

KAYSVILLE CITY COUNCIL  
June 5, 2025

Minutes of a regular Kaysville City Council meeting held on June 5, 2025, at 7:00 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah. Budget public hearings were held beginning at 6:30 p.m., prior to the meeting

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

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Dean Storey, City Recorder Annemarie Plaizier, Deputy Finance Director Maryn Nelson, Deputy Finance Director Parker Godwin, Community Development Director Melinda Greenwood, Parks and Recreation Director Cole Stephens, Police Chief Sol Oberg, Victim Services Jennifer Winchester, K-9 Advocate “Walter”, City Engineer Dexter Fisher, Information Systems Manager Ryan Judd, Tom Kerr, Cindy Kerr, Laurene Starkey, Val Starkey, R. Paul Toller, Gil Miller, Laurie Cragun, Jennifer Borup, Randi Von Bose, Cris Hogan, Troy Johnson, Tina Johnson, Kim Smith Lisa Von Bose, Jill Dredge, Brittany Chalita, Aalixan Chalita, George Dickson, Bryan Turner, Brian Peterson, Hoku Ching, Phil Holland

**PUBLIC HEARINGS**

**6:30 P.M. – REDEVELOPMENT AGENCY BUDGET HEARING**

Council Member Oaks moved to open the Redevelopment Agency Budget Hearing, seconded by Council Member Jackson. The motion passed unanimously.

City Manager Jaysen Christensen introduced the hearing regarding the Redevelopment Agency budget, which is associated with the Flint Street Tax Increment Financing (TIF) District located near Smith’s Marketplace on 200 North and Flint Street. He noted that the city receives approximately \$130,000 annually in tax increment revenues. For FY 2025, \$262,000 in total revenue was budgeted, including a \$132,500 grant from the Wasatch Front Regional Council for a small area plan. Expenditures for the year were minimal, with approximately \$10,000 used as a required city match for the grant and a few thousand dollars paid to Zions Public Finance for consulting services.

Laurene Starkey encouraged the council to provide more context for residents about the purpose, structure, and future plans of the Redevelopment Agency and its funds.

Mayor Tran acknowledged the suggestion, indicating that it would be addressed later.

Council Member Adams moved to close the hearing at 6:33 p.m., seconded by Council Member Hunt. The motion passed unanimously.

6:35 PM - MUNICIPAL BUILDING AUTHORITY BUDGET HEARING

Council Member Hunt moved to open the Municipal Building Authority Budget Hearing, seconded by Council Member Adams. The motion passed unanimously.

Jaysen Christensen explained that this budget reflects bonds issued for the construction of the city administration building and police station. Bonds for the city building are scheduled to be retired in 2031, and those for the police station by approximately 2033, though early payoff is possible if the city were to choose to make accelerated payments.

No public comment was received.

Council Member Oaks moved to close the hearing at 6:36 p.m., seconded by Council Member Hunt. The motion passed unanimously.

6:40 PM - KAYSVILLE CITY BUDGET HEARING FISCAL YEAR 2026 – PROPOSED COMPENSATION INCREASE FOR EXECUTIVE MUNICIPAL OFFICERS (PER UCA 10-3-818)

Council Member Oaks moved to open the public hearing, seconded by Council Member Hunt. The motion passed unanimously.

Jaysen Christensen introduced the hearing, noting it was required by state legislation that municipalities conduct a separate hearing specifically to address compensation for elected officials and executive staff. The proposed adjustments included a 2.5% cost-of-living adjustment based on inflation trends and market data, along with merit-based increases for employees not yet at the top of their pay range.

No public comment was received.

Council Member Oaks moved to close the hearing at 6:43 p.m., seconded by Council Member Adams. The motion passed unanimously.

6:45 PM - KAYSVILLE CITY BUDGET HEARING FISCAL YEAR 2026 – ENTERPRISE FUNDS INTERFUND SERVICES AND TRANSFERS

Council Member Jackson made a motion to open the public hearing, seconded by Council Member Oaks and passed unanimously.

Jaysen Christensen presented the city's interfund transfer structure, detailing the movement of funds between the general fund and enterprise funds. He explained that enterprise funds (such as power, water, and sewer) both receive funding for services provided to general operations and reimburse the general fund for shared administrative services (e.g., HR, payroll, IT, fleet). This ensures that expenses are accurately reflected across departments.

No public comment was received.

Council Member Oaks moved to close the hearing at 6:47 p.m., seconded by Council Member Adams. The motion passed unanimously.

6:50 PM - KAYSVILLE CITY BUDGET HEARING FISCAL YEAR 2025 – AMENDMENTS TO FY 2025 BUDGETS AND CONSIDERATION OF FY 2026 BUDGETS

Council Member Adams made a motion to open the public hearing, seconded by Council Member Hunt and passed unanimously.

Jaysen Christensen began by outlining several amendments to the FY 2025 budget. The most significant adjustment involved an unanticipated \$100,000 increase in 911 dispatch service costs—\$40,000 for fire and \$60,000 for police—resulting from the city's mid-year transition from Davis County to Bountiful City for dispatch services. Although it was anticipated that this cost would be offset by state 911 tax revenue historically received by Davis County, those funds have not yet been transferred by the County to Bountiful City. The city is currently negotiating with the county to secure the transfer, with the belief that the county is obligated to transfer those funds under the existing contract.

Council Member Jackson inquired whether the contract specified a deadline the funds were to be paid by and whether the county was expected to pay in full.

Mr. Christensen noted that while the contract does reference payment obligations, it does not specify a timeline, and the county is still evaluating Bountiful's invoiced amounts.

Additional FY 2025 amendments included a \$6,000 overage related to a mower purchase and a transfer of \$307,000 in remaining American Rescue Plan Act (ARPA) funds to help fund the 200 North waterline replacement project. Mr. Christensen clarified that these adjustments apply solely to the current fiscal year. Broader budget items—including requests to fund a deputy fire chief and a proposed gymnasium—would be addressed as part of the FY 2026 budget discussion.

Mayor Tran opened the floor for public comments. No comments were received.

Council Member Adams moved to close the FY 2025 budget hearing, seconded by Council Member Hunt. The motion passed unanimously.

Following some initial confusion regarding whether the FY 2026 budget hearing had already been conducted or closed, Council Member Oaks moved to reopen the public hearing for the FY 2026 tentative budget. The motion was seconded by Council Member Jackson and passed unanimously.

