

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, OCTOBER 10, 2023**

4 **6:00 P.M.**
5 **Kamas City Hall**
6 **170 N. Main**
7 **Kamas, UT 84036**

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9 The meeting will be streamed on the Kamas City YouTube channel:

10 <https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPRpMMzA>

11 Comments may also be made by email prior to the meeting at kamascityutah@gmail.com
12

13 Mayor McCormick opened the meeting welcoming those in attendance:

14 **COUNCIL MEMBERS:** Councilors Jessica Allen Bateman, Kevan Todd, John Blazzard
15 David Darcey and Monica Blazzard.

16 **STAFF:** City Planner, Amanda Curtis; Chief Brad Smith; Engineer, Scott Kettle; Public
17 Works Director, Trevor Clegg.

18 **PLANNING COMMISSION:** Larry Gines

19 **OTHERS IN ATTENDANCE:** Reed Bearbower, Linda Lenz, Ennis Gibbs, Gracia Eisman,
20 Kendall Card
21

22
23 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**

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25 Invocation by Councilor Moncia Blazzard

26 Mayor McCormick led the public in the Pledge of Allegiance
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29 **APPROVAL OF THE SEPTEMBER 12, 2023 CITY COUNCIL MEETING**
30 **MINUTES**

31
32 **MOTION:** Councilor Kevan Todd moved to approve the City Council meeting minutes
33 dated September 12, 2023 as presented.

34 Councilor Moncia Blazzard seconded the motion.

35 The vote was unanimous. Councilors Jessica Allen Bateman, Kevan Todd,
36 John Blazzard, David Darcey, and Monica Blazzard voted aye. Motion
37 passed.
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39
40 **APPROVAL OF THE SEPTEMBER 18, 2023 CITY COUNCIL SPECIAL**
41 **MEETING MINUTES**
42

43 **MOTION:** Councilor John Blazzard moved to approve the City Council special meeting
44 minutes dated September 18, 2023 as presented.

Councilor Kevan Todd seconded the motion.
The vote was unanimous. Councilors Jessica Allen Bateman, Kevan Todd, John Blazzard, David Darcey, and Monica Blazzard voted aye. Motion passed.

APPROVAL OF THE INVOICE REGISTER DATED OCTOBER 5, 2023

MOTION: Councilor David Darcey moved to approve the invoice register dated October 5, 2023 as presented.

Councilor John Blazzard seconded the motion.
The vote was unanimous. Councilors Jessica Allen Bateman, Kevan Todd, John Blazzard, David Darcey, and Monica Blazzard voted aye. Motion passed.

PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO COMMENT ON ITEMS NOT ON THE AGENDA

Linda Lenz, representing the Kamas Food Pantry. They are open every Wednesday from 7-9 p.m. They are located in the South Summit Elementary School. In September they served 38 households, 186 individuals, with 9 new families. She would like help finding a bigger space with the cold weather coming. They need a refrigerator, freezer, and shelf for the food. They are limited in storage space.

Mayor McCormick asked who was in charge of this.

Linda stated Amanda Monaco, who is the school nurse.

Mayor McCormick can’t think of a place right now, but if something comes up, he will contact her.

Mayor McCormick read a comment the city received by email:

My name is Hailee Hernandez, I am the Basic Needs Assistance Data Coordinator at the Christian Center of Park City. My job entails reporting data on homelessness and coordinating homeless service provider case-conferencing meetings for Summit and Wasatch County. I hold Unsheltered Support meetings every other month for Summit and Wasatch County. The unsheltered support meetings consist of trainings and education surrounding homelessness as well as active calls of support from service providers in the case-conferencing meetings. As we develop a more comprehensive list of partners to support our most vulnerable clients, I would really appreciate having a point of contact in Kamas to help as we move towards ensuring all individuals in need are connected to critical services. Lastly, I am in the process of coordinating a team of service providers and community members to assist with the Point in Time Count that will take place January 24th. The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that Continuums of Care conduct an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night.

Please let me know how we can work together or if there are other community members in Kamas that may be a better fit.

Thank you for your time.

1 **ENNIS GIBBS TO DISCUSS WREATHS ACROSS AMERICA VOLUNTEER**
2 **PROGRAM**

3
4 Mayor McCormick welcomed Ennis Gibbs.

5 Gibbs introduced himself to the council. He explained he went on a trip last year and
6 found out about a program called Wreaths Across America. This is a volunteer
7 organization that started over 30 years ago. The purpose is to place wreaths on the
8 headstones of Veteran's across the United States. Last year the program donated 2.5
9 million wreaths across the country. On Ennis' trip he visited many civil war cemeteries
10 and every cemetery had these wreaths. He learned more about the program and talked to
11 the Summit County Historical department about bringing this program to Summit
12 County. The goal is to decorate the Veteran's graves in the County. This year, because of
13 the short amount of time left, he would like to put a wreath at each cemetery in the South
14 Summit Cemetery District for each branch of service instead of each headstone. He has
15 several groups participating to help with this. He needs support from the City's as well.
16 Ennis asked the council to volunteer money to help with this program.

