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MINUTES
KAMAS CITY COUNCIL MEETING
TUESDAY, MARCH 10, 2015

7:00 p.m.
Kamas City Hall,
170 N. Main
Kamas, UT 84036

10 Mayor Marchant opened the meeting welcoming those in attendance:

11 **COUNCIL MEMBERS:** Councilor Kevan Todd, Rod Smith, and Mike Crystal. Councilors
12 Diane Atkinson and Dan Littledike were excused.

13 **STAFF:** City Recorder, Kim Peacock; City Planner, Jackie Blazzard; Chief of Police, Brad
14 Smith; Public Works Director, Gary Siddoway.

15 **OTHERS IN ATTENDANCE:** Heber & Kim Steed, Pete Gillwald, Mark Fischer, Bob Dillon,
16 Tom Grimmett.

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19 **OPENING CEREMONY, INVOCATION/READING/THOUGHT**

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21 Invocation/Reading/Thought by Councilor Mike Crystal.

22 Mayor Marchant led the public in the Pledge of Allegiance.
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25 **HIGH STAR RANCH DISCUSSION OF SUPER LOT #4 AND AG LOT #3.**

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27 Mayor Marchant welcomed Mark Fischer from High Star Ranch.

28 Mr. Fischer started with a progress report. In the last two weeks they have started cabins
29 #9 and #10. The second DABC license has been filed for the Banquet Catering license.
30 The Reception Center license was not needed.

31 High Star Ranch contacted the Fire District after the last meeting and offered to sell them
32 1.75 acres of land with the pertinent water shares (8 per acre) for \$120,000 for the
33 highway frontage and ability to hook in to the municipal water and sewer. The feedback
34 is they would like a lower price and thinking about moving to Francis. The land trade
35 with the City will move forward with or without the Fire District.

36 Pete Gillwald presented a drawing of Super lot #4 and the lower area of ag lot #2. Mr.
37 Gillwald explained the new design concept. The focus was to get as many cabins as
38 possible along the edge of the project. There will still be access to the irrigation ditch.
39 They will also be able to maintain the entire pivot. They will be within the ag easement.

40 Heber Steed explained they will be able to do away with the construction road they
41 currently have. They will also be able to grow more hay with the new design.

42 Mr. Gillwald asked the council if they are more comfortable with this scenario than they
43 were with the presentation 2 weeks ago. Councilor Crystal confirmed there are 3 less
44 units on the new plan. Councilor Todd asked how many homes there are on the south
45 bench, above this plan. Mr. Gillwald told the council 18 were on the plan. Mr. Fischer

1 stated in the development agreement they are allowed 11-14 units. This will be in the
2 future.
3 If the Fire District does not want the property it will leave 8 acres of open space along the
4 property.
5 Councilor Smith likes this concept better, but where is the density coming from the rest
6 of the project. Mr. Gillwald explained they would take the density from the commercial
7 part of the property and move it to residential. This will also be done in lieu of the green
8 houses, barns and trailer storage. Councilor Smith said there are 73 lots on the project,
9 where will the rest of the lots be on the project if all these homes are put in. Mr. Gillwald
10 stated they still have the 73 lots on the south bench, middle bench, north bench, and north
11 meadow. Councilor Smith disagreed. Mayor Marchant explained the residential impacts
12 Kamas City far more than the commercial. Secondly, residential doesn't bring us the tax
13 base the commercial does. Mayor Marchant feels the development agreement would have
14 to be amended if more density is added. Mayor Marchant feels this is too much density.
15 Mr. Fischer said this is what was talked about 2 weeks ago. Councilor Todd explained to
16 Mr. Fischer a greenhouse does not impact our sewer system, but homes do. We can't
17 allow more density than the development agreement allows. What is the benefit to Kamas
18 if we allow more density? Fischer feels the city needs people to keep Main St. activated.
19 Councilor Todd stated there are 195 ERU's allowed in the development agreement.
20 Above that limit the ERU's will need to be purchased for \$32,000 per ERU. Councilor
21 Todd likes this plan better than the green houses and storage areas, but this impacts our
22 sewer and water system far more. If the growth can be taken off the hill and brought
23 down, this would be his goal. Mark Fischer explained they are staying within the ERU's,
24 just changing the use. They intend to pay if they need to purchase more ERU's.
25 Councilor Crystal likes the design and would like to see that High Star stays within the
26 density. Mark Fischer explained the product they would like to maintain.
27 Councilor Smith feels this plan tonight is a much better product, but there are too many
28 homes. Councilor Smith felt like he explained at the previous meeting that he doesn't
29 want the density to kill it, and that's what has happened. Councilor Smith would like to
30 see half the density in this area. Mark Fischer explained they need to have the homes to
31 afford to build the road. This is a 1,060 acre ranch, this is not a lot of density.
32 Councilor Smith expressed he is not in favor of this plan. Mark Fischer asked the council
33 to think about this for a month or two before a decision is made and asked the council if
34 they would come out for a site visit to see the land where they talking about. Mayor
35 Marchant agreed they could do this.
36 Mark Fischer asked if they could agree to 35 units. Councilor Smith stated he will not say
37 yes until all the council members are here. Mayor Marchant explained no decisions will
38 be made tonight, this is discussion only.
39 Councilor Todd explained they are trying to safeguard our sewer ponds. If we allow this
40 density to happen, what would the benefit be for Kamas City? Mr. Gillwald will do some
41 calculations. Mr. Fischer asked how the council would feel in allowing them to build
42 fewer cabins, just bigger. The feedback now is the homes do not have enough garage
43 space and enough storage. If they could be built bigger they could sell them for more
44 money and make it work. Tom Grimmett explained this phase is not going to happen in
45 the near future. They will not look at this section for at least 10 years. The council
46 discussed having a site visit on Tuesday March 31st at 6:30.

