

1
2
3

MINUTES KAMAS CITY PLANNING COMMISSION MEETING

4
5

TUESDAY, AUGUST 1, 2017

6
7
8
9

7:00 p.m.
Kamas City Hall,
170 N. Main
Kamas, UT 84036

10 Vice Chairman Garry Walker opened the meeting, welcoming those in attendance and led
11 the public in the Pledge of Allegiance.

12 **PLANNING COMMISSIONERS:** Garry Walker, Marci Gines, and Paul Kunz.

13 Commissioners Gary Padfield and Fran Meehan were excused.

14 **STAFF:** City Deputy Recorder, Dori Snyder, City Planner Jackie Blazzard.

15 **OTHERS IN ATTENDANCE:** Mayor Lewis Marchant, Jim & Amy Yost, Terry & Vicky
16 Atkinson, Kim & Heber Steed, Rex Campbell, Phil & Pauline Jung, Matt McCormick,
17 Bruce Johnson, Ronald Roberts, Jack Walkenhorst, Kaycee Simpson, Cindy Butterfield,
18 Scott Simpson, Paul Watson, Tim Gines, and Louise Willoughby.

19
20

21 **PUBLIC HEARING: PRELIMINARY PLAT APPROVAL FOR FRONTIER**
22 **HAVEN SUBDIVISION FOR A 55 AND OLDER HOUSING COMMUNITY AT**
23 **400 S. 400 E.**

24
25 City Planner Jackie Blazzard noted that this has been advertised as required. This was
26 discussed at previous meetings. The application for a subdivision on 440 S 400 E. has
27 been submitted for a 22-lot subdivision with 2 points of ingress/ egress on 400 East. 3
28 streetlights have been proposed. A max height of 27 feet is allowed. Mail will be picked
29 up at the main office inside the development. There will be 6 ft. vinyl fencing on the
30 west, with 4 ft. wrought iron fence on the north, east and south sides. Garbage pickup and
31 maintenance for road and sidewalks through the CC&R's. She has contacted the county
32 for addresses which will need to be completed before final approval is given. The
33 developers have met with the City Engineer to take care of their concerns. The north
34 storm drain should be culverted. The City right of way will have road base & gravel to
35 property line.

36
37 Kaycee Simpson said it about the same as last time. Dormers have been added as
38 requested. They will be re-doing the road as requested. There will be sidewalk and curb
39 & gutter. There will be no access to the school side. There is a retention pond to take care
40 of excess water. The Fire Marshall has approved the hydrants. CC&R's are 55 and older
41 with up to two care takers if necessary. No rentals are allowed. Each unit will have its
42 own water and sewer hookups. There will be neutral tones on every other building.

43
44 Vice Chairman Walker opened the meeting up for public comment.
45

1 Bruce Johnson asked how wide the streets will be. He asked where overflow parking is
2 and how many spaces are available.
3
4 Mr. Simpson said the same size roads as the city requires, and he showed where the
5 overflow parking is and explained each unit would have 2 driveway spaces as well.
6
7 Amy Yost asked if there was RV parking since that age group often has those type of
8 vehicles.
9
10 Mr. Simpson said no, they don't have that and they would refer them to park other places,
11 such as the RV storage units.
12
13 Commissioner Marci Gines confirmed that RVs were not allowed in the CC&R's.
14
15 Mr. Johnson asked where the sewer lines will run.
16
17 Paul Watson showed where the existing sewer lines are located and where they will hook
18 on.
19
20 Mr. Simpson said the city engineer had them change the direction of the sewer line.
21
22 Kim Steed asked how much the units will be sold for and how many rooms they have.
23
24 Mr. Simpson answered about \$380,000 is about the average and there are a few layouts
25 with 2 bedrooms, one as an office, or as an extra room. They will turn in water shares.
26 \$152.00 per month was the last number run for homeowner association fee.
27
28 Terry Atkinson asked if the existing road on the east would be developed.
29
30 Mr. Simpson said yes, that will be developed and that will be the right of way to keep
31 traffic away from the children going to the schools.
32
33 Tim Gines asked if the road on the east will go all the way through.
34
35 Mr. Simpson showed where the roads will be accessed. It will be a city road, so the City
36 will take care of the snow removal, but the association will maintain the sidewalks.
37
38 Tim Gines asked if there were other HOAs in town.
39
40 Ms. Blazzard named a few of the other HOA's in town.
41
42 Mr. Simpson told them their CC&R's are 82 pages and is very specific and protective.
43
44 Terry Atkinson asked about the road width.
45
46 Mr. Paul Watson answered it will tie into the existing width.