17 Mayor McCormick explained this isn't listed on the agenda where we could make a
18 decision on this tonight.

19 Ennis hope each one of the cities would help buy the wreaths for the 5 cemeteries,
20 approximately \$230 and have Mayor McCormick speak.

21 Mayor McCormick feels the city boundaries shouldn't define the veterans that we honor.
22 He will recommend to the council that we make a donation that would benefit the
23 veteran's that have served in our valley. His dad is a veteran and is in the Marion
24 cemetery. He feels we owe it to the veterans to honor them every chance we get.

25 Councilor M. Blazzard is on the Cemetery Board as well and wondered if the wreaths are
26 fresh.

27 Ennis stated they are fresh balsam wreaths, which will get cleaned up sometime in
28 January.

29 Councilor M. Blazzard told Ennis the Cemetery District has a list of all the veterans.
30 Mayor McCormick will have the decision to donate on the next city council agenda.

31
32
33 **ORDINANCE 2023-06, AN ORDINANCE AMENDING PARKING STANDARDS**
34 **FOR THEATERS UNDER SECTIONS 15.14, 15.15, 15.17, AND 15.30 OF THE**
35 **KAMAS MUNICIPAL CODE**

36
37 Amanda Curtis read her staff report. Amanda edited the ordinance today to consolidate
38 the ordinance to make more sense.

39 Mayor McCormick questions in the code for some of the business we have a place where
40 it calls out spaces for employees. It doesn't show on this map. Another part he didn't see
41 are the ADA spaces in the drawing.

42 Scott Kettle stated in the parking standards it includes the employees and ADA in the
43 requirement.

44 Councilor M. Blazzard appreciates what the Planning Commission has done. We are
45 working towards the goal of revitalizing Main Street and getting the theater back in use.

46 Councilor Darcey asked if Rob Patterson has been involved with this.

1 Amanda Curtis stated she has talked to Rob and he is aware of what we're doing but did
2 not help write the ordinance.

3 Councilor Darcey stated he grew up with the theater and doesn't ever remember a
4 parking problem. He feels we need to revitalize Main Street and is in favor of relaxing
5 the parking standards. If Rob is okay with the process, he is good with what we're trying
6 to do.

7 Councilor J. Blazzard thinks it's great we're trying to help revitalize Main Street. His
8 question is what would happen if Craig decided to do something different with his
9 property.

10 Amanda Curtis stated if Craig decided to develop it would pull the parking from
11 everybody unless he was going to give them reciprocal parking. It would depend on what
12 he does with it.

13 Councilor J. Blazzard asked if this is a concern and are we setting a precedence.

14 Councilor Darcey stated the parking at the theater is 2-3 hours. Other developments that
15 have been proposed are permanent residents with mixed use. The parking would be there
16 the majority of the time.

17 Commissioner Gines stated at the Planning Commission meeting they talked about this.
18 If Craig decides to develop it would shut the businesses down. This is the risk of the
19 business owner. Mr. Bearbower is aware of the risk.

20 Mayor McCormick stated if this happens, he has to enforce it. It would be uncomfortable
21 if he had to go to Mr. Bearbower and tell him he couldn't have a business license
22 anymore because of parking.

23 Mr. Bearbower stated this is a risk he's willing to take.

24 Councilor Todd stated where the old Quarter Circle started their business that's been a
25 parking nightmare for the city since day one. The city allowed a business with hardly any
26 parking and neighbors complain. More parking is better than less. Foodtown is a classic
27 example. They didn't want to have to put that many and we made them. There are a lot of
28 business around the Theater.

29 Councilor J. Blazzard asked about lighting. There would need to be lights for the night
30 showtimes.

31 Councilor Bateman is also worried about lighting. She would also like to stay firm on
32 parking. Is there any intention on paving?

33 Reed Bearbower stated this is a future plan if they generate enough revenue. It is very
34 expensive. He has agreed to have staff guide the parking to make sure they have enough
35 room.

36 Councilor Bateman asked if there would paving would we require a drain.

37 Scott Kettle stated if they did improvements, they would have to put in some kind of
38 drain system.

39 Mayor McCormick asked what the thought process was for snow removal. Councilor
40 Bateman stated that is also on her list.

