

KAYSVILLE CITY COUNCIL
March 19, 2026

Minutes of the regular Kaysville City Council meeting held on March 19, 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, Community Development Director Melinda Greenwood, Fire Chief Paul Erickson, Power Director Brian Johnson, Information Technology Assistant Jordan Hansen, Christopher Daws, Andy Oblad, Paul M. Belnap, Gary D.E. Pierce, Jacquie Jones, Rick Jones, Lorri Nacey, Kirt Nacey, Paul Toller, David McSwain, Sheila McSwain, Danna Lamoreaux, Alison Davis, Gari McBride, Alexis Larson, Mitchell Larson, Lincoln Griffiths, Sophia Larsen, Krysten Wheeler, Melissa McIntyre, Allyson Stenquist, Owen Roberts, Tim Hirsch, Lea Hunt, Matthew Mann, Shauna Maan, Norm Parrish, Kaye Parrish, Mike Jensen, Becky Jensen, Boyd Argyle, Kolt Coleman, Anderson Davis, Matt Hill, Tyler Harker, Terrell Rohre, David Heath, David Erhart, Susan Erhart, Laurene Starkey, Doug Leavitt

OPENING

Mayor Tamara Tran called the Kaysville City Council meeting to order and welcomed those in attendance, expressing appreciation for the strong public turnout.

Council Member Nate Jackson offered an opening prayer and then led those in attendance in the Pledge of Allegiance.

CALL TO THE PUBLIC

Andy Oblad, a resident of Farmington, introduced himself as a candidate for Davis County Sheriff. He provided an overview of his law enforcement career, stating that he began in 1996 with the Salt Lake City Police Department, where he served for 21 years and retired as a lieutenant. He explained that he later worked in team security for the Utah Jazz before joining the Davis County Sheriff's Office in 2019. At that time, Sheriff Sparks appointed him as Chief Deputy over law enforcement, a role he has held for the past several years. Mr. Oblad stated that Sheriff Sparks intends to retire at the end of the year and has encouraged him to run for the position, offering his endorsement. He highlighted several initiatives and improvements implemented during his tenure, including enhancements to uniforms, vehicles, training programs, investigative practices, and interagency relationships. He expressed his desire to continue building on that progress if elected. Mr. Oblad also noted that he is currently gathering signatures and would remain available following the meeting to answer questions.

Paul Belnap indicated that he had signed up to speak under an incorrect agenda item and would instead provide his comments later in the meeting.

PRESENTATIONS AND AWARDS

PRESENTATION OF THE MANAGING FIRE OFFICER DESIGNATION FROM THE UTAH FIRE AND RESCUE ACADEMY (UFRA) TO FIREFIGHTER/PARAMEDIC CHRISTOPHER DAWS

Fire Chief Paul Erickson presented Firefighter/Paramedic Christopher Daws with recognition for earning the Managing Fire Officer designation through the Utah Fire and Rescue Academy. Chief Erickson explained that the designation requires completion of advanced education, certifications, and significant professional experience, and is awarded based on criteria established by the International Association of Fire Chiefs.

Chief Erickson provided background on Mr. Daws, noting that he previously served as a paramedic and engineer in Layton for six years before joining Kaysville City full-time. He read a formal acknowledgment describing the rigorous requirements of the program and emphasized that the designation reflects a high level of leadership development and professional achievement. Chief Erickson commended Mr. Daws for his ongoing commitment to training and professional growth.

Mayor Tran also expressed appreciation and congratulated Mr. Daws on the accomplishment.

KAYSVILLE FIRE DEPARTMENT ANNUAL REPORT

Fire Chief Paul Erickson provided an overview of the Kaysville Fire Department's 2025 Annual Report, noting that a more comprehensive report would be released in the near future. He reported an 18% increase in overall call volume, driven primarily by medical-related calls, and indicated that similar increases were being experienced by neighboring agencies. A five-year trend analysis was presented, showing relatively stable call volumes prior to a spike during the COVID-19 pandemic, followed by a temporary decline due to modified EMS transport protocols, and a subsequent return to increasing demand.

