

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

**MINUTES**  
**KAMAS CITY PLANNING COMMISSION**  
**MEETING**  
**TUESDAY, FEBRUARY 6, 2018**

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

Chairman Paul Kunz opened the meeting, welcoming those in attendance and led the public in the Pledge of Allegiance.

**PLANNING COMMISSIONERS:** Nate Miles, Larry Gines, Gary Padfield, and Paul Kunz. Fran Meehan was excused.

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

**OTHERS IN ATTENDANCE:** Mayor Matt McCormick, Councilor Kevan Todd, Caroline Rodriguez, Gary Siddoway, Heber & Kim Steed, Jim Bradley, Tom Simmons, Rich Ainscough, Gracia Eisman, Daniel Monzalvo, Violeta Lopez, Kaycee Simpson, Pete Gillwald, Jack Walkenhorst, Justin Meier, Crispin Dalsing, Wil Wengert.

**PUBLIC HEARING: CODE AMENDMENT TO SECTION 15.02.010,  
DEFINITION FOR BED AND BREAKFAST.**

City Planner Jackie Blazzard noted this has been advertised as required. She reminded them at the previous meetings, they had discussed that clarification needed to be made on Bed and Breakfasts. The City Attorney advised they had the wording “short term stay” to the definition.

Chairman Paul Kunz opened the public hearing for comment from the public and asked for comment from the Planning Commission. There was none. He closed the public hearing.

**MOTION:** Commissioner Gary Padfield made a motion to recommend to City Council, changing the definition of Bed & Breakfast as 30 days or less, room for the night and breakfast. Commissioner Gines seconded the motion. Commissioners Gines, Kunz, Miles, and Padfield, all voted Aye. The vote was unanimous, all in favor. Motion passed.

1 **HIGH STAR RANCH: FINAL PLAT APROVAL FOR THORN CREEK**  
2 **SUBDIVISION, PHASES 2, 3, & 4.**

3  
4 City Planner Jackie Blazzard read the staff report and said High Star is trying to finalize  
5 the approval for the Thorn Creek Subdivision, Phase 2, 3, and 4. Phase 2 is a 5 lot  
6 subdivision. Subdivision is to be accessed from Thorn Creek Dr. All infrastructure has  
7 been completed. 10 ft. PUE is shown as well as building envelope. Roads are completed  
8 to the irrigation easement in phase 4. Phase 3 is a 6 lot subdivision. Phase 4 is a 4 lot  
9 subdivision. Roads have been completed. Addresses are listed. Preliminary plat was  
10 approved by the City Council with updated development agreement.

11  
12 Commissioner Nate Miles asked Pete Gillwald to come show where Thorn Creek Drive  
13 is on the plat, since he has been gone for a year.

14  
15 Pete Gillwald brought up the plat and showed where all the phases are. He will come  
16 back next month with building permit applications. He explained the easements, pipes,  
17 and open space.

18  
19 Commissioner Miles asked if they had buried the irrigation pipe deep enough.

20  
21 Mr. Gillwald said the pipe isn't in yet, but they will be putting it in the spring. In the  
22 future, they will be in to develop phases 5 and 6 most likely.

23  
24 Commissioner Larry Gines asked where the canal runs.

25  
26 Ms. Blazzard showed him the location

27  
28 Commissioner Miles asked if they had been given approval by city council.

29  
30 Mr. Gillwald said they had been given the revised development agreement and  
31 preliminary approval by the City Council.

32  
33 Ms. Blazzard said she would send the engineer report to Mr. Gillwald and put High Star  
34 on the February 27<sup>th</sup> City Council agenda.

35  
36 **MOTION:** Commissioner Nate Miles made a motion to recommend approval of phase 2,  
37 3, and 4 of the Thorn Creek Subdivision at High Star as presented.  
38 Commissioner Larry Gines seconded the motion. Commissioners Miles,  
39 Padfield, Kunz, and Gines all voted aye. The vote was unanimous, all in favor.  
40 Motion passed.

