

1 MINUTES
2 KAMAS CITY COUNCIL MEETING
3 TUESDAY, AUGUST 11, 2020

4 7:00 p.m.

5 THIS MEETING WILL BE HELD AS AN ELECTRONIC MEETING WITHOUT ALLOWING THE PUBLIC TO COME
6 TO CITY OFFICES OR ANOTHER ANCHOR LOCATION TO PARTICIPATE, PURSUANT TO GOVERNOR
7 HERBERT'S EXECUTIVE ORDER 2020-5.

8
9 Public may participate electronically through Facebook Live on Kamas Community Connected
10 <https://www.facebook.com/kamascommunityconnected/> or Zoom:

11 Join Zoom Meeting

12 <https://us02web.zoom.us/j/81581349597?pwd=T2JTUmZ6UEhVZHBwV3J6VlNaVmM3QT09>

13 Meeting ID: 815 8134 9597

14 Passcode: 450626

15 Comments may also be made by email prior to the meeting at kamascityutah@gmail.com
16
17

18 Mayor McCormick opened the meeting welcoming those in attendance electronically:

19 COUNCIL MEMBERS: Councilors Garry Walker, Kevan Todd, John Blazzard, Allen
20 McNeil, and Monica Blazzard.

21 STAFF: Recorder, Kim Peacock; City Planner, Natalie Souza; Engineer, Scott Kettle;
22 Public Works Director, Matt Crittenden; Chief of Police, Brad Smith.

23 OTHERS IN ATTENDANCE: Jamie Huff, Kathy Holder, Mike Crystal, Nici Crystal, Brent
24 Crystal, Gracia Eisman, Holly Strand, Garrett Crystal, David Darcey, Kylie Crystal, Greg
25 Atkinson, Bev.
26
27

28 OPENING INVOCATION AND PLEDGE OF ALLEGIENCE
29

30 Invocation by Mayor Matt McCormick

31 Mayor McCormick led the public in the Pledge of Allegiance
32
33

34 APPROVAL OF THE JULY 28, 2020 CITY COUNCIL MEETING MINUTES
35

36 MOTION: Councilor Kevan Todd moved to approve the City Council meeting minutes
37 dated July 28, 2020.

38 Councilor Allen McNeil seconded the motion.

39 The vote was unanimous. Councilors Garry Walker, Kevan Todd, John
40 Blazzard, Allen McNeil, and Monica Blazzard voted aye. Motion passed.
41
42

43 APPROVAL OF THE INVOICE REGISTER DATED AUGUST 11, 2020
44

45 MOTION: Councilor John Blazzard moved to approve the invoice register dated August
46 10, 2020 with the addition of the fireworks for 2021 in the amount of \$6,600.

1 Councilor Monica Blazzard seconded the motion.
2 The vote was unanimous. Councilors Garry Walker, Kevan Todd, John
3 Blazzard, Allen McNeil, and Monica Blazzard voted aye. Motion passed.
4
5

6 **PUBLIC COMMENT**
7

8 There were no public comments.
9

10
11 **PUBLIC HEARING TO ACCEPT PUBLIC COMMENT FOR THE APPROVAL**
12 **OF THE CRYSTAL SUBDIVISION PLAT AMENDMENT AT 410 SOUTH MAIN**
13

14 Mayor McCormick turned the time over to Natalie Souza for her staff report. After Souza
15 read her staff report she reviewed the site plan of the subdivision with the council and
16 explained what the amendments would be. Souza explained currently one of the notes on
17 the plat states lot 3 isn't buildable until the road is put in. They will be amending the note
18 to add lots 3, 4, and 5 as not buildable until the road is complete. Souza explained the
19 new lots they are adding aren't going to be built on anytime soon. It will be years down
20 the road. They just wanted to get this taken care of while they are going through the
21 process.
22