1 **POSSIBLE APPROVAL OF RESOLUTION 2015-01, A RESOLUTION**
2 **AUTHORIZING AND DIRECTING THE PARTICIPATION OF THE CITY OF**
3 **KAMAS, UTAH, IN THE PUBLIC EMPLOYEES NONCONTRIBUTORY**
4 **RETIREMENT SYSTEM AND THE PUBLIC SAFETY NONCONTRIBUTORY**
5 **RETIREMENT SYSTEM OF THE UTAH RETIREMENT SYSTEMS FOR**
6 **FISCAL YEAR 2014-2015.**

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8 Kim Peacock explained during the last audit completed there was a finding by our
9 auditors that this Resolution needed to be completed. This is an IRS and a URS
10 requirement. This will not change any rates. In the future this will be included in the
11 budget resolution to stay in compliance with the IRS and URS.

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13 **MOTION:** Councilor Mike Crystal moved to approve Resolution 2015-01, A Resolution
14 authorizing and directing the participation of the City of Kamas, Utah, in the
15 Public Employees Noncontributory Retirement System and the Public Safety
16 Noncontributory Retirement System of the Utah Retirement Systems for fiscal
17 year 2014-2015.

18 Councilor Rod Smith seconded the motion.

19 Mayor Marchant called for a roll call vote:

20 Councilor Kevan Todd voted: aye

21 Councilor Rod Smith voted: aye

22 Councilor Mike Crystal voted: aye

23 The vote was unanimous. Kevan Todd, Rod Smith, and Mike Crystal voted
24 aye. Motion passed.

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27 **POSSIBLE APPROVAL OF ORDINANCE 2015-02, ALCOHOLIC BEVERAGE**
28 **ORDINANCE.**

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30 Kim Peacock has heard back from the City Attorney and he felt this was a standard
31 ordinance and could be approved.

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33 **MOTION:** Councilor Kevan Todd moved to approve Ordinance 2015-02, An Ordinance
34 concerning the use and sale of alcoholic beverages within the City of Kamas,
35 and providing penalties for violations.

36 Councilor Mike Crystal seconded the motion.

37 Mayor Marchant called for a roll call vote:

38 Councilor Kevan Todd voted: aye

39 Councilor Rod Smith voted: aye

40 Councilor Mike Crystal voted: aye

41 The vote was unanimous. Kevan Todd, Rod Smith, and Mike Crystal voted
42 aye. Motion passed.

1 **DEPARTMENT REPORTS**

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3 **MAINTENANCE**

4 Rusty Webster’s townhome project has started. They have put the water and sewer lines
5 in this week.

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7 **MAYOR**

8 Mayor Marchant explained the chairman of the library board has contacted him. They
9 have been approved to remodel or build a new library. Since it is in Kamas she has
10 invited a member of the council to be on the board. Mayor Marchant asked Mike Crystal
11 to be on the board. Mike agreed. Gary Siddoway is worried about this being a conflict for
12 Mike since he works for the county. Mike feels like it is not and agreed to be on the
13 board.

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16 **APPROVAL OF THE FEBRUARY 24, 2015 CITY COUNCIL MEETING**
17 **MINUTES**

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19 **MOTION:** Councilor Kevan Todd moved to approve the City Council meeting minutes
20 dated February 24, 2015 with corrections.
21 Councilor Mike Crystal seconded the motion.
22 The vote was unanimous. Kevan Todd, Rod Smith, and Mike Crystal voted
23 aye. Motion passed.
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26 **APPROVAL OF INVOICE REGISTER DATED MARCH 10, 2015**

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28 **MOTION:** Councilor Rod Smith moved to approve the invoice register dated March 10,
29 2015.
30 Councilor Mike Crystal seconded the motion.
31 The vote was unanimous. Kevan Todd, Rod Smith, and Mike Crystal voted
32 aye. Motion passed.
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35 **ADJOURN**

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37 **MOTION:** Councilor Mike Crystal moved to adjourn at 8:30 p.m.
38 The vote was unanimous. Kevan Todd, Rod Smith, and Mike Crystal voted
39 aye. Meeting adjourned.
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1 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
2 *transcription of the meeting. These minutes are a brief overview of what occurred at*
3 *the meeting.*

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5 Approved on the 14th day of April 2015.

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10 Lewis P. Marchant
11 Mayor

Kim Peacock
Recorder