

1
2
3
4
5
6
7
8
9

MINUTES
KAMAS CITY COUNCIL MEETING
TUESDAY, FEBRUARY 9, 2016

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 Diane Atkinson, Kevan Todd, Rod Smith, Mike Crystal
12 and Monica Blazzard.

13 **STAFF:** City Recorder, Kim Peacock; City Planner, Jackie Blazzard; Gary Siddoway,
14 Public Works Director, and Chief of Police, Brad Smith.

15 **OTHERS IN ATTENDANCE:** Scott Kettle, Pete Gillwald, Rodney Louder.
16

17
18 **OPENING CEREMONY, INVOCATION/READING/THOUGHT**

19
20 Invocation/Reading/Thought by Councilor Mike Crystal

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

24 **PRELIMINARY PLAT REVIEW FOR HIGH STAR LOT 4, SOUTH SUMMIT**
25 **FIRE DISTRICT.**
26

27 Jackie Blazzard read through her staff report which stated High Star Ranch has submitted
28 a preliminary site plan for Super Lot 4 of the High Star Ranch Master Plat. This parcel
29 was originally set aside for Kamas City to construct a new maintenance facility as part of
30 the development agreement. With the purchase of the Kamas UDOT facility, this parcel
31 was no longer needed for that purpose. If Kamas City decided the property would not be
32 needed for the purpose designated, High Star would purchase the ground back from the
33 City.

34 The South Summit Fire District has had discussion with the Kamas City Council for a
35 period of time regarding the purchase of that property to build a new fire station. At this
36 point, High Star plans to buy back the property and work out an agreement with the Fire
37 District to block out 2 acres of Super Lot 4 for the new fire station and keep the
38 remaining 5.9 acres in open space as part of their development.

39 At this point, the Fire District parcel would front both SR 32 and High Star Ranch's
40 future Thorn Creek Drive. Access will need to be determined. There is a 50' foot utility
41 easement across the front of the parcel along SR 32. Construction plans will need to be
42 submitted to Horrocks Engineers showing the location of existing utilities and the
43 proposed water and sewer laterals. Staff will work with Summit County for addressing.
44 The residual parcels are presently in the General Commercial Zone. High Star has
45 indicated that with proposed changes to the Development Agreement, the 1 acre residual

1 parcel on the north will probably become a trailhead for the public trail system as shown
2 on Exhibit "C" of the Project Master Plan and the southern 4.9 acres will most likely
3 become part of the Ag Easement.

4
5 The Planning Commission has forwarded a positive recommendation to the City Council
6 for approval of the preliminary plat for the Fire District Subdivision.

7
8 Mayor Marchant read through the engineer's review which state the following items need
9 to be addressed prior to final approval:

- 10 • Show address for the lot on the plat
- 11 • UDOT approval of the proposed access.
- 12 • Submit a plan of how the proposed residual parcels will be managed.
- 13 • Submit construction plans showing the location of the existing utilities and the
14 proposed water and sewer laterals.

15
16 Mayor Marchant welcomed Pete Gillwald. Mr. Gillwald presented a land use map
17 showing the parcel in the southwest corner of the development. They have been working
18 with the Fire District for a couple of years about this project. Mr. Gillwald updated the
19 council that he has a meeting scheduled with UDOT for the proposed access. Gillwald
20 displayed a preliminary subdivision plan for the council to review showing the lot with
21 the possible access and improvements. Gillwald discussed installing a low pressure line
22 to the Fire District lot, which they can use in future development also.

23 Gillwald explained they will still be zoned commercial if this plan gets approved. They
24 conceptually have an agreement with the fire department and are ready to go with this
25 once they get approval.

26 Councilor Smith confirmed that this was the City's ground at one point, now this is High
27 Star's ground. Gillwald explained they will have to pay Kamas City \$240,000 prior to
28 closing with the Fire District. Councilor Smith asked where they came up with the
29 \$240,000 price. Gillwald stated this was in the Development Agreement. It is \$30,000 per
30 acre. Councilor Smith feels being zoned commercial on the highway is worth more.

31 Mayor Marchant asked if the residual parcel would be left commercial until the final plat
32 was completed when you figure out for sure what is going to happen. Gillwald stated they
33 would stay commercial until the Development Agreement is amended.

34 Scott Kettle stated he needs to look and see how far they can carry the gravity sewer
35 down to see if that's beneficial.

36 Scott Kettle read the Development Agreement concerning the purchase of the 8 acres for
37 clarification.

38 After some discussion about the Development Agreement Mayor Marchant explained to
39 Gillwald that he finds it frustrating that High Star uses the original Development
40 Agreement when it's in their favor, when you want to do something different you lay it
41 on the council as a guilt trip and tell us you need this to make the development grow. So
42 many things have been approved that don't match the Development Agreement. The
43 Event Center is one example. Mayor Marchant stated the council is working on the
44 amendment right now, but is not ready to discuss with High Star yet.

45 Councilor Todd agreed with Councilor Smith that we could get more money. At the time
46 of approval we had nowhere for our Public Works department to go. Things changed and

1 we purchased the UDOT facility. Councilor Todd is good with moving forward with this.
2 The City does not need this anymore and this is a great place for the fire station.
3 Councilor Todd asked when the trailhead parking would be installed. If UDOT approves
4 this how far is the road being built? Gillwald feels along the front of the lot. They will be
5 providing an easement, but not the trail. The trailhead isn't going to be built until the
6 southern road is built. There is an easement for a trail on the east side of the canal but not
7 on the west side of the canal.