Mr. Christensen then provided a detailed presentation on the FY 2026 tentative budget. He shared pie charts depicting revenue and expenditure breakdowns, noting that the general fund comprises the largest portion of both. Public safety services—police and fire—account for approximately 50% of general fund expenditures. Sales tax and property tax continue to serve as the city's primary revenue sources.

He noted that among the enterprise funds, the power department generates and spends the most. One major highlight in the proposed FY 2026 budget is \$7 million initially allocated for a proposed shared gymnasium with the Davis School District, though recent cost estimates suggest the final amount could reach up to \$10.5 million. The precise amount remains uncertain and will depend on forthcoming design and contractor feedback. Any budget adjustments would be brought to the council for consideration.

The tentative budget also includes funding for capital improvement projects, including road and utility work on 200 North and Mutton Hollow, as well as upgrades to the power department's infrastructure. The personnel portion of the budget includes three proposed new positions: an assistant city attorney, a police sergeant, and a deputy fire chief. Mr. Christensen noted that the council retains discretion to amend or remove these positions in later budget deliberations.

He concluded with a comparison of property tax rates across neighboring cities, showing that Kaysville currently ranks among the lowest. Under the proposed rate, Kaysville would move closer to the regional median, assuming no property tax increases in other cities this next year. A pie chart illustrated that only 16% of the average Kaysville homeowner's property tax goes to the city, while 65% is directed to the Davis School District.

During public comments, Laurene Starkey expressed appreciation for the presentation and acknowledged the difficulty of budget decisions. She encouraged the council to be mindful of residents on fixed incomes and urged continued fiscal discipline.

No other comments were made.

Council Member Oaks moved to close the public hearing at 7:04 p.m., seconded by Council Member Adams. The motion passed unanimously.

### **OPENING – 7:04 P.M.**

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

Council Member Jackson offered a brief opening message, highlighting the collaborative nature of the budget process. He expressed appreciation for fellow council members and city staff, acknowledging their commitment to fiscal responsibility and consideration for residents on fixed incomes. He then led the audience in the Pledge of Allegiance.

### **CALL TO THE PUBLIC**

Gil Miller shared his experience serving on the city council around 2010, during which a similar proposed gymnasium partnership with the school district—then involving Centennial Junior High—was rejected in a 3-2 council vote. He urged the current council not to repeat what he considered a missed opportunity and stressed the long-term benefits such a facility could provide for both youth and adults. He also emphasized the importance of maintaining a strong relationship with the Davis School District.

Lauri Cragun raised concerns about the high and potentially escalating cost of the proposed gymnasium. While not opposed to increased recreational options, she questioned how the gymnasium ranked in priority compared to the long-discussed need for a second fire station on the west side of Kaysville. As an emergency preparedness volunteer and resident of the west side, she noted the potential risks in the event of an earthquake that could make key bridges impassable. She asked whether planning or budgeting had been completed for a second fire station, including projected costs for vehicles and facilities.

Michelle Barber, a former city council member and current member of the Davis School District Board of Education, spoke in support of the gymnasium project. She referenced previous public feedback indicating a community desire for more recreational opportunities and noted that Kaysville lacks sufficient indoor court space for youth and adult sports compared to neighboring cities. She praised the city's financial management and the school district's facility planning process, expressing confidence in their ability to deliver a quality project within budget.

Brittany Chalita, a Kaysville resident and parent, also supported the gymnasium proposal. She cited a need for more recreational opportunities in Kaysville, particularly for adults. As a participant in adult sports programs in Layton, she noted Kaysville's limited offerings. Speaking from her perspective as an educator and parent, she emphasized the importance of supporting a healthy, active community for families.

Chris Hogan, a longtime west side resident and former Kaysville Junior High student, also expressed support for the gymnasium. He referenced past recreation facility proposals that did not move forward, including the previously proposed Centennial Junior High gymnasium partnership. Mr. Hogan noted that current recreation programs are often overcrowded and underscored the importance of expanding indoor facilities for local youth.

## **PRESENTATIONS AND AWARDS**

Council Member Hunt made a motion to reorder the agenda by moving Item 7C, the discussion on the potential gymnasium partnership with Davis School District, to the beginning of the Action Items section. The motion was seconded by Council Member Oaks and passed unanimously, making the gymnasium discussion Action Item 6A and shifting subsequent items accordingly.

## **RECOGNIZING TINA JOHNSON FOR HER SERVICE AS YOUTH COURT ADVISOR**

Police Chief Sol Oberg recognized Tina Johnson for her dedicated service as a Youth Court Advisor since 2017. He noted that even before formally assuming the role, Ms. Johnson was actively involved in the program, known as the "Youth Court mom," with three of her five children having served as Youth Court judges.

Ms. Johnson has lived in Kaysville for 21 years and currently works as a librarian at Centennial Junior High, with prior service at Kays Creek Elementary. During her time as advisor, she oversaw 600 youth court hearings, resulting in over 3,000 hours of community service, 300 written or creative assignments, 900 counseling or tutoring classes, and 600 apology letters. She also trained and mentored approximately 140 Youth Court judges. Chief Oberg highlighted her substantial

impact on the lives of Kaysville youth and her meaningful contributions to the community. Mayor Tran and members of the City Council expressed their appreciation to Ms. Johnson for her service.

At Mayor Tran's request, Chief Oberg provided a brief explanation of the Youth Court program. He described it as an alternative justice process for juveniles who commit minor offenses, offering a rehabilitative approach outside the formal juvenile court system. The program emphasizes peer-led accountability and reduces the long-term consequences associated with traditional juvenile adjudication. Chief Oberg stressed the value of the program in addressing the evolving challenges faced by youth in today's society.

#### SWEARING-IN OF NEW POLICE OFFICER KRISTIN BANKS

Chief Oberg informed the council that newly hired police officer Kristin Banks was unable to attend the meeting tonight, and her official swearing-in would be rescheduled for a future date.

#### POLICE DEPARTMENT ANNUAL REPORT

Police Chief Sol Oberg presented the Kaysville Police Department's annual report. The department currently includes 34 sworn officers and 3 civilian staff members, with nine positions partially or fully supported by grant funding. Over the past year, the department responded to approximately 17,000 service calls and traffic stops. Kaysville retained its designation as the second safest city in Utah for the second consecutive year, with most crime categories experiencing slight declines.

Chief Oberg noted an increase in emergency response times, attributing the change to city growth, increased traffic congestion, and limited staffing. Traffic safety remains a top concern among residents. The department's traffic officer continues enforcement and collaborates with Public Works to address these issues.

