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MINUTES
KAMAS CITY COUNCIL MEETING
TUESDAY, FEBRUARY 24, 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 Dan Littledike, Kevan Todd, Diane Atkinson, and Rod
12 Smith. Councilor Mike Crystal was excused.

13 **STAFF:** Deputy Recorder, Dori Snyder; City Planner, Jackie Blazzard; Chief of Police,
14 Brad Smith; City Engineer Scott Kettle.

15 **OTHERS IN ATTENDANCE:** Heber & Kim Steed, Pete Gillwald, Mark Fischer, Bob Dillan.

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

19
20 Invocation/Reading/Thought by Councilor Dan Littledike.

21 Mayor Marchant led the public in the Pledge of Allegiance.

22
23
24 **HIGH STAR RANCH DISCUSSION OF SUPER LOT #4 AND AG LOT #3.**

25
26 Mayor Lewis Marchant said he had met with High Star and staff and they had come up
27 with some proposals he wanted them to share.

28
29 Mark Fischer updated the board on the DABC process he has been going through. The on
30 premise beer license has been issued today. The reception center license has been
31 changed by the DABC, to banquet and catering license and is in process. They are on the
32 list for dining club license. It may take a while to get this license. This would be the first
33 type of this license in Eastern Summit County. Bob attended tonight in case there are any
34 questions on water, to save time.

35
36 He said there are problems with the water and the fire department. He also said Pete will
37 update the Council on balancing the 6 acres open along the freeway, trading density with
38 where the trailer storage on the south side. The city would then get the 240,000 amount.
39 They would like to remove the fire district from their agreement so they aren't subject to
40 HOA dues and such.

41
42 Pete Gillwald showed some maps and plans that he had printed. He explained the
43 struggle they have had with the fire district and the legalities of selling water shares. The
44 fire district wants 2 acres, which he put near the UDOT entrance. More of the agricultural
45 section will be given up. They want to add cabins on the lower road to increase the

1 revenue plus it would create a second access. They will have to pay for water shares, buy
2 8 acres, sell 2 acres, and swap building spots. They will transfer the density to the
3 southern section up against the canal. The closest home site is 750 ft. from the road.
4 Kamas will get their \$30,000 an acre. The fire dept will only have to pay for 2 acres. He
5 explained the distances between houses and the canal.

6
7 Councilor Rod Smith asked what access the Fire Dept. would use.

8
9 Gillwald said the Fire Department would use their access.

10
11 Engineer Scott Kettle asked what they were going to do with a lower parcel and keep in
12 agricultural.

13
14 Heber Steed said they still hay that piece, and they would like to flood and berm it and
15 keep haying it. The other piece south of the pivot is too rocky to produce hay.

16
17 Fischer said he wanted the cabins as far away from the event center as possible.

18
19 Gillwald said they could create an easement to Beaver Shingle Creek to do maintenance
20 on their ditch. It creates good access all the way through the cabins. There are big lots, so
21 the area is not very dense.

22
23 Councilor Diane Atkinson asked if he had just said 85 frontages.

24
25 Gillwald said yes, since they are exchanging with commercial. They can adjust these
26 things. He'd like to push some of the garage back into the houses.

27
28 Mayor Marchant said surely they aren't going to try to put in any 5 ft setbacks.

29
30 Gillwald said no, he would guess more like 20 ft.

31
32 Fischer said these should go for 800 thousand up to about a million dollars. The city will
33 benefit from the taxes of these. The property value will increase of adjacent neighbors.
34 He knows they are all anxious to get the fire department issue resolved quickly.

35
36 Councilor Smith asked what the dotted lines shown on the map are.

37
38 Gillwald said those show boundary lines between the agricultural lot.

39
40 Councilor Atkinson asked if the additional houses are in addition to that which was
41 already approved.

42
43 Gillwald said it would be trading density from commercial to residential in square
44 footage. They are just changing the use.

