

KAYSVILLE CITY COUNCIL
October 3, 2024

Minutes of a regular Kaysville City Council meeting held on October 3, 2024 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

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

Excused: Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Fire Chief Paul Erickson, Lieutenant Paul Thompson, Information Systems Assistant Ardi Harsano, Russ Salas, Alicia Boswell, Jill Dredge, Darlene Schons, Erica Harper, Marilyn Johnson, Shaunna Yanez, Dallin Peck, Lorrie Stapley, Logan Stapley, Nicole Farnes, Alan Farnes, Kalub Lewis, Michael Hays, Colton Bascom, Jayson Taylor, Todd Smith, Tom Kerr, Cindy Kerr, Wenfei Yu, Karen Brailsford

OPENING

Council Member Adams opened the meeting with a prayer and led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

Jill Dredge thanked the council for their efforts regarding the Code Blue shelter and homeless shelter. She expressed concerns about combining homelessness and illegal immigration in these facilities. Ms. Dredge questioned the rationale for placing such shelters in Kaysville, referencing a recent incident in her neighborhood involving an undocumented individual who entered a residential property while allegedly in possession of possible weapons. Ms. Dredge expressed fears that facilities intended for homeless could end up serving undocumented individuals, potentially altering their intended purpose and compromising safety for vulnerable groups, such as young mothers and children. She also argued that taxpayer money should prioritize local infrastructure and safety services.

Erica Harper echoed Jill Dredge's sentiments, and expressed appreciation for the council's efforts. She shared that many residents share similar concerns about safety and the direction of these proposed shelters.

Merilyn Johnson detailed her experience with the same incident referenced by Jill Dredge, describing the fear felt by the affected family and their young children, as well as the anxiety it has caused in the neighborhood. Ms. Johnson expressed deep concern for the safety of families in the area, particularly given that many households have young children and traveling fathers, often leaving mothers home alone. She strongly opposed any homeless shelter in Kaysville, especially

one that might include undocumented individuals, and urged the council to continue opposing such developments in the community.

Mayor Tran thanked the speakers and acknowledged the police department's recent press release detailing the incident. She commended the swift police response and noted that the vacant home involved in the incident would be demolished in the coming months.

PRESENTATIONS AND AWARDS

PROCLAMATION DECLARING OCTOBER 6-12, 2024, AS FIRE PREVENTION WEEK

Fire Chief Paul Erickson presented a proclamation declaring October 6- 12 as Fire Prevention Week in Kaysville.

Mayor Tran formally announced the observance and encouraged residents to stay aware of their surroundings, identify exits in emergencies, and respond promptly to smoke alarms. She also expressed appreciation for the Kaysville Fire Department and all public safety personnel.

COMMUNITY DEVELOPMENT DEPARTMENT ANNUAL REPORT

Community Development Director Melinda Greenwood presented her department's annual report, covering the 2023 calendar year and year-to-date updates. She outlined the department's responsibilities, which include business licensing, building permits, plan reviews, building inspections, planning and zoning, and code enforcement.

Mrs. Greenwood provided an overview of her team of eight full-time employees, highlighting that the department generates revenue through fees, primarily from building permits, which fund staff salaries, licensing, training, and equipment. She reviewed the building division's performance, noting a decline in permit issuance over the past few years, which she attributed to higher interest rates and a lack of large residential subdivisions. Mrs. Greenwood indicated that 2023 saw 431 building permits issued to date, primarily for residential projects. She explained that revenues can fluctuate significantly year-to-year depending on the size and type of projects, with large commercial projects, like the Young Truck and Trailer project in 2022, skewing revenue higher for that period.

The business licensing division manages approximately 1,000 to 1,100 active licenses, split between commercial and home-based businesses. Revenue has slightly decreased since 2018 due to state law changes that eliminated licensing requirements for some home-based occupations.

In planning and zoning, Mrs. Greenwood explained that changes in state law have impacted how subdivision applications are handled, shifting some responsibilities to administrative processes. In 2023, 14 subdivision-related items were processed, including preliminary plats, final plats, lot line adjustments, and lot consolidations.

Mrs. Greenwood then discussed code enforcement, noting that it is a challenging area for the department. A new software system implemented in January has improved tracking, response

times, management of case histories, and the ability to address multiple violations at a single property. Common issues include weeds, unregistered vehicles, and permit violations. While voluntary compliance is preferred, unresolved cases often need to be escalated to the city attorney, which can delay resolutions. She highlighted a growing issue of residents living in trailers or RVs on private property and discharging sewage, handled in part by health department, while the Community Development Department addresses the illegal living situation. These cases require a careful balance of enforcement and compassion to avoid creating homelessness.