Chief Erickson reviewed response time performance, stating that approximately 40% of calls do not meet national response standards. He identified the most significant response gaps as occurring in areas west of Interstate 15 and portions of the east bench, where response times can reach between eight and twelve minutes. He noted that response zones five, six, and seven represent the primary areas of concern.

Mutual aid data was also presented, demonstrating increased interagency support. Chief Erickson reported a 48% increase in calls provided to neighboring agencies to the south between 2024 and 2025. He further noted that agencies such as Farmington and Layton responded into Kaysville multiple times, reflecting a broader regional increase in service demand.

Chief Erickson reported that 570 fire inspections were completed during the year and attributed improved compliance and efficiency to the addition of a new staff member. He stated that this

addition helped eliminate missed inspections and reduce reinspection rates, while also strengthening community relationships and improving enforcement consistency.

Training metrics were discussed, with the department maintaining approximately a 95% completion rate, exceeding the established 90% benchmark. He noted that the department is also adapting to new training requirements associated with the heavy rescue program. Community outreach efforts were highlighted, including monthly CPR classes offered in coordination with the Parks and Recreation Department, as well as participation in community events such as a school “egg drop” activity.

Chief Erickson also addressed wildland fire deployments, including participation in the Knolls and Monroe fires. He explained that deployments are limited to two-week periods and can be cost-effective for the city. A shortened deployment at the Knolls Fire was attributed to complications with interlocal agreements related to paramedic oversight; however, the deployment still generated revenue for the city.

He further reviewed staffing, emphasizing the importance of part-time paramedics in maintaining service levels, and outlined operational costs, noting that equipment expenses represent a significant portion of the department’s budget. Chief Erickson concluded his report by summarizing key operational areas, including increased call volume, training demands, inspection activity, and continued service delivery to residents, and then opened the floor for questions.

Following the presentation, Council Member Adams proposed moving the scheduled Work Item regarding the discussion of placing a general obligation bond for a second fire station on the ballot earlier in the agenda to take advantage of Chief Erickson’s presence and the large audience in attendance.

Council Member Adams made a motion to move Item 7a, “Discussion of Placing a General Obligation Bond for a Fire Station on the Ballot”, to be considered immediately. The motion was seconded by Council Member Jackson.

The vote on the motion was as follows:

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

The motion passed unanimously.

7A. DISCUSSION OF PLACING A GENERAL OBLIGATION BOND FOR A FIRE STATION ON THE BALLOT (ONGOING DISCUSSION)

Mayor Tran noted that the topic of placing a second fire station on the ballot has been discussed over the past several years and was being revisited for further consideration.

City Manager Jaysen Christensen provided an update on the ongoing process related to the potential construction of a second fire station and the consideration of placing a general obligation bond on the ballot. He explained that staff had recently issued a Request for Qualifications (RFQ) for architectural services to develop high-level schematic designs and refine cost estimates. He reported that ten firms had submitted qualification statements and that staff, including Chief Erickson and Parks and Recreation Director Cole Stephens, were in the process of independently reviewing and scoring those submissions. Staff planned to meet at the end of the month to narrow the field and interview top candidates, with the goal of selecting a firm by early April. Mr. Christensen noted that schematic designs and more refined cost estimates were anticipated by June, which would provide materials for public review.

Mr. Christensen also outlined plans for a public information effort, emphasizing that the intent would be educational rather than advocacy-based. This effort would include compiling frequently asked questions, sharing data on call volumes and response times, and producing informational videos to help residents better understand the need for a second station. He asked the Council if there were any concerns with continuing these efforts and noted that the mayor would be involved throughout the process.

Mayor Tran clarified that the Council was currently engaged in discussion and information gathering, and that no formal decision had been made. She explained that the Council was conducting due diligence to determine whether placing a bond on the ballot would be appropriate. If advanced, the proposal would include public education efforts, open houses, and detailed communication regarding costs and implications prior to potentially appearing on a November ballot for voter consideration.

Council Member Adams inquired about the funding source for the current design-related expenses. Mr. Christensen clarified that approximately \$38,000 in fire impact fee funds, subject to a use it or lose it requirement, would be used for the schematic design work and that these funds were already budgeted for fire-related purposes.

