved, the continuation of single-family uses should not be a detriment to the existing single-family atmosphere.

Chapter 1 continues to lay out **Goal 6: Preserve the established Character of Kaysville** and *Objective 6.1 Continue the established focus on single-family residential uses*. The rezone application is congruent with these statements.

Chapter 1 contains goals and objectives which support the Symphony Homes rezone application to R-1-14.

- ii. **Chapter 2 Transportation & Connectivity** speaks about community access, and suggests the city connect new developments to existing streets networks. Connectivity allows a sense of community to easily be created. When people can conveniently be linked through streets, sidewalks, and trails, it encourages a connected neighborhood and interactions. It further creates a sense of safety as it is easier for emergency responders to reach homes when needed.

Chapter 2 of the 2022 General Plan.

Goal 2: Preserve and enhance community access and *Objective 2.3 Create a connected network* asks the City to “Seek to create a highly connected street and pathway network for new and existing development. This includes connected streets, a dense network, and accessibility to community destinations.”

The proposed rezone application would appropriately create a connection from Sunset Drive into the new subdivision.

The second chapter’s goals continue to state: “**Goal 3: Preserve neighborhood character**” and “*Objective 3.3: Integrate new development. Balance the preservation of neighborhoods with the integration of new development. Connect new development to the existing network in ways that respect neighborhoods.*”

Currently, this area of the City has limited connectivity and is not accessible through dedicated public rights-of-way. If the rezone is approved, connectivity will improve as gaps between existing and planned streets are completed.

Chapter 2 contains goals and objectives that offer support for the proposed rezone.

- iii. **Chapter 3 Housing & Neighborhoods** states that “Development activity within the city, especially west of I-15 where the majority of vacant developable land is located, is expected to continue expanding the low and medium density neighborhoods within the city.” With an overall proposed density of 2.04 units per acre, the development would be classified as low-density single-family. For comparison, the City’s R-1-14 zone

allows approximately a maximum of two units per acre; therefore, the Symphony Homes proposal matches what is permitted by the zoning code.

The Utah State Legislature has required municipalities focus on moderate income housing (MIH) as well as provide an annual report on the City's efforts towards MIH. In November of 2022, the City amended the 2022 General Plan to include the state required MIH elements.

As a continuation of the guiding principle and similar goals in Chapter 1, Chapter 3 outlines: ***Goal 1: Provide a full range of housing opportunities to meet economic, lifestyle, and lifecycle needs and expectations for residents.*** Falling underneath Goal 1 and creating support for the rezone application, *Objective 1.3* states the City will: *"Rezone for densities necessary to facilitate the production of moderate income housing."* **The implementation measures for this objective requires a positive staff recommendation for rezone applications which are harmonious with the future land use map and other areas of the General Plan, as is the case with this application.**

Rezoning this property to R-1-14 will allow for much needed housing, specifically on single-family lots smaller than a half-acre. It is an easy argument that smaller lot sizes will yield lower priced housing. However, there is no guarantee that even if approved, any of the housing produced on the smaller lots would actually fall into the state's definitions of MIH.

Chapter 3 contains an additional goal and objective in support of Symphony's rezone application.

iv. **Chapter 6: Kaysville Water Use & Preservation**

The Utah State Legislature recently passed legislation that required cities to adopt provisions into their general plans that address water conservation and water availability. Pursuant to that requirement, on December 18, 2025, the City Council amended the 2022 General Plan by adopting Chapter 6: Kaysville Water Use & Preservation, which went into effect on Friday, January 2, 2026. Based on this new chapter, staff has provided the following assessment of culinary water usage in relation to level of service (LOS) and equivalent residential connections (ERC) and availability of water for the rezone application. When analyzing the City's water capacity, the contracts held with Weber Basin Water Conservancy District (WBWCD) for water are listed in acre feet, so this section will convert ERCs from gallons to acre-feet (AF).

Goal 1 of Chapter 6 states the City will **"Align future land use with sustainable water demand"** and:

- *"Use ERC-based water demand estimates for major plan amendments and rezonings, especially for large greenfield and higher-intensity infill projects."*
- *"Incorporate water demand and LOS checks into staff reports for significant development proposals (e.g., annexations, large subdivisions)."*

The remainder of this section details the water availability analysis and fulfills the goals and objectives outlined above. Data from the Public Works Department indicates that one equivalent residential connection (ERC)—representing a single-family home—uses an average of 7,100 gallons of culinary water per month. The Symphony project proposes 33 single-family dwellings, which would result in an estimated annual usage of 3,919,200 gallons of water. Since one acre-foot (AF) of water equates to 325,851 gallons, 33 ERCs equate to approximately 8.89 AF per year. The City contracts for culinary water with WBWCD via a primary contract for 2,786 AF and a secondary contract for an additional 286 AF. A final contract allows Kaysville to exchange water rights, providing another 400 AF of capacity. In total, the City has 3,186 AF of water contracted with WBWCD. A five-year history of total consumption shows that the highest usage occurred in 2020 (2,783.33 AF) and the lowest in 2023 (2,145.13 AF). The average annual consumption over this five-year period is 2,436.15 AF.

Table 2 below summarizes the last five years of deliveries from WBWCD, broken out by month.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual in Acre Feet
2024	177	182.02	204.88	159.89	202.63	215.27	286.43	199.4	291.83	208.04	181.06	177.26	2,485.71
2023	149.43	134.98	146.78	144.93	210.39	186.49	225.96	212.69	177.65	195.04	167.51	193.28	2,145.13
2022	188.03	183.6	203.05	183.53	222.89	197.5	193.17	219.34	179.1	226.84	172.97	151.15	2,321.17
2021	205.32	178.45	210.44	212.96	206.78	251.14	219.2	202.51	209.57	187.7	187.64	173.72	2,445.43
2020	206.54	193.59	190.67	202.21	243.24	259.08	279.81	294.84	246.32	242.16	230.94	193.93	2,783.33

Table 2 – Weber Basin Water Conservancy District Deliveries

Culinary Water Availability (AF) Based on Annual Usage	
Contracted Water	3,186
5 Year	2436.15
Symphony Estimated Use	8.89
Remaining Capacity	740.96

With the current contractual annual water allocation at 3,186 acre feet, and this proposed development requiring an estimated 8.89 acre feet, the culinary water needs for this development will be met and do not exceed our contractual availability.

The City has adequate culinary water capacity to support this rezone application.

After a comprehensive review of the 2022 General Plan, the proposed rezone for Symphony Homes is supported by the guiding principles, goals, objectives and implementation measures of the 2022 General Plan.

4. UTILITIES

City staff and utility partners have reviewed the project for utility capacity (separate from the water availability analysis provided) and have not identified anything concerning. While most utilities are not yet in place to serve the entire area, as is typical, the developer would construct the necessary infrastructure to support the project.

5. PUBLIC COMMENT

On Friday July 10, 2026, a total of 54 public notices were mailed to property owners within 500' of the subject property. The public hearing notice was posted to the City's website, social media account and the state's website on Thursday, July 9, 2026. A sign was placed on the property on Friday July 10, 2025.

As of the date of this staff report one comment has been received through the online portal, which automatically distributes those comments to all Planning Commissioners. The comment spoke in opposition to the proposed project and expressed concerns regarding the change in density from larger agricultural lots and open space to smaller single family homes.

6. RECOMMENDATION

For legislative items, such as a rezone, the Planning Commission serves as a recommending body to the City Council, who is the land use authority on this application. The Planning Commission is free to make any recommendation to the City Council that they feel is appropriate, including:

- A recommendation of approval the rezone request;
- A recommendation of denial of the rezone request; or
- Requesting modifications to the project.

Staff's assessment of the application in comparison to the 2022 General Plan is that adequate support exists for the application to comply with the General Plan as outlined in items A-D.

Findings supporting a recommendation of approval include:

- A.** The application aligns with one of the five Guiding Principles of the 2022 General Plan: "Provide diverse housing options."
- B.** The Future Land Use Map supports the detached single-family project as proposed.
- C.** Chapters 1, 2, and 3 of the 2022 General Plan contain multiple goals, policy objectives, and implementation measures that support approval of the rezone request.
- D.** There is adequate culinary water to serve the proposed project.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the zone change application.

Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, July 9, 2026 11:16 AM
To: Mindi Edstrom [REDACTED]

Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Dominique Hebert
------	------------------

Email Address	[REDACTED]
---------------	------------

Address	[REDACTED]
---------	------------

City	Kaysville
------	-----------

State	UT
-------	----

Zip Code	84037
----------	-------

Phone Number	[REDACTED]
--------------	------------

Your Message	Dear Kaysville Planning Commission,
--------------	-------------------------------------

I am writing to express my opposition to the proposed zone change for the properties located at approximately 1800 South Sunset Drive from A-1 Light Agricultural District and R-A Agricultural Residential to R-1-14 Single Family Residential District.

West Kaysville has a unique rural and equestrian character that is increasingly rare and valuable. Large agricultural and residential lots, open space, animal-friendly properties, and a quieter rural feel are part of what makes this area special. Rezoning these parcels for a denser single-family subdivision would alter the fabric of this part of the city and move West Kaysville further away from the rural, equestrian feel that many residents value and sought out when choosing to live here.

I understand the need for thoughtful growth, but growth should be balanced with preserving the character of established areas. This proposed change would have long-term impacts on the surrounding neighborhood, including increased traffic, changes to the open and rural landscape, and the gradual loss of agricultural-residential land that contributes to Kaysville's identity.

For these reasons, I respectfully ask the Planning Commission to deny the proposed rezoning request.

Thank you for your time and consideration.

Sincerely,
Dominique Hebert

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Privacy Policy	Kaysville City Data Privacy Policy

Email not displaying correctly? [View it in your browser.](#)



Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, July 23, 2026 5:05 PM
To: Mindi Edstrom; [REDACTED]
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Paul M Belnap
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	Field not completed.
Phone Number	[REDACTED]
Your Message	Regarding the request of Symphony to rezone the acreage on Sunset Drive east of 550 west I support the request. In working with Matt Loveland and neighbors the R 1-14 zone with the plan submitted is acceptable and I support the same. This is also agreed to based on the representation of Mr Loveland that the ground controlled by Symphony west of 550 would also be R1-14 with a prud overlay in that area with a mix of lot sizes west of 550 - single family homes. The area east of 550 does not have a prud overlay. Thank you for your consideration and work on this matter. Paul Belnap
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Upload an Attachment	Field not completed.

Upload an Attachment *Field not completed.*

Privacy Policy [Kaysville City Data Privacy Policy](#)

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Anne McNamara

From: noreply@civicplus.com
Sent: Friday, July 24, 2026 11:09 AM
To: Mindi Edstrom; [REDACTED]
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Jill Dredge
------	-------------

Email Address	[REDACTED]
---------------	------------

Address	[REDACTED]
---------	------------

City	Kaysville
------	-----------

State	UT
-------	----

Zip Code	84037
----------	-------

Phone Number	[REDACTED]
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Your Message	Hello, I should apologize for my zeal last night at the commission meeting. I have spent a bit of time learning about PIDS and my concern grows. I am sharing a few articles with you, and I especially have paid attention to what our State Auditor has had to say. Thank you for all you do. Jill Dredge https://www.kpcw.org/state-regional/2026-03-20/why-utah-auditor-worries-about-developers-bonding-for-infrastructure https://www.ksl.com/article/51488366/critics-say-utah-law-gives-unelected-developers-too-much-taxing-power https://www.ksl.com/article/51484981/hidden-developers-tax-is-zapping-utah-homebuyers-for-billions https://www.facebook.com/groups/ogdenpublicsquare/posts/2013465319536892/
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Upload an
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[Pid info 2.jpg](#)

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Policy

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Kaysville City Planning Commission Meeting Minutes
July 23, 2026

The Planning Commission meeting was held on Thursday, July 23, 2026, at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Vice Chair Birkenshaw, Commissioners Megan Sevy, Wilf Sommerkorn, and Michael Packer

Staff in Attendance: Katie Ellis and Anne McNamara

Public Attendees: City Councilmember Abbi Hunt, Josh McBride, Jaysen Christensen, Laurene Starkey, and Jill Dredge

3- PUBLIC HEARING FOR A ZONE CHANGE FOR SYMPHONY HOMES, ALYSON AND LEE STENQUIST, AND KATHRYN LISBY FOR THE PROPERTY AT APPROXIMATELY 1800 SOUTH SUNSET DRIVE (PARCELS #08-694-0003, #08-694-0006, #08-694-0005, AND #08-027-0009) FROM A-1 LIGHT AGRICULTURAL DISTRICT AND R-A AGRICULTURAL RESIDENTIAL TO R-1-14 SINGLE FAMILY RESIDENTIAL DISTRICT.