41 Councilor Bateman stated in the parking chart we are addressing indoors, but what if it's
42 a future outdoor theater. The other part of the table is the average car is 5 seatbelts, not 6
43 seatbelts. She is leaning towards 4-5 seats for safety, not 6.

44 Councilor J. Blazzard stated basically we are changing the rules to make this work.

45 Amanda Curtis stated no, not really. The parking standard is very unreasonable. We
46 noticed this once we received a business license application that we couldn't approve. At

1 that point it went to the Planning Commission. They had to decide if we were going to
2 require one space for two seats or was this was excessive and do we want to change it. As
3 a whole the parking table needs to be adjusted because they're either too excessive or not
4 enough. We have a working document of the parking table that needs work. This was the
5 first one at this point to apply.

6 Commissioner Gines stated the Planning Commission knew on some of the items this
7 was a low number and wasn't reasonable and knew they would have to come back and
8 we would work with them at that time.

9 Councilor Darcey remembers when he was younger a lot of people were dropped off. Not
10 everybody is going to stay and park.

11 Councilor Bateman stated we can't assume everybody is going to walk or be dropped off.

12 Councilor J. Blazzard stated people will still park on the street too.

13 Commissioner Gines stated even if there's a parking lot people will still park on Main
14 Street. Commissioner Gines feels we can make what meets code practical.

15 Councilor Bateman asked why we don't use some of the City property, sitting areas, like
16 the park or City Hall. These parking lots are empty in the evenings. Why don't we have
17 satellite parking spots and have people walk. She's not opposed to doing something like
18 this.

19 Councilor J. Blazzard has no problem with the theater, to make it to unrestrictive we're
20 setting a precedence.

21 Mayor McCormick stated he remembers at on the Planning Commission meetings there
22 was conversation about having the owners go through a variance process. This was
23 discussed quite heavily. What if we set the industry standard at 4 with the opportunity to
24 come back in a year or two and apply for a variance for parking to meet. So we're not
25 feeling like we're giving and being too lenient, but we're allowing the opportunity to
26 continue something if it's turning out to be something highly successful which he hopes
27 happens.

28 We maintain a standard that is more reasonable with the industry standard. Is this an
29 option that would satisfy everyone? We would reevaluate and make a decision on the
30 success of the business.

31 Councilor Darcey stated we have heard commitments from the owner that he would be
32 putting in lighting on the back of the theater and having staff help with parking. How do
33 we enforce this.

34 Councilor Bateman asked if it's a conditional business license. It gets approved with the
35 certain conditions for a certain amount of time. Is this what is being proposed.

36 Councilor Darcey stated yes.

37 Mayor McCormick stated that's an interesting thought. We're all trying to make the
38 theater work. We are trying to understand how to do that within the constraints of what
39 we legislatively do and have to enforce. Is that what I'm understanding from everyone?

40 Councilor J. Blazzard stated we've had a tremendous parking problem for years.

41 Councilor Todd guarantees the Vintage guys will be knocking on our door if we
42 conceded for him.

43 Commissioner Gines stated they felt like that was apples and oranges. They felt this
44 theater was one of a kind and the other place aren't one of a kind.

45 Councilor Todd stated well that's your opinion.

46 Commissioner Gines stated that's the whole Planning Commission's opinion.

1 Councilor J. Blazzard would be comfortable with 1 for 4 and give him a conditional use
2 permit to move forward.

3 Amanda Curtis explained we can't make it a conditional use permit because it's an
4 allowed use. We would have to change the allowed use table to make it a conditional use
5 then he would have to come back and apply.

6 Mayor McCormick stated what he thinks Councilor J. Blazzard is saying is go with 1 for
7 4 and make a conditioned business license approval based on coming back in a year or
8 whatever the timeframe and reevaluate how the parking is working.

9 Councilor J. Blazzard would rather do that then change our standard.

10 Mayor McCormick stated I think what we're saying is work within that to make sure we
11 get it going. We've had so many people in here about parking issues. We've had
12 unbearable amount of flack over certain parking requirements.

13 Reed Bearbower stated the original number of seats were 400 when it was built. What
14 parking happened back then.

15 Mayor McCormick stated there has been a comment made about being dropped off. He's
16 not one to speak for that because he drives to the rec center by himself in the morning a
17 half a block away.

18 Councilor J. Blazzard asked how we address this.

19 Mayor McCormick told him they need to make a motion to approved or deny what's
20 being proposed or make a motion to what he said and see how it goes.

21 Amanda Curtis stated the issue is she can't even approve a business license at this point.
22 With 1 and 4 they don't have the spots. There are 17 spots taken. If he tore out 35 seats
23 that's still 41 spots. She can't approve a business license for him.