He reported that grant funding for the department's mental health clinician had recently expired. The position, which had been in place for four years, supported officer wellness and provided mental health-related training. Although the role is no longer funded, Chief Oberg emphasized the program's long-term benefits to the department's internal culture and operational effectiveness.

The department experienced a 10% attrition rate during the year. Departures included:

- One officer who left for higher compensation at another agency;
- One officer placed on long-term medical disability;
- One employee who was terminated; and
- Turnover in the evidence and records technician position, which saw three separate departures over 18 months.

All vacancies were recently filled, including an experienced hire for the evidence technician role and two new officers currently enrolled in the police academy.

Chief Oberg provided updates on department operations:

- The department completed a virtual consolidation with other regional law enforcement agencies through a shared computer-aided dispatch (CAD) system, improving coordination and standardization.
- Kaysville transitioned dispatch services from Davis County to Bountiful City. The transition was reported as smooth and is expected to yield long-term cost savings.
- In-car and body-worn camera systems were upgraded and are now fully implemented.

The department's vehicle fleet is in good condition, allowing for fewer vehicle replacement requests in the coming fiscal year budget. However, the department continues to face challenges with rising technology and software costs associated with increased digital investigations. A future capital need is the replacement of aging Tasers, which remains deferred. The manufacturer plans to phase out support for the current models, which are still functional but will eventually become obsolete.

Council Member Adams asked whether the department's current Tasers were defective. Chief Oberg clarified that the devices remain functional but would eventually become unsupported by the manufacturer, a common industry practice that necessitates eventual replacement.

Council Member Oaks commended the department's professionalism and its contribution to community safety. Council Member Hunt echoed this sentiment, highlighting the officers' calm demeanor and dedication in challenging circumstances.

Chief Oberg responded with appreciation, stating his belief that Utah maintains exceptionally high standards in policing compared to many other states, and that Kaysville exemplifies those standards. He expressed pride in leading the department and appreciation for the opportunity to serve in the city.

Mayor Tran acknowledged the department's recent public outreach, particularly regarding e-bike and scooter safety education, which helps increase public awareness and reduce enforcement burdens.

Chief Oberg introduced Victim Advocate Jennifer Winchester, who provided her annual update as required under grant reporting guidelines.

Ms. Winchester reviewed the structure and status of two grants supporting the city's victim services program:

1. Utah Victim Services Program Grant (UVSP) – This grant funds 62% of Ms. Winchester's salary, with the remaining 38% covered by the city. She recently applied to renew the grant for the 2025–2027 cycle for \$65,000, with a decision expected later in the month.
2. Violence Against Women Act (VAWA) Grant – This federal grant funds 25% of the salary for the police department's VAWA detective, who investigates cases of domestic violence, sexual assault, and stalking. Ms. Winchester announced that she had just received confirmation that this grant was approved for another two-year cycle.

Ms. Winchester reported that victim caseloads had increased significantly. The VAWA detective handled 152 cases last year and had already reached 142 cases by the third quarter of the current year. This included 70 sexual assault cases, 36 domestic violence cases, and 19 stalking cases. Ms. Winchester served 389 victims last year and had already reached 321 victims by Q3 of the current year. Due to increasing demand, she occasionally triages cases, prioritizing those involving personal violence over crimes such as burglary or financial fraud. The most common victimization types served through her program include domestic violence, sexual assault, and child sex abuse. Lower-priority case types—such as burglary and financial crimes—are less frequently served due to capacity constraints.

To illustrate the program’s impact, Ms. Winchester shared two personal letters from survivors. One came from a sexual assault survivor who initially feared reporting the crime but ultimately described the experience as empowering due to the supportive environment created by Ms. Winchester and the VAWA detective. The second was from a domestic violence survivor who credited Ms. Winchester and the VAWA detective’s support—spanning over 20 court appearances—as lifesaving. Ms. Winchester added that victims also benefit from support provided by Walter, the department’s K-9 Advocate.

In response to a question from Council Member Jackson, Ms. Winchester clarified that the UVSP grant is funded at the state level while the VAWA grant is federally funded.

Mayor Tran shared her own experience as a stalking victim and commended the critical role Ms. Winchester plays in assisting victims through vulnerable moments. She emphasized the importance of having knowledgeable support during personal crises and recognized the police and fire departments as vital components of the community’s emergency response.

The council and administration expressed their gratitude to Ms. Winchester for her essential work in supporting victims and serving Kaysville’s most vulnerable residents.

#### PRESENTATION ON POTENTIAL GYMNASIUM PARTNERSHIP

Mayor Tran invited representatives from VCBO Architecture and the Davis School District to introduce themselves and present information on a proposed joint-use gymnasium at Kaysville Junior High School.

Brian Peterson of VCBO Architecture opened the presentation by thanking the city for its engagement and support. He referenced VCBO’s prior projects in the area, including the Davis High Teen Center, and expressed enthusiasm for this new opportunity after a previous gymnasium proposal at Centennial Junior High failed to move forward. Mr. Peterson explained that the proposed project follows a model used in other cities, including Layton and West Point, which allows municipalities to build recreation-style facilities at a significantly reduced cost, approximately one-quarter the cost of a standalone recreation center. The shared facility would offer benefits to both the school and city and provide long-term value to the community.

He noted that the Kaysville facility would be a standalone structure situated between Columbia Elementary and Kaysville Junior High, with clear and separate access points for school and public use. Planned features include a full-size gymnasium for basketball, volleyball, and pickleball; a perimeter running track; locker rooms and public restrooms; a shared entry and reception area; a city-branded court; and a dedicated office space for city use.

Hoku Ching of VCBO shared conceptual floor plans, highlighting the separation of city and school zones with shared use of the gymnasium, restrooms, and other common spaces. The second level would feature a running track, cardio and fitness rooms and a multipurpose studio for group fitness classes such as yoga, aerobics, or dance. She stressed the intention to make the space functionally and visually comparable to a community rec center.

Mr. Peterson supported her comments with photos from Horizon Junior High in West Point, a similar project currently under construction. He described design improvements incorporated from past experiences at Legacy, Shoreline, and Centennial Junior Highs, including retractable seating, court divider curtains to minimize disruption during games, and areas for circulation to allow individuals to move between spaces without interfering with activities. He emphasized that the proposed Kaysville facility would mirror Horizon Junior High in size and functionality, but with customized branding and access for Kaysville residents.

