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**MINUTES**  
**KAMAS CITY COUNCIL MEETING**  
**TUESDAY, MAY 12, 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 Mike  
12 Crystal. Councilor Rod Smith was excused.

13 **STAFF:** City Recorder, Kim Peacock; City Planner, Jackie Blazzard.

14 Public Works Director, Gary Siddoway was excused.

15 **OTHERS IN ATTENDANCE:** Tim Woodard, Julie Woodard, Kirby Woodard, Cindy Roper,  
16 Jim Bradley.

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

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21 Invocation/Reading/Thought by Councilor Diane Atkinson.

22 Mayor Marchant led the public in the Pledge of Allegiance.  
23  
24

25 **PUBLIC HEARING TO DISCUSS THE PROJECT DETERMINED TO BE**  
26 **APPLIED FOR IN THE CDBG SMALL CITIES PROGRAM YEAR 2015. THE**  
27 **APPLICATION IS BEING MADE TO UPGRADE THE KAMAS CITY WATER**  
28 **SYSTEM ALONG 610 SOUTH. COMMENTS WILL BE SOLICITED ON THE**  
29 **PROJECT SCOPE, IMPLEMENTATION, AND ITS EFFECTS ON RESIDENTS.**  
30

31 Mayor Marchant opened the second public hearing for the CDBG program. Mayor  
32 Marchant stated that this hearing is being called to allow all citizens the opportunity to  
33 provide input concerning the project grant that was awarded under the 2015/2016  
34 Community Development Block Grant Program. The City has amended its capital  
35 investment plan and decided to apply for funds on behalf of doing waterline replacement  
36 and upgrade. The Mayor introduced Kamas City Recorder, Kim Peacock, and Kamas  
37 City Engineer, Scott Kettle, the designated Project Managers for the project. The Mayor  
38 explained that the application was successful in the regional rating and ranking process  
39 for the waterline improvement on 610 South for \$166,500 to increase the 6” water line to  
40 a 10” for fire flow. The Mayor explained the project to those in attendance. The Mayor  
41 then asked for any comments, questions, and concerns from those in attendance. The  
42 Mayor stated that copies of the capital investment plan are available if anyone would like  
43 a copy.

44 There were no comments from the public. Mayor Marchant closed the public hearing.

45 Councilor Todd feels this will be a good thing to have updated. It needs to be done.



1 **MOTION:** Councilor Diane Atkinson moved to approve the rezone request by Tim  
2 Woodard, TR Auto Repair & Towing LLC for parcel MVK-18 from General  
3 Commercial to Light Industrial located at 16 East 530 South.  
4 Councilor Mike Crystal seconded the motion.  
5 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, and  
6 Mike Crystal voted aye. Motion passed.  
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9 **CODE AMENDMENT REQUEST BY TIM WOODARD TO AMEND THE**  
10 **KAMAS CITY LAND USE ORDINANCE TO ALLOW A TOW/ IMPOUND**  
11 **YARD AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL ZONE.**  
12

13 Jackie Blazzard read through her staff report which stated Kamas City does not have a  
14 provision in our code to allow tow/impound yards as a use in any zoning district. Mr.  
15 Woodard received a CUP for his impound yard under the old land use ordinance in June  
16 of 2004. At that time, the yard was located at about 185 North 200 West.  
17

18 The Kamas City Planning Commission held a public hearing on May 5, 2015 to accept  
19 comments from the public regarding the addition of Tow/Impound Yards as a conditional  
20 use in the Light Industrial Zones of Kamas City. The Commission has recommended the  
21 following definition be added to Chapter 2 of our Land Use Ordinance:  
22

23 **Tow/Impound Yard** – The temporary storage of vehicles that have been towed, carried,  
24 hauled, or pushed from public or private property for impoundment in a public or private  
25 impound yard.  
26

27 Suggested criteria for conditions for this type of use in the zone are:  
28

29 Towing/Impound Yard

30 It shall be unlawful for any person to conduct, maintain or operate a tow/impound  
31 yard within Kamas City unless such person shall first obtain a Conditional Use  
32 Permit, comply with all the standards and conditions required by such approval,  
33 and comply with all other required city, county, state and federal regulations.