24 Councilor J. Blazzard asked even with a variance.

25 Amanda Curtis stated we don't give variances. That goes to the ALJ.

26 Mayor McCormick stated if he got the variance with the ALJ then she could rule that
27 that's enough parking for his business.

28 Amanda Curtis stated there are conditions on the variance that he would have to prove.
29 One being that this is a hardship. There are three or four more requirements. Typically,
30 she follows code. He may have a chance.

31 Councilor Darcey asked when the ALJ grants variances does she take in account any type
32 of mitigating promises that would mitigate the impact.

33 Mayor McCormick explained it's a quasi court situation where she takes into account a
34 lot of things. There are some strict rules the applicant has to present a case to qualify for.

35 Amanda Curtis read the variance requirements.

36 Mayor McCormick thinks we need to make a decision on what was presented, what we
37 can enforce, and being consistent throughout Kamas City. He would love to see a theater
38 in Kamas.

39 Commissioner Gines stated the Planning Commission wanted to allow him to keep all his
40 seats. For him to have a chance to succeed he needs the most available seats. If you cut
41 his seats in half, you're cutting his throat. He's not going to make enough profit to
42 survive.

43 Mayor McCormick stated we've had a few situations where we were promised some
44 things by people and it got out of hand on us. He has a concern that they add seats and we
45 don't know about it and it creates a bigger problem. Not because we don't trust him. It's
46 because of the past.

1 Commissioner Gines stated they were told all of that could be regulated by the business
2 license.
3 Mayor McCormick stated if they had seats, they still couldn't have a business license
4 because they couldn't park it.
5 Councilor Bateman explained even if they didn't take seats out, there's 196 seats. If it's
6 parked 1 for 6 it's still 3 short.
7 Amanda Curtis stated he still has some opportunity for reciprocal parking spots.
8 Councilor M. Blazzard stated we could do this all night. We need to be diligent and trust
9 he's going to do what he says.

10
11 **MOTION:** Councilor Monica Blazzard moved to approve Ordinance 2023-06, An
12 Ordinance amending Parking Standards for Theaters under sections 15.14,
13 15.15, 15.17, and 15.30 of the Kamas Municipal Code as presented by the
14 Planning Commission.

15 Councilor David Darcey seconded the motion.

16 Mayor McCormick asked for a roll call vote:

17 Councilor M. Blazzard voted "aye"

18 Councilor Darcey voted "aye"

19 Councilor J. Blazzard voted "nay"

20 Councilor Kevan Todd voted "nay"

21 Councilor Bateman voted "nay"

22 Motion failed 3-2
23

24 **MOTION:** Councilor Jessica Bateman moved to approve Ordinance 2023-06 with one
25 change to one spot per 5 seats in the GC zone only, the rest as presented.

26 Councilor David Darcey seconded the motion.

27 Mayor McCormick asked for a roll call vote:

28 Councilor Bateman voted "aye"

29 Councilor Kevan Todd voted "aye"
30

31 Councilor Todd asked if he could amend the motion to add revisit this in a year. He wants
32 the theater, but he's sat in this seat and told the guy on the corner that the parking that
33 happens when they don't have parking becomes a major problem. The city needs a way
34 out if you don't comply or it becomes a problem.

35 Mayor McCormick asked Councilor Bateman if she would like to amend her motion to
36 include that or do you want to stand on your motion.

37 Councilor Bateman stated she would be open to amending it.

38 Mayor McCormick asked Councilor Darcey if he's willing to second the amended
39 motion.

40 Councilor David Darcey seconded the motion.
41

42 Amanda Curtis stated she doesn't fully understand.

43 Councilor Bateman stated that's where she's on the fence too.

44 Amanda Curtis asked if we're wanting to put on the business license what they can have.

45 Councilor Bateman stated no, we're not talking about a business license right now. We're
46 talking about the ordinance specifically to the table.

1 Councilor Todd asked Amanda Curtis with the new motion with the 5 can he make the
2 parking.

3 Amanda Curtis stated he'll have to figure out reciprocal parking with neighboring
4 properties.

5 Councilor Todd said, well then that's what I think we need to.

6 Mayor McCormick stated that's what the motion is currently on the table. That's what
7 was seconded.

8 Mayor McCormick asked for a roll call vote:

9 Councilor Bateman voted "aye"

10 Councilor Kevan Todd voted "aye"

11 Councilor J. Blazzard voted "aye"

12 Councilor Darcey voted "aye"

13 Councilor M. Blazzard voted "nay"

14 Motion passed 4-1
15

16 Mayor McCormick told Reed Bearbower that he's going to need to figure out reciprocal
17 parking.

18 Reed Bearbower stated this is a tough decision. He may have to change his mind and
19 there won't be a theater.

20 Mayor McCormick understands.

21 Councilor M. Blazzard asked how he comes back to the city. Does he have to submit a
22 plan. Let's give him some tools to come back with.