Bryan Turner of the Davis School District discussed the project timeline. If the project is approved, the district plans to proceed to full design quickly, with the goal of bidding the project by late fall or early winter 2025. Construction could begin in early 2026, with an expected timeline of 18 to 24 months. A construction manager is expected to be hired by mid-July 2025. Mr. Turner stated that the design process should move efficiently due to the district's experience with similar projects.

Mayor Tran asked for clarification on the bid timing and confirmed with Mr. Turner that bidding in late fall or early winter could result in more competitive construction pricing.

Council Member Blackham asked about weekend access for public use. Mr. Turner responded that an interlocal agreement would establish usage terms, such as with similar shared facilities. Typically, the school has priority access during weekdays until 5:00 p.m., with the city taking over during evenings, weekends, and school holidays. If the city provides supervision, early morning access could also be arranged.

Council Member Adams referenced an earlier budget presentation that showed only 16% of property taxes paid by residents go to Kaysville City, while the majority goes to the Davis School District. While acknowledging the district's contributions, he asked if the district would consider shifting the cost-sharing ratio from 50/50 to something like 60/40, with the city contributing less.

Mr. Turner explained that the gymnasium was included in the district's 2022 bond due to the outdated condition and small size of Kaysville Junior High's current gym. He noted that while the city partnership provides mutual benefits, the 50/50 split reflects a standard model used by the district in other cities. He explained that specific details around cost allocation and repayment are

still in development, and ultimately, such decisions would not fall under his purview, as his role is focused on project construction.

Council Member Adams suggested that cost-sharing might be adjusted based on the specific spaces being used. For example, the district could fund portions of the project such as locker rooms that are exclusively for school use, thereby reducing the city's share.

Brian Peterson confirmed that in past projects, cost adjustments had occurred when either the city or school district prioritized or omitted certain features. He also stated that the current cost estimate of approximately \$10 million remains preliminary and will be refined once a construction manager/general contractor (CMGC) is selected. That process will also bring clarity and allow for value engineering to optimize design and costs.

Mr. Turner reiterated that the project remains conceptual and that details such as square footage, usage allocation, features, and budget adjustments will be finalized through the design process.

Council Member Jackson emphasized the importance of ensuring the gymnasium is designed for broad community use during non-school hours. He specifically advocated for inclusion of cardio equipment and weight training areas for seniors and other residents seeking low-impact fitness options. He also supported the inclusion of a multipurpose room for group fitness classes and asked the design team to consider noise-reducing features to separate louder activities like basketball from quieter programming.

Brian Peterson acknowledged these priorities and confirmed that they were discussed in early design meetings with city staff. He highlighted the proposed cardio area near the front of the building, which could be secured for city access and separated from louder gym activities. He encouraged the city to consult with Layton and Clearfield to gather insights from their experiences with shared-use facilities and apply those lessons to Kaysville's planning. Mr. Peterson reiterated the team's commitment to designing a flexible and functional space that meets the city's needs.

Mayor Tran thanked the presenters for their thorough explanation and responsiveness to the council's input.

### **DECLARATION OF ANY CONFLICTS OF INTEREST**

Council Member Adams declared a conflict of interest on Action Items 6A and 6B due to prior work he had performed related to those items. Mayor Tran confirmed that he would be excused from participating in those discussions.

### **CONSENT ITEMS**

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

- a) Reappointment of Mike Packer to another term as a Planning Commission member
- b) Appointment of Paul Toller from Alternate to Regular Member of the Planning Commission.

Council Member Jackson seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

## **WORK ITEMS**

### **DISCUSSION OF A POTENTIAL GYMNASIUM PARTNERSHIP WITH DAVIS SCHOOL DISTRICT**

The City Council resumed its discussion of the proposed joint-use gymnasium at Kaysville Junior High. Mayor Tran stressed the importance of reaching a clear decision to allow the Davis School District to proceed with design and planning. She recalled that a previous partnership opportunity at Centennial Junior High fell through late in the process, requiring the district to redesign its plans and absorb additional costs as a result. She emphasized the need to provide definitive direction to avoid repeating that situation.

Mayor Tran noted that there has been strong public interest in an indoor recreation facility that had been requested over several years, including through the city's General Plan survey. While some residents had requested a full recreation center with a pool, she explained that such facilities are cost-prohibitive, estimated around \$45 million to build, and often require frequent expensive maintenance work. She described the proposed gymnasium as a practical and significantly more affordable alternative, offering flexible space for various recreational uses at a fraction of the cost. Mayor Tran also emphasized the long-standing communication with the school district, which has maintained interest in partnering with the city throughout its ongoing bond-funded renovation of Kaysville Junior High.

City Manager Jaysen Christensen reaffirmed the high demand for indoor recreation space, as seen in resident feedback and the popularity of existing programs. He noted the project's intergenerational benefits and cost-efficiency, particularly due to the non-overlapping usage between schools and the public. Mr. Christensen emphasized that no formal agreement was being voted on tonight. The district hoped for a timely decision so construction bidding could occur in fall or winter—when construction pricing may be more favorable. He also presented a funding option: using a portion of the city's RAMP tax revenue (estimated over \$500,000 annually) to support a 25-year bond for the city's share of the gym. This bond would equate to an estimated \$32 per year per household.

Council Member Adams addressed earlier public concerns about the city's need for a second fire station on the west side. He agreed that public safety is a top priority and explained that while the

construction of a new station is relatively straightforward, staffing it would require the hiring of at least eight firefighters, with annual operational costs of approximately \$1.5 million. He emphasized that support for the gym would not interfere with future fire station planning or funding.

Mayor Tran added that current data does not indicate an immediate need for a second station, but projected growth will likely necessitate action soon. Council Member Oaks noted that emergency response on the west side is currently supported by nearby cities like Farmington and Layton, especially with the West Davis Corridor improving response access.

Returning to the gymnasium discussion, Council Member Adams highlighted the benefit of using RAMP funds to minimize the tax impact on residents. He argued that for about \$32 per year, per household, the city could provide significantly improved recreation access, especially for families unable to afford club sports. He emphasized that existing court shortages prevent many youth from participating in local programs and described the gym as a proactive, cost-effective investment that should not be missed.

Council Member Hunt echoed support for the project and responded to concerns about delaying the fire station on the west side, stating that, while the station is needed, the project is not yet ready to move forward with construction. She expressed confidence that the gym would not hinder progress on public safety needs. She also noted the gym's appeal to all ages, citing input from seniors who would welcome a local walking facility. Sharing a personal example of missing youth sports registration due to capacity limits, she emphasized the need for expanded facilities. Council Member Hunt also referenced her work in youth substance abuse prevention efforts, noting that youth need more accessible, pro-social outlets. She argued that the gym would provide tangible and intangible community benefits, from crime reduction to improved health and youth development.