Ms. McNamara presented a request to rezone approximately 16.2 acres located adjacent to South Sunset Drive from A-1 Light Agricultural and RA Agricultural Residential to R-1-14 Single-Family Residential. She noted that the application was submitted by Symphony Homes, Alyson and Lee Stenquist, and Katherine Lisby, with Matt Loveland representing Symphony Homes.

Ms. McNamara reviewed the location of the subject properties and the proposed development concept, explaining that the original application consisted of 33 residential lots, with the Stenquist property included. She noted that, following submittal of the application, the Lisby property had also been added as a joint application, increasing the proposed subdivision to a total of 35 lots. Proposed lot sizes would range from approximately 14,000 to 21,000 square feet.

She explained that the existing zoning consists of a combination of A-1 Light Agricultural and RA Agricultural Residential and that the proposed R-1-14 zoning is consistent with the City's Future Land Use Map, which designates the area for single-family residential development.

Ms. McNamara stated that the proposal is supported by several goals and guiding principles of the 2022 General Plan, including providing diverse housing opportunities, preserving established single-family neighborhoods and Kaysville's small-town character, enhancing neighborhood character and community connectivity, and providing housing densities that support moderate-income housing opportunities.

She further reported that, pursuant to the City's recently adopted Water Use and Preservation Element, staff had reviewed the proposal and determined that sufficient culinary water capacity exists to serve the development.

Ms. McNamara reported that 54 property owners were notified by mail and a public hearing sign was posted on the property on July 10, 2026. Staff received no telephone inquiries, one written comment expressing opposition based on concerns regarding density, lot sizes, and the loss of agricultural land, and one written comment expressing support for the proposed R-1-14 zoning.

Based on the proposal's consistency with the 2022 General Plan and the Future Land Use Map, staff recommended that the Planning Commission forward a recommendation of approval to the City Council for the requested rezone. Ms. McNamara then introduced Matt Loveland, representing Symphony Homes, to answer questions from the Commission.

Vice Chair Birkenshaw thanked staff for the presentation. At the Commission's direction, the public hearing was opened prior to receiving comments from the applicant. Chair Birkenshaw invited members of the public to provide testimony regarding the proposed rezone before the applicant responded to questions and comments.

During the public hearing, Jill Dredge public asked whether the proposed development would be established as a Planned Integrated Development (PID).

Vice Chair Birkenshaw indicated that the applicant would have an opportunity to respond to the question following the close of the public hearing.

With no additional public comments, Vice Chair Birkenshaw closed the public hearing and invited the applicant to address the Commission and respond to questions.

Matt Loveland, representing Symphony Homes, addressed the Commission. In response to a question raised during the public hearing, he confirmed that the proposed development is not a Planned Improvement Development (PID) and that Symphony Homes is not pursuing a PID for the property.

Mr. Loveland explained that the application is a straightforward request to rezone the property to R-1-14. He noted that the proposal does not include a development agreement, planned residential unit development (PRUD), private roads, or requests for setback variances. He stated that the application had been refined through discussions with staff and concluded by offering to answer questions from the Commission.

Commissioner Sommerkorn asked staff to display the project parcels and confirmed that the application pertained to the same general area previously considered by the Commission, with the addition of the Lisby and Stenquist properties. He also confirmed that the application was a standard R-1-14 rezone request and did not include a Planned Residential Unit Development (PRUD).

At the Commission's request, staff displayed the proposed subdivision layout. Mr. Loveland

reviewed the revisions made since the previous proposal, explaining that the right-of-way along Sunset Drive had been shifted farther south in coordination with the Stenquist family. He noted that the revised concept reduced the overall density from previous iterations, increased average lot sizes from approximately 12,000 square feet to a minimum of 14,000 square feet, and proposed larger estate-style homes. Mr. Loveland also explained that the Lisby family had joined the rezone application to preserve the future ability to subdivide their one-acre parcel but had not committed to participating in the Symphony Homes development.

In response to a follow-up question, Mr. Loveland again confirmed that Symphony Homes was not proposing or intending to seek a Public Improvement District (PID) and that the subdivision would be developed through the City's standard subdivision process. He also clarified the location of the Stenquist and Lisby properties on the proposed layout.

During Commission discussion, Commissioner Sevy asked staff for an update regarding the planned Angel Street connection. Ms. McNamara reported that the roadway design remained in progress. Mr. Jaysen Christensen added that the City continues to work with the sewer district on the necessary agreements, noting that discussions have been productive and that staff anticipate finalizing the design and agreement within the next several months. He indicated that the agreement would allow the future street connection to proceed.

Commissioner Sommerkorn moved to recommend approval of the requested rezone from A-1 Light Agricultural and RA Agricultural Residential to R-1-14 Single-Family Residential for the Symphony Homes, Alyson and Lee Stenquist, and Katherine Lisby properties located at approximately 1800 South Sunset Drive, based on the staff recommendation. In support of the motion, he stated that 14,000-square-foot lots were compatible with the surrounding neighborhood and that similar or smaller lots elsewhere in the City had successfully accommodated quality residential development. Commissioner Sevy seconded the motion and the vote was unanimous in favor of the motion (4-0).

Commissioner Birkenshaw: Yay
Commissioner Sevy: Yay
Commissioner Sommerkorn: Yay
Commissioner Packer:

ORDINANCE NO. 26-XX-XX

AN ORDINANCE REZONING PROPERTY AT APPROXIMATELY 1800 SOUTH SUNSET DRIVE, A CERTAIN 16.21 ACRE PORTION OF KAYSVILLE CITY KNOWN BY PARCEL IDS #08-694-0003, #08-694-0006, #08-694-0005, #08-027-0008, and #08-027-0009 TO THE R-1-14 ZONE DISTRICT; HEREINAFTER FULLY DESCRIBED AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on July 23, 2026, the Kaysville City Planning Commission, after notice and public hearing as required by law, reviewed a proposal to rezone 16.21 acres located at approximately 1800 South Sunset Drive and known as Parcel IDs #08-694-0003, #08-694-0006, #08-694-0005, #08-027-0008, and #08-027-0009 from R-A Residential Agriculture District and A-1 Light Agriculture to R-1-14 Single Family Residential; and

WHEREAS, the Planning Commission voted 4-0 to recommend approval of the rezone to the City Council; and

WHEREAS, the Kaysville City Council has concluded that it is in the best interest of the City to rezone such property;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION I: Rezone. The real property at approximately 1800 South Sunset Drive containing 16.21 acres of land, shall be rezoned and the Zoning Map amended to R-1-14 Single Family Residential; and

SECTION II: Effective Date. This Ordinance shall take effect upon execution of the ordinance.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this August 20, 2026.

Tamara Tran
Mayor

ATTEST:

ORDINANCE NO. 26-XX-XX

Annemarie Plaizier
City Recorder

CITY COUNCIL STAFF REPORT



MEETING DATE: August 20, 2026

TYPE OF ITEM: Action Item

PRESENTED BY: Brian Johnson, Power Director

SUBJECT/AGENDA TITLE: Approval of a Resolution Authorizing the Procurement of Directional Boring Services for the Power Department

EXECUTIVE SUMMARY:

Staff recommends that the City Council approve directional boring as a professional service for the replacement and installation of underground electric distribution lines and infrastructure.

Approval will allow Kaysville City Power Department to utilize the most qualified and experienced directional boring contractors that specialize in directional boring of power lines. Approval will allow staff to work with multiple contractors as needed to replace and repair power lines, keeping prices down, and still meeting the high work load we are facing at this time.

BACKGROUND

Kaysville City Power has been utilizing directional drilling for the installation of new power lines for several years. It is just within the last year to year and a half that we have started to utilize directional boring for the replacement of direct bury power lines. During this time, it has become very apparent to us how specialized this process is, and how contractors have to be very precise and have the right equipment to work with and around energized lines.

Directional drilling to replace existing power lines in well-developed, maintained and established yards and properties has proven to be difficult. It has required that special equipment and precautions be used to minimize damages and repairs. Staff believes it would be advantageous to be able to seek out directional drilling contractors that have a high level of experience in these types of situations, along with experience around energized equipment and power lines.

PROJECT GOALS

The proposed professional services are intended to:

- Replace old expired direct buried powered lines
- Upgrade our existing infrastructure to make a more reliable distribution system
- Decrease/eliminate outages from direct bury burn-ups
- Decrease the duration residents are out of power in the event of an outage
- Improved maintainability of underground equipment and infrastructure
- Reduce disruptions of power to customers during future system work

City Council Options:

1) Approve, 2) Approve with suggested changes, 3) Table

Staff Recommendation:

Approve

Fiscal Impact:

Power – Directional Drilling Budgeted Funds

ATTACHMENTS:

1. Resolution - Electric Boring Services

RESOLUTION 26-~~XX-XX~~

**AUTHORIZING THE POWER SUPERINTENDENT TO ENTER INTO A
CONTRACT FOR BORING SERVICES**

WHEREAS, Kaysville City's (hereinafter "City") purchasing policy allows for the City to procure certain items without bidding when the work needed is considered professional services; and

WHEREAS, the City's purchasing policy dictates that the purchase of items whose value exceeds the limits set forth in the purchasing policy must be authorized by the City Council; and

WHEREAS, the Power Superintendent has determined that due to the professional qualifications, service ability, cost of service, and technical skills required to safely and efficiently perform underground boring for the installation of powerlines should be considered professional services; and

WHEREAS, the City, in exercise of its management of public property, believes that it is in the best interest of the public to authorize the purchase of these services as professional services.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF KAYSVILLE,
UTAH:**

1. The Power Superintendent, City Manager, or their designee, are directed to obtain price sheets from as many qualified boring companies as is reasonably possible but shall follow the procedures for Professional Services Contract.
2. City Officials should attempt to contract for these services at the most efficient price possible. Price should be the major deciding factor out of the contractors that the Power Superintendent deems are qualified to perform this delicate work.
3. The City should conduct negotiations for an Agreement (hereinafter "Agreement") for boring services. These negotiations could include multiple contractors as the Superintendent deems appropriate. The Agreement shall include all provisions that are deemed necessary to accomplish the purposes of the City in entering an agreement for the services.
4. This resolution expressly authorize purchases only to the amount that is authorized in the city budget.
5. The City Manager, or his designee, are authorized to contract for these services without further City Council authorization.
6. At such time as the Agreements are in a form acceptable to the City Manager and City Attorney and after the merchants have properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this **20th day of August, 2026**.

Tamara Tran, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

CITY COUNCIL STAFF REPORT



MEETING DATE: August 20, 2026

TYPE OF ITEM: Action Item

PRESENTED BY: Nic Mills, City Attorney

SUBJECT/AGENDA TITLE: Accessory Structures Temporary Land Use Regulation

EXECUTIVE SUMMARY:

Utah Code Section 10-20-504 allows a city to impose a temporary land use regulation (TLUR) by ordinance. If adopted, new land use applications covered by the TLUR will be required to comply with an ordinance adopted within the TLUR timeframe (no longer than 180 days). Due to recent complaints about accessory structures and issues found within the accessory structure code, staff is recommending a TLUR for all accessory structures and plans to bring proposed amendments to the accessory structure code to the planning commission and council before the TLUR expires. A TLUR does not require a public hearing or planning commission approval. However, the Planning Commission did vote to recommend a TLUR for accessory structures at their August 13, 2026 meeting.