Council Member Blackham recommended that the item remain a Work Item to allow for continued information gathering and public discussion. Council Member Adams agreed with this approach and outlined key financial considerations, noting that the estimated construction cost for the station is approximately \$16 million, with the land already owned by the City, and that annual staffing costs are projected at approximately \$2 million. Council Member Blackham added that estimated annual bond repayment could be approximately \$1.5 million, bringing total annual costs, including staffing and debt service, to approximately \$4 million or more. Chief Erickson clarified that the staffing estimate reflects full build-out costs and would not be realized immediately.

Council Member Adams emphasized that the Council is carefully considering whether a project of this scale should be placed before voters, citing the significant financial impact and the importance of community input. Mr. Christensen added that staff is working to provide a comprehensive financial outlook, including how the fire station costs would integrate with broader long-term City financial projections and other capital needs.

Council Member Blackham further emphasized the importance of transparency, noting that property tax revenue is the primary funding source for fire services and that the City currently collects approximately \$5.9 million annually in property taxes. He explained that adding an estimated \$4 million annual cost would represent a substantial increase and referenced the prior year's denied Truth in Taxation increase as part of the broader financial context. Council Member Jackson clarified that the denial resulted from new state procedural requirements rather than the substance of the proposed increase and noted that utilizing a general obligation bond could result in approximately \$500,000 in savings over the life of the bond.

Council Member Blackham made a motion to keep the item as a Work Item to allow for continued discussion, refinement of information by staff, and ongoing public outreach. The motion was seconded by Council Member Hunt.

The vote on the motion was as follows:

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

The motion passed unanimously.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were declared.

CONSENT ITEMS

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

- a) A Resolution Approving the Amended and Restated Power Pooling Agreement with Utah Associated Municipal Power Systems.

Council Member Blackham seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

ACTION ITEMS

REZONE REQUEST FOR PROPERTY LOCATED AT 1 WEST 100 SOUTH FROM PB (PROFESSIONAL BUSINESS) TO CC (CENTRAL COMMERCIAL) FOR JUSTIN METCALFE (TABLED ITEM)

Community Development Director Melinda Greenwood addressed the Council and acknowledged an error in the public noticing process for the Planning Commission public hearing. She explained that approximately 20 affected properties did not receive the required notice. While the cause of the error was unclear, she recommended restarting the process to ensure proper notification and full public input. This would involve returning the item to the Planning Commission, issuing corrected notices, and holding a new public hearing, which could result in additional feedback or a different recommendation. Ms. Greenwood noted that the applicant had been informed and supported restarting the process.

Mayor Tran invited the one individual signed up for public comment to speak.

Laurene Starkey expressed appreciation for past efforts by residents and the city to preserve neighborhood character through zoning decisions. She referenced the establishment of the Professional Business zone, noting it was designed to maintain compatibility with surrounding residential areas by limiting more intensive commercial uses. She emphasized the importance of respecting prior planning decisions and maintaining neighborhood-friendly development, including concerns related to lighting, operating hours, and overall impact. She encouraged consideration of alternatives that would allow the applicant to meet objectives while remaining consistent with existing zoning.

Mayor Tran thanked Mrs. Starkey and noted the significant amount of feedback received from nearby residents through emails and phone calls. She acknowledged the longstanding efforts by the neighborhood to prevent encroachment of more intensive commercial uses.

Council Member Adams suggested that providing Council input during the discussion could help guide the applicant if the item is returned to the Planning Commission, particularly in identifying alternatives that align with existing zoning standards.

Mayor Tran noted that, based on staff discussions, the Professional Business zone was intentionally structured with limited flexibility, including the absence of conditional uses, which restricts deviations from permitted uses. She questioned whether restarting the process would be productive if the same request were pursued.

Council Member Blackham provided historical context, explaining that the area had originally been zoned Central Commercial but was changed to Professional Business following significant community involvement approximately 30 years earlier. He stated that residents worked closely with the City and Planning Commission to establish a zone that better protected residential compatibility through specific setbacks and limited permitted uses. He emphasized that the zone was intentionally restrictive to preserve neighborhood character and stated he would not support the proposed rezone based on that intent.