23 Mayor McCormick stated he'll work with Amanda Curtis to work through the parking
24 issue based on the code you adopted tonight.

25 Amanda Curtis stated he'll have to present a site plan showing the spots knowing that 17
26 are gone, show us the lease with the neighbor for property for reciprocal parking.

27 Councilor J. Blazzard asked if he could count parking at the library.

28 Amanda Curtis stated he needs to get a signed lease from them.

29 Councilor Bateman asked Mayor McCormick if the city would entertain the use of the
30 City Hall building or park.

31 Mayor McCormick stated it's public property and doesn't think we can say no. But the
32 question can he count it towards his parking? I'm not sure we can allow him to count that
33 just like we can't allow him to count what's on the State Highway.

34 Councilor Bateman asked as a business are we opening up pandoras box by allowing
35 people to park here.

36 Mayor McCormick stated we have people park here on the weekends and go biking. We
37 don't stop them.

38 Councilor Bateman asked if we're going to tow.

39 Mayor McCormick stated when we get the park in and he has Chief Brad Smith put up
40 the park parking only signs on the street then yes, we might tow if you're not in the park.
41 We need parking for the park. In fact, we have a grant and hopes to get our EV charging
42 stations put in.
43
44
45

ORDINANCE 2023-07, AN ORDINANCE AMENDING EXISTING PANHANDLE LOTS IN SECTION 15.27.060 OF THE KAMAS MUNICIPAL CODE

Amanda Curtis read her staff report.

Councilor Darcey asked Amanda Curtis how many panhandle lots are lots of record in Kamas right now.

Amanda Curtis stated four, potentially 5.

Councilor Todd asked from when we passed 2005-03 what are we changing. Does the new verbiage change any of the current panhandle lots.

Mayor McCormick stated only one, Kendall Card, but with Rob's wording he can still get approval from the Fire Department and build.

Amanda Curtis stated it would be pending Fire Department approval.

Councilor Todd asked why we were changing it.

Councilor M. Blazzard asked if Kendall's lot would be grandfathered in.

Amanda Curtis stated no, not if we change it. He doesn't have a building permit.

Mayor McCormick stated he has the entitlement for a building lot, just not the requirements for setbacks.

Amanda Curtis stated it's an existing panhandle lot but if we change the ordinance requiring a bigger handle, since he hasn't submitted a building permit at this point, he would be subject to whatever we change it to. If he can't provide that than he can't build.

Councilor M. Blazzard doesn't understand why we're making it harder.

Amanda Curtis stated it's to keep up with the fire code and our own code.

Mayor McCormick stated we're not making it harder than the 2003 ordinance. The current ordinance that was adopted in 2015 says:

Panhandle lots are no longer allowed in Kamas City. Previously platted panhandle lots are subject to the following requirements:

1. The handle of the lot must be paved a minimum of ten feet in width by the length of the handle.

2. The home shall be a maximum of one-story in height.

3. The home shall meet existing setbacks for the zone.

Mayor McCormick stated parts of the 2005 ordinance are missing from the 2015 ordinance.

Amanda Curtis stated when the codification was done in 2015 it got changed.

Mayor McCormick doesn't think we took those things out. We're not intending to take somebody's right or entitlement away.

Councilor Darcey has an issue with the width of the driveway. The Fire Station doors are 13'. That's all they need to get the trucks out. The Summit County standard is 12' driveways. In Kamas East the roads are 14' with 12' driveways. He's wondering why we're making this much more onerous to build on a panhandle lot doing this under the guise of fire code. Our own code is 12' for driveways, which some lots have pretty long driveways. Why would we need the panhandle lots to be 20' wide.

Councilor Darcey feels we're raising the bar and making it a lot harder to develop. Why not keep it at 12' which is consistent with the other driveway standards in the valley.

Councilor Bateman agrees with Councilor Darcey and would like to take out the height of the home.