City Council Options:

Approve, Approve with amendments, deny, or table ordinance.

Staff Recommendation:

Staff recommends approval of the ordinance.

Fiscal Impact:

There is no expected fiscal impact.

ATTACHMENTS:

1. TLUR Ordinance
-

ORDINANCE __-__-__

AN ORDINANCE PLACING A TEMPORARY LAND USE REGULATION ON ACCESSORY STRUCTURES WITHIN THE CITY OF KAYSVILLE

WHEREAS, the City's current land use regulations permit certain accessory structures in residential areas subject to certain requirements; and

WHEREAS, the City Council has received information and concerns regarding the size, height, placement, and location of certain accessory structures; and

WHEREAS, the City Council has determined that current regulations may not adequately address potential impacts in all circumstances and that additional study is necessary to determine whether amendments to the City's land use regulations are warranted; and

WHEREAS, the City Council finds that there is a compelling, countervailing public interest in temporarily regulating accessory structures; and

WHEREAS, The City Council of Kaysville is desirous of placing a temporary land use regulation on accessory structures pursuant to Utah Code 10-20-504; and

WHEREAS, the City Council intends to use the temporary period established by this ordinance to evaluate appropriate permanent standards and, if warranted, initiate the process for amendment of the City's land use regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE, UTAH:

1. During the effective period of this Ordinance, the City may continue to accept, review, and approve applications for accessory structures under the City's land use regulations in effect at the time of application, subject to applicable Utah law.
2. An applicant seeking approval of an accessory structure during the effective period of this Ordinance shall be advised in writing that the City is undertaking a review of its regulations governing accessory structures and that the City's land use regulations may be amended during the 180-day period established by this Ordinance.
3. By proceeding with construction during the effective period of this Ordinance, the applicant acknowledges and accepts the risk that the City's land use regulations governing accessory structures may be amended before the expiration of the 180-day period and that the applicant may be required to modify the proposed or constructed accessory structure, or otherwise comply with the amended regulations.
4. Approval or issuance of a permit during the effective period of this Ordinance shall not constitute a representation or guarantee by the City that the accessory structure will comply with any future amendment to the City's land use regulations.
5. This temporary land use regulation established by this ordinance shall remain in effect for 180 days from the effective date of this ordinance, unless earlier repealed or superseded by an ordinance establishing permanent land use regulations.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this _____ day of _____, 20__.

—

ATTEST:

Tamara Tran, Mayor

Annemarie Plazier, City Recorder

CITY COUNCIL STAFF REPORT



MEETING DATE: August 20, 2026

TYPE OF ITEM: Work Items

PRESENTED BY: Nic Mills, City Attorney

SUBJECT/AGENDA TITLE: Discussion Regarding Ordinances Amending Various Chapters of the Kaysville City Code to Comply with State Legislative Changes from the 2026 General Session

EXECUTIVE SUMMARY:

During the 2026 General Session, the Utah State Legislature adopted Senate Bill 284, requiring procedural updates to various sections of the Kaysville City Code. Senate Bill 284 amended Utah's municipal land use statutes by revising land use application procedures, creating a new process for certain land use applicants to bring an application before the city council without a recommendation from the planning commission, establishing requirements for the removal of planning commission members, and modifying the appeals process for land use decisions. The proposed amendments to titles 17, 18, and 19 implement these changes, designate the city's administrative law judge as the appeals authority, and include technical changes to align the city's ordinances with the State of Utah's drafting standards manual.

Because some of these amendments affect land use regulations, those provisions were first reviewed and recommended for approval by the Planning Commission. The remaining amendments relating to the appeals authority did not require Planning Commission review and are therefore presented in a separate ordinance.

City Council Options:

Approve, Deny, Table for more information

Staff Recommendation:

Approve

Fiscal Impact:

Each appeal under the administrative law judge is expected to cost approximately \$300. We anticipate receiving a 1-2 appeals each year.

ATTACHMENTS:

1. Draft redline ordinance changes regarding zoning district amendment procedures, removal of a planning commissioner, and appealing land use decisions.
 2. Draft redline ordinance changes regarding city appeals authorities.
-

ORDINANCE 26-__-__

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CITY CODE INVOLVING THE CITY PLANNING COMMISSION; MAKING TECHNICAL CHANGES; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature made several amendments to land use statutes in the 2026 General Session; and

WHEREAS, city code requires amendments to come into compliance with state law; and

WHEREAS, city code also requires amendments to standardize appeals; and

WHEREAS, on July 9, 2026, the Kaysville City Planning Commission held a public hearing and voted unanimously to recommend approval of the proposed ordinance to the City Council; and

WHEREAS, the city council finds it to be in the best interest of its residents to amend city code to comply with state law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE, UTAH:

SECTION I: Repealer. If any provisions of the city's code previously adopted are inconsistent herewith, they are hereby repealed.

SECTION II: Amendment. "17-1-9 Amendments" is hereby *amended* to read as follows:

17-1-9 – Amendments.

1. The ~~C~~city ~~C~~council may amend the number, shape, boundaries, or area of any zoning district; any regulation of or within the zoning district; or any other provisions of this ~~T~~title. Such amendments, including rezonings, are discretionary legislative actions, even if an application for amendment otherwise conforms to ordinance requirements.
2. Amendments may be initiated by the ~~C~~city ~~C~~council, the ~~P~~planning ~~C~~council or by one ~~(+)~~ or more owners of property affected by the proposed amendment. Unless initiated by the ~~C~~city ~~C~~council or ~~P~~planning ~~C~~council, no amendment shall be considered without evidence of the acquiescence therein of the owners of the property involved.
3. An application for amendment, when submitted by property owners, shall be accompanied by a fee, the amount to be determined by the ~~Z~~oning ~~A~~administrator as adequate to cover costs of hearings, publication, and any necessary reviews. No fee assessed, or any part thereof, shall be returnable in the event that the proposed amendment is denied.
4. An application for an amendment shall be filed at the office of the ~~Z~~oning ~~A~~administrator and shall be accompanied by an accurate map of the land.

5. Reasonable efforts shall be made to effect notice by mail to all Kaysville City property owners within ~~five hundred feet (500')~~500 feet of the property under consideration for an amendment to the zoning map at least ~~ten (10)~~10 days prior to a public hearing regarding that request.
6. Upon receipt of the application, the ~~P~~Planning ~~C~~Commission, in a public hearing, shall hear and receive information from the applicant and other interested parties, which may affect the request for amendment. The ~~P~~Planning ~~C~~Commission, after consideration of this information, shall make a recommendation on the proposed amendment.
7. A copy of any proposed amendment shall be submitted to the ~~C~~City ~~C~~Council and shall be accompanied by the recommendations of the ~~P~~Planning ~~C~~Commission.
8. After holding a public meeting, the ~~C~~City ~~C~~Council may adopt or reject the amendment either as proposed by the ~~P~~Planning ~~C~~Commission or after making any revision the ~~C~~City ~~C~~Council considers appropriate.
9. In case an application for a change of zone district is denied, a new application for the same zoning change affecting the same property shall not be eligible for reconsideration for one ~~(1)~~ year subsequent to such denial. A new application affecting or including all or part of the same property must be substantially different from the application denied, in the opinion of the ~~P~~Planning ~~C~~Commission, to be eligible for consideration within one ~~(1)~~ year of the denial of the original application.
10. Notwithstanding any other provision of this title, the following procedures shall also apply to the processing of a proposed amendment:
 - a. After a reasonable period of time to allow the planning commission to consider a proposed amendment, an applicant may submit a written request to the city council requesting final action on the application;
 - b. If the applicant submits a written request for final action, the city council may not require the applicant to submit the application to the planning commission for consideration, review, or approval.
 - c. After receiving a written request for action, the city council shall take final action on the proposed amendment, either approving or denying the application, within 45 days from the date of service of the written request;
 - d. If the city council denies an application under this subsection, the city council shall include the reasons for denial in writing on the official record; and

- e. If the city council fails to take final action within 45 days from the date of service of the written request, the applicant may appeal this failure to district court within 30 days of the date on which final action was required.

SECTION III: Amendment. “17-4-1 Establishment of Planning Commission” is hereby amended to read as follows:

17-4-1 – Establishment of Planning Commission.

1. The Kaysville City Planning Commission is hereby established. The ~~P~~planning ~~C~~ommission shall consist of seven ~~(7)~~ members, all of whom shall reside in the ~~C~~ity for at least one ~~(1)~~ year prior to their appointment and be residents of the ~~C~~ity. Members shall be selected from different professional and vocational backgrounds and geographic areas, insofar as possible.
2. The term of office for each appointed member shall be three ~~(3)~~ years and shall expire on the 30th of June or when the successor is appointed thereafter. Two ~~(2)~~ terms of office shall expire each year with three ~~(3)~~ terms expiring every third year.
3. Appointment and reappointment of members to the ~~P~~planning ~~C~~ommission shall be made by the ~~M~~ayor with a majority vote of the ~~C~~ity ~~C~~ouncil from applicants submitting applications. Appointments to fill vacancies shall be made at any time to fill the unexpired term of any member. The appointment process shall be as proposed by the ~~M~~ayor and approved by the ~~C~~ity ~~C~~ouncil.
4. Members of the ~~P~~planning ~~C~~ommission may be removed from office by the ~~M~~ayor with a majority vote of the ~~C~~ity ~~C~~ouncil. ~~Failure of any member of the Planning Commission to attend three (3) consecutive meetings of the Planning Commission shall be just cause for removal of such member.~~
5. Members of the ~~P~~planning ~~C~~ommission shall receive per diem compensation based on necessary and reasonable expenses and on meetings actually attended.
6. Grounds for removal of a planning commission member shall include:
 - a. Failure of any member of the planning commission to attend three consecutive meetings of the planning commission;
 - b. Using public funds for a political purpose in violation of Utah Code Annotated Title 20A, Chapter 11, Part 12, Political Activities of Public Entities Act, as amended;
 - c. Violating Utah Code Annotated Title 10, Chapter 3, Part 13, Municipal Officers’ and Employees’ Ethics Act, as amended;
 - d. Acting with the intent to influence a land use decision or an appeal of a pending land use application in a manner that creates actual impermissible bias or an unacceptable

risk of impermissible bias in the planning commission member's administrative or quasi-judicial duties.

7. Any member of the planning commission shall recuse themselves from deliberating about a specific land use application if there is a conflict of interest that would impede their ability to exercise impartial judgment on the commission.
8. A planning commission member deliberating about a specific pending land use application in a planning commission meeting with municipal staff, an elected official, or the land use applicant is not cause for removing a planning commission member from the planning commission.

SECTION IV: Amendment. “17-4-5 Appeals” is hereby *amended* to read as follows:

17-4-5 - Appeals.

1. The applicant or any other person or entity adversely affected by a decision administering or interpreting this ~~T~~title may appeal that decision applying this ~~T~~title by alleging that there is error in any order, requirements, decision, or determination made by an official in the administration or interpretation of this ~~T~~title.
2. Any officer, department, board, or bureau of the ~~C~~city affected by the grant or refusal of a building permit or by any other decisions of the administrative officer in the administration or interpretation of this ~~T~~title may appeal any decision to the ~~Planning Commission~~administrative law judge in accordance with KCC Title 2, Chapter 8.
3. ~~Such appeal shall be taken within ten (10) calendar days from the date of the action appealed from by filing with the officer from whom the appeal is taken and with the Planning Commission a notice of appeal specifying the ground thereof. Any appeal must be submitted in writing to the city recorder within 10 business days of the decision from which the appeal is taken. Such appeal shall describe in detail the nature of the appeal, the action complained of, and the grounds for appeal.~~
4. ~~The officer from whom the appeal is taken shall transmit to the Planning Commission all papers constituting the record upon which the action appealed from is taken.~~
- 5.4. The person or entity making the appeal has the burden of proving that an error has been made.
- 6.5. ~~The Planning Commission shall find whether there is substantial evidence that an error has been made.~~ The ~~Planning Commission~~administrative law judge may affirm, reverse, or modify the action appealed from as it seems just and equitable and exercise all rights of any other officer or commission.