23 Mayor McCormick turned the time over to Scott Kettle for his staff report. Scott Kettle
24 explained his biggest comment was when this plat was approved originally there was a
25 plat note that said lot 3, the remaining lot, was unbuildable until it had frontage on a city
26 street. We just need to update that to be lots 3, 4, and 5 are not buildable until 400 South
27 is constructed and they have frontage on a public street.
28

29 Councilor McNeil asked since this is the first time he's seen this if approving lots before
30 the street is put in is typical. He's not opposed to it, but he didn't know this was a
31 possibility. Do we not have a rule one way or another on this?
32

33 Scott Kettle stated it's not the typical way, but when this was approved it was based on
34 showing the right of way. What they're wanting to do is add 80 feet to Machele's lot so
35 she can build a garage. Because they have to pay the city \$1,000 to amend the plat, they
36 thought they would amend the other two lots while they were in the process. Since this
37 was approved in the past, he thought this would be okay with them knowing they can't
38 build on lots 3-5 until they dedicate that right of way and build that street with all the
39 utilities in it. Scott Kettle doesn't see a big problem with this.
40

41 Natalie Souza stated this remains a minor subdivision.
42

43 Councilor McNeil feels moving forward in the future we should look at this since it's not
44 a typical process. He doesn't have a problem with this one since it was approved.
45

46 Mayor McCormick opened the public hearing.

1 Mike Crystal started this process so his sister Machele Crystal could build a garage.
2 When they first had the subdivision approved there was one lot there. Mike Crystal stated
3 he was under the impression he could build one more home there before the street was
4 put in. As of right now they are moving the lot line so she can build a garage. The new
5 lots will be for the grandchildren, no plans right now. They still use it for agriculture. As
6 of right now they don't want the road.

7
8 Scott Kettle stated according to the original plat there is a note that states lot 3 is not
9 buildable until the road goes through.

10
11 Mike Crystal asked if the whole street needs to be put in or could they put a hammerhead
12 in.

13
14 Scott Kettle explained in order to have a buildable lot it has to have 100' of frontage.

15
16 Natalie Souza had a couple of phone calls asking for more information about this
17 amendment, but nobody was opposed.

18
19 Mayor McCormick closed the public hearing.

20
21 Councilor Todd commented this is simple for him. We're just adjusting a lot line so
22 someone can build a garage. Councilor McNeil is correct, down the road we would not
23 accept this but it's been a platted subdivision for a long time and it's simple.

24
25 Mayor McCormick is having a hard time understanding why we need to change our
26 process, this is exactly what our code says the process is for a minor subdivision.

27
28 Councilor J. Blazzard stated this is wise for them to do all the changes at once. As long as
29 they are understanding the requirements put on the other 3 lots.

30
31 Councilor McNeil stated it's not the subdivision process itself he's having a hard time
32 understanding, it's the subdividing of land where we're creating lots that they'll be able
33 to be built upon in the future. Councilor McNeil has been reading our code while we have
34 been discussing this and in Section 15.21.030 Lot Standards, it reads in no. 3, all
35 subdivisions shall result in the creation of lots that are developable and capable of being
36 built upon. Councilor McNeil stated currently existing are lots 1, 2, and 3. Are we trying
37 to create lots 4 and 5 in addition to adjusting the boundary of 2 and 3.

38
39 Scott Kettle told Councilor McNeil he is correct. Before it had lots 1, 2, and 3. They're
40 trying to make lot 2 bigger. Because of the process and the cost, they didn't want to have
41 to come back a second time, they wanted to amend this plat and add the lots.

42
43 Councilor McNeil sees why this makes sense, but doesn't think this is allowed under our
44 code.

1 Mayor McCormick asked Councilor McNeil why he thinks these lots are unbuildable.
2 There are stipulations like there would be on any plat, but the lots are buildable. They just
3 need to meet the criteria before they can build a house.

4
5 Councilor McNeil feels our code is clear, paragraph 2 right above it says all lots or
6 parcels created by a subdivision shall have direct access with frontage on a dedicated
7 street improved to the standards herein required. Councilor McNeil stated he's not trying
8 to find reasons to deny this, we should follow what our code says.