45

1 Fischer said he likes the idea of filling the project with a restaurant on the property. It will
2 give the restaurant good business.
3
4 Councilor Smith said he likes the looks of the north end of the project. He said the south
5 part looks way too dense.
6
7 Gillwald said the density is the same. He said he could adjust some of the lots to create a
8 similar look to the previous plans. He said he was just trying to stay out of the agriculture
9 section.
10
11 Fischer wanted to make sure they knew it was the same density as before.
12
13 Gillwald said he can change the look. He discussed a few ideas.
14
15 Councilor Littledike suggested a few ideas for change.
16
17 Gillwald said he is happy to play with it and will try to make it look better. He just
18 wanted to see if they were heading in the right direction
19
20 Councilor Smith said yes, they are heading in the right direction, but variations need to be
21 made in the south parcel to spread it out.
22
23 Littledike likes the main theme, but he suggested spreading the cabins out or spacing
24 them differently. It could be secluded nicely. He also asked Blazzard if 100 ft frontages
25 aren't required in the city.
26
27 Blazzard said yes, 100 ft frontage is a city requirement.
28
29 Fischer said High Star is exempt from this due to the agreement.
30
31 Gillwald gave a water tank project update.
32
33 Fischer said he is paying for this project and wants it done as well.
34
35 Councilor Smith asked if water line is done.
36
37 Kettle said it is, but they can't put the water in until the inside of the tank is completed.
38
39 Councilor Todd said he likes the idea, but would also like the subdivision broken up a
40 little bit. With the fire dept. taking the 2 acres, he thinks it will work out well.
41
42 Mayor said everyone knows his feelings on the density of this project. He said back a few
43 months ago, High Star had come to the city wanting to change the whole direction of the
44 project. He likes the direction they have moved, but his concern is the benchmarks in the
45 agreement being met, with the amounts of money owed to the city as each part of the
46 subdivision is completed. He doesn't know how it will tie in monetarily. He said if some

1 density was moved from where it was going to be earlier, he didn't know how it
2 correlates.
3
4 Fischer explained that the more High Star completes, and each time the density is met,
5 the more money the city will receive. The density is still the same, so the city will still get
6 the same amount as planned previously.
7
8 Gillwald was looking at it from a square footage perspective. They are just exchanging
9 the square footage of one project to another.
10
11 Councilor Todd explained that there is a difference between the impact a greenhouse and
12 trailer storage would have on the water system vs the impact more cabins will have.
13
14 Mayor Marchant said he would really like to see less density. The changes they propose
15 will cost the city a greater amount than the uses previously discussed. The water, the
16 sewer, the traffic, etc.
17
18 Fischer asked Gillwald to work on that this week.
19
20 Councilor Smith said they are trying to get too many cabins in too little of space.
21
22 Gillwald said they're trying to create smaller lots.
23
24 Councilor Smith said the concept is good, and he understands a trade off, but there is just
25 too many.
26
27 Fischer said he wants to come back to the next meeting and keep the momentum up on
28 this project.
29
30 Councilor Todd asked what the white area in super lot 4 is.
31
32 Gillwald said it is mainly the agricultural parcel. He showed the boundaries.
33
34 Councilor Todd said he would be willing to give up a little of the ag easement to make it
35 look better.
36
37 Fischer said that look would be easier to sell as well.
38
39 Councilor Littledike asked the difference in density per acre.
40
41 Gillwald said it is the same. He thought about 2.9 units per acre.
42
43 Fischer clarified what he understood the Council had asked for and said they will come
44 back with those changes made.
45
46 Mayor Marchant asked how they are progressing with the storm drain.

1 Kettle said they are on working on it.
2
3 Mayor Marchant said he wanted High Star to be aware the city staff has been told the city
4 is not approving anything until the drain is done.
5
6 Councilor Smith asked how the money issues Lew brought up are going to work out.
7
8 Mayor Marchant said they appreciate the 2 million the city has received, but there is still
9 another 2 million that should be coming.
10
11 Fischer wanted to mention the 2 super lots will be combined into one super lot to clean
12 up the project since there isn't equestrian there any longer.
13
14 Mayor Marchant pointed out that this will impact the city more than the equestrian would
15 have.
16
17 Kettle said there is an additional fee for increased density as listed in the agreement that
18 they can add per ERU.
19
20 Councilor Smith said he knows he is usually the bad guy, and suggested they try to keep
21 everyone happy with this by not making the density so big.
22
23 Fischer will come to the March 10 meeting. He thanked the council for the ideas and for
24 listening to them.
25
26 Kettle reviewed how they could keep track of the ERU's and increase the money they
27 will need to bring into the city since it increases the impact to the city.
28
29 Councilor Smith said he knows he has fought the density forever, but to get rid of the
30 previously approved uses might be worth the trade.
31
32 Kettle pointed out that High Star came to the meeting saying there is a problem with the
33 water shares, but it would be a High Star and a Fire Dept. problem. He noted that this
34 issue really doesn't concern the city. If High Star follows the development agreement,
35 there is not a problem.
36
37 Councilor Todd said keeping building off of the hill is a win win for the city.
38
39 Kettle said he agrees with Gillwald on putting the fire district where it is. The change in
40 location would be better for the entire valley.
41
42 Councilor Atkinson asked why they could have 85 ft frontage instead of the 100 ft as
43 required by the City Code.
44
45 Blazzard said it's because it is commercial zone, and they are going off of the old code.
46