7.6. Only decisions applying, administering or interpreting this ~~T~~title may be appealed. Appeals may not be used to waive or modify the terms or requirements of this ~~T~~title.

8.7. All appeals shall comply with the requirements of Section ~~10-9a-701~~10-20-1101 Utah Code, ~~Annotated, 1953~~ as amended.

SECTION V: Amendment. “18-1-10 Appeals” is hereby *amended* to read as follows:

18-1-10- Appeals.

1. The applicant or any other person or entity adversely affected by a decision administering or interpreting the provisions of this ~~T~~title may appeal that decision applying this ~~T~~title by alleging that there is error in any order, requirements, decision, or determination made by an official in the administration or interpretation of this ~~T~~title.
2. Any officer, department, board, or bureau of the ~~C~~city affected by the grant or refusal of a building permit or by any other decisions of the administrative officer in the administration or interpretation of this ~~T~~title may appeal any decision to the ~~Planning Commission~~administrative law judge in accordance with KCC Title 2, Chapter 8.
3. ~~Such appeal shall be taken within ten (10) calendar days from the date of the action appealed from by filing with the officer from whom the appeal is taken and with the Planning Commission a notice of appeal specifying the ground thereof. Any such appeal shall be in writing and submitted to the office of the city recorder within 10 days of the date of the action appealed from.~~
4. ~~The officer from whom the appeal is taken shall transmit to the Planning Commission all papers constituting the record upon which the action appealed from is taken.~~
- 5.4. The person or entity making the appeal has the burden of proving that an error has been made.
- 6.5. ~~The Planning Commission shall find whether there is substantial evidence that an error has been made.~~ The ~~Planning Commission~~administrative law judge may affirm, reverse, or modify the action appealed from as it seems just and equitable and exercise all rights of any other officer or commission.
- 7.6. Only decisions applying this ~~T~~title may be appealed to the ~~Planning Commission~~administrative law judge. Appeals may not be used to waive or modify the terms or requirements of this ~~T~~title.
- 8.7. All appeals shall comply with the requirements of Section ~~10-9a-701~~10-20-1101 of Utah Code Annotated, ~~1953~~as amended.

SECTION VI: Amendment. “18-3-11 Fee for Project Improvements” is hereby *amended* to read as follows:

18-3-11 - Fee for Project Improvements.

1. A pioneer developer, at its own expense, with the approval of the ~~C~~city, or the ~~C~~city, at its own expense, may acquire easements or rights-of-way or install any improvements referred to in this ~~C~~chapter.
2. In all instances where any such easements or rights-of-way have been acquired or improvements have been installed which are planned and designed to provide service for development of a site and are necessary for the use and convenience of the occupants or users of development of a site, the ~~C~~city may determine the portion of such easements, rights-of-way or improvements that are site improvements and allocate to the site a pro rata cost of such easements or rights-of-way acquisition or improvements. Such pro rata cost shall be referred to as the "~~F~~fee for ~~P~~project ~~I~~improvements."
3. Notice of the ~~F~~fee for ~~P~~project ~~I~~improvements shall be given to the affected property owners by certified mail. ~~Within ten (10) calendar days after receipt of such Notice, the affected property owners may file a written Notice of Appeal with the City Recorder. The City Council shall consider the appeal within thirty (30) calendar days thereafter. The affected property owners may appeal the decision to the administrative law judge in accordance with KCC Title 2, Chapter 8. Any such appeal shall be in writing and submitted to the office of the city recorder within 10 days of the date of the decision appealed from.~~
4. Whenever development activity occurs on any such site, the owners thereof shall pay to the ~~C~~city the ~~F~~fee for ~~P~~project ~~I~~improvements as a condition of development approval. The ~~F~~fee for ~~P~~project ~~I~~improvements paid shall reimburse a portion of the cost incurred by the pioneer developer or ~~C~~city as applicable.

SECTION VII: Amendment. "19-6-4 Fee for Project Improvements" is hereby *amended* to read as follows:

19-6-4 - Fee for Project Improvements.

1. A pioneer developer, at its own expense, with the approval of the ~~C~~city, or the ~~C~~city, at its own expense, may acquire easements or rights-of-way or install any improvements referred to in KCC 19-6-3.
2. In all instances where any such easements or rights-of-way have been acquired or improvements have been installed which are planned and designed to provide service for development of a site and are necessary for the use and convenience of the occupants or users of development of a site, the ~~C~~city may determine the portion of such easements, rights-of-way or improvements that are site improvements and allocate to the site a pro rata cost of such easements or rights-of-way acquisition or improvements. Such pro rata cost shall be referred to as the "~~F~~fee for ~~P~~project ~~I~~improvements."
3. Notice of the ~~F~~fee for ~~P~~project ~~I~~improvements shall be given to the affected property owners by certified mail ~~within ten (10) calendar days after receipt of such Notice, the affected~~

~~property owners may file a written Notice of Appeal with the City Recorder. The City Council shall consider the appeal within thirty (30) calendar days thereafter. The affected property owners may appeal the decision to the administrative law judge in accordance with KCC Title 2, Chapter 8. Any such appeal shall be in writing and submitted to the office of the city recorder within 10 days of the decision.~~

4. Whenever development activity occurs on any such site, the owners thereof shall pay to the City the fee for project improvements as a condition of development approval. The fee for project improvements paid shall reimburse a portion of the cost incurred by the pioneer developer or City as applicable.

SECTION VIII: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IX: Effective Date. This ordinance, in accordance with changes deemed necessary due to recent statutory modifications, while also being necessary for the peace, health, and safety of the city, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this _____ day of _____, 20__.

Tamara Tran, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

ORDINANCE 26-__-__

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CITY CODE TO REQUIRE APPEALS TO BE HANDLED BY AN ADMINISTRATIVE LAW JUDGE; MAKING TECHNICAL CHANGES, PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, city code requires amendments to standardize the city appeals process;

WHEREAS, the city uses an administrative law judge for certain appeals and desires to use an administrative law judge for all city appeals; and

WHEREAS, the city council finds that using an administrative law judge for all cities appeals will improve city processes promote the health, safety, and welfare of city residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II: Amendment. “9-3-3 Administration and Appeals” is hereby *amended* to read as follows:

9-3-3 - Administration and Appeals.

1. The ~~S~~storm ~~W~~water ~~O~~fficial is hereby designated as the ~~C~~city's authorized enforcement official and as such shall implement, administer, and enforce the provisions of this ~~T~~itle. Any powers granted or duties imposed upon the ~~S~~storm ~~W~~water ~~O~~fficial may be delegated in writing by the ~~S~~storm ~~W~~water ~~O~~fficial or the ~~C~~city ~~C~~ouncil to persons or entities acting in the beneficial interest of or in the employ of the ~~C~~city. Except as otherwise specifically provided herein, any person affected by a final decision of the ~~S~~storm ~~W~~water ~~O~~fficial interpreting or administering the provisions of this ~~T~~itle may appeal such decision to the ~~C~~city ~~M~~anager. Any decision of the ~~C~~city ~~M~~anager may thereafter be appealed to the ~~C~~ity ~~C~~ouncil administrative law judge in accordance with KCC Title 2, Chapter 8.

SECTION III: Amendment. “9-3a-6 Storm Drain Utility Fee” is hereby *amended* to read as follows:

9-3a-6 - Storm Drain Utility Fee.

1. Each developed parcel of real property in the ~~C~~city shall be charged a storm drain utility fee.
2. The fee shall be based on the number of equivalent residential units (ERUs) contained in the parcel. The city finds that the ERU is the most accurate measurement for determining the amount that each parcel contributes to, benefits from, and otherwise uses the storm drain utility. Based on engineering studies completed in the Davis County area, the ~~C~~city finds and establishes that one ~~(1)~~ ERU equals ~~four thousand (4,000)~~ 4,000 square feet of impervious surface area.

3. The city finds that each single-family residential parcel contributes approximately the same amount of storm water runoff rate as one ~~(1)~~ ERU. All non single-family residential parcels shall pay a multiple of this base rate, expressed in ERUs according to the measured impervious area on the parcel. The city may adopt separate rates for condominiums and other uses that are not easily handled under the standard rate schedule.
4. The amount charged for each ERU shall be established by resolution of the ~~C~~city ~~C~~council. The ~~C~~city ~~C~~council may establish exemptions and credits to the storm drain utility fee by resolution.
5. Any person or entity that believes an error was made in interpretation or application of this Chapter or any storm drain utility rate resolution may appeal to the ~~D~~director of ~~F~~inance ("~~D~~director"). The appeal shall be in writing, shall state any facts supporting the appeal, and shall be made within ~~ten (10)~~ 10 days of the decision, action or bill being appealed. The ~~D~~director may elect to hold a hearing on the appeal. The ~~D~~director shall decide the appeal within ~~ten (10)~~ 10 days of when the appeal is filed. If the person or entity is not satisfied with the ~~D~~director's decision, a further appeal may be made to the ~~City Council~~ administrative law judge in accordance with KCC Title 2, Chapter 8. ~~The appeal to the City Council shall follow the same procedures as the appeal to the Director. The City Council's decision shall be final and binding on all parties.~~

SECTION IV: Amendment. "16-1-18 Appeal" is hereby *amended* to read as follows:

16-1-18 - Appeal.

A licensee whose license has been revoked shall have the right to appeal to the ~~City Appeals Authority~~ administrative law judge in accordance with KCC Title 2, Chapter 8. Any appeal must be submitted by either the licensee or legal counsel. The following procedures and requirements shall apply:

1. Any appeal must be submitted in writing to the ~~C~~city ~~R~~ecorder with a copy to the ~~L~~icense ~~O~~fficer within ~~ten (10)~~ 10 business days of the decision from which the appeal is taken. Such appeal shall describe in detail the nature of the appeal, the action complained of, and the grounds for appeal.
2. Upon the request of the licensee, within three ~~(3)~~ business days, the ~~C~~city will make available any information upon which it relied in making the determination to revoke the license.
3. ~~The Appeals Authority shall conduct a de novo hearing on the appeal in accordance with Section 2-8-4.~~
4. ~~After the ruling of the Appeals Authority, the licensee is deemed to have exhausted all administrative remedies with the City.~~

SECTION V: Amendment. "16-11-15 Appeal" is hereby *amended* to read as follows:

16-11-15 - Appeal.