9
10 Councilor J. Blazzard asked if the Planning Commission reviewed this.
11 Mayor McCormick replied yes, they forwarded a positive recommendation to the City
12 Council unanimously.

13
14 **MOTION:** Councilor Kevan Todd moved to approve the Crystal Subdivision plat
15 amendment located at 410 South Main and 19 West 400 South with a positive
16 recommendation from Planning Commission and add the notes from Horrocks
17 in to this motion.

18 Councilor John Blazzard seconded the motion.

19 Mayor McCormick asked for a roll call vote:

20 Councilor Walker voted "aye"

21 Councilor M. Blazzard voted "aye"

22 Councilor Todd voted "aye"

23 Councilor McNeil voted "nay"

24 Councilor J. Blazzard voted "aye"

25 Motion passed 4-1.

26
27
28 **JAMIE HUFF AND KATHY HOLDER, STATE OF UTAH DIVISION OF**
29 **EMERGENCY MANAGEMENT, DISCUSSION FOR FEMA FLOODPLAIN**
30

31 Jamie Huff explained they came to the council years ago. Summit County approached her
32 office to investigate Beaver Creek which falls in the boundaries of Kamas.

33 They have updated the map to make people aware of the flood risk. Huff reviewed the
34 timeline of the process.

35 They are at a point where they will not make any more changes to the map. They are
36 going to publish the new maps. The city will have 6 months to adopt these in to the code.

37
38 Kathy Holder reviewed the changes to the community with this new map.

39 Mayor McCormick would like to flood the residents with information so everyone
40 understands what is going on. Huff and Holder will hold a webinar to help answer
41 questions.

1 **DEPARTMENT REPORT**

2
3 Natalie Souza reported she has been focusing on the flood maps and learning the process.
4 Matt Crittenden reported they have been working on a few water leaks and working with
5 Scott Kettle and Geneva Rock on the projects.

6 Councilor M. Blazzard stated the crosswalks look good, thank you.
7

8 Scott Kettle reported Geneva Rock has completed the sidewalk and the City Hall
9 projects. Scott Kettle will have playground equipment prices at the next meeting.
10 Councilor M. Blazzard asked if the 100 South planter strips have been filled in. Scott
11 Kettle replied GMS will complete the sprinklers and put sod in the next couple of weeks.
12

13 Chief Brad Smith reported since the last meeting they had 49 calls for service, 5 DUI
14 arrests, and working on one felony case.

15 Councilor M. Blazzard asked Chief Brad Smith if his department can help with the
16 crosswalks by the school.

17 Chief Brad Smith explained the crossing guards are trained by the police department and
18 he would be willing to train volunteers. Councilor M. Blazzard will work with Chief Brad
19 Smith and try to get volunteers.
20

21 Councilor Walker stated he had a request by a neighbor on 200 East about the speed of
22 the traffic. Could we put in a stop sign to slow people down. There are a large number of
23 students that speed on that road.

24 Chief Brad Smith is a fan of stop signs and would encourage adding them. Chief Brad
25 Smith asked the city council to determine where they would like to add them.

26 Mayor McCormick asked Scott Kettle, Chief Brad Smith and Matt Crittenden to get
27 together and determine where to put them.
28

29 Mayor McCormick read a thank you card from Randy and Ilene Taylor for the fireworks
30 for Fiesta Days.

31 Mayor McCormick reported we have received an allotment of Cares Act money. We
32 have to show we spent the money on Covid related items. One of the things we can do is
33 help the schools with Covid related purchases. Mayor McCormick will have more
34 information after he talks to the superintendent.
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37 **ADJOURN**

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39 **MOTION:** Councilor John Blazzard moved to adjourn at 8:40 p.m.
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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 25th day of August, 2020.
6

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10 _____
11 Matt McCormick
Mayor

Kim Peacock
City Recorder