1 **DANIEL MONZALVO: BUILING PERMIT FOR A HOME ON 62 W 400 S.**

2  
3 City Planner Jackie Blazzard explained that the water shares have been submitted,  
4 setbacks have been met along with height requirements, and she can't foresee any  
5 problems.

6  
7 **MOTION:** Commissioner Larry Gines made a motion to approve a building permit for  
8 Daniel Monzalvo for a home at 62 W. 400 S. with all requirements met,  
9 permits and fees submitted. Commissioner Nate Miles seconded the motion.  
10 Commissioners Padfield, Kunz, Miles, and Gines all voted aye. The vote was  
11 unanimous, all in favor. Motion passed.

12  
13  
14  
15 **WHITE KNIGHT FLUID HANDLING: BUILINDG PERMIT FOR AN**  
16 **ADDITION TO COMMERICAL BUILDING AT 187 E. 670 S.**

17  
18 City Planner Jackie Blazzard reviewed the staff report reminding the commissioner that  
19 Graco/ White Knight had approached the city about annexing an acre for some future  
20 expansion. She explained the new structure is 30,000 square feet. This addition will bring  
21 it to 46,000 square feet overall. Our Land Use Code requires parking for light industrial  
22 use and they will have to calculate closer, but 72 parking spaces for commercial, or 92 for  
23 light industrial use. Elevation shows this structure is 16 inches over the city's 27 ft.  
24 maximum height restrictions. The architect may try to adjust those plans to fit our code.  
25 The only place that borders residential is 72 feet on the west side of the annexed part.  
26 They may want to look at the landscaping since it was not required back when they were  
27 first given approval. Chapter 15.24 of the Land Use Ordinance gives landscaping  
28 requirements.

29  
30 Mr. Ainscough explained the roofline is only over requirements on the ridge to prevent  
31 drainage problems and an ice dam. They will absolutely meet the parking requirements.  
32 The gravel part isn't yet delineated. The reason there are 2 plans for the road, is the  
33 potential issue with wetlands and the Army Corps of Engineers. They think a small  
34 retaining wall will resolve the issue. The road should be straight.

35  
36 Chairman Paul Kunz asked for clarification on what they are asking regarding the roof.  
37 Will they will adjust it to meet code?

38  
39 Mr. Ainsworth said they worried about the slope and getting the water to the edge of the  
40 roof line. Light Manufacturing at 27 feet is really limiting on storage space for  
41 equipment. That is why it went over, but if they need to adjust the plans to meet code,  
42 they will.

43  
44 Commissioner Nate Miles asked if the entire building has a second story.  
45

1 Mr. Ainscough said only part of it has a second story, just like the current part. Training  
2 rooms and other rooms are on the second level. The ridge right now is at 28 feet. This  
3 roof is pitched to help prevent ice buildup and snow sliding off.

4  
5 Commissioner Nate Miles asked the pitch of the current structure.

6  
7 Mr. Ainscough answered one on twelve. They can do it, it will just be less manageable.

8  
9 Chairman Kunz asked if they are maintaining the front façade? And will it tie in?

10  
11 Mr. Ainscough said yes, the front façade of the building will tie in and it will be  
12 maintained.

13  
14 Commissioner Miles asked where the existing building ties in.

15  
16 Mr. Ainscough said they will over build the existing roof and the draining will be  
17 directed so it won't retain any water.

18  
19 Commissioner Miles asked if it was the same depth as the original building.

20  
21 Mr. Ainscough said no, it will be deeper. Then, if they decide to add on in the future, it  
22 will make it easier. He explained where the parking lot is, and where the additional  
23 parking will be located.

24  
25 Commissioner Larry Gines said he thought the roof was already over the 27 feet.

26  
27 Ms. Blazzard explained the parapets are, but that in the manufacturing zone, non-  
28 occupied space may be given exception with a conditional use permit. The Summit  
29 County building went over with parapets and High Star has gone over with the cupolas  
30 on top of the event barn.