1 They discussed that they would have to allow the additions to the agreement.

2
3 Blazzard wanted a 3rd party to hold the easements.

4
5 Councilor Todd said it would probably be wise if they all reviewed the development
6 agreement.

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8
9 **POSSIBLE APPROVAL OF RESOLUTION 2015-01, A RESOLUTION**
10 **AUTHORIZING AND DIRECTING THE PARTICIPATION OF THE CITY OF**
11 **KAMAS, UTAH, IN THE PUBLIC EMPLOYEES NONCONTRIBUTORY**
12 **RETIREMENT SYSTEM AND THE PUBLIC SAFETY NONCONTRIBUTORY**
13 **RETIREMENT SYSTEM OF THE UTAH RETIREMENT SYSTEMS FOR**
14 **FISCAL YEAR 2014-2015.**

15
16 Mayor Lewis Marchant explained he didn't really understand this resolution, and since
17 Kim wasn't here to explain it, they may want to table this item. They all agreed.

18
19
20 **POSSIBLE APPROVAL OF ORDINANCE 2015-02, ALCOHOL BEVERAGE**
21 **ORDINANCE.**

22
23 Jackie Blazzard reviewed some of the questions she had on the draft ordinance. They
24 discussed wording for the changes. She will make these corrections and get the attorney's
25 input, and they can approve it at the next meeting.

26
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28 **DEPARTMENT REPORTS**

29
30 **POLICE**

31 Brad Smith updated the council on the activities of the Police Dept.

32
33 **MAYOR**

34 Mayor Marchant said Beaver Shingle Creek annual meeting was last night and explained
35 some changes they had made to their bylaws. The Bylaws were changed so that any
36 fiduciary could have an authorized representative elected to the board. The City will be
37 the major stock holder in time and he thought maybe the city should have representative
38 on their board eventually.

39
40 **ENGINEERING**

41 Scott Kettle said there had been a preconstruction meeting on the Canyon Creek
42 townhouses.

43 High Star is moving on the tank. They have changed contractors. Water is ready to go to
44 the tank.

1 **PLANNING**

2 Jackie updated the Council that Rusty Webster is building a home up in the Beaver
3 Shingle Creek Subdivision.

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6 **APPROVAL OF THE FEBRUARY 10, 2015 CITY COUNCIL MEETING**
7 **MINUTES**

8
9 **MOTION:** Councilor Diane Atkinson moved to approve the City Council meeting
10 minutes dated February 10, 2015.
11 Councilor Rod Smith seconded the motion.
12 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod
13 Smith voted aye. Motion passed.
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16 **APPROVAL OF INVOICE REGISTER DATED FEBRUARY 19, 2015**

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18 **MOTION:** Councilor Kevan Todd moved to approve the invoice register dated February
19 19, 2015.
20 Councilor Diane Atkinson seconded the motion.
21 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod
22 Smith voted aye. Motion passed.
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25 **ADJOURN**

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27 **MOTION:** Councilor Kevan Todd moved to adjourn at 9:00 p.m.
28 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, and
29 Rod Smith voted aye. Meeting adjourned.
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32 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
33 *transcription of the meeting. These minutes are a brief overview of what occurred at*
34 *the meeting.*

35
36 Approved on the 10th day of March 2015.
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38
39

40
41 _____
42 Lewis P. Marchant
Mayor

40
41 _____
42 Dori Snyder
Deputy Recorder