Council Member McBride agreed, stating there should be a clear distinction between Professional Business and Central Commercial zoning. Based on his review, he indicated that even if the process were restarted, his position would remain unchanged.

Council Member Hunt also expressed opposition, citing the importance of respecting the original zoning intent and broader planning considerations. She referenced research supporting monument-style signage over taller pole signs, noting they are less visually intrusive and more consistent with community character. She expressed concern that pursuing a rezone solely to allow a larger sign was not appropriate and could set a precedent for more intensive uses. She also noted that modern navigation tools reduce reliance on large signage and emphasized preserving views and the small-town character of the city.

Council Member Jackson stated that while he was initially open to considering the request in support of local businesses, further review led him to conclude that a rezone would not be appropriate and could create unintended impacts. He emphasized the importance of protecting the character of the area, particularly as an entry point to the historic district. He inquired about alternative options, including an overlay zone or code amendment. Ms. Greenwood explained that no existing overlay zone for signage exists and that any such change would require a legislative process. She outlined the three options previously discussed with the applicant: comply with current zoning, pursue a rezone, or request a text amendment to modify the ordinance. She noted that a text amendment would apply citywide and could have broader impacts. She also explained that a variance would not be viable due to strict state law criteria, including demonstrating a unique hardship.

Council Member Adams moved to return the item to the Planning Commission to correct the public noticing error, emphasizing the importance of proper procedure and ensuring that all affected property owners have the opportunity to provide input. He noted that while the Council had expressed clear perspectives, it would be inappropriate to proceed without proper notice. Council Member Hunt seconded the motion.

Council Member Blackham commented that the applicant may choose to withdraw the request after hearing the Council's discussion.

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

REQUEST TO REZONE 14.7 ACRES AT APPROXIMATELY 1820 SOUTH SUNSET DRIVE (PARCELS #08-694-0005, 08-027-0009, AND 08-027-0008) FROM R-A AND A-1 TO R-1-10 AND R-1-6 FOR SYMPHONY HOMES

Mayor Tran noted that several issues remained unresolved, particularly related to roadway access, and stated that additional clarity would be needed before a final decision could be made.

Community Development Director Melinda Greenwood presented a request from Symphony Homes to rezone approximately 14.7 acres near 1820 South Sunset Drive. She stated that discussions regarding the property had been ongoing for more than four years. Following Planning Commission review, the application before the Council proposed a mix of R-1-6 and R-1-10 zoning without a Planned Residential Unit Development (PRUD) overlay.

Ms. Greenwood explained that the property is located in the southwest portion of the city and is surrounded by a mix of agricultural and low-density residential zoning. She reviewed the City's Future Land Use Map, noting that the area is designated for single-family residential use. Because the General Plan does not distinguish between lot sizes or densities within that category, she stated that the proposed rezone is consistent with the single-family residential designation.

The proposed development included 45 single-family lots ranging from approximately 6,300 square feet to more than 20,000 square feet, with an average lot size of approximately 11,000 square feet. Ms. Greenwood noted that the development would include public roads and some open space. She reviewed the proposal's relationship to the General Plan, including goals related to single-family neighborhoods, housing variety, transportation connectivity, and water availability. She stated that staff had confirmed adequate water capacity through the City's contract with Weber Basin Water Conservancy District.

Ms. Greenwood also reviewed the proposed development agreement, which would establish binding standards for the project if approved. These included the lot layout, road configuration, frontage requirements, reduced setbacks, fencing, and phasing requirements tied to fire code access standards. She noted that the Planning Commission reviewed the item twice and recommended approval by a vote of four to three. Based on that recommendation and staff review, staff also recommended approval.

Mayor Tran invited public comment.

Paul Belnap spoke in opposition to the proposal. He raised concerns about the compatibility of the development with the City's General Plan and questioned whether the proposal met the intent of maintaining low-density residential character in the area. He characterized the development as a "legacy" decision that would significantly impact the future of the west side of Kaysville and emphasized the importance of adhering to long-standing planning documents that envisioned lower-density development. He also expressed concerns regarding the development agreement, stating that its provisions could conflict with the stated goals and objectives of the City's code and planning framework.