Council Member Blackham voiced his support for the gym project while clarifying his recent opposition to the proposed FY 2026 budget. He stated that his concern lay not with the gym but with the cumulative financial burden of multiple proposed increases, including property tax, utility rates, and sewer district fees. He emphasized that the gym's relatively low cost—about \$30 per year—was a valuable investment and reflected on the importance of recreation in his own youth. He shared his support for the gym's community-building potential but reiterated his broader concern about rising costs across city services.

Mayor Tran acknowledged the differing viewpoints and reiterated her belief in the importance of incremental adjustments through an annual Truth in Taxation process. She explained that past delays in necessary tax and rate adjustments have now created challenges in the budget, and that the current budget increases aimed to preserve essential services while addressing future infrastructure needs.

Following the discussion, Council Member Oaks made a motion to authorize city staff to proceed with planning for the Kaysville Junior High gymnasium project. The motion was seconded by Council Member Adams.

The vote on the motion was as follows:

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

The motion passed unanimously.

### **ACTION ITEMS**

#### **REZONE OF 4.88 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 13 WEST 950 NORTH (PARCEL #08-065-0079) FROM R-A (AGRICULTURAL RESIDENTIAL) TO LI (LIGHT INDUSTRIAL) FOR THE HOLLAND GROUP**

Council Member Adams was excused from discussion and voting on this item due to a declared conflict of interest.

Community Development Director Melinda Greenwood presented a rezone request submitted by The Holland Group for 4.88 acres located at approximately 13 West 950 North, adjacent to the West Davis Corridor. The property, formerly a mink farm, was surplus by UDOT after the completion of West Davis Corridor construction and later acquired by The Holland Group. It is currently zoned R-A (Agricultural Residential), and the applicant is requesting a rezone to LI (Light Industrial).

Ms. Greenwood explained that while the city's General Plan designates the area for General Commercial, there is overlap between General Commercial and Light Industrial uses. The LI zone is limited to low-impact uses, many of which are commercial in nature. She cited General Plan goals that support economic development along the West Davis Corridor, encourage compatible land uses, and promote appropriate buffering between zones. She also noted that a 30-foot floodplain easement and the adjacent residential zones would help buffer any future development from nearby homes.

Ms. Greenwood added that when reviewing this proposal, the Planning Commission had expressed concerns about certain uses allowed within the LI zone being potentially incompatible with nearby residential areas. In response, the applicant agreed to a development agreement restricting specific permitted and conditional uses. A conceptual site plan was submitted to illustrate how the property might be developed, though Ms. Greenwood emphasized that the plan is non-binding and subject to change depending on future tenants. She also noted that access from Sunset Drive has been prohibited by UDOT due to its proximity to the new interchange; access will instead come from Divi Drive or another city-controlled road. The Planning Commission reviewed the revised proposal on May 8 and voted 4-0 to recommend approval of the rezone with the development agreement in place.

Mayor Tran asked the applicant, Phil Holland, whether he would agree to prohibit storage units on the site, which are a permitted use in the LI zone. Mr. Holland confirmed he did not intend to include storage units and was willing to prohibit them. Council Member Jackson expressed appreciation, noting that storage units and car washes were his primary concerns.

Council Member Hunt raised a question about the potential for cannabis-related uses on the site. Ms. Greenwood explained that under Utah law, local governments cannot prohibit cannabis facilities via zoning or development agreements. However, the state restricts such uses within 600 feet of residential areas. Given the surrounding residential zoning—including both Kaysville and Farmington properties, as well as a potentially rezoned R-M parcel adjacent to the site—Ms. Greenwood stated that such uses would not be permitted. She added that Mr. Holland had confirmed he had no interest in pursuing cannabis-related uses.

Council Member Hunt then asked why the proposal was not presented as one lot with a mixed-use development, particularly a vertical format combining residential and commercial. Ms. Greenwood responded that while this project is not a vertical mixed-use development, it reflects a horizontal mixed-use approach, with adjacent commercial and residential zones. She explained that true vertical mixed-use developments typically require higher traffic volumes and greater market support, which may not apply to this site despite its corridor frontage.

Phil Holland, with The Holland Group, agreed and stated that vertical mixed-use is generally more feasible in denser, central areas. He referenced a successful vertical project in Farmington and noted that this Kaysville site is more peripheral and better suited for a horizontal approach with separate residential and commercial components.

Council Member Oaks said he had visited the site and believed the layout to be well-conceived. He expressed support for including a service station or convenience store and noted that natural features such as trees and a dry streambed would help buffer the commercial use from nearby residential areas. He also said his initial concerns about the LI zoning had been addressed after further review, especially given that other nearby commercial areas in Kaysville are also zoned LI.

Following discussion, Council Member Oaks made a motion to approve the rezone of 4.88 acres of property at approximately 13 West 950 North from R-A to LI for The Holland Group, subject to the associated development agreement. The motion was seconded by Council Member Blackham.

The vote on the motion was as follows:

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

The motion passed unanimously.

REZONE OF 3.77 ACRES LOCATED AT APPROXIMATELY 16 EAST 950 NORTH (PARCEL #08-065-0080) FROM R-A (AGRICULTURAL RESIDENTIAL) TO R-M (MULTIPLE FAMILY RESIDENTIAL), WITH A PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) ZONE OVERLAY FOR THE HOLLAND GROUP

Community Development Director Melinda Greenwood presented a rezone request for 3.77 acres located directly east of the property previously rezoned to Light Industrial (LI). The applicant, The Holland Group, sought to rezone the property from R-A (Agricultural Residential) to R-M (Multiple Family Residential) with a PRUD (Planned Residential Unit Development) overlay. The current R-A zoning would permit approximately seven single-family homes. The proposed zoning would allow up to 58 townhomes, though the applicant is requesting 56—two below the maximum density permitted under R-M zoning.

Ms. Greenwood reviewed the surrounding context, noting the property abuts Farmington City to the south, an LDS church to the east, and three existing homes to the northeast. Although the site is designated as General Commercial in the city's 2022 Future Land Use Map, Ms. Greenwood cited several General Plan goals supporting the rezone, including the city's commitment to diversify housing options and comply with state moderate income housing requirements.

