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MINUTES
KAMAS CITY COUNCIL MEETING
TUESDAY, NOVEMBER 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 Kevan Todd, Dan Littledike, Diane Atkinson, Rod Smith
12 and Mike Crystal.

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

14 Chief of Police, Brad Smith and Public Works Director, Gary Siddoway were excused.

15 **OTHERS IN ATTENDANCE:** Tracy Mullen, Heber and Kim Steed, Monica Blazzard, Jack
16 Walkenhorst, Josie McGuinn, Megan Smith, Miriam Benezra, Rusty Webster.

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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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24

25 **SUNDANCE INSTITUTE – LOCAL CONSENT FOR A SINGLE-EVENT**
26 **ALCOHOL LICENSE FOR A FUNDRAISER TO BE HELD AT THE DEJORIA**
27 **CENTER LOCATED AT 268 SPRING DRIVE, KAMAS.**
28

29 Josie McGuinn from the Sundance Institute introduced herself. She explained to the
30 council during the opening night of the Sundance Film Festival they will be having a
31 fundraiser at the DeJoria Center. Because they are providing the alcohol they have to
32 apply for this license. They cannot use the event center license.

33 Councilor Todd asked what time they would be there. Ms. McGuinn explained the event
34 will be from approximately 8:00-11:00 p.m. They will be serving beer, wine, and a
35 specialty drink.

36 Mayor Marchant stated the City Code has a noise ordinance of 10:00 p.m.
37

38 **MOTION:** Councilor Mike Crystal moved to approve the local consent for a Single-
39 Event Alcohol License applied for by the Sundance Institute for a fundraiser
40 to be held on January 21, 2016 at the DeJoria Center located at Spring Drive,
41 Kamas.

42 Councilor Rod Smith seconded the motion.

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

1 **RUSTY WEBSTER, CANYON CREEK TOWNHOMES – REVISION OF**
2 **CANYON CREEK TOWNHOME PHASE 2 SUBDIVISION.**

3
4 Jackie Blazzard read through her staff report which stated Canyon Creek Townhomes
5 received final plat approval for a Multi-Family Residential development in October of
6 2014. Some units in the development had 2 car garages and some only had a 1 car garage.
7 Each unit does provide 3 off-street parking spaces.

8 Building B in Phase 1 has been built and Building A is currently under construction. As
9 marketing of the townhomes has moved forward, the developers have found there is more
10 demand for the units that have the 2 car garages.

11 Staff was approached a few weeks ago to see if the City would consider allowing the
12 developer to revise Phase 2 of the development to accommodate more 2 car garages. The
13 original plat for Phase 2 of the development showed 4 of the 12 units with 2 car garages.
14 The revised plans show an additional 4 units with the 2 car garages (8 total). Unit 10 in
15 Building C, Unit 12 in Building D, and Units 13 and 15 in Building E are showing the
16 expansion from 1 to 2 car garages.

17 In order to accommodate this change to the plat, it was necessary to shift the footprint of
18 the buildings. Our code states “Single-story buildings shall be spaced at least 20 feet
19 apart from one another. Two-story buildings shall be spaced at least 30 feet apart from
20 one another.” All of the units in this development are two-story units, thus requiring 30
21 feet of separation. Technically, there is 30 feet of separation between the two-story
22 portions of the buildings, although there is only 20 feet of separation between the
23 buildings themselves where the garage expansions have been added.

24 This proposal for a change in the plat was taken to the Planning Commission on
25 November 17th. They voiced concern that the code is not clear regarding the separation
26 between the buildings where the garage portions are one story and the living space areas
27 are two story. The Commission felt the idea of expanding 4 of the units to two-car
28 garages was definitely something that should be done, although they wondered if
29 verbiage in the code should be modified to better reflect what is allowed. They have
30 forwarded a positive recommendation to the Kamas City Council to revise the plat for the
31 Canyon Creek Townhomes to allow for 4 of the units to be expanded to two car garages.
32 They have also requested we review this section of the code to see if it can be clarified.
33 The City Engineer has reviewed the proposed changes. The infrastructure for Phase 2 will
34 not have to undergo any changes from the original plat.

35
36 The Planning Commission has forwarded a positive recommendation to the Kamas City
37 Council for approval of the revision of the final plat for Phase 2 of the Canyon Creek
38 Townhomes.