- 34 1. All towing and impound yards shall be surrounded by a solid visual barrier  
35 fence that complies with state regulations for all frontages along a public  
36 street and between zoning districts. These visual barriers may be increased in  
37 style, height or durability as determined by the Planning Commission. The  
38 intent of this requirement is to screen the vehicle storage areas from outside of  
39 the property.
- 40 2. All towing and impound yards shall hard surface the entire vehicle storage  
41 parking and maneuvering areas with concrete, asphalt or approved engineered  
42 dustless surface.
- 43 3. All towing and impound yards shall not add to the contamination of the soil or  
44 alter ground water flow in such a way that creates hazards to the proposed  
45 site, adjoining properties, or the City.

- 1 4. Permanent landscaping shall be designed and installed that complies with the
- 2 requirements of the underlying zone.
- 3 5. Towing and impound yards shall be maintained free of organic waste, or
- 4 inappropriately stored flammable materials.
- 5 6. All towing and impound yards shall hold a current Kamas City Business
- 6 License.
- 7 7. Identification and business signage shall be in compliance with Chapter 26 of
- 8 the Kamas City Land Use Ordinance.
- 9

10 This review criteria will need to be added to Chapter 23 of our Land Use Ordinance.

11  
12 Mr. Woodard holds a current Kamas City Business license.

13  
14 The Planning Commission has forwarded a positive recommendation to the Kamas City  
15 Council to amend Chapter 15 of the Kamas City Land Use Ordinance to allow a  
16 tow/impound yard as a conditional use in the Light Industrial Zone with the above  
17 definition added to Chapter 2 and the review criteria added to Chapter 23 of our Land  
18 Use Ordinance.

19  
20 Councilor Littledike asked Tim Woodard if he had any issues with spilled fuel or oil  
21 leaks.

22 Mr. Woodard explained he is very careful with this. They have planned oil separators for  
23 this concern specifically.

24 Mayor Marchant asked Jackie Blazzard what the final decision would be for the fencing.  
25 Mr. Woodard explained it would be a fence that met State requirements. It would not be  
26 chain link. Jackie Blazzard explained the Planning Commission would like to see a  
27 concrete fence like some of the local businesses have in the City. Mr. Woodard agreed,  
28 this is what he had planned to put in.

29 Councilor Littledike feels there could be concern about the height for the people that live  
30 in the apartments. Jackie Blazzard explained the fence would be fine because it would  
31 meet the city code.

32 Mr. Woodard asked about lighting. The State requires him to have a light.

33 Mayor Marchant asked because of the sensitivity of residents we should have something  
34 specific about the lighting. Mr. Woodard explained right now he only has solar garden  
35 lights, nothing too bright. Councilor Todd read through Chapter 15 and the council  
36 agreed it covers the lighting.

37  
38 **MOTION:** Councilor Dan Littledike moved to approve the code amendment request by  
39 Tim Woodard, TR Auto Repair & Towing LLC to amend Chapter 15 of the  
40 Kamas City Land Use Ordinance to allow Tow/Impound Yards as a  
41 Conditional Use in the Light Industrial Zone with the above definition added  
42 to Chapter 2 and the review criteria added to Chapter 23 of our Land Use  
43 Ordinance.

44 Councilor Diane Atkinson seconded the motion.

45 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, and  
46 Mike Crystal voted aye. Motion passed.

1 **CONDITIONAL USE PERMIT REQUEST BY TIM WOODARD FOR A**  
2 **TOW/IMPOUND YARD TO BE LOCATED AT 16 EAST 530 SOUTH PENDING**  
3 **APPROVAL OF THE CODE AMENDMENT.**

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5 Jackie Blazzard read through her staff report which read the Kamas City Planning  
6 Commission held a public hearing on May 5, 2015 to accept comments from the public  
7 regarding a Conditional Use Permit for Tim Woodard for a Tow/Impound Yard at 16  
8 East 530 South.