She clarified that while this project would not guarantee affordability, it reflects the city's obligation to consider housing types that expand options for a range of residents. The proposal includes 56 rear-loaded townhomes with two-car garages, private driveways that accommodate two additional vehicles per unit, and ample guest parking. A new public road ("Road A") would provide access to both the residential and adjacent LI parcels, while interior roads within the development would be private—necessitating the PRUD overlay.

The proposed development would include approximately 42,000 square feet of open space, exceeding the required amount by 10,000 square feet. Planned amenities include a playground, gazebo, fire pit, bocce ball court, hammock area, chalkboard wall, and dog run. Ms. Greenwood also reviewed setback requirements, including a 30-foot buffer along the southern boundary with Farmington.

The applicant requested a building height increase from 30 feet to 33 feet to allow for pitched roofs over three-story townhomes. Ms. Greenwood noted that while three-story buildings are permitted under the existing height limit, doing so would typically require flat roofs, which are less compatible with the city's preferred architectural aesthetic.

Ms. Greenwood also introduced a provision—requested by the applicant—to restrict investor ownership. The development agreement would prohibit bulk purchase of three or more units by a single individual, corporation, or entity, to encourage owner occupancy and protect housing availability. She stated that this aligns with Kaysville's moderate income housing reporting obligations and homeownership goals.

Council Member Blackham expressed concern about large-scale investor ownership in high-density developments, emphasizing that allowing high-density housing in Kaysville must be contingent on ensuring homeownership opportunities. He proposed requiring a minimum of 60%

owner occupancy and limiting ownership to one unit per investor. He cited negative impacts in nearby cities where investor ownership had reduced access to housing for families and driven up rents.

Ms. Greenwood acknowledged the value of such a requirement and confirmed it could be reflected in the city's annual moderate income housing report to the state. Council Member Jackson asked why the current agreement allowed up to three units per investor, instead of just one.

During public hearings held before the Planning Commissioners, Ms. Greenwood noted, concerns were raised by Farmington residents regarding the development's height, density, and traffic impact, especially due to a nearby school crossing. However, she said city engineering staff confirmed that a HAWK signal and school crossing guard provide the highest level of pedestrian safety available. A submitted traffic study indicated that the proposed development would not create significant impacts requiring mitigation. The Planning Commission voted 4–0 on April 24 to recommend approval of the rezone with the PRUD overlay.

Applicant Phil Holland addressed the council and described the project as intentionally designed to prioritize livability over density. He highlighted the inclusion of parking, open space, and family-friendly amenities. He confirmed that while the development agreement currently prohibits the purchase of three or more units by a single investor, he was open to modifying that provision to require 60% owner occupancy and limit ownership to two units per investor, to allow for multi-generational scenarios such as a grandparent and child.

Mayor Tran asked about the size of the townhomes. Mr. Holland explained that the units would range from 1,800 to 2,200 square feet, excluding garages. Each unit would feature a garage and flex room on the ground level, with two full stories of living space above. The design is intended to support traditional townhome living—not live-work spaces—and pitched roofs were proposed to enhance visual appeal.

Mayor Tran voiced her support for the project, noting it would provide an appealing, lower-maintenance option for younger households. She praised the applicant's collaborative approach and investment in Kaysville.

Council Member Jackson also expressed support and emphasized the importance of including the 60% owner occupancy requirement in the development agreement. He accepted the reasoning for allowing up to two units per investor and commended the project's design and amenities.

Council Member Oaks raised questions regarding trash collection and snow removal. Ms. Greenwood confirmed that garbage collection would be handled privately using individual cans, and snow removal would be managed by the HOA.

When asked about the project timeline, Mr. Holland stated that he hoped to break ground before the end of the year.

Following discussion, Council Member Blackham made a motion to approve the rezone of 3.77 acres located at approximately 16 East 950 North from R-A to R-M, with a PRUD overlay for The Holland Group, and associated development agreement, with two amendments:

1. A minimum 60% owner occupancy requirement.
2. An increase in maximum building height to 33 feet to accommodate pitched roofs.

Council Member Oaks seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

Council Member Adams rejoined the council meeting.

Council Member Oaks then made a motion to extend the meeting past 10:00 p.m., which was seconded by Council Member Adams and passed unanimously.

#### CONSIDERATION OF AMENDMENTS TO THE FY 2026 TENTATIVE BUDGETS

Jaysen Christensen opened the discussion by recapping that the City Council had held three budget work sessions. He outlined key adjustments under consideration, including removal of the proposed deputy fire chief position, increasing the budgeted cost of the gymnasium project from \$7 million to \$10.5 million to reflect the full payback cost, and Council Member Hunt's proposal to increase sidewalk improvement funding. Mr. Christensen asked whether the Council wanted staff to revise the tentative budget to reflect these amendments or if additional changes should be considered.

Council Member Blackham proposed removing all requested staff positions, reducing the water utility rate increase to 10%, lowering the power utility rate increase to 5%, and retaining funding for the gymnasium. He expressed concern over the cumulative financial burden on residents and stated that while he supported the gymnasium project, he would prefer to vote against the rest of the full budget.

Mayor Tran acknowledged the challenges of balancing priorities and suggested removing the deputy fire chief position for now, particularly as planning continues for a future west-side fire station. However, she supported retaining the assistant city attorney and police sergeant positions, citing staff efforts that have presented justification for those positions and noting that hiring freezes for past years had allowed time to evaluate departmental needs.

Council Member Jackson asked Council Member Blackham whether he had initially supported the assistant attorney position. Council Member Blackham responded that he had been hesitant and

would have preferred contracting legal services through the county as a potentially more cost-effective option. However, he ultimately supported the position based on department head consensus and concerns about cost of living and insurance increases for existing staff. He reiterated that he was surprised by the expansion of the new hires proposed, as he had anticipated only one position being considered.

Council Member Jackson stated that he continued to support hiring an assistant city attorney and was open to removing the deputy fire chief and police sergeant positions to help the Council reach consensus. He expressed a desire for a unanimous budget vote.

Council Member Blackham expanded on his position, emphasizing that utility rate increases should be limited. He reminded the Council that previous messaging to residents indicated future increases would be modest and suggested capping the power rate increase at 5% and the water rate increase at 10%, with revenues reevaluated the following year. He also supported increasing sidewalk funding using fund balance.

Mayor Tran responded that the proposed utility rate increases were based on data and projections from the Waterworth financial modeling software. She stressed that the recommendations were rooted in long-term financial planning to maintain utility sustainability.