1 Mr. Matt McCormick suggested developing the 400 E road with pavement for parking.
2 He asked if there was a plan for turn lanes so traffic can safely turn.
3
4 Mr. Simpson said it will be determined by the city and the planning commission and the
5 road and shoulder.
6
7 Mr. McCormick asked where the ditch would put that water. When there is curb and
8 gutter, you have to have a system to put it into, and there is not currently one in place. He
9 is concerned where that water will go.
10
11 Mr. Simpson said it will tie back into the ditch so it doesn't flood anyone. They have
12 been working with engineers on that.
13
14 Commissioner Walker asked McCormick if he has had problems with the water already.
15
16 Mr. McCormick said there is a storm grate, but at some point, dumping water into the
17 storm drain is not the right thing to do. The water concentrates and his gravel gets
18 flooded. It happens when it rains heavy or a concentrated amount of water. The storm
19 drain gets clogged up. A gravel shoulder will dissipate the water as needed better than
20 curb & gutter.
21
22 Commissioner Gines asked when this happens to his property.
23
24 Mr. McCormick said it is mainly when it is raining pretty hard.
25
26 Mr. Simpson discussed not doing the curb and gutter to prevent a possible problem with
27 excess water. He discussed installing a reverse drain to help prevent this problem.
28
29 Commissioner Gines asked what the public works department would prefer.
30
31 Ms. Blazzard said she doesn't think they necessarily want curb & gutter.
32
33 Mr. Simpson said they definitely want sidewalks to provide a safe walking space for
34 everyone involved.
35
36 Commissioner Paul Kunz said he is okay without curb & gutter, especially if it creates a
37 water problem for the neighboring properties.
38
39 Ms. Blazzard said she thought the city engineer wanted it put in but she will check with
40 him and the public works department again.
41
42 Commissioner Gines said she wanted to hear what the City Engineer and the Public
43 Works department want first.
44
45 Vice Chairman Walker closed the public hearing.
46

1 **MOTION:** Commissioner Paul Kunz made a motion to recommend approval of the
2 Preliminary Plat for Frontier at 400 S. 400 E. pending the City Engineer
3 comments on curb and gutter on 300 S. Commissioner Marci Gines seconded
4 the motion. Commissioners Gines, Kunz, and Walker all voted Aye. The vote
5 was unanimous, all in favor. Motion passed.
6
7

8 **PUBLIC HEARING: ADOPT A CHAPTER TO THE KAMAS MUNICIPAL CODE**
9 **REGARDING STORAGE CONTAINERS.**
10

11
12 City Planner Jackie Blazzard read the staff report noting that there have been discussions
13 for over a year regarding storage containers in the city. The public hearing has been
14 noticed in the paper and the Planning Commission recommendation will be sent to the
15 City Council.
16

17
18 Commissioner Paul Kunz asked if they would be able to enforce this new ordinance.
19

20 Ms. Blazzard said there are several enforcement issues already in town, and all they can
21 do is tackle them as they are received or noticed.
22

23 Commissioner Marci Gines said she likes the idea of having a requirement to at least give
24 them a step to follow.
25