An Applicant or Registered Solicitor whose Certificate has been denied or suspended shall have the right to appeal to the City Council or its designee administrative law judge in accordance with KCC Title 2, Chapter 8. Any appeal must be submitted by either the Applicant, the Responsible Person or Entity, or legal counsel for either who: (a) documents the relationship with the Applicant or Responsible Person or Entity; or (b) is licensed or authorized by the State of Utah to do so, and makes the assertion of an agency relationship. The following procedures and requirements shall apply:

1. Any appeal must be Submitted in Writing to the City Recorder with a copy to the License Officer within ~~ten (10)~~ 10 business days of the decision from which the appeal is taken. Such appeal shall describe in detail the nature of the appeal, the action complained of and the grounds for appeal.
2. Upon request of the Applicant or Registered Solicitor, within one ~~(1)~~ business day, the City will make available any information upon which it relied in making the determination to either deny or suspend the Certificate.
3. The ~~Appeals Officer~~ administrative law judge shall review, de novo, all written information submitted by the Applicant or Registered Solicitor to the Licensing Officer, any additional information relied upon by the Licensing Officer as the basis for denial, suspension or revocation, and any additional information supplied by the City, Applicant or Registered Solicitor. Any additional information submitted by any party to the appeal to the Appeals Officer administrative law judge shall be simultaneously submitted to the opposing party. If desired, any party shall have three ~~(3)~~ business days to submit rebuttal documentation to the Appeals Officer administrative law judge regarding the additional information submitted by the opposing party.
4. ~~The Appeals Officer will render a decision no later than fifteen (15) calendar days from the date the appeal was taken, unless an extension of time is agreed upon by the parties. In the event that any party to the appeal submits rebuttal information as allowed in KCC 16-11-15, the fifteen (15) calendar days shall be extended to include the additional three (3) days for rebuttal.~~
 - a. ~~The denial or suspension of the Certificate shall be reversed by the Appeals Officer if upon review of the written appeal and information submitted, the Appeals Officer finds that the Licensing Officer made a material mistake of law or fact in denying or suspending the Applicant or Registered Solicitor's Certificate.~~
 - b. ~~If the written appeal and information submitted indicates that the Licensing Officer properly denied or suspended the certificate of the Applicant or Registered Solicitor, the denial or suspension of the Certificate shall be affirmed and constitute a determination that the suspended Certificate is revoked.~~

- c. ~~The decision of the Appeals Officer shall be delivered to the Applicant or Registered Solicitor by the means designated in the completed Application, or as otherwise agreed upon when the Appeal was filed.~~
4. ~~After the ruling of the Appeals Officer, the Applicant or Solicitor is deemed to have exhausted all administrative remedies with the City.~~
4. The denial or suspension of the certificate shall be reversed by the administrative law judge if upon review of the written appeal and information submitted, the administrative law judge finds that the licensing officer made a material mistake of law or fact in denying or suspending the applicant or registered solicitor's certificate.
5. If the written appeal and information submitted indicates that the licensing officer properly denied or suspended the certificate of the applicant or registered solicitor, the denial or suspension of the certificate shall be affirmed and constitute a determination that the suspended certificate is revoked.
- 5.6. Nothing herein shall impede or interfere with the ~~A~~applicant's, ~~S~~solicitor's, or ~~C~~city's right to seek relief in a court of competent jurisdiction.

SECTION VI: Amendment. "16-12-10 Revocation" is hereby *amended* to read as follows:

16-12-10 - Revocation.

1. The ~~C~~city may revoke a license if a cause of suspension in KCC 16-12-9 occurs and the licensee has been suspended within the preceding ~~twelve (12)~~12 months.
2. The ~~C~~city shall revoke a license if it determines that:
 - a. A licensee gave false or misleading information in the material submitted during the application process;
 - b. A licensee knew, or should have known, that possession, use, or sale of controlled substances occurred on the premises;
 - c. A licensee knew, or should have known, that prostitution occurred on the premises;
 - d. A licensee knew, or should have known, the sexually oriented business operated during a ~~period of~~ time when the licensee's license was suspended;
 - e. A licensee knew, or should have known, that any act of sexual intercourse, sodomy, oral copulation, masturbation, or other sex act occurred in or on the licensed premises;

- f. A licensee knew, or should have known, that obscene materials, child pornography in any form, or any other contraband is or was on the licensed premises; or
 - g. A licensee is delinquent in payment to the ~~C~~city, ~~C~~county, or ~~S~~state for any taxes or fees past due;
 - h. A licensee is convicted of any specified criminal activity.
3. The ~~C~~city may revoke or suspend a license if any employee is convicted of any specified criminal activity.
4. When the ~~C~~city revokes a license, the revocation shall continue for one ~~(1)~~ year and the licensee shall not be issued a sexually oriented business license for one ~~(1)~~ year from the date the revocation became effective. If, subsequent to revocation, the ~~C~~city finds that there are substantial mitigating factors, or substantial corrective measures have been employed by the licensee, the applicant may be granted a license if at least ~~ninety (90)~~90 days have elapsed since the date the revocation became effective. An example of substantial mitigating factors would be the willful acts of an employee or customer disregarding the directions of the licensee. An example of substantial corrective measures would be the termination of an offending employee or prohibiting the return of an offending patron.
5. If any licensee has a license revoked three ~~(3)~~ times within any five ~~(5)~~ year period, said licensee will thereafter be precluded from regaining any such license.
6. After denial of an application, or denial of a renewal of an application, or suspension or revocation of any license, the applicant or licensee may appeal said decision to the ~~City Council~~administrative law judge in accordance with KCC Title 2, Chapter 8. Any such appeal shall be in writing and submitted to the office of the ~~C~~city ~~R~~ecorder within ~~fifteen (15)~~15 days of the ~~decision~~date of the decision appealed from. ~~The City Council may review the matter on the record or may conduct a hearing. The City Council administrative law judge may affirm, reverse or modify the decision. The City Council shall issue a decision within thirty (30) days of receiving the appeal. Any appeal thereafter shall be to the District Court.~~ Unless either party obtains an injunction or mandamus, the status quo ante will be maintained during the appeal process, however, additional enforcement actions will not be precluded thereby.

SECTION VII: Amendment. “16-13-8 Appeal” is hereby *amended* to read as follows:

16-13-8 - Appeal.

An ~~A~~pplicant whose license has been denied, suspended or revoked shall have the right to appeal to the ~~City Council or its designee (Appeals Authority)~~administrative law judge in accordance with KCC Title 2, Chapter 8. Any appeal must be submitted by either the ~~A~~pplicant or legal counsel. The procedures and requirements in KCC 16-1-18, Appeal, of this Title shall apply.

SECTION VIII: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IX: Effective Date. This ordinance, in accordance with changes deemed necessary due to recent statutory modifications, while also being necessary for the peace, health, and safety of the city, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this _____ day of _____, 20____.

Tamara Tran, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: August 20, 2026

TYPE OF ITEM: WORK

PRESENTED BY: Wilf Sommerkorn

SUBJECT/AGENDA TITLE: DADU Ordinance

EXECUTIVE SUMMARY:

During the 2026 legislative session, Senate Bill 284 (codified in Utah Code Section 10-21-304) established new requirements for cities to allow for detached accessory dwelling units (DADUs) by ordinance before October 1, 2026. The ordinance must allow for DADUs on single family lots larger than 11,000 square feet, comply with building/health/fire codes, and include a process for conversion of legal accessory structures to DADUs subject to setback requirements.

The law also provides parameters specifying the limits of what cities can and cannot regulate regarding DADUs. The following is an overview:

Can Regulate	Can't Regulate
Compliance with applicable building, health, and fire codes	Cannot require a conditional use permit.
Existing accessory structures to be subject to setback requirements.	Cannot require more than one parking spot for a DADU less than 650 square feet, or more than two parking spots for all DADUs.
Prohibit units in areas where access to utilities is insufficient or if there is no existing infrastructure capacity.	The following design standards: • Exterior color; • Type or style of cladding material; • Style, dimensions, or materials of a roof structure, roof pitch, or porch; • Exterior nonstructural architectural ornamentation; • Location, design, placement, or architectural styling of a window, door, or garage door; • Number and type of rooms; • Interior layout of a room; • Minimum square footage over 1,000 square feet, not including garage; or • Minimum building dimensions.
Size (individually or in relation to main dwelling).	
Height, dimension, maximum lot coverage, setbacks	
Prohibit units from being in front yards or public utility easements.	
Prohibit units from being rented for less than 90 days	
Required replacement of parking spaces when a	

garage is converted to a DADU.	
Owner occupancy requirement.	
Limitations of number of accessory units per lot.	
A design that is consistent with the design of main dwelling (subject to other design standard prohibitions).	

The planning commission considered a draft DADU ordinance on August 13, 2026. A public hearing was held and several members of the public spoke in favor of placing tighter restrictions into the draft ordinance. The commission voted 6-0 to recommend the draft ordinance with the following changes:

- Minimum required square footage changed from 11,000 to 10,000 square feet.
- Setbacks changed from meeting existing accessory structure setbacks to:

A DADU located in the side yard shall have the following minimum setbacks:

	Single Story	Two Story
Side setbacks	Same as primary dwelling	10 feet
Rear Setbacks	Same as primary dwelling	Same as primary dwelling

A DADU located in the rear yard shall have the following minimum setbacks:

	Single Story	Two Story
Side setbacks	5 feet	10 feet
Rear Setbacks	10 feet	20 feet

- Size changed from no larger than the existing home to being no larger than 50% of the footprint of the existing home or 1,200 square feet, whichever is smaller
- Rental period changed from a minimum of 30 days to a minimum of 90 days

These changes are reflected in the attached draft. At this work session, staff would like council to give feedback on the draft ordinance so that an approvable ordinance can be brought back and passed before the October 1, 2026 deadline.

Council Options: Recommend the attached ordinance come back as an action item or recommend amendments to the attached draft.

Fiscal impact & Fund Source for Recommended Action: - Additional code enforcement may be needed to enforce certain provisions of the ordinance, but the cost is unknown at this time.

Attachments: -

1. DADU ordinance recommended by Planning Commission
2. Brad McIlrath comments on draft ordinance

ORDINANCE __-__-__

AN ORDINANCE AMENDING SECTION 17-31-3 OF KAYSVILLE CITY CODE TO ALLOW DETACHED ACCESSORY DWELLING UNITS UNDER CERTAIN CONDITIONS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Kaysville City is authorized under the Utah Constitution, the Utah Municipal Land Use, Development, and Management Act, and its general police powers to regulate land use and adopt zoning regulations that promote the public health, safety, and welfare of its residents; and

WHEREAS, the Utah Legislature amended Utah law to require municipalities to allow Detached Accessory Dwelling Units on qualifying residential properties, subject to reasonable local regulations authorized by state law; and

WHEREAS, the City Council finds it necessary to amend Title 17 of the Kaysville City Code to bring the City's land use regulations into compliance with current requirements of Utah law governing Accessory Dwelling Units; and

WHEREAS, Utah law authorizes municipalities to establish objective standards governing Detached Accessory Dwelling Units, including standards related to design, setbacks, parking, owner occupancy, utilities, and other development requirements; and

WHEREAS, on August 13, 2026, the Kaysville City Planning Commission held a public hearing and voted 6-0 to recommend approval to the City Council subject to amendments regarding minimum square footage, setbacks, size, and minimum rental period that are now reflected in this ordinance; and

WHEREAS, The City Council of Kaysville City finds it to be in the best interest of its citizens to adopt these amendments to the Kaysville City Code to ensure compliance with Utah law while providing clear and consistent standards for the establishment and regulation of Internal and Detached Accessory Dwelling Units.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith, they are hereby repealed.

SECTION II: Amendment. Title 17, Chapter 31, Section 3 shall be amended to read as follows:

17-31-3 ~~Internal~~ Accessory Dwelling Units.

1. The following definitions apply to this section:

~~—Internal Accessory Dwelling Units.~~

~~1. Definition.~~

Detached Accessory Dwelling Unit (DADU) - An accessory dwelling unit that is not attached to or within a primary detached single-family dwelling and located on the same lot or parcel as the primary detached single-family dwelling.