9  
10 The review criteria discussed previously in tonight's meeting would regulate the  
11 conditions of the CUP. Those conditions would include:

- 12 1. The impound area being surrounded by a solid visual barrier fence. Each side is  
13 either bordered by a different zoning district or frontage on a public street.
- 14 2. Yard area should be hard surfaced.
- 15 3. Conditions in the tow yard will not add to contamination of soil in the vicinity.
- 16 4. Permanent landscaping will be designed and installed in accordance with Section  
17 15.7 of the code.
- 18 5. The yard will be maintained free of organic waste or inappropriately stored  
19 flammable materials.
- 20 6. Applicant will hold a current Kamas City Business License.
- 21 7. Signage will be in accordance with Chapter 26 of our code.

22  
23 The Planning Commission has forwarded a positive recommendation to the Kamas City  
24 Council for a Conditional Use Permit for Tim Woodard provided he meet the criteria  
25 listed above and the business would not be a detriment to the residences in the  
26 neighborhood.

27  
28 Mr. Woodard distributed a site plan of the proposed lot. He will be putting the fence  
29 around the 30' x 50' area on the south east part of the lot. The fence will be a concrete  
30 looking fence. There will also be asphalt in the fenced area with an oil trap drain. The rest  
31 of the lot would be gravel with decorative rock along Main St. and 530 S.

32 Mr. Woodard has no plans for the rest of the lot right now but will come back to the  
33 council in the future when he decides what he would like to do with it.

34 Mayor Marchant asked if he will have a sign. Mr. Woodard explained he does need to  
35 have a sign. He will work with Jackie Blazzard to get the sign permit.

36  
37 **MOTION:** Councilor Mike Crystal moved to approve the Conditional Use Permit request  
38 for a Tow/Impound Yard located at MVK-18, 16 East 530 South with the  
39 conditions set forth by the Planning Commission and the business would not  
40 be a detriment to the residences in the neighborhood.

41 Councilor Kevan Todd seconded the motion.

42 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, and  
43 Mike Crystal voted aye. Motion passed.

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1 **SIMPLE LOT SUBDIVISION REQUEST BY GLENNA GAY COOMBS FOR**  
2 **THE CURTIS R. LEWIS #2 SUBDIVISION LOCATED AT 209 SOUTH 100**  
3 **EAST.**

4  
5 Jackie Blazzard read through her staff report which stated Glenna Coombs has submitted  
6 an application for a simple lot subdivision on Lot KT-27 in Kamas City. It is on the  
7 northeast corner of 200 South and 100 East.

8  
9 The adoption of the new Kamas City Land Use Ordinance has simplified the process for  
10 simple lot subdivisions. Section 18.3 outlines the process. Lot 1 will be 0.51 acres in  
11 size. It contains an existing home and accessory garage. Lot 2 is currently vacant and is  
12 0.34 acres in size. No connection fees will need to be collected for Lot 2 until a building  
13 permit is issued to the property owner. The builder/property owner will bear the entire  
14 cost of installing the water and sewer laterals from the main line to the property. This  
15 cost is in addition to the standard Kamas City sewer and water connection and impact  
16 fees. Four water shares for the newly created lot will need to be turned into Kamas City  
17 prior to recordation of the plat.

18  
19 Both lots meet the 100 foot frontage requirement for subdivision of property. The original  
20 lot will continue to carry the address of 209 South 100 East. Lot 2 will show the address  
21 of 245 South 100 East. An address legend has been shown on the plat as well as the PUE  
22 around each lot. The City Engineer recommended the following be placed in the notes on  
23 the plat: "Kamas City restricts the occupancy of buildings as outlined in the international  
24 building code. Accordingly, it is unlawful to occupy a building located within Kamas  
25 City with first having obtained a certificate of occupancy issued by Kamas City."

26  
27 The Planning Commission has forwarded a positive recommendation to the Kamas City  
28 Council for approval of the Curtis R. Lewis Subdivision.

