

Kamas City Council
Staff Report
August 27, 2024

Applicant: Paul Berg representing the Neeleman’s

Request: Approval of Annexation Petition and Ordinance 2024-06

Location: West of the current Kamas boundary off of SR 248– CD-618, CD-577-X, CD-580-A, CD-580, CD-581, CD-582-A

Zoning: Current zoning is AG-10 in Summit County

DESCRIPTION

At our previous meetings, we have discussed how the annexation meets Utah State Code 10-2-402 and the requirement of a proposed annexation.

We have also discussed how the annexation aligns with our General Plan and achieves the criteria and goals listed.

Both Council and Planning have worked closely together in joint work sessions to decide on zoning and come up with a new Agricultural Tourism zone that would work for the specific needs of the proposed dairy on the Neeleman’s property. We have also discussed zoning for the other properties as well.

The annexation was accepted for further consideration by the Council on June 25th and did not receive any protests during the 30 day protest period. This public hearing marks the final step of the annexation process and Council shall choose to whether to approve the petition and ordinance this evening.

EVALUATION

Zoning and Density: This property is currently zoned AG-10 in Summit County. According to the Future Land Use map in the General Plan, this property is zoned Agriculture and within our Annexation Declaration area.

The following zoning has been discussed for each of the following properties:

CD-618, CD-580-A, CD-580 and CD-581: A-5 Agriculture

CD-577-X: Public Facility

CD-582-A: Agricultural Tourism

Concept and Layout: The Neeleman’s are proposing a dairy retail development with livestock pastures, orchards, gardens, farm store/kitchen/café, an event center, calf/hay barn, chicken coops and livestock pastures. No other property within the annexation is currently proposing any development.

Traffic: Traffic impact study has been conducted and determined that no auxiliary lanes are recommended based on the scope of the site plan. The main and only access for the public would be strictly off of 200 S. The needs on 1500 w remain to be addressed. It is not a county road.

Public Amenities: An agricultural tourism to support and enhance the historic agricultural operations of the Kamas Valley. The various different uses will lend itself nicely to encourage visitors to visit and see a working dairy operation with retail components.

CONSIDERATIONS

- Sewer – The Neeleman’s are wanting to connect to city sewer and willing to pay the cost to bring it out to their property. They will need to work with staff to get that designed correctly. They have previously discussed a desire for a 12-year pioneering agreement. Council will need to discuss this and make a decision on this tonight.
- Water – A water line would need to be extended to the property line. Council should discuss whether this would also be part of the pioneering agreement. The water line doesn’t need to be extended out as far as the sewer line.
- Francis – Council will need to discuss and determine whether an agreement should be made with Francis on their property and the future of that piece.
- 200 S Road Maintenance and plowing – does an informal agreement with Summit County Public Works work for now?
- Wetland – verify that the Army Corps has approved the wetland delineation at site plan approval.
- Site plan – Separate site plan approval from Planning Commission on the creamery will happen after annexation.

RECOMMENDATION

Staff recommends that Council discuss the above considerations and determine what agreements need to be made. This can happen after approving the petition so long as the Council is specific on what the agreements are.

Council shall determine if the zoning mentioned is the correct and final for the six properties as listed in this staff report.

It is Staff’s recommendation to consider public comment and the staff report and decide whether or not to accept the petition for annexation.