26 Chairman Garry Walker opened the meeting up for public comment.
27

28 Mr. Simpson asked if they were not allowed, would people just have things strewn all
29 over.
30

31 Chairman Walker said they are not against storage buildings, just not railroad containers.
32 He read the definitions of accessory storage buildings. Cargo containers and railroad
33 containers are not accessory storage buildings. He explained the city is trying to eliminate
34 certain types of storage containers from being in residential areas.
35

36 Ms. Blazzard said this will help prevent unsightly storage containers in residential areas.
37

38 Mr. Simpson asked about the recreational vehicles and if this includes enclosed
39 snowmobile trailers.
40

41 Chairman Walker explained it does not include those. This is to prevent people from
42 converting containers from original use to a storage unit.
43

44 Mr. McCormick asked if this includes those companies that bring temporary one until
45 you move.
46

1 Commissioner Kunz explained that would be allowed for a temporary time.

2
3 Amy Yost said she understands not allowing buses or other vehicles being used for other
4 purposes on people's properties, but the storage containers are airtight and can look nice.

5
6 Commissioner Gines said she doesn't want to look out at an unappealing railroad car.
7 They can become unsightly. This is what the city is trying to prevent.

8
9 Chairman Walker said he would like to say they would be taken care of, but they will end
10 up looking like rusty railroad cars sitting all over peoples yards.

11
12 Tim Gines asked if there was current code that would allow a certain size to come to the
13 city for a building permit. If so, that could help the monitoring of the container issue.
14 Maybe changing the criteria might help control the situation.

15
16 Ms. Blazzard said 200 square feet requires a building permit and it has to meet current
17 building code. It would have to be permanent and attached to a foundation.

18
19 Vice Chairman Walker closed the public hearing.

20
21
22 **MOTION:** Commissioner Paul Kunz made a motion to recommend to the City Council,
23 approval of the storage container Chapter 15.32 in the Land Use Ordinance.
24 Commissioner Marci Gines seconded the motion. Commissioner Kunz,
25 Walker and Gines all voted aye. Motion passed.

26
27
28 **THORN CREEK PHASE 1 SUBDIVISION AT HIGH STAR RANCH FINAL**
29 **PLAT APPROVAL.**

30
31 City Planner Jackie Blazzard said Kim Steed is here representing High Star tonight, and
32 she read the staff report reminding them of the previous lots approved. There is a 10 ft.
33 PUE. The subdivision will be accessed from High Star Drive and from Thorn Creek
34 Drive. The development agreement requires all infrastructure in place along with
35 addresses before building permits are issued. Summit County will get the lot's addresses
36 assigned before this goes to the city council. Lot 53 was labeled wrong and that will be
37 corrected. The City Engineer's report is in drop box.

38
39 Vice Chairman Walker read the redline notes on the engineer reports.

40
41 Kim Steed said there was nothing she needed to add.

42
43 **MOTION:** Commissioner Marci Gines made a motion to recommend approval of the
44 Thorn Creek Phase I at High Star with the storm drain issue resolved, red lines
45 corrected, and addresses assigned. Commissioner Paul Kunz seconded the

1 motion. Commissioners Walker, Kunz, and Gines all voted aye. Motion
2 passed.
3
4

5 **SOUTH SUMMIT FIRE DISTRICT: FINAL PLAT APPROVAL FOR THE**
6 **KAMAS STATION.**
7

8 City Planner Jackie Blazzard read this lot is to build a new Kamas Fire Station. The plans
9 have been submitted to Horrock's Engineering. The plat shows this fire station will be
10 accessed from Thorn Creek Drive. The construction plans have been submitted and the
11 Engineer report has been included. One item said the future development notations be
12 removed as those are to remain open space. Summit County will assign an address.
13

14 Commissioner Paul Kunz asked what the other red line items were.
15

16 Ms. Blazzard said there are many red line items and the City Engineer will make sure
17 they are all corrected before approval is given.
18