Internal Accessory Dwelling Unit (IADU) - An accessory dwelling unit created within the footprint of a single-family detached residence ~~for the purpose of offering a long-term rental where the property owner resides on-site.~~

2. General Accessory Dwelling Unit Standards.

- a. No more than one Accessory Dwelling Unit (IADU or DADU) shall be permitted on a lot or parcel.
- b. An IADU or DADU shall maintain the same address as the primary dwelling with the addition of "Unit B.";
- c. Occupancy of any IADU or DADU shall be limited to a single family as defined by KCC 17-2-2.
- d. An IADU or DADU shall not be made available to rent without first obtaining a valid permit for the purpose of renting an IADU or DADU from Kaysville City.
- e. The owner of a lot or parcel where an IADU or DADU is located must reside in the detached single-family dwelling or the IADU or DADU located on the lot or parcel

3. Internal Accessory Dwelling Units

~~2.~~ An IADU must meet the following regulations:

- a. ~~An IADU shall e~~Comply with all applicable building, health, and fire codes.
- b. ~~The owner of the property shall occupy either the IADU or the primary dwelling where the IADU is located as their place of primary residence.~~
- c. ~~Occupancy of any IADU shall be limited to a single family as defined by KCC 17-2-2.~~
- ~~bd.~~ An IADU shall be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.
- ~~ce.~~ A minimum of one ~~(1)~~ extra parking space beyond the parking required for the primary dwelling shall be provided on a property where an IADU is proposed.
 - ii. Any parking spaces displaced by the construction of an IADU (i.e., parking within a garage or carport displaced after the construction of an IADU within the garage or carport) shall be replaced to meet the requirement above.
 - ii. The required parking shall be paved with an asphalt or concrete surface and shall not be in tandem with parking required for the primary dwelling unit.
- ~~df.~~ ~~An IADU shall maintain the same address as the primary dwelling with the addition of "Unit B."~~
- ~~eg.~~ An IADU shall not operate on separate utility meters from the primary dwelling.
- ~~fh.~~ An IADU shall not be permitted within a mobile home or within the property area of a mobile home.
- ~~gi.~~ An IADU shall not be permitted on a property with a total lot size of ~~six thousand (6,000)~~ square feet or less.
- ~~hj.~~ An IADU shall not be permitted on a property with a failing septic tank.

~~3. IADU Rental Provisions:~~

- ~~a. An Internal Accessory Dwelling Unit shall not be made available to rent without the owner of the property on which the IADU is located without first obtaining a valid permit for the purpose of renting an IADU from Kaysville City.~~

- b. An IADU shall not be made available for use as a short term rental (any rental occupancy for a period of less than ~~thirty (30)~~ consecutive days).
- ~~e. An IADU shall not be made available to rent where the owner does not reside within the primary dwelling unit on the property.~~

4. Detached Accessory Dwelling Units

a. Allowance.

- i. DADUs are allowed on any lot or parcel that is 10,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.
- ii. A legally existing accessory structure on a qualifying lot or parcel may be converted to a DADU, pending compliance with this section and building, health, and fire codes.

b. DADUs must meet the following:

- i. Comply with all applicable building, health and fire regulations;
- ii. Conform to applicable land use regulations for the zone in which it is located for structure, size, dimension, height, and maximum lot coverage;
- iii. Be designed consistent with the design of the single-family dwelling on the lot or parcel on which it is located;
- iv. May not be larger than 50% of the footprint of the primary dwelling or 1,200 square feet, whichever is smaller;
- v. May not be located within a public utility easement or other recorded easement;
- vi. May not be located in a front-yard area of a lot or parcel;
- vii. Must provide additional parking on the lot or parcel of:
 - (1) Two spaces for a DADU larger than 650 square feet; or
 - (2) One space for a DADU less than 650 square feet;
- viii. Any parking spaces displaced by the construction of a DADU (i.e., parking within a garage or carport or on a driveway displaced after the construction of a DADU) shall be replaced on the lot or parcel;
- ix. Required parking shall be paved with an asphalt or concrete surface and shall not be in tandem with parking required for the primary dwelling unit;
- x. A DADU shall not be permitted if the DADU will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water;

xi. A DADU shall not be permitted if a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the DADU is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements;

xii. A DADU shall not be rented for less than 90 days; and

xiii. A DADU located in the side yard shall have the following minimum setbacks:

	<u>Single Story</u>	<u>Two Story</u>
<u>Side setbacks</u>	<u>Same as primary dwelling</u>	<u>10 feet</u>
<u>Rear Setbacks</u>	<u>Same as primary dwelling</u>	<u>Same as primary dwelling</u>

xiv. A DADU located in the rear yard shall have the following minimum setbacks:

	<u>Single Story</u>	<u>Two Story</u>
<u>Side setbacks</u>	<u>5 feet</u>	<u>10 feet</u>
<u>Rear Setbacks</u>	<u>10 feet</u>	<u>20 feet</u>

54. Penalty.

- a. In addition to applicable remedies for correction of non-compliance found in KCC 17-1-8 and in the Utah Code, Kaysville City may hold a lien of up to ~~one hundred dollars (\$100.00)~~ per day against a property that contains an ~~Internal Accessory Dwelling Unit~~IADU or DADU if the ~~Internal Accessory Dwelling Unit~~IADU or DADU is in violation of any of the provisions of Utah Code ~~10-9a-530~~10-21-304 or of any provisions of this Chapter.-The lien shall be removed after the violations are resolved.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IV: Effective Date. This ordinance being necessary for the peace, health and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this ____ day of _____, 20__.

Tamara Tran, Mayor

ATTEST:

Annemarie Plazier, City Recorder

Brad McIlrath Kaysville ADU Ordinance Comments

- Would it be good to add a purpose and intent statement/paragraph for the regulations?
- When referencing the single-family dwelling on the property, I suggest that we state it is a detached single-family dwelling. I would like to avoid a situation where someone argues that a townhome could have an ADU because it is an attached single-family dwelling and we don't specify the difference.

General Standards

- Accessory Dwelling Units (ADUs), which includes internal (IADU) and detached (DADU) accessory dwelling units, are permitted as an accessory use to detached single-family dwellings within all primarily residential zoning districts. IADUs and DADUs are not permitted within any other zoning district.
- ADUs are not permitted to be added to lots or parcels that include more than one residential unit whether or not a detached single-family unit is present.
- ADU Permit and Licensing. All ADUs shall be registered with the application and issuance of a permit by the Community Development Department. If an ADU will be rented, the property owner shall obtain a business license prior operating the ADU as a rental unit.
- Owner Occupancy. Add the subsection title to the left and the following language at the beginning of line f. As part of the ADU permit, a notice of agreement shall be signed by the property owner(s) stating the the property will be used as their primary residence. The notice shall be provided on a form furnished by the Community Development Department and shall be recorded at the Davis County Recorder's office prior to the issuance of the ADU permit.

Commented [1]: I would like to say single-family residential zones, but state code says primary residential zones. Maybe it would be worth saying, "For this purposes of this section, a primary residential zone does not include:" and then list out the zones we wouldn't consider like commercial, industrial, and mixed use zones.

Commented [2]: The PC alluded to limiting it to certain zoning districts, which I think can be okay as long as it includes all of the primary residential zones outlined in state code. If we try to limit it to one residential zone and not allow it in others, I think that would be problematic.

Commented [3]: Trying to prevent a situation that there may be a legal nonconforming property with maybe two homes, or a home and a duplex, and then someone wanting to add an ADU.

Commented [4]: I am not sure how the ADU permitting process works in Kaysville, but I think to help on the enforcement if we don't already require an ADU land use permit we should and as part of that require the owner occupancy to be recorded at the county. That way when there is a violation, we have more documentation and such to help us with the enforcement.

Commented [5]: I am thinking to allow lots 6,000 and greater but 5,999 and below would be a no go. Right now it is 6,000 and below is a no go.

IADU Standards

- An IADU shall not be permitted on a property with a total lot size less than six thousand square feet.
- The entrance for an IADU shall be subordinate to the the entrance of the primary dwelling's entrance.

DADU Standards

- I propose that DADUs be allowed on any lot or parcel with a minimum area of 8,000 square feet. The PC landed on 10,000 sf last night, but with other cities of comparable size allowing them on 6,000 sf, I think it may just be a matter of time (and maybe in the next legislative session) until the lot area comes down from 11,000 to 8,000. For one, I don't see the issue with 8,000 sf lots as long as the

setbacks are met, and two, I think we could definitely see this happening on older lots that are smaller.

- I think we should have additional setbacks for DADUs than any other accessory structure. This is the table that Layton City is proposing. I am open to some changes. Likely worth a discussion if we want to allow them in a side yard at all.

DADUs				
Location	Side Yard		Rear Yard	
Requirements	Single-Story	Two-Story	Single-Story	Two-Story
Maximum Height Limit ¹	16' to Roof Peak	25' to Roof Peak	16' to Roof Peak	25' to Roof Peak
Minimum Side Setbacks ²	Same as Primary Dwelling	10'	5'	10'
Minimum Rear Setbacks	Same as Primary Dwelling	Same as Primary Dwelling	10'	20'
Outdoor Living Space Setback ³	No Restriction	No Restriction	10'	10'
Size Limit ⁴	50% up to 1,200 sf	50% up to 1,200 sf	50% up to 1,200 sf	50% up to 1,200 sf

1. In no case shall a DADU exceed the height of the primary dwelling as measured to the peak of the roof line.
2. Landings in side yards shall be setback 10' from side property lines.
3. Outdoor living space of the DADU such as balconies, decks, or similar spaces built above 4' above the finished grade shall not be allowed within 10' of a side or rear property line.
4. The size is measured as 50% of the building footprint of the primary dwelling which includes the garage area.

- When it comes to window placement, I don't have a lot of concern with regulating that as long as we are following setbacks similar to the ones in the table. I think it becomes an issue with two-story ADUs and not really an issue with single-story. But that is my opinion.
-

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: August 20, 2026

TYPE OF ITEM: Work Item

PRESENTED BY: Jaysen Christensen, City Manager

SUBJECT/AGENDA TITLE: Discussion of Contract Extension with Robinson Waste

EXECUTIVE SUMMARY:

The City recently extended the trash collection contract with Robinson Waste for an additional year (through June 30, 2027) with the intention of putting the contract out for bid for service beyond that date. Robinson has since been acquired by Republic Services, which is the second largest trash hauler in the country after Waste Management. Nothing will change with the current contract extension through June 2027. The same Robinson trucks and drivers will continue to collect trash and recycling on the same days as everyone is used to, and the City will pay the same rates.

Robinson/Republic has now proposed a 5-year rate lock (subject to the standard CPI-based inflationary increases) starting July 1, 2027. Based on the rate comparison chart below, Kaysville has the lowest rate in Davis County, so a rate lock appears attractive. The City could still proceed with bidding out the contract for services beyond June 30, 2027; however, Republic has indicated it would likely increase rates if the City goes to bid. Whether this would actually happen remains to be seen, but given Kaysville's low rate relative to the other cities in Davis County, the City may also not have a lot to gain by going to bid.

In summary, the proposed amendment would extend the contract with Robinson/Republic for an additional five years (effective July 1, 2027 through June 30, 2032). As the City has agreed to with Robinson in previous years, Republic's annual inflationary increases would be equal to the most recently available trailing 12 months' average Consumer Price Index for All Urban Consumers (Water, Sewer and Trash Collection Services) U.S. City Average, as published by United States Department of Labor, Bureau of Statistics.

City	GRAMA Price	Waste & Recycling Hauler	MSW 1st Can	MSW 2nd Can	REC 1st Can	REC 2nd Can	Green Waste
Farmington	N/A	Robinson	\$ 6.02	\$ 3.00	\$ 3.24	\$ 3.24	\$ 4.03
Syracuse	N/A	Robinson	\$ 5.34	\$ 1.97	\$ 3.55	\$ 3.55	\$ 5.21
Clearfield	Yes	Waste Management	\$ 6.79	\$ 3.64	\$ 7.11	\$ 7.11	
Fruit Heights	N/A	Robinson	\$ 6.89	\$ 3.98	\$ 3.14	\$ 3.14	\$ 4.71
Clinton	N/A	Robinson	\$ 5.99	\$ 1.84	N/A	N/A	N/A
Kaysville	N/A	Robinson	\$ 5.30	\$ 2.36	\$ 3.16	\$ 3.16	\$ 4.49
Layton	Yes	Waste Management	\$ 7.25	\$ 4.22	\$ 7.92	\$ 7.92	N/A
North Salt Lake	Estimated 2020	Ace Disposal	\$ 6.53	\$ 3.45	\$ 4.01	\$ 4.01	N/A
West Bountiful	Estimated 2023	Ace Disposal	\$ 5.77	\$ 3.44	\$ 4.61	\$ 4.61	N/A

Council Options: Move to action item, Deny, Table for more information

Recommended Options: Move to action item for approval

Fiscal impact & Fund Source for Recommended Action:

Attachments:

1. Robinson-Kaysville DRAFT Amendment to 2026 Agreement
2. Robinson-Kaysville 2026 Agreement

KAYSVILLE CITY AMENDMENT TO WASTE COLLECTION AGREEMENT

THIS AMENDMENT TO WASTE COLLECTION AGREEMENT (the “Amendment”) is entered into effective as of July __, 2026 by and between Robinson Waste Services, LLC (“Contractor”) and the Kaysville City, Utah (“City”). Individually referred to as a “Party” and collectively referred to as the “Parties.”