8 Councilor Smith asked when Gillwald foresees the road being completed. Gillwald feels
9 if the Development Agreement can get approved they may start the first phase
10 construction this year. Mayor Marchant wants to know when the whole road is
11 completed. Gillwald feels they will start on the southern end of the project and move
12 north. This will be done in phases.

13 Scott Kettle explained until improvements are put in the Fire District cannot pull a
14 building permit. Gillwald feels if the council needs two more weeks to think about this he
15 can wait. Gillwald will have answers from UDOT and the council can make a final
16 decision. Mayor Marchant feels this is a good idea to wait. Gillwald wants to know if it's
17 worth his time to continue with UDOT. Councilor Todd explained he likes the idea of the
18 Fire District building on this lot. The City does not need it anymore.

19 Councilor Smith explained he wants the Fire District to be there, but the City needs to be
20 paid. Scott Kettle recommended approving this as the preliminary tonight because he will
21 still need to come back for final approval with all the corrections.

22 Gillwald told the council he had talked to Kent Leavitt and offered more land if they
23 wanted a helipad. Leavitt explained to Gillwald that was not necessary, the EMS would
24 only use this. The council agreed they do not want a helipad.

25 The council asked Gillwald to report to Jackie Blazzard once he meets with UDOT for
26 and update.

27
28 **MOTION:** Councilor Mike Crystal moved to approve the preliminary plat for High Star
29 Ranch Super Lot 4/Fire District Subdivision with the recommendations from
30 Horrocks Engineers and the Planning Commission, along with payment to the
31 City. These items need to be addressed before final approval.

32 Councilor Monica Blazzard seconded the motion.

33 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod
34 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.

35
36
37 **ORDINANCE 2016-01, AN ORDINANCE TO ADOPT SNOW REMOVAL**
38 **REGULATIONS**

39
40 The council reviewed a draft of an Ordinance prepared by Chief Smith for approval. Gary
41 Siddoway asked that the wording be changed in Section 1 to make it clearer.

42
43 **MOTION:** Councilor Kevan Todd moved to approve Ordinance 2016-01, An Ordinance
44 for Kamas City adopting snow removal regulations with the discussed
45 changes and pending final approval by the City Attorney.

46 Councilor Rod Smith seconded the motion.

1 Mayor Marchant asked for a roll call vote:
2 Councilor Diane Atkinson – “aye”
3 Councilor Kevan Todd – “aye”
4 Councilor Rod Smith – “aye”
5 Councilor Mike Crystal – “aye”
6 Councilor Monica Blazzard – “aye”
7 The vote was unanimous. Motion passed.
8
9

10 **DEPARTMENT REPORTS**

11
12 **MAINTENANCE**

13 Gary Siddoway reported they are getting the flag poles ready for the school art project
14 that will be put up in March.

15 Gary Siddoway is still working on the Simpson Well, not sure when this will be
16 completed.

17 Mayor Marchant asked when the pavilion at the park will be completed. Gary Siddoway
18 is hoping soon, but he is not sure.

19
20 **POLICE**

21 Chief Smith reported on the police activity during the past month.
22

23 **MAYOR**

24 Mayor Marchant mentioned he was contacted by Paul Weller. There is a fundraiser
25 motorcycle ride every year to Eureka. Paul was contacted by Wendel Burt from Burt
26 Brothers Tires and they would like to change the destination of the ride. They would like
27 to come to the City. There would be no cost to the City, but we would need to come up
28 with a project. This will be held the last week in April or the first week in May. The
29 council agreed they would allow this.
30

31 Jackie Blazzard reported on the Planning Commission meeting last week. Don Sargent,
32 who is representing Kamas Storage, has presented a code amendment and a zoning map
33 amendment to change a parcel from Residential Agriculture to Light Industrial. They will
34 be having a public hearing to allow them to build additional storage units on their
35 property. Planning Commission felt this would be the best place in the City and give
36 them approval to move forward. The council is concerned about the access. The road they
37 use now is very narrow. Jackie Blazzard feels there are better places to access.
38
39

40 **APPROVAL OF THE JANUARY 26, 2016 CITY COUNCIL MEETING**
41 **MINUTES**

42
43 **MOTION:** Councilor Diane Atkinson moved to approve the City Council meeting
44 minutes dated January 26, 2016.

45 Councilor Kevan Todd seconded the motion.

1 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod
2 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.
3
4

5 **APPROVAL OF THE INVOICE REGISTER DATED FEBURARY 4, 2016**
6

7 **MOTION:** Councilor Kevan Todd moved to approve the invoice register dated February
8 4, 2016.

9 Councilor Rod Smith seconded the motion.

10 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod
11 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.
12
13

14 **WORK SESSION**

15 *Cancelled*
16
17

18 **ADJOURN**
19

20 **MOTION:** Councilor Diane Atkinson moved to adjourn at 8:45 p.m.

21 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod
22 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.
23
24

25 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
26 *transcription of the meeting. These minutes are a brief overview of what occurred at*
27 *the meeting.*
28

29 Approved on the 23rd day of February 2016.
30
31
32
33

34 _____
35 Lewis P. Marchant
Mayor

Kim Peacock
Recorder