1 Councilor J. Blazzard stated that's because people don't want to have a 2-story house
2 looking into their backyards and windows.
3 Councilor Darcey explained why he thinks our code for the RM height is more of an
4 invasion of privacy with height than a panhandle lot is. He built his home in a panhandle
5 and was able to stay under 27 feet with a single-story home.
6 Councilor M. Blazzard stated a couple of years ago we amended our building standards
7 and doesn't understand why we are changing the height to 15 feet now for a panhandle
8 lot that is a lot of record. It seems like we're discouraging the use of that lot.
9 Councilor Darcey stated if they can't build a home on the panhandle lot, they can still
10 build an accessory building on it which is 25 feet with a setback of only 5 feet. Does this
11 make sense?
12 Mayor McCormick stated the justification of looking down on someone isn't the same as
13 an unoccupied accessory building.
14 Councilor M. Blazzard stated we can keep it one story but doesn't understand why we
15 need to punish panhandle lots.
16 Mayor McCormick asked if a basement is considered a story.
17 Councilor Darcey stated it wasn't when he built his home.
18 Councilor Bateman stated no.
19 Councilor M. Blazzard doesn't feel it should be any different.
20 Councilor Todd stated that's why we put in the code 27 feet above natural grade.
21 Mayor McCormick read the definition of grade that was approved.
22 Councilor J. Blazzard asked what we were trying to accomplish by changing the code. Is
23 this what the Planning Commission recommended?
24 Amanda Curtis stated she received direction that we needed to change to code to meet
25 fire code and meet our own code.
26 Councilor Bateman stated if you look at the current code it's three simple lines for a
27 panhandle, very simple.
28 Amanda Curtis stated and to get clarification on what one story is for staff.
29 Councilor Todd stated panhandle lots don't fit our code but when we did this there were
30 some that were a lot of record. We have to allow those because they're recorded.
31 Amanda Curtis explained we have to allow the lots to build so long as they meet our
32 code.
33 Councilor Todd said all of the lots left at the time were able to meet setbacks and all of
34 that. It was just the size of the handle that varied. He's trying to figure out why we are
35 readdressing the panhandle lot ordinance.
36 Mayor McCormick stated the ordinance that current stands is vague. There isn't a lot of
37 definition but there used to be. It was more direction for staff on how to deal with it. That
38 was really the intent. What's currently in our code now is different than what was
39 adopted in 2005.
40 Councilor Todd asked Amanda Curtis with the current ordinance that is on the table to be
41 discussed tonight. What is different with the 2005 ordinance to now.
42 Amanda Curtis explained the 2005 ordinance was much more detailed. It stated 20 feet of
43 handle, not more than 150 feet in length, 20 feet should be paved, a fire hydrant must be
44 located within 250 feet, one single story, and back then it was a conditional use permit.

1 Mayor McCormick states the code now just says you have to pave the handle 10 feet
2 wide, it doesn't really say what the handle width is. There are a lot of things that are
3 vague.
4 Councilor Todd doesn't think any panhandles at the time were less than 10 feet.
5 Mayor McCormick stated he didn't know but before it stated 20 feet and that's when they
6 were platted. That was the ordinance in place. This is just a clarification to help staff.
7 Councilor Darcey asked where would the 27-foot height come in to play at the time he
8 built his home when it states a single-story home.
9 Amanda Curtis explained it came from whoever was in planning at the time. It came from
10 the lack of clarification and the 27-foot height is standard in the code.
11 Mayor McCormick stated another example is Councilor Darcey was approved for a
12 building permit but didn't understand that he needed to pave a 10-foot-wide path. The
13 whole process was the planning department before.
14 Councilor Darcey stated from a personal stand point, people driving down his driveway
15 he feels 10 feet is too narrow. He is planning on paving 13-14 feet.
16 Mayor McCormick stated he is just saying we had some issues before and we're just
17 hoping for better clarification.
18 Mayor McCormick stated if the 15-foot height isn't reasonable it's okay to change the
19 height.
20 Councilor J. Blazzard stated he doesn't think it's reasonable.
21 Councilor Darcey asked if R-1 is 27 feet with 2 stories.
22 Amanda Curtis stated yes.
23 Councilor Todd stated the 27-foot height is pretty standard throughout the county. That's
24 from natural grade, based on the center of the house.
25 Mayor McCormick stated if you read Rob's comment, according to Kendall Cards
26 panhandle lot, he would have to go to the fire marshal and get approval.
27 Kendall told the council Rocky Mountain Power used his access to fix the transformer
28 that caught on fire and got their big boom truck down there with no problems. His access
29 is 12.5 feet.
30 Councilor Bateman added in the changes to the ordinance after pavement width in
31 number one, she would like to reference the code for driveways with the addition of
32 (15.21.110) She would like it to read "The design of the road shall conform to Kamas
33 City standards except as to requirements of sidewalks and pavements width. (15.21.110)"
34 This way the person reading this can reference the driveway code.
35 Amanda Curtis told Councilor Bateman that would only work if we change it to 12 feet
36 wide.
37 Councilor Bateman stated that is what she would like to do.
38 Scott Kettle stated one of the reasons to make the panhandle wider is because normally
39 the handle passes through the driveway of the other house and this helps make it wider.
40 Councilor Darcey asked what is to ensure the fire department is going to be consistent.
41 Why are we making the property owners ask the fire department.
42 Scott Kettle stated the fire code he has seen states 20 feet.
43 Councilor Darcey asked if the county is going to change their private driveways from 12
44 to 20 feet as well.
45 Scott Kettle stated he didn't know. This is what the fire code states.
46 Councilor J. Blazzard asked if the fire department has to sign off on every plat.