A. The Parties entered into that certain Waste Collection Agreement effective July 1, 2026 pursuant to which Contractor provides waste collection services to City.

B. The Parties desire to extend the Agreement and make certain changes as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, and for good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge, the Parties agree that the Agreement is amended as follows:

1. Term. Section 6. The Parties agree to extend the Term of the Agreement for five (5) additional years now ending June 30, 2032.

2. Rate Increases. Section 6(A). The Parties agree to add the following paragraph to this Section regarding annual rate increases.

Effective July 1, 2027, all rates for the services performed hereunder shall be increased in an amount equal to the most recently available trailing 12 months’ average Consumer Price Index for All Urban Consumers (Water, Sewer and Trash Collection Services) U.S. City Average, as published by United States Department of Labor, Bureau of Statistics. The City shall grant the increase annually, if the increase in the CPI is five percent (5%) or less from the previous year. If the CPI increase is greater than five percent (5%) due to “Extraordinary circumstances” the Contractor and the City agree that the terms and rates of this Agreement shall be renegotiated.

Extraordinary Circumstances. If disruptions in the supply chain for critical materials and equipment, labor shortages, acts of God, or dramatic changes to cost of labor, maintenance, fuel, equipment (including trucks and containers) occur, these shall be discussed and rate adjustments made as needed. These unforeseen and extraordinary market conditions will be presented to City, and City shall not unreasonably withhold approval of such rate adjustments.

The Parties acknowledge that fuel costs continue to be a significant factor in residential collection rates. Fuel adjustments shall continue to be applied in accordance with the requirements of Section 5. Terms B. Fuel Protection of the 2026 Waste Collection Agreement. The Parties further agree that the fuel adjustment provisions set forth in Section Agreement remain unchanged by this Amendment and are independent of, and not subject to, the annual price escalator established herein.

3. Capitalized Terms. Capitalized terms used but not otherwise defined in this Amendment shall have the meanings assigned to them in the Agreement. In the case of a conflict in meaning between the Agreement and this Amendment, this Amendment shall prevail.

4. Continuing Effect. Except as expressly modified or amended by this Amendment, all terms and provisions of the Agreement shall remain in full force and effect.

5. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument. Facsimile and/or electronic copies of the parties’ signatures shall be valid and treated the same as original signatures.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the second date set forth below.

CITY

CONTRACTOR

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

WASTE COLLECTION AGREEMENT

KAYSVILLE CITY CORPORATION, a municipal corporation at 23 East Center Street, Kaysville, Davis County, State of Utah, hereinafter referred to as “City”, and Robinson Waste Services, LLC, 2719 N. Fairfield Road, Layton, Davis County, State of Utah, hereinafter referred to as “Contractor”, hereby agree as follows:

RECITALS

I

The City is a municipal corporation of the State of Utah and provides waste removal services by agreement to the residents and inhabitants of the City.

II

The Contractor is in the business of collecting and removing garbage and waste, recyclable material and green waste hereinafter referred as “waste” for appropriate disposal.

III

The City has implemented an automated waste removal system using City provided refuse containers designed for automatic curbside collection.

IV

The City and the Contractor desire to enter into an agreement under the terms and provisions of which the Contractor will pick up and dispose of waste, recyclables and green waste placed at curbside in City provided containers by the residents and inhabitants of the City.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and conditions contained herein and other good and valuable considerations, the parties do hereby agree as follows:

1. WASTE COLLECTON

- A. The contractor shall make at least weekly trash collection and bi-weekly; every other week recyclable collection and weekly green waste collection, (beginning the first full week of April through the last full week of November) at all residences within the City on a schedule and route mutually agreed to by the City and the Contactor
- B. Pickup shall be not less than once a week, for trash. once a week for green waste, once every other week for recycling, all on the same day of each week, starting at

5:00 am, except where special circumstances exist and the City has granted advanced permission to make pickups on a different day of the week or time of day.

- C. The service will include a collection from the Kaysville City Municipal Building located at 23 East Center Street, Kaysville, Utah and all other City owned properties to be designated in writing from the City to Contractor.
- D. Service shall also include a Spring clean-up and annual Christmas tree pickup as hereinafter described.
- E. Contractor shall provide special assistance to elderly and handicapped residents as hereinafter described.
- F. During the term of this Agreement, the Contractor is granted an exclusive right to collect all residential solid waste covered by this Agreement and generated within the City.

2. COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL ESTABLISHMENTS

Contractor may deal directly with business, commercial, industrial and institutional establishments on the same basis as other commercial waste contractors, and all sums collected by the Contractor from such entities shall be paid directly to the Contractor as compensation for servicing such entities and Contractor shall not be required to account to the City for such accounts.

3. CLEAN AND WORKMANLIKE MANNER

Contractor agrees that waste pickup provided in this Agreement shall be done by Contractor in a clean and workmanlike manner and with as little inconvenience as possible to the inhabitants of the City.

Any waste spilled, dropped or scattered in any manner by the Contractor or its employees or agents thereof shall be gathered or picked up immediately by the Contractor and not allowed to remain in the street. If waste is missed at any collection stop through no fault of the occupant, the Contractor agrees to return to the collection stop and make a collection as requested to do so by the City. Contractor agrees that all collection under this Agreement shall be done in accordance with the ordinances, rules and regulations of the City and the State of Utah, to the satisfaction of the City.

4. CONTAINER LOCATION AND CARE

- A. Waste put out for collection will be placed on the curb line or within two feet of the pavement where no curb exists.
- B. The containers shall be designed specifically for automated collection, and Contractor shall not be obligated or required to collect waste in any other form, or from any other type or size container.
- C. The Contractor shall use care in handling such containers to ensure that they are not damaged during the collection process.
- D. The containers provided for herein shall be furnished by the City at no cost or expense to the Contractor, except in the case of damage to such containers through negligence on the part of the Contractor.

5. TERMS

- 6. The term of this Agreement shall be for a period commencing July 1, 2026, and ending June 30, 2027. PAYMENT

- A. As consideration for the faithful performance of the Contractor's obligations hereunder, the City agrees to the following services rates:

First Trash Can:	\$5.06
Second Waste Cart:	\$2.25
First Recycle Can:	\$3.02
Additional Recycle can:	\$3.02
First Green Waste can:	\$4.28
Additional Green Waste Can:	\$4.28

- B. Fuel Protection. The parties acknowledge that fuel costs are a significant factor in the residential collection rates. Therefore, the compensation payable to the Contractor shall be subject to a fuel surcharge adjusted monthly beginning with the August 1st invoice and each month thereafter. The calculation shall be tied to the prior month's average of the Highway Diesel Price Index published by the U.S. Office of Energy Statistics' weekly retail on-highway diesel prices for the Rocky Mountain Region (PADD 4). The parties agree that a base fuel price for the purpose of establishing the current solid waste collection rate, set forth above, is \$3.25 per gallon. Any changes in diesel fuel prices, either up or down, would then impact the monthly residential

rate, if and only if, the prior month's average exceeds \$3.25 per gallon or goes below \$2.75 per gallon. The rate will be adjusted up by \$0.025 for every \$0.10 per gallon above \$3.25 per gallon and down by \$0.025 for every \$0.10 per gallon below \$2.75 per gallon.

- C. Payment for services provided for herein shall be made by the City on or before the 15th day of each month for services rendered during the prior calendar month.

7. CLAIMS AND INSURANCE

- A. It is understood and agreed that the Contractor performs the services covered by this Agreement as an independent contractor and not as an employee or agent of the City. The purpose of this Agreement is to secure, for the City the collection of waste within the City as more fully described in Section 1(A) of this Agreement, in a clean orderly and workmanlike manner. Subject to the terms herein, Contractor shall perform and carry out the responsibilities of this Agreement in its discretion and without interference to or direction from the City.
- B. The Contractor shall indemnify and hold harmless, the City and its officers, agents, servants, and employees from claims, damages, costs, expenses, and attorney's fees incident to any work done in the performance of this Agreement or by or in consequence of any negligence or act or omission of the Contractor or its employees, agents or subcontractors in fulfilling this contract except to the extent the claims, damages, costs or expenses result from the negligence of the City. The Contractor shall also obtain and maintain in effect during the term of this Agreement vehicle liability insurance, together with a comprehensive general liability policy covering its operations pertaining to the City, both with liability limits not less than \$2,000,000 per occurrence and an aggregate of \$4,000,000, naming the City as an additional insured. Certificates of insurance shall be filed with the City before work is commenced by the Contractor. The Contractor shall maintain in force sufficient Workers Compensation Insurance on all employees, in accordance with the requirements of Title 35, Chapter 1, Utah Code Annotated, 1953, and amendments thereto.
- C. The Contractor shall obtain and present to the City as stated above, insurance to be in effect or furnish as a condition precedent to the commencement of the effective date of this Agreement, which coverage must remain in effect for the duration of this Agreement or any extension thereof. Failure to maintain continuous coverage as stated herein shall give the City the option to terminate this Agreement without obligation to the Contractor.

8. EQUIPMENT AND LABOR

Contractor shall furnish all of its own labor, material and equipment of any kind and description necessary for the performance of the obligations of this Agreement.

9. VEHICLE DUMPING

All vehicles used by the Contractor shall be sanitary and of leak resistant construction and shall not be overloaded so as to create the likelihood of spilling or dropping waste. All vehicles shall be in safe operable condition and shall conform to all applicable Federal, State and local safety requirements.

Contractor shall deliver all waste and green waste to Wasatch Integrated Waste Management District. The City will pay all tipping fees charged by Wasatch Integrated Waste Management District for general waste, recyclables and green waste delivered under the terms of this Agreement.

10. DEFINITION OF WASTE

- A. The term “waste” shall be construed to include, but not limited to, any organic refuse or waste, animal or vegetable matter (except body waste), cans, bottles, rubbish, wastepaper, refuse, rags, crockery, trash, cut up Christmas trees, and household non-hazardous refuse or debris of any description or kind. Hazardous waste of any quantity is not allowed.
- B. Material that may be damaging to equipment may not be picked up at the discretion of Contractor. In the event Contractor elects not to pick up material as described in this Section 10(A), Contractor shall document the date and location and provide said information to the City.
- C. All waste shall be placed in the containers described herein.

11. SPRING CLEANUP COLLECTION

- A. Contractor shall provide a spring cleanup service and agrees to pick up yard debris and dispose of such material at the Wasatch Integrated Waste Management District. Such materials shall include, but are not limited to hedge and shrub trimmings, limbs and branches no longer than four (4) feet and four (4) inches in diameter, leaves, weeds, grass clippings, wastepaper, household scrap wood and metal. Yard debris shall be placed in plastic bags or tied in bundles not to exceed 48” in length, 18” in diameter and weigh less than 50 lbs. All material must be manageable by hand without the use of heavy equipment and placed so as to be accessed without entering a resident’s property. Such collection shall not include commercial construction

materials, discarded appliances, sod, soil, rocks, hazardous waste (such as motor oil, batteries, anti-freeze and all other toxic or poisonous materials). "Waste" as defined in paragraph 10 hereof is also specifically exclude and shall not be collected as part of the Spring clean-up collection.

- B. The Spring cleanup shall be performed and completed entirely within a period of two (2) consecutive weeks to be mutually agreed upon by the City and Contractor, during the Spring season.