31  
32 Commissioner Miles said he can't see any way the City could allow this height without  
33 changing the code.

34  
35 Commissioner Padfield said he agreed.

36  
37 Ms. Blazzard said they have been in the current building 10 years. This code was adopted  
38 in 2008 through 2010.

39  
40 Commissioner Miles asked if there was anything allowing grandfathered uses on existing  
41 structures, even though this is new construction.

42  
43 Ms. Blazzard said no, and this board would not hear a variance anyhow. They have to  
44 meet current code.

45  
46 Commissioner Miles would like to table this until new plans are submitted.

1  
2 Mr. Ainscough asked if they could approve with a condition the plans are resubmitted to  
3 fit code.

4  
5 Commissioner Padfield said he would like to see that in addition to landscaping plans.  
6

7  
8 **MOTION:** Commissioner Miles made a motion to table the building permit for White  
9 Knight's addition until the height is brought into conformance, parking is met,  
10 and until a landscaping plan is submitted. Commissioner Gary Padfield  
11 seconded the motion. Commissioners Gines, Kunz, Miles, and Padfield, all  
12 voted Aye. The vote was unanimous, all in favor. Motion passed.  
13

14  
15  
16 **RESIDENCE AT OLD MILL: BUILDING PERMIT FOR 2 BUILDINGS AT 400**  
17 **E. 400 S. LOTS 1-8.**  
18

19 City Planner Jackie Blazzard reviewed the process this project has been through up to this  
20 point. Setbacks have been discussed and finalized. Lot numbers and addresses have been  
21 assigned. It has been discovered he is over height but the engineer has overseen the  
22 changes and it has been brought into conformance. These changes are in Dropbox. Before  
23 the permit is issued, the plat has to be signed and recorded with Summit County. After  
24 that, the building inspector will approve plans to meet code.  
25

26 Kaycee Simpson said they had their architect and engineer redesign the pitch so that it  
27 will meet the city code. The plans were modified, rechecked, stamped and submitted. He  
28 showed a picture of what the project should look like. He explained the driveways,  
29 porches, and walls. He explained the phases they are doing and which buildings are  
30 included in each. Lighting and landscape design has been approved by the Planning  
31 Commission and the City Council. They are going to have the city attorney verify the  
32 development agreement.  
33

34 Commissioner Miles asked if the development agreement has been approved.  
35

36 Ms. Blazzard explained the City attorney has the agreement and as soon as he has  
37 approved, it will be reviewed by the city council. It will probably be discussed at the City  
38 Council meeting. After that, the plat can be signed and recorded.  
39

40 Commissioner Miles asked if they couldn't approve permits until it is recorded  
41

42 Ms. Blazzard said they can approve this contingent on the plat being approved and  
43 recorded. They wanted to come so that they could begin before the March meeting, if  
44 possible.  
45

46 Commissioner Gines asked if projects had been approved with contingencies in the past.



1 Mayor McCormick said yes, they are trying to come up with some standards to be  
2 approved.

3  
4 Commissioner Gines asked then if he agrees this doesn't affect this building permit.

5  
6 Mayor McCormick said the City Council decided they would not hold up building  
7 permits based on curb and gutter.

8  
9 Councilor Kevan Todd explained curb and gutter placement is a bigger issue because of  
10 where the water will be channeled. They need to plan properly.

11  
12 Mayor McCormick said it could match the school property, but the curb and gutter could  
13 actually be out in the middle of the road if they follow this part. They like curb and  
14 gutter, but they are using it as an aesthetic feature instead of a utility feature. Aesthetics  
15 should be a secondary purpose.

16  
17 Chairman Kunz asked if it doesn't affect the building permits.

18  
19 Mayor McCormick said no it doesn't. The City Council said it shouldn't be held up.

20  
21 Mr. Simpson said they have agreed to this and will adjust as it is defined.