Council Member Blackham countered that the projections were not based on actual expenditures. Council Member Oaks added that the city had been subsidizing utilities in recent years. Council Member Blackham disagreed, noting that the utility funds held significant retained earnings and that if utilities were not running at a deficit, the term “subsidized” might not be appropriate.

Finance Director Dean Storey was asked to clarify the financial status of the enterprise funds. He explained that both the power and water funds experienced operating losses in the prior fiscal year and that retained earnings were used to cover those shortfalls. While the current fund balances were adequate, Mr. Storey said they were not excessive. He emphasized that the Waterworth software was used to model infrastructure needs and that recommended rate increases were based on long-term capital planning.

Mr. Christensen reiterated that the recommendation to increase utility costs also stemmed from aging infrastructure, particularly water lines with increasing leaks—and referenced a prior meeting in which the Public Works Director outlined deterioration trends and maintenance needs of the city’s utility systems.

Council Member Oaks supported the staff recommendation, referencing projected capital project costs in the next few years and previous charts showing future declines in fund balances without rate adjustments. He warned against continuing to absorb utility costs on behalf of residents, arguing that long-term sustainability required action.

Council Member Blackham proposed a phased approach, suggesting lower rate increases for the upcoming fiscal year, with the possibility of revisiting them next fiscal year. He said the proposed increases were too steep all at once and would significantly impact residents.

Council Member Oaks acknowledged past hesitancy to implement increases, including his own, and noted that part of the current situation resulted from deferred action. He also referenced broader economic inflation and rising costs.

Council Member Blackham echoed those concerns, highlighting the strain on fixed-income households and rising property values. He said the combined impact of inflation and proposed budget changes would be difficult for many residents to manage.

Mayor Tran thanked the Council for their thoughtful discussion. She reiterated that delayed investments would create greater challenges in the future and emphasized the need for responsible budgeting. She recognized the importance of maintaining fund balances but said using them for ongoing losses was not sustainable. She commended staff and the Council for their diligent effort throughout the budget process.

Council Member Adams asked whether the Council was required to approve the amendments to the tentative budget that evening, noting that the final adoption was scheduled for June 19. He asked if further discussion or presentations could occur before that date.

Mr. Christensen clarified that the final budget must be adopted by the end of June, as the fiscal year begins July 1. Mr. Storey added that finalized figures, specifically regarding proposed tax increases, must be submitted to the county as soon as possible so that Truth in Taxation notices could be prepared and mailed accurately.

Council Member Adams expressed interest in delaying final decisions on budget amendments to allow for further clarification, particularly regarding utility rates and the police sergeant position. He asked whether additional departmental justification could be provided before the next meeting.

Council Member Oaks responded that the Council had already invested significant time in reviewing these matters and felt that the issues had been sufficiently addressed.

Council Member Adams clarified that his concern was specific to the police sergeant position. He emphasized the need for experienced supervisory staff on every shift, especially given increased scrutiny of law enforcement. He said that the city manager and both police and fire chiefs had advocated for the need for this position to protect officers and reduce liability. While acknowledging that the position could be deferred, he found it difficult to ignore consistent recommendations from our city staff professionals.

Council Member Blackham questioned whether such supervisory coverage was truly essential, noting that prior generations of officers operated without it.

Council Member Hunt voiced strong support for the sergeant position, which she said had been requested for several years. She shared insight from a recent ride-along with one of the city sergeants, which provided insight into the multifaceted responsibilities sergeants take on, including strategic resource allocation during multi-incident situations, mentoring younger officers, and serving as a stabilizing presence in high-pressure environments. She explained that even experienced officers benefit from supervisory support and that the position could improve morale

and decision-making. She also warned that not adding the position could risk losing qualified internal candidates seeking advancement and emphasized the broader public safety value for the community. She stated firmly that she would not support a budget that excluded the sergeant position.

Council Member Jackson said he appreciated the arguments in support of the position but was conflicted. He recalled that the assistant city attorney had been identified as the top priority during earlier budget discussions and expressed concern that expanding hiring beyond that point conflicted with efforts to manage costs amid inflation. He questioned the justification for adding new positions while the city remained one of the safest in Utah.

Council Member Oaks emphasized the need to address utility rates before reserves were depleted and the city is placed in a difficult position within just a few years. He noted that it was normal for Council members to disagree on some aspects of the budget and that unanimity, while ideal, was not required.

Council Member Hunt recommended reducing the sidewalk funding allocation from \$100,000 to \$30,000 based on staff feedback on their capacity to complete work this fiscal year. She referenced resident concerns about infrastructure and noted that feedback from Layton's mayor had highlighted road conditions as a top issue for Kaysville residents. She acknowledged that raising rates was unpopular but said it was necessary to maintain services and address aging infrastructure. She also shared her own experience as part of a single-income household and said she understood the financial burden but believed the rate increases were justified.

Council Member Oaks reiterated his support for the police sergeant position and stated that he had come to support the gymnasium project after further review. He expressed interest in a shorter loan term to reduce interest costs, though he acknowledged that would be a separate discussion.

Council Member Adams acknowledged that the initial budget discussions focused on hiring only the assistant attorney. However, he said that no formal consensus was reached among the council members to only allow one new position. Through the evolution of the budget process, new information and needs were presented. He supported the inclusion of the sergeant position based on consistent advocacy by department leadership.

Following discussion, Council Member Hunt made a motion to approve the proposed amendments to the FY 2026 tentative budget with the following:

- Reduce sidewalk funding from \$100,000 to \$30,000;
- Retain the assistant city attorney and police sergeant positions;
- Remove the deputy fire chief position;
- Include the gymnasium project and update its cost to \$10.5 million;
- Maintain the proposed water and power rate increases.

Council Member Oaks seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of three to two.

Council Member Oaks then made a motion to defer Work Items A and B to the next meeting but retracted the motion upon confirming that the relevant party was present.

### **WORK ITEMS (CONT.)**

#### **PROPOSED TEXT AMENDMENTS TO TITLE 14-6 "ACCUMULATION OF MOTOR VEHICLES", TO REMOVE SECTION 4 "CONDITIONAL USE PERMIT"**

Community Development Director Melinda Greenwood explained that the city receives several complaints each year regarding the accumulation of junk or unregistered vehicles, which is regulated under Title 14, Chapter 6, "Accumulation of Motor Vehicles." She noted that Section 4 of this chapter contains an unusual provision allowing a conditional use permit to be granted by the Planning Commission for property owners to exceed the limit of three such vehicles.