1 Amanda Curtis stated every building permit and plat.
2 Councilor J. Blazzard asked if they are consistent in their evaluations.
3 Amanda Curtis stated she doesn't handle that portion.
4 Councilor J. Blazzard asks because the cul-de-sac in Beaver Creek at Kamas subdivision
5 is big enough to turn a 48-foot semi around it and there's a cul-de-sac in Marion that you
6 need to do a 3-point turn to turn your car around.
7 Councilor Todd explained the city forced them to have the bigger cul-de-sac.
8 Scott Kettle stated at one time the fire district wanted 60-foot diameter cul-de-sacs. We
9 always had 50 feet.
10 Councilor J. Blazzard has a concern of the maximum height. It needs to match our code,
11 not be only 15 feet.
12 Mayor McCormick stated in his mind, if it can only be one story, the height doesn't make
13 a difference if it's just roof.
14 Councilor Todd asked if we can just adopt 2005-03 again.
15 Mayor McCormick stated you can make a motion for whatever you'd like.
16
17 **MOTION:** Councilor Kevan Todd moved to approve Ordinance 2005-03 as presented.
18
19 Mayor McCormick asked for Ordinance 2023-07?
20 Councilor Todd stated correct.
21 Councilor Darcey clarified that includes a 20-foot width, 150-foot maximum length of
22 the handle.
23 Councilor Todd stated just what 2005-03 says.
24 Amanda Curtis stated there are a couple of provisions we can't do in there because it's
25 not a conditional use permit anymore. We can't do item 10 or 11 of that specific code.
26 Councilor Todd stated exclude 10 and 11 and on 9 if you want to add 27-foot height for
27 clarification, fine.
28 Mayor McCormick restated Councilor Todd's motion as he heard it. You are adopting as
29 Ordinance 2023-07, Ordinance 2005-03 with the exclusion of items 10 and 11 with the
30 inclusion on item 9 of 27-foot maximum height. Is that what I understood your motion to
31 be.
32 Councilor Todd stated correct.
33
34 Councilor John Blazzard seconded the motion.
35
36 Mayor McCormick asked if there is any further discussion.
37 Councilor Bateman stated if you could amend it to not have 20 feet wide.
38 Councilor Darcey asked Councilor Todd why he is going to 20 feet.
39 Councilor Todd stated he's pretty sure when we had our conditional use permit or our
40 public hearing for this thing all the lots, when Jackie redid them, fit what this said.
41 Amanda Curtis stated except one.
42 Councilor Todd stated Kendall was at that meeting, right, in 2005.
43 Kendall Card stated he did not live here in 2005. He was rebuilding his home in 2005. He
44 didn't own the lot then.
45 Councilor Bateman asked Kendall what the length is.
46 Kendall wasn't sure but it's long.

1 Councilor Bateman stated it's longer than 150 feet.
2 Councilor Bateman asked if the other lots are as finicky as this lot.
3 Mayor McCormick through out an idea for Councilor Todd as an amendment to his
4 motion that he add in 10, "For any lot with substandard access less than twenty (20) feet
5 in width, the owner shall be required to provide additional approval by the fire
6 department for the access;"
7 Councilor Todd said okay.
8 Mayor McCormick stated that would give the opportunity to use that and feels the fire
9 department would look at the turn around radius inside the lot in the driveway area, not
10 necessarily the handle. Would that amendment to your motion be okay.
11 Councilor Todd stated he thinks that's a good suggestion.
12 Mayor McCormick stated as a number 10 item.
13 Councilor Todd confirmed as number 10.

14
15 Councilor John Blazzard seconded the motion.

16
17 Mayor McCormick asked if we understand the motion now as it stands. Is there any
18 further discussion.
19 Councilor Darcey asked if right now the handle is going to be 20 feet wide.
20 Mayor McCormick stated it would be the sentence pulled out from the suggestion from
21 Rob.
22 Councilor Darcey confirmed it is getting permission from the fire department.
23 Mayor McCormick explained saying there's enough radius inside there where they won't
24 hit the house.
25 Councilor Darcey feels like it's putting a higher standard on panhandles. There are 12-
26 foot driveways everywhere else in the code. Why are we making these panhandles more
27 onerous.
28 Councilor Darcey told Scott Kettle he appreciates his comment that these panhandles are
29 usually between two homes. It lessens the impact to the neighbors.
30 Councilor Todd stated from experience dealing with Park City Fire they have driveways
31 that are 14 feet wide. If it's a certain length they make you have 20 feet wide for so much
32 of it. That's for fire access. He thinks if the city says build it 20 foot wide, but Kendall's
33 is 12 feet the fire district would say we may end up doing this or this for his lot.
34 Mayor McCormick stated we have a motion and second. We've had further discussion.
35 We're going to vote and see where it goes.

