

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, SEPTEMBER 12, 2023**

4 **6:00 P.M.**
5 **Kamas City Hall**
6 **170 N. Main**
7 **Kamas, UT 84036**

8
9 The meeting will be streamed on the Kamas City YouTube channel:
10 <https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPRpMMzA>
11 Comments may also be made by email prior to the meeting at kamascityutah@gmail.com
12

13 Mayor McCormick opened the meeting welcoming those in attendance:
14 **COUNCIL MEMBERS:** Councilors Jessica Allen Bateman, Kevan Todd, John Blazzard
15 David Darcey and Monica Blazzard.
16 **STAFF:** Recorder, Kim Peacock; Chief Brad Smith; Engineer, Scott Kettle.
17 **PLANNING COMMISSION:** Larry Gines, Leslie Staples, Tim Gines
18 **OTHERS IN ATTENDANCE:** Kerbee Atkinson, David Simmons, Greg Cronin, Gracia
19 Eisman, Dirk Rockhill, Fran Meehan, Linda Lery
20
21

22 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**

23
24 Invocation by Mayor Matt McCormick
25 Mayor McCormick led the public in the Pledge of Allegiance
26
27

28 **APPROVAL OF THE AUGUST 22, 2023 CITY COUNCIL MEETING MINUTES**

29
30 **MOTION:** Councilor David Darcey moved to approve the City Council meeting minutes
31 dated August 22, 2023 as presented.
32 Councilor John Blazzard seconded the motion.
33 The vote was unanimous. Councilors Jessica Allen Bateman, Kevan Todd,
34 John Blazzard, David Darcey, and Monica Blazzard voted aye. Motion
35 passed.
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37

38 **APPROVAL OF THE INVOICE REGISTER DATED SEPTEMBER 12, 2023**

39
40 **MOTION:** Councilor Monica Blazzard moved to approve the invoice register dated
41 September 12, 2023 as presented.
42 Councilor David Darcey seconded the motion.

1 The vote was unanimous. Councilors Jessica Allen Bateman, Kevan Todd,
2 John Blazzard, David Darcey, and Monica Blazzard voted aye. Motion
3 passed.
4

5
6 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
7 **COMMENT ON ITEMS NOT ON THE AGENDA**
8

9 There were no public comments
10

11
12 **ORDINANCE 2023-05, AN ORDINANCE TO AMEND INTERNAL**
13 **CONNECTIONS FOR ACCESSORY APARTMENTS IN SECTION 15.35 OF**
14 **THE KAMAS MUNICIPAL CODE**
15

16 Mayor McCormick read the staff report prepared by Planner Amanda Curtis.
17

18 Councilor J. Blazzard asked how we enforce the extra parking space.

19 Mayor McCormick explained that would be done through the Planner.

20 Mayor McCormick asked Scott Kettle if this means they don’t have to pay an additional
21 water/sewer fee.

22 Scott Kettle stated the code says you can charge and additional charge.

23 Councilor Bateman doesn’t like the parking, but it is in compliance with the law.
24

25 **MOTION:** Councilor Monica Blazzard moved to adopt Ordinance 2023-05, An
26 Ordinance to amend internal connections for accessory apartments in Section
27 15.35 of the Kamas Municipal Code

28 Councilor Jessica Bateman seconded the motion.

29 Mayor McCormick asked for a roll call vote:

30 Councilor Bateman voted “aye”

31 Councilor Kevan Todd voted “aye”

32 Councilor J. Blazzard voted “aye”

33 Councilor Darcey voted “aye”

34 Councilor M. Blazzard voted “aye”

35 The vote was unanimous. Motion passed
36
37

38 **KAMAS VALLEY FIESTA DAYS DISCUSSION**
39

40 Mayor McCormick welcomed Kerbee and explained we didn’t have any luck with the
41 Extreme Bulls. They did come up with an opportunity to hold a bareback riding
42 invitational with big names. These cowboys want NFR stock. They are trying to decide
43 what kind of stock contractor to hire.

44 Kerbee has talked to a couple of cowboys. She thought we could have a bareback riding
45 invitational; it would be called the Caleb Bennett Invitational. Another option is Battle of
46 the Best. It would be different teams consisting of bareback, saddle bronc, and bulls.