Mayor Tran and council members expressed appreciation for Mrs. Greenwood and her team's efforts in managing these complex issues and ensuring compliance.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Hunt made a motion to approve the following consent items:

- a) Approval of Minutes from the September 5, 2024, Council Meeting.
- b) Approval of Minutes from the September 5, 2024, Business Park Architectural Review Committee Meeting.

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

The motion passed unanimously.

WORK ITEMS

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE

City Attorney Nic Mills presented a proposal to adjust fees for compiling police reports and other documents after a review showed that Kaysville's rates were significantly lower than those of other jurisdictions. The review, initiated by Chief Oberg, revealed that the city was heavily subsidizing records requests at the current rates. The proposed changes aim to reflect the true costs of fulfilling these requests and introduce separate fees for reports, photos, and videos, allowing requesters to choose only what they need. Mr. Mills noted that the city receives a high volume of records requests, especially following traffic accidents. Currently, the city charges a flat fee of \$5 per report, regardless of the complexity or volume of supporting materials, such as photos or videos. This rate does not cover the labor and resources required to process requests that are more

extensive. By introducing separate fees for these materials, the city hopes to give requesters more control over what they need, potentially reducing unnecessary or bulk requests. Mr. Mills added that the resolution would require a public hearing at the next council meeting if moved to an action item.

Council Member Hunt asked why bicycle registration and fingerprinting services were being removed from the fee schedule.

Nic Mills explained that the city stopped registering bicycles due to low demand and discontinued fingerprinting four to five years ago due to staffing issues. Residents now use the county sheriff's office for fingerprinting services.

Council Member Jackson raised concerns about the rise of e-bikes and motorized bikes in the community, which are often used by young children and can reach high speeds, creating potential safety hazards. Council Member Jackson suggested that e-bikes might warrant a different registration requirement than traditional bicycles.

Nic Mills responded that Chief Oberg and the police department are in the process of drafting an ordinance to address e-bikes and similar motorized devices, which will be presented to the council in the coming months.

Council Member Adams made a motion to move the Resolution amending the Consolidated Fee Schedule to an action item. 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, yea

The motion passed unanimously.

DISCUSSION REGARDING CONVEYANCE OF UDOT SURPLUS PROPERTY AT 1280 EAST CRESTWOOD ROAD TO KAYSVILLE CITY

City Manager Jaysen Christensen explained that the Utah Department of Transportation owns a 1.75 acre parcel at 1280 East Crestwood Road and has offered to convey it to Kaysville for the nominal fee of \$10, on the condition that Kaysville use the property for a public park. This property abuts a 10.65 acre parcel directly to the west that is already owned by the City, which was donated to the City by a resident requesting the city use it for a future park. The UDOT property is flat and would provide direct access to both Crestwood Road and the frontage road, making it ideal for park development. A vacant house currently on the property has been a source of concern due to squatters and crime. Once acquired, the City will quickly demolish the vacant house. Mr. Christensen added that the City has gained early access approval from UDOT and is obtaining quotes for demolition, which should be completed within two months. Environmental inspections

will also be conducted. To convey the property to Kaysville, UDOT needs a letter from the City indicating the City's acceptance in acquiring the property. No action is required of the City Council.

Council Member Blackham raised concerns about being encumbered to a park or right-of-way on the property and asked whether the city had any reason not to accept the property.

Jaysen Christensen confirmed that there were no concerns, noting the property's value in supporting adjacent parkland.

Council Member Blackham asked if the property could be used for park structures, such as maintenance equipment storage.

Jaysen Christensen confirmed that UDOT allows auxiliary uses like parking lots or storage buildings under the agreement.

Council Member Blackham noted that although it was unlikely, if a commercial interest ever emerged, the property would revert to UDOT for public auction.

Jaysen Christensen agreed, stating that any non-park use would trigger a reversion to UDOT.

Mayor Tran acknowledged the neighborhood's concerns and praised the quick coordination between the City and UDOT.

With no objections from the council, Jaysen Christensen confirmed that the acceptance letter would be sent to UDOT that evening to finalize the property transfer.