Alison Stenquist, a nearby property owner and former land seller to Symphony Homes, described

her involvement in the sale of property to the developer. She stated that initial discussions with Symphony Homes indicated that lots along Sunset Drive would be larger, half-acre lots transitioning to smaller lots farther west, and this understanding influenced her decision to sell her property. She expressed concern that subsequent proposals deviated significantly from those initial representations. She emphasized the importance of maintaining compatibility with existing agricultural and residential uses and encouraged the preservation of open space and equestrian-oriented land uses, which she described as an important part of the area's character and community value.

Doug Leavitt also spoke in opposition. He stated that residents rely on established zoning, codes, and long-term planning documents when choosing to live in a community, and they expect that those standards will be upheld over time. While recognizing property rights, he emphasized the need to balance development rights with the expectations and investments of existing residents. He described the proposal as a significant change to the character of the area and encouraged the council to consider alternative development approaches that would better align with the existing neighborhood and preserve its long-term character.

Mayor Tran thanked the members of the public for their comments.

Matt Loveland, representing Symphony Homes, then presented their proposal. He reviewed the project's history, including a January 2025 open house attended by approximately 150 people, where feedback was received regarding housing types, open space, and neighborhood design. He explained that an earlier proposal included approximately 297 units across a larger area, including townhomes and rear-load single-family homes. Based on feedback from the community, property owners, and the Planning Commission, the proposal was revised to focus on the portion owned by Symphony Homes and to eliminate higher-density housing types.

Mr. Loveland stated that the current proposal included 45 single-family homes on approximately 15 acres, with an overall density of approximately 2.8 units per acre. He acknowledged that while this density may be considered low in other markets, it represents a change for this area of Kaysville. He described the R-1-10 lots as accommodating larger customizable homes, while the R-1-6 lots would include moderately sized homes with an average lot size of approximately 7,500 square feet. He emphasized Symphony Homes' custom design process, architectural variety, larger garages, landscaping, and construction quality.

Mr. Loveland also reviewed changes made to the proposal, including eliminating private roads in favor of public streets, reducing building height allowances, adjusting setbacks, and incorporating traffic study findings that indicated acceptable levels of service. He stated that the revised plan reduced formal open space compared to earlier higher-density concepts but placed more area into individual lot sizes and focused investment on entry features, landscaping, and connectivity. He stated that Symphony Homes was seeking to provide additional housing options and was open to Council feedback.

Mayor Tran acknowledged the quality of Symphony Homes' product and the extensive process involved but emphasized the long-term impact of the decision. She asked why the earlier concept of half-acre lots along Sunset Drive was no longer included. Mr. Loveland explained that the

change was primarily related to access constraints. He stated that placing larger lots with individual driveways along Sunset Drive would interfere with the ability to establish the needed access point for the subdivision and that a single controlled intersection would be preferable to multiple driveways along Sunset.

Council Member Adams stated that the proposal was personally significant because he lives in the surrounding area. He expressed appreciation for Mr. Loveland's responsiveness and for revisions made to the plan, particularly the removal of townhomes. He noted that while the proposed homes would not be affordable or entry-level housing, additional housing inventory can still benefit the broader market. He stated that single-family development was more appropriate than townhomes in this location but emphasized that unresolved road access for the remainder of the subdivision remained a significant concern.

Council Member Adams asked why the project was proposed as a mix of R-1-6 and R-1-10 zoning rather than an R-1-10 zone with a PRUD overlay. Mr. Loveland explained that the current configuration grew out of the prior R-1-6 proposal and that his focus had been on the layout and execution rather than the specific zoning structure. Council Member Adams stated that a PRUD overlay would help the Council evaluate the overall density and layout, including the relationship to surrounding properties. He noted that this method can provide flexibility while still maintaining an overall density that aligns with a larger-lot zoning concept. He also expressed concern with reduced setbacks, particularly the proposed 20-foot front setback, and stated that the standard 25-foot front setback should remain.