36
37 Mayor McCormick asked for a roll call vote:

38
39 Councilor Bateman asked Mayor McCormick to repeat the motion so she can clarify
40 something.
41 Mayor McCormick stated the motion is to adopt Ordinance 2023-07, as what was
42 presented as Ordinance 2005-03 excluding 10 and 11 as they currently stand and
43 including a 27-foot maximum height on 9 and including as 10 the verbiage from Rob that
44 says "for any lot with substandard access less than twenty (20) feet in width, the owner
45 shall be required to provide additional approval by the fire department for the access;"
46

1 Councilor Bateman voted “aye”
2 Councilor Kevan Todd voted “aye”
3 Councilor J. Blazzard voted “aye”
4 Councilor Darcey voted “nay”
5 Councilor M. Blazzard voted “nay”
6 Motion passed 3-2
7

8 Councilor M. Blazzard explained she voted nay because we can always disagree with
9 what the Planning Commission sends to us but feels like this is there just to replace the
10 Planning Commission. She appreciates what the planning does.
11

12 Councilor Bateman asked if she can amend her vote, she agrees. She doesn’t want to do
13 20 feet, she would rather do 12 feet.

14 Amanda Curtis told Councilor Bateman that the Planning Commission recommended 20
15 feet.

16 Councilor Bateman stated she would stay with what the Planning Commission
17 recommended. She was under the impression that the Planning Commission wanted less.
18 Amanda Curtis stated 20 feet or as big as they could provide with fire department
19 approval.

20 Councilor Bateman asked to scratch her annulment, she will stick with her aye vote.
21
22

23 **DEPARTMENT REPORTS**

24

25 Amanda Curtis reported she was written by a resident and they want to put in a “Blessing
26 Box” at the park that is located next to the cell tower. This is a community box where
27 people would leave and take items as needed. They asked if the city would be okay with
28 that. She doesn’t know if this specific person would be in charge of maintaining it if it
29 were to get vandalized, but she is willing to donate the Blessing Box.

30 Mayor McCormick stated we have something similar to this down by the Event Center
31 that was donated by a scout for his Eagle project. It’s a library box where you can leave
32 and take books. This is like that but you can leave items like food in there.

33 Amanda Curtis suggested instead of Beaver Creek Park putting it here at the new park so
34 there are more eyes on it.

35 Mayor McCormick suggested by the Event Center by the library box because a lot of
36 people use the pavilion, playground, and Event Center.

37 Councilor J. Blazzard asked if it’s cemented down or can it be moved.

38 Amanda Curtis isn’t sure.

39 Councilor Darcey would like to research this because he has never heard of a Blessing
40 Box.
41

42 Scott Kettle reported the park people have begun construction at the shop assembling the
43 equipment. They are hoping to be done by the end of the month.

44 Scott Kettle reported he is meeting with the concrete guy tomorrow to talk about the
45 project starting on October 19 at the school for the handicap ramps.
46

1 Scott Kettle reported he is getting nervous about the paving getting completed this year.
2 They may combine what we do next year with this year. They would come earlier and
3 finish by June 30 since the money is in the budget.

4 Mayor McCormick stated let's make sure we know what the solution is because he isn't
5 sure he wants to say yes to that if we don't have a reasonable solution that doesn't cause a
6 bunch of maintenance and expense.

7 Scott Kettle agrees.

8
9 Trevor Clegg reported on top of the everyday stuff they have been working on some
10 small road improvements at the sewer and water tanks. They stacked a rock wall at
11 Gristmill to sure that up to keep it safer through the winter.

12 Trevor Clegg reported they had a couple of water leaks last week that they had to fix.
13 They are also loving their new salt shed which has been completed.

14
15 Chief Brad Smith reported on the police activity in the past month. They have had 50
16 calls for service since we last met.

17
18
19 **ADJOURN**

20
21 **MOTION:** Councilor Kevan Todd moved to adjourn at 8:10 p.m.

22
23
24 ***The content of the minutes is not intended, nor are they submitted, as a verbatim***
25 ***transcription of the meeting. These minutes are a brief overview of what occurred at***
26 ***the meeting.***

27
28 Approved on the 14th day of November, 2023.

29
30
31
32
33 _____
34 Matt McCormick
35 Mayor

Kim Peacock
City Recorder