29  
30 **MOTION:** Councilor Kevan Todd moved to approve the simple lot subdivision request  
31 by Glenna Gay Coombs for the Curtis R. Lewis #2 Subdivision located at 209  
32 South 100 East.

33 Councilor Mike Crystal seconded the motion.

34 The vote was unanimous. Dan Littlelike, Kevan Todd, Diane Atkinson, and  
35 Mike Crystal voted aye. Motion passed.

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38 **TENTATIVE 2014-2015 AMENDED BUDGET PRESENTED TO CITY**  
39 **COUNCIL TO REVIEW.**

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41 Kim Peacock presented the amended budget for 2014-2015 for review. The Council  
42 reviewed the budget.

1 **TENTATIVE 2015-2016 BUDGET PRESENTED TO CITY COUNCIL TO**  
2 **REVIEW, ADOPT, AND TO SET A DATE FOR THE PUBLIC HEARING.**

3  
4 Kim Peacock presented the tentative budget for 2015-2016 for review. The Council  
5 reviewed the budget.

6  
7 **MOTION:** Councilor Kevan Todd moved to adopt the tentative 2015-2016 budget  
8 presented to the City Council and set a public hearing for Tuesday May 26,  
9 2015.

10 Councilor Mike Crystal seconded the motion.

11 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, and  
12 Mike Crystal voted aye. Motion passed.

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15 ***HIGH STAR RANCH WORK SESSION HAS BEEN CANCELLED***

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18 **DEPARTMENT REPORTS**

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20 **MAINTENANCE**

21 Gary Siddoway was not in attendance tonight. He is working on a problem at the  
22 Simpson Well.

23  
24 **FIESTA**

25 Rex Mitchell came to the council to see what their thoughts are on our rodeo and bull  
26 wars. Councilor Todd feels the crowds are better each year. This is fun, family event.  
27 Mayor Marchant knows the stock is great, but we need better riders.

28 Rex Mitchell feels if the rodeo doesn't change this will be his last year. We need to do  
29 something more. Mr. Mitchell feels if we can get our prize money up by getting more  
30 sponsors we will get the better riders. Everyone needs to make an effort to get the  
31 sponsors. Mayor Marchant doesn't feel this would hurt us. The council discussed  
32 bringing in more money would attract better riders.

33  
34 **POLICE**

35 Chief Smith reported on the police activity for the past month.

36 Chief Smith talked to the council about making the intersection at 300 East 200 South a  
37 4-way stop. The council is willing to try. Chief Smith is getting pricing for different  
38 signs.

39 Chief Smith would like to apply for a grant to fund another officer to be the school  
40 resource officer. The grant would fund 50% of the new officers wages. Chief Smith asked  
41 the council if they would be willing to fund the other 50% for a new officer. Mayor  
42 Marchant feels our City is getting big enough that we can use another officer to help with  
43 the calls. The council asked Brad to move forward with the grant.

1 **MAYOR**

2 Mayor Marchant asked Jackie Blazzard to update the council on the Planning  
3 Commission meeting.

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6 **APPROVAL OF THE APRIL 14, 2015 CITY COUNCIL MEETING MINUTES**

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8 **MOTION:** Councilor Mike Crystal moved to approve the City Council meeting minutes  
9 dated April 14, 2015 with one correction.

10 Councilor Dan Littledike seconded the motion.

11 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, and  
12 Mike Crystal voted aye. Motion passed.

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15 **APPROVAL OF INVOICE REGISTER DATED MAY 7, 2015**

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17 **MOTION:** Councilor Kevan Todd moved to approve the invoice register dated May 7,  
18 2015.

19 Councilor Mike Crystal seconded the motion.

20 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, and  
21 Mike Crystal voted aye. Motion passed.

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24 **ADJOURN**

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26 **MOTION:** Councilor Kevan Todd moved to adjourn at 9:40 p.m.

27 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, and  
28 Mike Crystal voted aye. Motion passed.

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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 26<sup>th</sup> day of May 2015.

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42 Lewis P. Marchant  
Mayor

41 \_\_\_\_\_  
Kim Peacock  
Recorder