1 Mayor McCormick stated the goal would be to get this event started and get it sanctioned.
2 Mayor McCormick reminded the council this past year we added \$20,000, this would
3 probably be approximately \$30,000.
4 Councilor Darcey asked what the current proposal would cost us.
5 Mayor McCormick feels we would like to stay in the same range as this year because the
6 added rodeo money may have been more than needed. They're shooting for
7 approximately \$10,000 more than last year.
8 Kerbee feels this would get the cowboys here which would also bring in additional
9 sponsors.
10 Councilor J. Blazzard asked about the current stock contractor.
11 Mayor McCormick explained that is the conversation right now. We don't know if we
12 need one or two different stock contractors. They are trying to come up with options to
13 keep the celebration family oriented.
14 Kerbee explained the invitational would replace the bulls and broncs on Thursday.
15 Mayor McCormick read a text from Steve Mitchell regarding Fiesta Days ideas. One idea
16 is changing the parade route, which he is not in favor of. We will discuss the celebration
17 again at a future meeting.
18
19

20 **WORK SESSION REGARDING THE DEVELOPMENT AGREEMENT**
21 **FOR THE PROPOSED ANNEXATION REQUEST BY SIMMONS**
22 **ANNEXATION, UBA DEVELOPMENT SERVICES, FOR PARCELS CD-627,**
23 **CD-627-A, CD-633-A**
24

25 Mayor McCormick explained this is a work session for the city council to come up with
26 ideas for the development agreement. This is not a one-night discussion. We want to get
27 this in motion and start thinking about what the city would like to see if we intend to
28 annex into the city. On the template prepared by the city attorney, Mayor McCormick
29 feels we need to start with section 1.3 and sections 2.2-2.8.
30 Mayor McCormick stated we have seen from Mr. Simmons a plan with multi units.
31 Mayor McCormick feels this development could only be a PUD. We need to make sure
32 we're doing this right and give it the time it is due.
33 Councilor Darcey asked if we can ask Mr. Simmons if there are any new developments.
34 Mayor McCormick feels like we as a council needs to talk about what we want to see.
35 Councilor Darcey stated we have seen drafts with approximately 115 homes on 18 acres.
36 He compared the 18 acres to Grassy Creek and with that there would be 62 homes on 18
37 acres. He asked the council what their vision of Kamas is. Do we want quarter acre single
38 family homes, or do we want townhomes, or retirement homes. He also looked at High
39 Star and the development agreement with them. 115 homes are a significant impact to
40 Kamas.
41 Mayor McCormick has concerns about the road. It doesn't actually connect to the
42 property. He also wants the council to hold firm on the moderate-income housing
43 ordinance. This is the need this valley has, is homes where that group of people is served.
44 Councilor Bateman feels if we want to make this affordable and attainable, we need to be
45 able to work with that. She is trying to figure out if we should do a PUD or a major
46 subdivision. PUD's have an HOA. She drove around town to figure out what 18 acres

1 looks like and what can be put on it. It would look like another Grassy Creek which is not
2 attainable right now. She would like to keep it as affordable as possible. The PUD
3 requirements may be hard without mixing it up.

4 Councilor Todd stated nobody can compare these 18 acres to High Star. We need to come
5 up with a minimum lot size and go from there.

6 Councilor J. Blazzard stated everybody wants to move to Kamas. They like the rural,
7 agricultural, open space. We saw at the public hearing the neighbors don't like this. This
8 is not affordable. Affordable doesn't exist in Kamas Valley right now. We have several
9 vacant lots in the city right now. He doesn't see any expectations? That we need to even
10 annex this right now. We need to be very careful on what we think we're trying to do.
11 Being able to have affordable housing for teachers isn't just Kamas City's problem. It's
12 Francis and Oakley's problem as well. Councilor J. Blazzard doesn't want anything.
13 We're almost at capacity at our sewer ponds right now. There is also limited water
14 available. There is no urgency on the City's part to jump into this deal. He would like to
15 see more benefits to the city.

16 Councilor Todd feels a better template for this would be like what we did on 200 South at
17 the old trailer park. Something like that would be more affordable. It's a better template
18 for this property. We need to give them a minimum lot size and let them plan from there.
19 The whole 18 acres is not buildable. There are roads, snow storage, and open space.

20 Councilor Todd would also like to know what Strahan's want to do on their property. We
21 can't concede anymore than our R-1.

22 Mayor McCormick stated if they are zoned at R-1 they could only build 72 homes.

23 Councilor Bateman feels we could add some 4-plex like the 55 and older subdivision.

24 The water should be mitigated on their own property.

25 Councilor Todd stated currently the storm drain system for Kamas is Beaver Creek
26 Irrigation. We could put it in the PUD and leave it up to them to remove snow.

27 Mayor McCormick is not in favor of private roads because they always come back to the
28 city and want us to make them public and they are not built to city standards.

29 Mayor McCormick hopes we look at different types of housing if we consider the
30 annexation.

31 Councilor Bateman would like to exclude commercial and keep it residential. The
32 Strahan's want to bring their 5 acres in as manufacturing.

33 Mayor McCormick feels we need to look at our manufacturing zone because there are
34 some uses that we may not want next to residential.