Mayor Tran noted that she had previously seen a version involving R-1-10 zoning with a PRUD overlay and indicated that this was the type of approach she expected to review. Ms. Greenwood clarified that staff was required to present the Planning Commission's recommendation, but the Council had authority to approve, modify, deny, or request revisions to the proposal, including consideration of a PRUD overlay.

Mayor Tran reiterated that she still wanted to see the full project context so the Council and the public could fully understand the long-term implications of the development.

Mr. Loveland clarified that the proposed phase of the project was designed to comply with fire code requirements. With one access point, the development would be limited to 30 homes, and the current plan proposed 29 homes in that phase. Any expansion beyond that number would require a second access point, which Symphony Homes was actively working to secure through a potential connection at 550 West.

Council Member Jackson expressed appreciation for Symphony Homes' responsiveness and collaboration. He asked about the amount of open space in the plan. Mr. Loveland responded that, compared to earlier higher-density versions, much of the open space had been shifted into larger private lots, increasing average lot size from approximately 2,800 square feet in prior concepts to more than 11,000 square feet in the current proposal. He stated that more formal open space and amenities were anticipated in future western phases and expressed support for a possible City park in the area.

Council Member Jackson also raised concern about five-foot side setbacks in the R-1-6 portion of the project and asked whether additional spacing could be considered. Mr. Loveland stated that he would review the concern, noting that changes to setbacks could affect the number of lots and overall layout.

Council Member Hunt asked for clarification regarding home sizes. Brian Kartchner, with Symphony Homes, stated that homes on R-1-6 lots would generally range from approximately 3,300 to 5,000 square feet, including basements. Homes on R-1-10 lots would generally range from approximately 4,000 square feet to 7,000 or 8,000 square feet, depending on customization. He also explained that backyard space on smaller lots would generally range from approximately 20 to 30 feet beyond covered patios, with larger lots providing additional space. Mr. Kartchner also explained that Symphony Homes typically includes covered patios as a standard feature, which extend into the setback area and affect how usable yard space is measured. While these patios reduce the technical setback distance, they provide additional outdoor living space and contribute to overall functionality for residents.

Council Member McBride expressed appreciation for the applicant's work but stated that his primary concern was preserving the character of Kaysville and the west side of the city. He stated that closer spacing between homes and reduced open space would change the feel of the community. He indicated a preference for larger lots and more space and stated that the current proposal did not yet fit the surrounding area.

Council Member Blackham identified roadway access as one of his primary concerns and stated that he would prefer to see a confirmed secondary access before significant development proceeds. He also expressed concern with using a development agreement to create project-specific exceptions and stated that he preferred to rely on clear standards in city ordinances. He noted that R-1-10 zoning typically requires a 30-foot front setback and 8-foot side setbacks, and he expressed concern that reduced setbacks could lead to vehicles extending into sidewalks and reduce pedestrian safety.

Council Member Blackham stated that moving directly from agricultural zoning to R-1-6 represented too significant a change from the character of the surrounding area. He suggested a more gradual transition, with larger lots along Sunset Drive and near existing homes, and smaller lots farther west or southwest, closer to the West Davis Corridor. He acknowledged that some nearby lots are smaller than half an acre, but stated that the overall spacing and density still reflect a lower-density pattern. He said the project could be workable but required further modification.

Mayor Tran stated that many residents purchased property in west Kaysville with an expectation of larger lots and lower density. She acknowledged that growth and change occur over time, but emphasized the City's continued interest in preserving its small-town, single-family character. She encouraged the applicant to revise the plan again to better align with community expectations, especially because the project could influence future development of adjacent undeveloped land.

Council Member Adams summarized the Council's feedback, noting concerns about honoring prior expectations regarding larger lots along Sunset Drive, maintaining setbacks consistent with surrounding neighborhoods, and using a PRUD overlay to evaluate overall density. He suggested

that a slightly lower density, closer to approximately 2.5 units per acre, may be more acceptable if the development transitions from larger lots near existing homes to smaller lots farther west.