22  
23  
24 **MOTION:** Commissioner Gines made a motion to approve building permits for the  
25 Residence at Old Mill pending the approval of the development agreement  
26 and the plat being recorded. Commissioner Gary Padfield seconded the  
27 motion. Commissioners Gines, Kunz, Miles, and Padfield, all voted Aye. The  
28 vote was unanimous, all in favor. Motion passed.

29  
30  
31  
32 **SUMMIT COUNTY TRANSPORTATION DISCUSSION/ CAROLINE**  
33 **RODRIGUES: DISCUSSION AND POSSIBLE APPROVAL AND**  
34 **RECOMMENDATION TO THE CITY COUNCIL OF A PARK & RIDE**  
35 **LOCATION.**

36  
37 City Planner Jackie Blizzard reviewed the staff report and reminded them of the  
38 temporary approval given previously to this park and ride facility. The County is looking  
39 at purchasing this property for a permanent location. The definitions in the code aren't  
40 clear on public utility and this could be a public service area, so it may not fit. City  
41 Council wanted them to decide if this fits the definition of public service. They were  
42 looking into other possible locations because one of her concerns is that this particular lot  
43 would go to a non-taxing entity, and could be sacrificing prime commercial property.

44  
45 Caroline Rodriguez said Mark Fischer donated this property for this service which runs  
46 Mon- Sat. She explained what they have done to improve the lot. There were 8000 trips

1 on the commuter. Riders walk, bike, and drive to the park & ride lot. It helps decrease  
2 pollution and carbon. Lighting has been installed. She read some riders comments. Signs  
3 keep being stolen, but they will install permanent ones if given approval. They won't  
4 make plans to evict Volker's Bakery.

5  
6 Chairman Paul Kunz asked if Volker's will still be operating, will he bring in taxes.

7  
8 Ms. Blazzard answered Sales tax yes, but no property tax.

9  
10 Ms. Rodriguez thinks it meets the definition of public service because there is no specific  
11 place for Park & Rides in the code. This helps the community.

12  
13 Chairman Kunz asked if she has addressed any of the staff concerns.

14  
15 Ms. Rodriguez said this is the only parcel Fischer offered to let them use. They will  
16 continue to search for another place.

17  
18 Chairman Kunz asked what definition clarification the City Council is looking for.

19  
20 Mayor McCormick said to see if in their opinion, it meets the definition, or they need to  
21 add it to fit.

22  
23 Commissioner Larry Gines said he agrees with Ms. Blazzard that it does not fit the  
24 definition of public service element, it is too generic.

25  
26 Chairman Kunz said he feels that public service utility is very vague and they should  
27 clear it up.

28  
29 Ms. Blazzard said they need to see if it fits, and where. It would be a good thing to cut  
30 down traffic. She asked to think if there is some other place they would like to see it  
31 located, and in which zone. Would they like to hold a work session to decide and  
32 research? It's not allowed if it doesn't fit the definition as is. In the meantime, it can  
33 remain temporary.

34  
35 Chairman Kunz clarified that if they don't think it fits, they need to define it and decide  
36 where they want it.

37  
38 Commissioner Miles asked then if these definitions were not in the city code.

39  
40 Ms. Blazzard said the public utility and public service are, they just need to decide if park  
41 and ride facilities fit that use. If not, they need to add it and add where to allow them.

42  
43 Councilor Todd said there are a few other issues he thought should be added. He said  
44 lighting and snow storage are examples of what may need to be covered when  
45 considering this use.