35 Councilor M. Blazzard would like to follow our city plan. Keep the commercial on
36 Highway 248. Councilor M. Blazzard likes the look of a traditional residential area. It's
37 not the City's responsibility to police affordable or to provide it. She doesn't like the
38 pressure of feeling like we have to annex into Kamas City. It needs to benefit us. Her
39 vision would be to build a community where people contribute and not take from it.

40 Councilor Bateman asked if we need to look at smaller lots.

41 Councilor M. Blazzard doesn't want to have the pressure of feeling like we have to annex
42 this. The teachers aren't going to be the ones buying these homes.

43 Councilor Bateman agrees with Councilor Todd that we need to determine what lot size
44 we want. She would prefer we do it for us and not the county.

45 Councilor J. Blazzard asked if they can fix the road access.

1 Mayor McCormick stated the only way is to buy a parcel from the neighboring parcel
2 located in the County.
3 Councilor Darcey asked if we want to say 62 ERU's in one way or the other is the
4 maximum density we would allow. He is open to townhomes and single-family
5 residences. He doesn't want to see any more than 62 homes on these 18 acres.
6 Mayor McCormick stated we have a lot to think about, we have talked about a lot of
7 things. This council is trying to do what is right for Kamas City. It's going to take a lot of
8 conversation to make a decision.
9 Councilor Darcey would like to know what 62 homes would do to our water and sewer.
10 Mayor McCormick has asked Scott Kettle to let us know where we are at with water
11 shares and the allocations of those.
12 Scott Kettle stated with what we have now the water situation we have now we can
13 handle this. It's the sewer effluent that is a problem right now.
14 Mayor McCormick stated we will bring a list of items that we talked about tonight and
15 discuss this further.
16
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18 **DEPARTMENT REPORTS**

19

20 Scott Kettle reported the park install will be on September 25th. It will take 2 weeks to
21 finish it.
22 Scott Kettle reported the ADA ramps for the school district will be installed on October
23 19 and 20 during school fall break. We have had problems with contractors so we didn't
24 get them done before school started.
25 Scott Kettle reported he is still trying to schedule the road repairs for 200 South and 300
26 South.
27
28 Chief Brad Smith reported 84 calls since the last time we met and explained what types
29 of calls they were.
30 Mayor McCormick asked for an average time per call.
31 Chief Brad Smith stated 2 hours. There are some calls that take multiple follow ups and
32 court months later.
33
34 Trevor Clegg reported they have done some upgrades to our chlorination system. The
35 power outage did some damage to some equipment at the shop and to one of the
36 chlorinator pumps.
37 Trevor Clegg reported our new employee is doing good. He is enrolled in the Rural
38 Water apprentice program.
39 Trevor Clegg reported the salt shed concrete has been poured and the county has helped
40 asphalt around it. Also, the baseball field has had topsoil laid and will be seeded next
41 week.
42

43 Mayor McCormick stated the shop area has been cleaned up and looks great now.
44
45

46 **EXECUTIVE SESSION**

1 **MOTION:** Councilor Kevan Todd moved to enter into an Executive Session to hold a
2 strategy session to discuss the purchase, exchange, or lease of real property
3 when public discussion of the transaction would disclose the appraisal or
4 estimated value of the property under consideration or prevent the public body
5 from completing the transaction and to discuss the character, professional
6 competence, or physical or mental health of an individual.
7 Councilor John Blazzard seconded the motion.
8 Mayor McCormick asked for a roll call vote:
9 Councilor M. Blazzard voted “aye”
10 Councilor Darcey voted “aye”
11 Councilor J. Blazzard voted “aye”
12 Councilor Kevan Todd voted “aye”
13 Councilor Bateman voted “aye”
14 The vote was unanimous. Motion passed

15 7:30 p.m.

16
17
18 **MOTION:** Councilor Kevan Todd moved to exit the Executive Session and enter back
19 into open meeting.
20 Councilor Jessica Bateman seconded the motion.
21 Mayor McCormick asked for a roll call vote:
22 Councilor M. Blazzard voted “aye”
23 Councilor Darcey voted “aye”
24 Councilor J. Blazzard voted “aye”
25 Councilor Bateman voted “aye”
26 Councilor Kevan Todd voted “aye”
27 The vote was unanimous. Motion passed
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30 **ADJOURN**

31
32 **MOTION:** Councilor Kevan Todd moved to adjourn at 8:45 p.m.
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35 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
36 *transcription of the meeting. These minutes are a brief overview of what occurred at*
37 *the meeting.*
38

39 Approved on the 10th day of October, 2023.
40
41
42

43 _____
44 Matt McCormick
45 Mayor
46

Kim Peacock
City Recorder