12. CHRISTMAS TREE REMOVAL

The Contractor shall pickup from curbside all Christmas tress disposed of within the City and do so within the period of the first full week of January.

13. SUPERVISION BY CITY FINANCE DIRECTOR

All work, including points of collection, shall be carried out in accordance with the general directions of the City Finance Director or a designee of the City Finance Director; however, it is specifically understood and agreed that Contractor is performing all work as an independent contractor, as herein stated, and that the City is not entitled to specify in detail the manner or method by which Contractor shall perform the work provided for in connection with this Agreement, except to the extent stated herein.

14. ASSISTANCE TO ELDERLY AND HANDICAPPED

When directed by the City, the Contractor shall provide special assistance to elderly and handicapped residents in taking and returning refuse containers to the street. If the number of residents seeking assistance exceeds one percent (1%) of the total number of containers collected, Contractor and City shall negotiate payment for this additional service.

15. NON-ASSIGNMENT

Neither the duties nor benefits to Contractor under this Agreement shall be assignable by the Contractor without the prior written consent of the City, nor shall any attempt by Contractor to assign the same without the prior written consent of the City give the City the option to terminate this agreement without obligation to the Contractor or any third party.

16. PAYMENT OF CLAIMS BY CITY

The Contractor agrees to pay the City for any damages caused by Contractor to the City's waste containers that result from anything other than normal and reasonable wear and tear. Contractor agrees that in the event Contractor fails to pay any such claims, the City may deduct the same from the next payment due from the City to Contractor.

17. ABANDONMENT

In the event Contractor cannot fulfill the obligations as set forth herein, it shall be determined by the City that the Contractor has abandoned this Agreement and is in breach thereof.

18. TERMINATION

This Agreement can be terminated with the consent of both parties, or in the case one party substantially breaches this Agreement, the other party may terminate the Agreement. In such case, the party terminating this Agreement shall give ninety (90) days written notice by certified mail, whereupon the Agreement shall terminate at the expiration of ninety (90) days unless the default is remedied to the satisfaction of the defaulting party.

19. MODIFICATION

This Agreement may be modified by agreement of the parties, but only if such modification is in writing and executed with the made formalities as this original Agreement.

20. ATTORNEY FEES

In the event that suit is brought to enforce the terms of the Agreement, the defaulting party agrees to pay all damages or loses resulting from breach of Agreement caused by the defaulting party, together with reasonable attorney fees and court costs.

21. ENTIRE AGREEMENT CONTAINED IN AGREEMENT

This Agreement sets forth the entire agreement and understanding by and between the parties and supersedes all prior discussions or representations by either part, oral or written. No subsequent modification to this Agreement shall be deemed binding unless in writing and approved by both parties.

22. EFFECTIVE DATE

The effective date of this Agreement shall be July 1, 2026, notwithstanding the date of actual signing by the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the _____ day of April, 2026.

ROBINSON WASTE SERVICES, LLC.
a Utah corporation

By: _____
C. Lance Allen
General Manager

KAYSVILLE CITY,
a Utah municipal corporation

By: _____
Jaysen Christensen
City Manager



KAYSVILLE BUSINESS PARK

ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

ARC MEETING DATE: August 20, 2026

TYPE OF ITEM: Action

PRESENTED BY:

SUBJECT/AGENDA TITLE: Consideration of an Illuminated Wall Sign for Academica West at 290 North Flint Street, Ste A

EXECUTIVE SUMMARY:

The Architectural Review Committee is responsible for approving all signs in the Kaysville Business Park. Academica West has submitted a building permit to install a wall sign on the western building facade on their property. Per KCC 17-33-9, wall signs are allowed to have a square footage total that is 25% of the wall area of the building. The applicant is proposing a 24.86 square foot sign which would be less than the allotted 221.46 square feet permitted by the code for a building fascia totaling 885.87 square feet.

The sign will also have an illuminated cabinet, which is allowed per code.

The signs will be mounted to the side of the building and proposed sign details are:

1. Academica West: 24.86 ft² (7'11 ½" x 3'1 ½")

Staff has reviewed the sign plans and finds it in compliance with [KCC 17-33 Sign Regulations](#) and the [Kaysville Business Park Development Guide](#).

Committee Options:

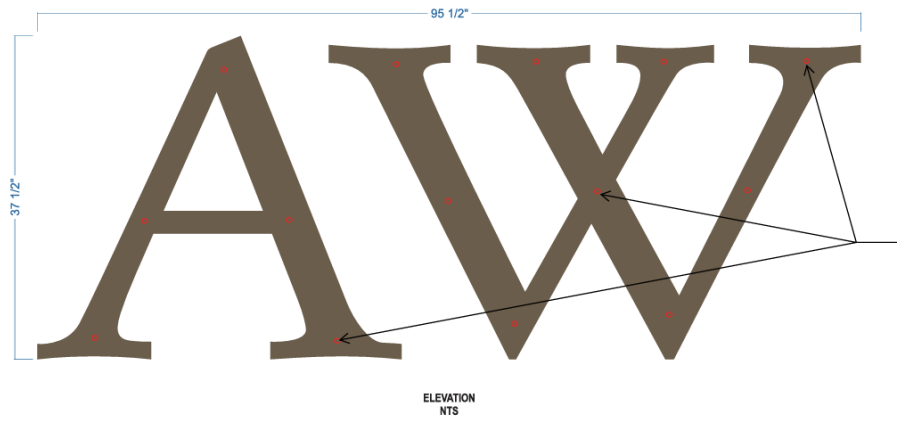
1. Approve the sign for 858 West 350 North.
2. Deny the application for the sign.

Recommended Option: Option 1, approval of the sign for 290 North Flint Street Ste A.

Fiscal impact: None.

Attachments:

1. Sign Plans 858 West 350 North





Academia West
290 N. Flint St., Suite A
Kaysville, Utah 84037

Property Owner

Jed Stevenson

801-726-4996

jed.stevenson@awservices.com

Install provided by

Thomas & Sons LLC

2321 South 1250 West

oods Cross, Utah 84087

Contractor Number

370067-5501

E200, S440

Project Estimate - \$3,075+tax



1740 S 300 W #7
 Clearfield, UT 84015
 M-F 8:30am - 5:00pm

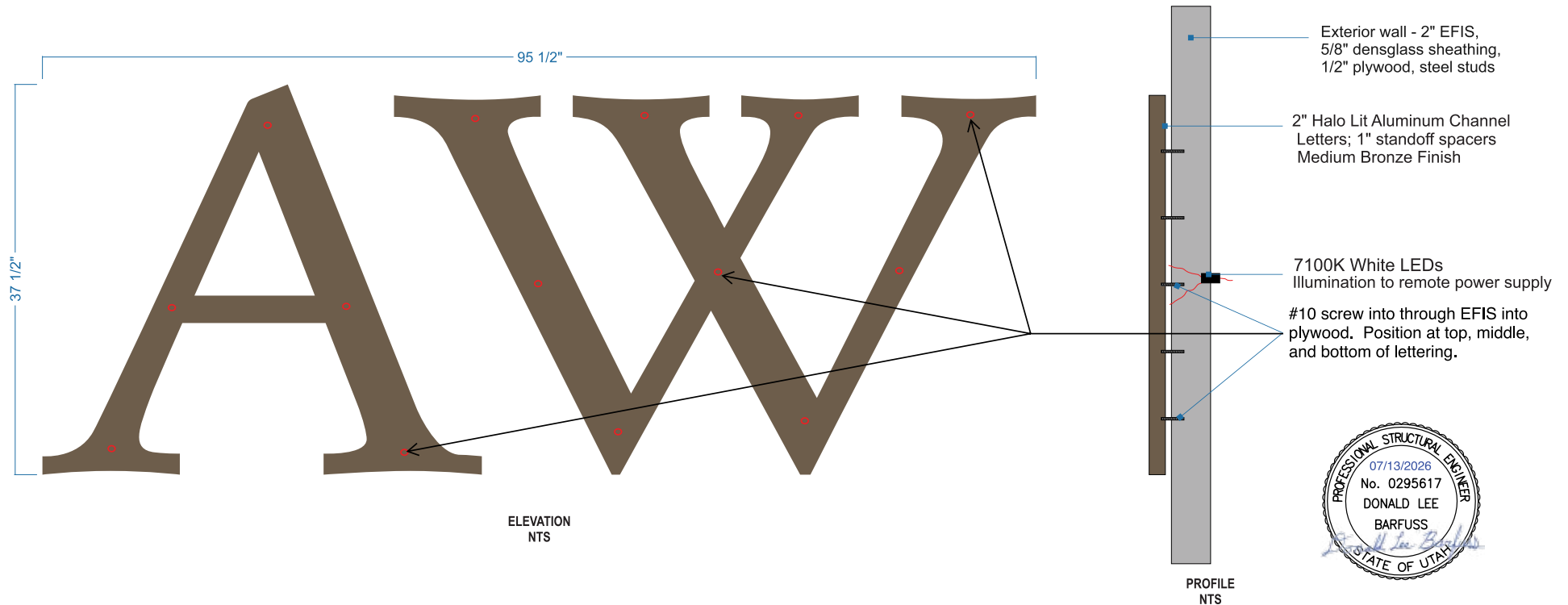
SignHouseDesign@comcast.net

Please ensure all spelling, quantities, colors and dimensions are to your specifications.

Email any necessary changes or approval to SignHouseDesign@comcast.net.

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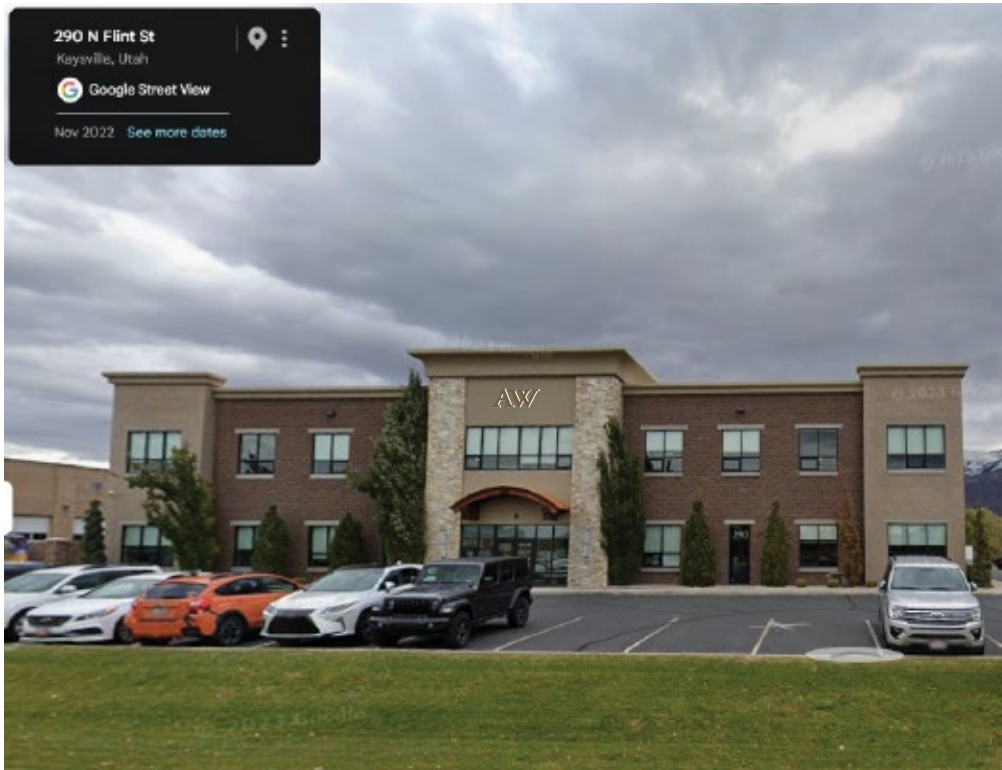
1740 S 300 W #7
Clearfield, UT 84015
M-F 8:30am - 5:00pm

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Halo Lit Channel Letters



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