19 **MOTION:** Commissioner Paul Kunz made a motion to recommend approval of the
20 Kamas Fire District Station in High Star subdivision with all Engineer
21 redlines issues resolved. Commissioner Marci Gines seconded the motion.
22 Commissioners Walker, Kunz, and Gines all voted aye. Motion passed.
23
24

25 **REX CAMPBELL: DISCUSSION ON A POSSIBLE HOTEL AT 300 W. 200 S.**
26

27 Jackie Blazzard reminded them of their past discussion. Another wetland study has been
28 done and now there are fewer wetlands. The parcel to the north will be landlocked.
29 UDOT has told them where they can and cannot get on their road, and this is not one of
30 them. They need to make sure they don't land lock any properties as they develop.
31

32 Rex Campbell said they are working with the Corps. Of Engineers on the wetlands. If
33 they have to mitigate too much, it will not work.
34

35 Commissioner Paul Kunz asked what the issue is with UDOT and the proposed access.
36

37 Mr. Campbell said he doesn't know. It should work out. The issue that Jackie has is that
38 they own the property behind, and they have no intention of using that ground.
39

40 Ms. Blazzard said they still need to have connectivity to the property behind. There is no
41 other access than this project.
42

43 Commissioner Kunz asked if the future land map shows a road there.
44

45 Ms. Blazzard reminded them that the UDOT fee is high. The road now needs to be
46 mitigated through wetlands. This may prevent that road from happening. It will take

1 Ms. Willoughby said the yoga studio wouldn't be open for a while, and the salon should
2 not interfere with the school.

3
4 Commissioner Kunz said his concern is the traffic. 20 parents will be dropping off and
5 picking up their kids.

6
7 Commissioner Gines said she would feel more comfortable knowing about traffic plans,
8 the businesses in basement, and parking, Hours and traffic of other business along with
9 the traffic.

10
11 Commissioner Kunz said he agrees. He would like more information first.

12
13 Commissioner Gines said if they would drop off on the south side, it would eliminate
14 some of the problems.

15
16 **MOTION:** Commissioner Marci Gines made a motion to recommend approval to the city
17 council with notes that staff and parents are not parking in front of the homes,
18 or on Main Street. Commissioner Paul Kunz seconded the motion.
19 Commissioners Walker, Kunz, and Gines all voted aye. Motion passed.

20
21
22 **OTHER PLANNING & ZONING BUSINESS:**

- 23
24 - Blizzard said she has been sending out compliance notices. The city council
25 will be adopting a nuisance ordinance.
26 - Blizzard updated them on Stephens's development. UDOT has pulled off due
27 to soil contamination. She will have Kettle look into that. They will have to go
28 through Grassy Creek or down Main Street.
29 - Reagan Sign did not come to the last City Council meeting. They are coming
30 to the next meeting. Paul Kunz said he reached out to the senator who gave
31 him some ideas. There are a lot of loop holes and the city needs to stand up
32 together. Gines asked if our attorney is looking into it more and if he was
33 coming to the next meeting. People in town are not going to be happy with it.
34 Kunz will bring info from the senator to the Tuesday meeting.

35
36
37 **APPROVAL OF THE JULY 6, 2017 PLANNING COMMISSION MEETING**
38 **MINUTES.**

39
40 **MOTION:** Commissioner Paul Kunz moved to approve the July 6, 2017 minutes with
41 correction.
42 Commissioner Marci Gines seconded the motion.
43 The vote was unanimous. Commissioners Garry Walker, Marci Gines, and
44 Paul Kunz voted aye. Motion passed.

1 **ADJOURN**

2

3 **MOTION:** Commissioner Paul Kunz moved to adjourn at 9:15 p.m.

4

All Commissioners in favor

5

6

7

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

8

9

10

Approved on the 1st day of September 5, 2017.

11

12

13

14

15

Garry Walker

Dori Snyder

16

Vice Chairman

Deputy City Recorder