1 Commissioner Gines said they should read through it and see what fits.  
2  
3 Ms. Blazzard said that is why she suggested a work session. In the meantime, their  
4 temporary approval can continue.  
5  
6 Ms. Rodriguez explained they have a 30 day offer for this lot.  
7  
8 Commissioner Gines asked if they got taxes right now since its commercial.  
9  
10 Ms. Blazzard said they get property taxes. She said restaurants and retail generate better  
11 taxes for the city.  
12  
13 Commissioner Miles asked if there were any other locations they looked at.  
14  
15 Ms. Rodriguez said there was one farther south in the same area, but this one is optimal  
16 for buses and it's highly visible. It is centrally located. She also pointed out their offer  
17 from Mr. Fischer expires in 30 days.  
18  
19 Chairman Kunz wondered if at some point in the future, the space could be used as store  
20 front.  
21  
22 Ms. Blazzard explained it would require a subdivision amendment.  
23  
24 Commissioner Miles said so if it hasn't been in high demand, they should be able to get  
25 the offer again after the 30 day offer is up.  
26  
27 Ms. Rodriguez said he could raise his price or change his mind. People have become  
28 accustomed to this route.  
29  
30 Commissioner Gines said the user numbers amazed him.  
31  
32 Ms. Rodriguez said lack of driver and lack of money restrict them from adding routes and  
33 dates.  
34  
35 Chairman Kunz said he would like the City Council to attend the work session so they  
36 can hear what their thoughts are and all be on the same page. Commissioners Gines and  
37 Padfield agreed.  
38  
39 Rod Smith suggested that they think about parking during their work session. Future  
40 growth of the bus use would spread to Food Town parking lot since it already has.  
41  
42 Ms. Rodriguez said they could have 75-100 spaces.  
43  
44 Commissioner Padfield asked if it is strictly used by Kamas or if it included Deer  
45 Mountain.  
46

1 Ms. Rodriguez said there are Deer Mountain riders as well. She asked the purpose of the  
2 work session.

3  
4 Chairman Kunz explained it would be to decide if it currently fits the code, and if not,  
5 how to make it fit and where.

6  
7 Ms. Blazzard suggested some dates. They thought the 21<sup>st</sup> of February if possible. She  
8 will check with the City Council. She will update everyone.

9  
10 Commissioner Gines asked if it was approved, would this be paved.

11  
12 Chairman Kunz said he would like to add that it be made to look nice, like possible  
13 landscaping. This could be covered in the work session too.

14  
15  
16 **C4 PLANNING/ WIL WENGERT: CONCEPT PLAN FOR CONDO/  
17 TOWNHOUSE DEVELOPMENT ON ENENTRY CORRIEDO.R**

18  
19 City Planner Jackie Blazzard reminded them he had come to the Planning Commission in  
20 December and was told to come back with some more concise plans. Water and sewer  
21 still need to be installed on the south side of the road. Pete Gillwald is helping him with  
22 the plans. A rezone would have to take place since it is currently zoned A-5.

23  
24 Wil Wingert reminded them he had proposed townhouse models. The city had suggested  
25 they try to make them look more residential. The units were decreased, but the numbers  
26 still work for them. The project would be 500 feet off SR 248. The other issue they had  
27 discussed is making the units look normal and fit an oversized garage as shown in the  
28 previous plan. He showed them some mock ups.

29  
30 Pete Gillwald showed some plans that show 6 buildings. There is a 25 foot building  
31 setback. In this 24 unit layout, there is about 39% open space. The code requires less. He  
32 explained a service access that would cut down on driveways. He showed an alternative  
33 plan with some smaller units mixed with larger units. The open space is about the same.  
34 There are areas for landscaping parking and draining possibilities. This also has a 25 foot  
35 setback all the way around. He thinks there is a lot of opportunity in the open spaces.

36  
37 Commissioner Padfield asked if they are proposing this in the A-5 zone.

38  
39 Mr. Wingert answered yes. They just want a general approval before they put too much  
40 money into this project.

41  
42 Commissioner Gines asked if this would be seasonal housing.

43  
44 Mr. Wingert said it would most likely be a mixed use of snowbirds, and year round  
45 residents. He didn't want this part commercial due to parking and working.

1 Commissioner Miles said the bigger question is whether they want to change the zoning.

2  
3 Ms. Blazzard said they also need to look at the sewer overlay zone. Especially for  
4 residential.

5  
6 Commissioner Gines asked if there was another piece in between this and the sewer  
7 ground.

8  
9 Ms. Blazzard explained yes, and that there is a sleeve run under the canal for the sewer.

10  
11 Chairman Kunz asked what the issue is with the sewer pond overlay.