Council Member Hunt stated that the project appeared to be moving closer to something workable but that she remained concerned about seeing the entire development context, the amount of open space or spacing between homes, and the lack of confirmed secondary access. She stated that additional refinements would be needed before she would be comfortable supporting the proposal.

Council Member Blackham cautioned against small, scattered green spaces that may be underused and become a maintenance burden. He stated that larger private lots often better serve the needs of residents in this type of subdivision. Mr. Loveland acknowledged similar concerns and stated that Symphony Homes wanted to design a community that fits the likely needs of its future residents.

Council Member Jackson clarified that his concern about open space was primarily related to density and spacing rather than creating unused park areas. He stated that maintaining only half-acre lots may not be realistic given broader housing needs, but emphasized the importance of finding a balanced approach that allows some increased density while preserving community character.

Mayor Tran summarized the Council's direction, stating that if Symphony Homes wished to move forward without restarting the process, the Council would like to see reduced density, larger lots in key areas, consideration of a PRUD overlay, resolution of access issues, and a more complete concept for the overall development.

Council Member Adams asked whether the City could require a conceptual plan for the remaining portion of the planned subdivision as part of approval of the first phase. City Attorney Nic Mills explained that the Council could not legally bind future development based on a conceptual plan, but developers often provide such plans to help inform Council decisions. He noted that the applicant cannot compel the Council to approve a rezone.

Mr. Loveland sought clarification on the Council's feedback. He summarized the concerns as including increased setbacks, particularly front setbacks, possible side setback changes, overall density, and lot size distribution. He asked whether a 25-foot setback to the garage, with front porches allowed to extend forward, would be acceptable because it could provide driveway depth while creating a varied streetscape. Mayor Tran stated that one of the most important concerns was the transition along Sunset Drive and that larger lots in that area would likely improve support. Mr. Loveland asked whether lots of approximately 12,000 square feet would be more acceptable, and Mayor Tran stated that it would better align with the feedback received.

Council Member Blackham added that lots along Sunset Drive should follow established standards, including 30-foot front setbacks and 8-foot side setbacks, to maintain the visual spacing and character expected in west Kaysville.

Council Member Adams made a motion to continue the request to rezone 14.7 acres at approximately 1820 South Sunset Drive from R-A and A-1 to R-1-10 and R-1-6 for Symphony

Homes to a future City Council meeting. The motion was seconded by Council Member Blackham.

The vote on the motion was as follows:

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

The motion passed unanimously.

COUNCIL MEMBER REPORTS

Council Member Blackham reported on a recent leadership transition at the Davis Mosquito Abatement District, noting that longtime manager Gary Hatch had retired and Greg White had been hired as his replacement. He stated that Mr. White is well qualified and appears to be transitioning smoothly into the role. Council Member Blackham also referenced a recent meeting with the Salt Lake Aerial Spray Authority, a joint mosquito control operation with Salt Lake City, and noted that Mr. White is integrating well into that collaborative effort.

Mayor Tran shared that Tage Flint, a Kaysville resident and former director of the Weber Basin Water Conservancy District, had received the Top of Utah Military Affairs Award, also referred to as the Top Hat Award. She explained that it is the highest civilian honor awarded by the military and recognized it as a significant achievement for Mr. Flint and the community.

CITY MANAGER REPORT

City Manager Jaysen Christensen provided an update regarding scheduling for the upcoming budget work session. He explained that the originally planned date of April 17 had scheduling conflicts. After discussion, the Council determined that April 24 would not work due to attendance at the ULCT Conference in St. George. Alternative dates were considered, and the Council expressed a preference for Friday, May 1, from 9:00 a.m. to 12:00 p.m. Staff indicated they would confirm availability and follow up if adjustments were needed.

Mr. Christensen then recognized City Recorder Annemarie Plaizier for recently earning her Certified Municipal Clerk designation through the International Institute of Municipal Clerks. He noted that the certification requires years of experience, training, and professional development. Mayor Tran and Council expressed appreciation for her work and commitment to professional excellence.

ADJOURNMENT

Council Member Adams made a motion to adjourn the meeting at 9:37 p.m. The motion passed unanimously.