KAYSVILLE CITY COUNCIL
July 16, 2026

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

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

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

OPENING

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

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

PRESENTATIONS AND AWARDS

PRESENTATION OF THE EMPLOYEE OF THE QUARTER AWARD TO BRYAN WHITE

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

Recreation Superintendent Kris High stated that she had nominated Mr. White and highlighted his creation of the "I Can Make a Difference" award program, which provided an opportunity to recognize individuals who made positive contributions to Kaysville's recreation programs. She also recognized his willingness to assume additional responsibilities within the department. The City Council congratulated Mr. White and thanked him for his service.

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

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

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

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

RECOGNITION OF ALL-STAR AWARD WINNERS

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

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

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

PRESENTATION OF THE UNSUNG HERO AWARD TO LINDA FRANCIS

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

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

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

STATE OF THE CITY REPORT

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

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

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

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

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

He highlighted the Kings Court waterline replacement as an example of the importance of maintaining aging infrastructure. The existing waterline had experienced approximately seven breaks within an 18-month period, including another break shortly before construction began. The replacement project was nearing completion.

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

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

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

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

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

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

Mr. Christensen next discussed the Community Development Department, which included planning and zoning, business licensing, and building services. Although new residential construction remained below the higher levels experienced in previous years, the total number of building permits, including remodels, basement finishes, and other construction activity, had reached an all-time high. He also noted that the Kaysville City Center Small Area Plan, which had been under development for more than a year, would be considered later in the meeting.

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

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

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

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

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

CALL TO THE PUBLIC

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

Laurene Starkey addressed the Council regarding historic preservation in connection with the proposed rezone at 80 East Center Street and the Kaysville City Center Small Area Plan. She expressed concern that the City did not have a historic preservation ordinance and therefore had limited tools to protect historic structures, including the approximately 120-year-old church at 80 East Center Street. She stated that a voluntary development agreement did not provide the same long-term protection as an ordinance.

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

DECLARATION OF ANY CONFLICTS OF INTEREST

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

CONSENT ITEMS

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

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

Council Member Adams seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

ACTION ITEMS

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

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

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

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

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

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

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

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

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

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

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

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

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

Council Member Hunt also asked whether Mr. Racker had spoken with neighboring residents since the previous meeting. Mr. Racker stated that he understood their concerns but believed neighborhood covenants had not been consistently enforced on other properties. He stated that he had worked with City staff for approximately a year before obtaining the building permit and had attempted to ensure compliance with City requirements. He had spoken with neighbors who approached him but stated that significant exterior changes were no longer financially feasible.

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

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

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

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

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

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

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

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

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The vote on the motion was as follows:

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

The motion passed unanimously.

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

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

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

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

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

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

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

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

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

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

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

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

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

Council Member Hunt thanked GSBS, the Planning Commission, staff, and the residents and property owners who participated in the planning process. She stated that redevelopment would become increasingly important as Kaysville's remaining undeveloped land declined. She reiterated that the plan did not dictate the use of private property but provided property owners and applicants with guidance regarding the City's priorities, which could help reduce uncertainty during future development applications.

Council Member Jackson asked whether the implementation material had been included in the Council's meeting packet. Staff and Ms. Jackson confirmed that the complete plan and appendices had been provided, with some larger appendices included separately.
Mayor Tran thanked the consultants for their work and the extensive public engagement incorporated into the plan.

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

The vote on the motion was as follows:

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

The motion passed unanimously.

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

CONSIDERATION OF FUNDING FOR THE COMMUNITY DEVELOPMENT DIRECTOR POSITION

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

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

Council Member Blackham presented an alternative organizational structure. He stated that he did not support combining the City Engineer and Community Development Director positions. Instead, he proposed eliminating the Community Development Director position and staffing the department with a senior planner, planner, and business license officer, with the Building Official serving as department head in addition to overseeing existing planning and business licensing staff.

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

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

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

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

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

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

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

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

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

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

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

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

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

WORK ITEMS

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

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

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

COUNCIL MEMBER REPORTS

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

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

CITY MANAGER REPORT

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

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

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

CLOSED SESSION

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

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

ADJOURNMENT

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