39
40 Rusty Webster stated he feels this will make the buildings look more balanced and keep
41 cars off the road and in the garages. It is only the front corners of the garages that are 20
42 feet. Because they are on a cul-de-sac the rear is over 40 feet apart. Rusty Webster
43 explained the width of the building from a one car garage to a two car garage is only 7
44 feet difference.

45 The council members felt this would be good to keep the cars off the road.

1 Councilor Todd asked if the Fire District approved this. Mr. Webster explained they are
2 within the setback for residential fire codes.

3
4 **MOTION:** Councilor Diane Atkinson moved to approve the revision of the Canyon
5 Creek Townhome Phase 2 Subdivision.

6 Councilor Dan Littledike seconded the motion.

7 The vote was unanimous. Kevan Todd, Dan Littledike, Diane Atkinson, Rod
8 Smith, and Mike Crystal voted aye. Motion passed.

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11 **APPROVAL OF THE 2016 CITY COUNCIL ANNUAL MEETING SCHEDULE**

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13 The Mayor and Council reviewed the proposed annual meeting schedule.

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15 **MOTION:** Councilor Kevan Todd moved to approve the proposed 2016 City Council
16 Annual Meeting Schedule.

17 Councilor Mike Crystal seconded the motion.

18 The vote was unanimous. Kevan Todd, Dan Littledike, Diane Atkinson, Rod
19 Smith, and Mike Crystal voted aye. Motion passed.

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22 **DEPARTMENT REPORTS**

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24 **MAINTENANCE**

25 Gary Siddoway was excused.

26
27 **MAYOR**

28 Mayor Marchant informed the council the public transit committee will be holding a
29 public hearing at 6:00 p.m. at the Middle School on December 7.

30
31 Mayor Marchant read a letter he addressed to Patrick Putt from Summit County for the
32 proposed zoning changes to the valley. He also sent a copy to all the members of the
33 County Council.

34 Mayor Marchant informed the Council that the Republican Party leadership proposed Tal
35 Adair to replace David Ure on the County Council.

36
37 Jack Walkenhorst asked if the City had any concerns with the construction from this past
38 summer. Mayor Marchant and the council felt positive about the work completed. Jack
39 explained they are finished for now. They are trying to make a plan for the future. In
40 Kamas there are only some homes and businesses along Main Street and Center Street
41 that are not connected to the fiber.

42
43 Monica Blazzard asked who's responsibility it to clean up the graffiti on the west side of
44 town. Mayor Marchant explained the bridges are the City's. We will look in to painting
45 over it. Monica asked what the councils feelings are regarding crosswalks at the schools.
46 She had a lot of people ask about crosswalks and the school also wants a sidewalk.

1 Mayor Marchant expressed his concerns about crosswalks. Mayor Marchant will talk to
2 Chief Smith about this.

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5 **APPROVAL OF THE NOVEMBER 10, 2015 CITY COUNCIL MEETING**
6 **MINUTES**

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8 **MOTION:** Councilor Kevan Todd moved to approve the City Council meeting minutes
9 dated November 10, 2015 with one correction.

10 Councilor Diane Atkinson seconded the motion.

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

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15 **APPROVAL OF THE INVOICE REGISTER DATED NOVEMBER 24, 2015**

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17 **MOTION:** Councilor Rod Smith moved to approve the invoice register dated November
18 23, 2015.

19 Councilor Kevan Todd seconded the motion.

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

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24 Councilor Smith asked what the status was regarding his neighbor and the status of his
25 yard. Can Chief Smith talk to them? Mayor Marchant and Jackie Blazzard told him
26 there's nothing in our code. Jackie Blazzard will contact the owner of the property.
27 Councilor Todd asked if they just need a trailer to help haul it away. Mayor Marchant
28 asked Councilor Smith to contact them and see if they need help removing all the junk in
29 their yard.

30
31 Councilor Littledike told the council of a hydro turbine he's looking into to save power at
32 the well.

33
34 Councilor Atkinson talked about the outreach program she attended last week at the High
35 School. They asked that the cities get more involved and write a letter to our
36 congressmen, senators and legislature to change the law for the age of tobacco sales to be
37 21. She received some information at the meeting that was a real eye opener.

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40 **ADJOURN**

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

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

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 8th day of December 2015.

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11 Lewis P. Marchant
Mayor

Kim Peacock
Recorder