12  
13 Ms. Blazzard explained that the sewer pond overlay is in a sensitive area, which is  
14 unbuildable. The overlay zone was put in place to protect future development from  
15 negative effects of the sewer ponds. They would need to look at the overlay areas again  
16 and reduce it or keep it as is.

17  
18 Mr. Wingert explained they can mitigate some of the wetlands by buying additional  
19 property to trade off.

20  
21 Commissioner Padfield said he personally would like it left as A-5.

22  
23 Chairman Kunz said he worries about the property taxes, this would make them go  
24 through the roof and price everyone out. It has happened in many places.

25  
26 Commissioner Gines asked if this would require changing the zone.

27  
28 Commissioner Miles asked if they'd have to change the entire corridor, or just this piece.

29  
30 Ms. Blazzard said this project would require a zone change. They should not spot zone. It  
31 would open up development in the corridor if that is something they think the city wants.

32  
33 Commissioner Miles said he doesn't think they can keep it A-5 for that much longer.  
34 They just need to decide what they want it to be. He appreciates the mock ups he made  
35 up.

36  
37 Mr. Wingert said they can think it over and get back to him.

38  
39 Commissioner Miles said he would like to discuss it further, maybe at the work session.

40  
41 Commissioner Gines said they need to look at the sewer overlay as well. That might  
42 change the whole plan.

43  
44  
45 **NATALIE MATAYA: DISCUSSION ON SUBDIVISION CHAPTER IN THE**  
46 **LAND USE ORDINANCE.**

1  
2 City planner Jackie Blazzard explained that the Smiths had subdivided off a piece. Now  
3 they need to discuss our subdivision code and infrastructure to be put in.

4  
5 Natalie Mataya said she wanted to build on the second lot. She only wants to bring  
6 utilities onto the lot she is going to use.

7  
8 Rod Smith explained he helped write the code, putting stringent regulations into place to  
9 help slow down growth. Now he is seeing the other side. He subdivided one for his other  
10 daughter and they had to put in unnecessary infrastructure. He can't see why they can't  
11 do another simple lot subdivision. He said to show him in the code where it says they  
12 can't do that. If they can't see how that can be done, he would like them to change the  
13 requirements. They want their kids to be able to afford to build homes in Kamas.

14  
15 Mark Mataya said they only want to build one home, make the city proud, exceed  
16 setbacks, and not develop.

17  
18 Chairman Kunz asked if he was taking it from one lot to 3.

19  
20 Mr. Smith said he just wanted to divide off one more lot for his daughter.

21  
22 Chairman Kunz said so what is stopping people from creating more and more lots.

23  
24 Commissioner Padfield explained this was done to prevent others from dividing and  
25 dividing without improving, over and over.

26  
27 Connie Smith said there needs to be accesses.

28  
29 Commissioner Padfield asked what the difference is between a simple lot subdivisions  
30 and a small subdivision.

31  
32 Ms. Blazzard said this could be a simple lot subdivision.

33  
34 Chairman Kunz asked the Mayor if this what he was referring to when he said following  
35 equal standards.

36  
37 Mayor McCormick said there are gaps, and they need to make them consistent. The code  
38 should make it possible to treat all equally. There has to be a workable way.

39  
40 Commissioner Gines said that is the dream of Kamas to be able to give lots to their  
41 children and keep them here in the valley.

42  
43 Chairman Kunz asked if they can do a simple lot vs. the minor subdivision.

44  
45 Ms. Blazzard asked what they would do with the space between the lots.

46



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

**MAYOR MATT MCCORMICK**

Mayor Matt McCormick passed out a copy of a book he wanted the Planning Commission to read and thanked them for their service.

**ADJOURN**

**MOTION:** Commissioner Gary Padfield moved to adjourn at 9:40 p.m.  
All Commissioners in favor

*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.*

Approved on the     day of     , 2018.

\_\_\_\_\_  
Paul Kunz  
Chairman

\_\_\_\_\_  
Dori Snyder  
Deputy City Recorder