CODE BLUE SHELTER UPDATE

Mayor Tran provided an update on the status of the proposed Code Blue shelter in Davis County. She explained that there has been little new information to provide since the county's task force submitted their "warming bus" plan, which ultimately failed due to the lack of state funding. As a result, the county task force has been disbanded, leaving the decision-making process between the state and county. She stated that it is unclear who has the final decision-making authority at this stage.

Mayor Tran shared that several council members, including herself, Council Member Hunt, and Jaysen Christensen, attended a recent county commission work session where the issue was briefly discussed. No decisions have been made regarding the shelter's location or structure. She reiterated that Kaysville City remains opposed to hosting any type of shelter—temporary, permanent, or Code Blue—due to lack of wraparound services, facilities, and transportation options. While Kaysville supports the vulnerable population in other ways, it does not have the resources or infrastructure to accommodate a shelter.

Addressing concerns about increased transient activity and illegal camping, Mayor Tran reminded residents that the city passed a no-camping ordinance last year and urged them to report any

violations directly to the city. She stressed the importance of using official channels, such as phone calls and emails, instead of relying on social media platforms like Facebook to report issues, as city staff do not monitor these platforms. She emphasized that every complaint is taken seriously and addressed as quickly as possible, but processing may take time due to the need for interdepartmental coordination.

Council Member Blackham suggested keeping the Code Blue shelter update as a recurring work item on the council agenda to ensure continued transparency and community awareness. He encouraged council members and residents to attend county work sessions to represent Kaysville's interests and continue advocating against the shelter's placement in the city.

Mayor Tran concluded by affirming that the city has been consistent and vocal in its position, communicating its concerns to county commissioners, state legislators, and relevant agencies. She reiterated that while the city does not have direct control over state or county decisions, it would continue to advocate strongly against locating the shelter in Kaysville.

COUNCIL MEMBERS REPORTS

Council Member Jackson raised the need for additional seating at Hods Hollow Park, located just north of the cemetery. He mentioned that while visiting the park, he observed parents standing as their children played due to the absence of a bench that was previously installed. He urged the Parks Department to prioritize replacing the bench, emphasizing that adequate seating is essential for parents who visit the park with their children.

Council Member Adams reported on the recent Davis Technical College Foundation's gratitude luncheon, where Kaysville City received the "Best Community Partner" award for its support of the college, especially in navigating challenges related to the Commercial Driver's License (CDL) program. He highlighted that Davis Technical College serves nearly 8,000 students, offering affordable education and training, with scholarships often covering the full cost of tuition. He also noted a new partnership with Snow College, allowing Davis Tech graduates to transfer all their credits and complete an associate's degree in a short time. Council Member Adams expressed pride in Kaysville's contributions to the college's success and commended the foundation's efforts.

Council Member Hunt provided a brief reminder about the ongoing Scarecrow Walk, which runs until Monday. She encouraged attendees to visit and see the creative displays, including one created by the Kaysville Youth Council.

Mayor Tran revisited the Code Blue shelter issue, reiterating the city's continued opposition to placing a shelter in Kaysville and support for alternative solutions, such as the warming bus plan proposed by the county task force. She defended the warming bus concept, noting that it provides a safe, humane environment where individuals can sleep, charge their phones, and bring their pets. She emphasized that while the warming bus may seem unconventional, they are a feasible, cost-effective option that better serves the community's needs compared to establishing a permanent shelter in an unsuitable location. Mayor Tran stated that the city would continue to communicate its stance to county and state leaders and would provide updates as they become available.

Mayor Tran also announced the annual Trunk-or-Treat event, scheduled for October 28 from 6:00 to 8:00 p.m. at the police station parking lot. She invited families to bring their children and grandchildren for a fun evening of trick-or-treating and community engagement.

CITY MANAGER REPORT

City Manager Jaysen Christensen reminded the council of the upcoming city council meeting schedule. He confirmed that the next regularly scheduled council meeting on October 17 would be canceled, and a council work session is set for Friday, October 25, at 8:00 a.m. He also noted an upcoming Davis County Commission meeting on October 8 at 10:00 a.m., during which the city's Community Reinvestment Area (CRA) funding request would be considered. Mr. Christensen explained that the CRA request is part of a partnership involving Davis County, the school district, and other local agencies to support reinvestment and development in Kaysville.

ADJOURNMENT

Council Member Adams made a motion to adjourn the city council meeting at 7:56 p.m., and the motion passed unanimously.