However, Ms. Greenwood clarified that Title 17 (Planning and Zoning) does not contain any classifications or standards to support a conditional use related to junk vehicle accumulation. As such, the provision in Title 14 is invalid. She emphasized that the proposed amendment would not change the allowable number of vehicles but would simply remove the invalid conditional use language to resolve a conflict between Titles 14 and 17. She also confirmed that no conditional use permits had ever been issued under this section.

Council Member Jackson asked for confirmation that property owners may still have up to three inoperable vehicles on their property if they are screened from view, and that there is no restriction on the number of registered vehicles. Ms. Greenwood confirmed this and gave an example of a recent case where compliance was achieved by registering previously expired vehicles.

Council Member Blackham provided background, noting that he, along with Mayor Tran and Council Member Adams, were on the Council when the original ordinance was adopted. He explained that the original intent was to accommodate hobbyists who repair or restore vehicles and might need more than three inoperable vehicles on their property at one time. The concept was to allow such situations through a conditional use permit with restrictions such as screening, time limits, and maximum quantities.

Ms. Greenwood responded that if the Council wished to preserve that intent, staff could initiate a zoning text amendment to incorporate conditional use language into Title 17, allowing such exceptions in appropriate residential zones. She reiterated that, under the current code, any inoperable vehicle that is registered would not be counted against the limit.

Mayor Tran asked whether the proposed amendment was prompted by complaints or enforcement challenges. Ms. Greenwood stated that the issue arose during code enforcement and led to a review that identified the inconsistency between the city's code sections.

Council Member Adams recalled that the original ordinance had been carefully drafted to prevent excessive accumulation of junk vehicles in residential areas while accommodating legitimate vehicle restoration hobbies. He expressed support for revising the zoning code to include a conditional use permit process with clearly defined conditions, consistent with the ordinance's original intent.

Council Member Blackham agreed and supported creating a pathway in the zoning code to accommodate such uses with appropriate safeguards.

Council Member Adams made a motion to move this item to an Action Item and to direct staff to integrate the language from Section 14-6 into the land use code (Title 17), allowing a conditional use permit to be granted in specified residential zones for property owners to maintain more than three unregistered vehicles.

Melinda Greenwood advised that the Council should formally direct staff to initiate a text amendment process, as this type of amendment would require Planning Commission review and a public hearing prior to adoption.

Council Member Adams accepted this clarification as a friendly amendment, and Council Member Blackham seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

#### PROPOSED TEXT AMENDMENTS TO TITLES 8, 9, 18 AND 19, AND CONSTRUCTION STANDARDS UPDATES

City Engineer Dexter Fisher introduced a set of proposed revisions to Kaysville's municipal code and development standards, compiled over the past few years in response to recurring issues encountered during the development review process. He explained that the updates are intended to improve clarity, ensure compliance with recent changes in state law, and support long-term cost savings for the city.

One key component is the adoption of a new drainage manual designed to address stormwater management challenges similar to those encountered in the Orchard Ridge development. The

manual establishes clear design standards for managing natural channels and will help guide future development to reduce drainage issues.

The updates also revise terminology to reflect recent state legislative changes. For example, references to “lot combinations” and “lot line adjustments” are being updated to “boundary adjustments,” in line with current state code.

Mr. Fisher highlighted another major revision concerning temporary turnarounds. Historically, removing these turnarounds has been expensive—costing up to \$40,000 each. Under the proposed update, driveways may be used as temporary turnarounds in certain developments, helping the city avoid the need to demolish and reconstruct newly installed infrastructure.

He also presented a newly developed crosswalk policy, created in response to frequent public requests. The policy includes defined criteria and visual diagrams to help evaluate crosswalk placement and support decision-making.

Additionally, new traffic impact study requirements were introduced. The proposed standards establish thresholds—based on projected daily traffic volumes and roadway classifications—for when studies are required. These studies must include specific data to better inform traffic planning and intersection design.

Council Member Blackham raised concerns about the potential burden of the traffic study requirement on smaller developments. He asked whether infill projects involving a few single-family homes or duplexes would trigger the study requirement. Mr. Fisher responded that the threshold is based on projected daily trip generation, and small residential infill projects would typically not qualify. Larger residential or commercial developments would.

Mr. Fisher added that City Attorney Nic Mills had played an important role in reviewing and refining the language of the proposed revisions.

Council Member Oaks praised the new crosswalk policy, especially the inclusion of diagrams, which he said made the policy easier to understand and apply.

Council Member Adams made a motion to move the proposed text amendments to an Action Item. The motion was seconded by Council Member Jackson.

The vote on the motion was as follows:

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

The motion passed unanimously.

## **COUNCIL MEMBER REPORTS**

Council Member Hunt shared her support for the Communities That Care (CTC) coalition's new partnership with Parents Empowered on an initiative at Lagoon. She encouraged families to attend and learn more about strategies for preventing underage drinking.

Mayor Tran reminded residents to follow Kaysville Parks and Recreation on social media for updates on upcoming events and activities, including food trucks, fairs, and the First Friday Festivals at Heritage Park. She also cautioned against the use of ATVs in city parks, referencing a recent incident in which an ATV caused significant damage to park grass. She emphasized that driving ATVs on park property is prohibited.

Council Member Adams thanked Council Members Oaks and Hunt for participating in the city's Memorial Day program and recognized them for their service and public remarks during the event.

Mayor Tran also announced that results from the "Best of Davis County" voting would be released the following day and reported that Kaysville had placed in several categories, including Best City to Live In, Best Parade, Best Fire Department, and Best Library. She expressed appreciation to residents for their participation and support.

## **CITY MANAGER REPORT**

City Manager Jaysen Christensen reminded the council of the upcoming joint meeting with the Planning Commission scheduled for Thursday, June 12. The meeting will include a presentation of initial findings from the community survey and feedback sessions related to the Kaysville City Center Small Area Plan.

Community Development Director Melinda Greenwood added that the Planning Commission agenda would begin with one item for a conditional use permit before transitioning into the joint presentation. She noted that the meeting would be livestreamed for those unable to attend in person. Ms. Greenwood also stated that the initial report of the Small Area Plan survey would likely be distributed by the following Tuesday and encouraged council members to submit questions in advance of the meeting.

## **ADJOURNMENT**

Council Member Adams made a motion to adjourn the City Council meeting at 10:15 p.m. The motion passed unanimously.