

MINUTES
KAMAS CITY COUNCIL MEETING
TUESDAY, FEBRUARY 11, 2025

6:00 P.M.

**Kamas City Hall
170 N. Main
Kamas, UT 84036**

The meeting will be streamed on the Kamas City YouTube channel:
<https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPrpMMzA>

Comments may also be made by email prior to the meeting at info@kamascityut.gov

Mayor McCormick opened the meeting welcoming those in attendance:

COUNCIL MEMBERS: Councilors Larry Gines, Jessica Allen Bateman, Leslie Staples, David Darcey, and Monica Blazzard.

STAFF: City Recorder, Kim Peacock; City Planner, Amanda Curtis; City Engineer, Scott Kettle; Public Works Director, Trevor Clegg; Chief of Police, Brad Smith.

OTHERS IN ATTENDANCE: John Blazzard, Jackie Blazzard, Brian Blazzard, Robbie Brimhall, Sarah Brimhall, Kameron Horrocks, Steve Mitchell, Mark Rummel, Dutch Walsh, Kerbee Leavitt.

OPENING INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Mayor Matt McCormick

Mayor McCormick led the public in the Pledge of Allegiance

APPROVAL OF THE JANUARY 28, 2025 CITY COUNCIL MEETING MINUTES

MOTION: Councilor David Darcy moved to approve the City Council meeting minutes dated January 28, 2025 as presented.

Councilor Jessica Bateman seconded the motion.

The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman, Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

APPROVAL OF THE INVOICE REGISTER DATED FEBRUARY 10, 2025

MOTION: Councilor Monica Blazzard moved to approve the invoice register dated February 10, 2025 as presented with the addition of and invoice to A Plus Garage Doors in the amount of \$3,198.50.

Councilor Larry Gines seconded the motion.

1 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
2 Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
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5 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
6 **COMMENT ON ITEMS NOT ON THE AGENDA**

7
8 There were no public comments.
9

10
11 **JOHN BLAZZARD REPRESENTING BLAZZARD LUMBER REQUEST FOR**
12 **ANNEXATION DISCUSSION**

13
14 Amanda Curtis read her staff report.

15 Mayor McCormick stated he and John Blazzard have talked and he's working through
16 rebuilding from the fire. In looking at his options Mayor McCormick suggested he pursue
17 this step so if he continues with the annexation this part is complete.

18 Mayor McCormick also felt if Blazzard's move forward with this it might be the right
19 time to bring in our sewer ponds and the property we own into our city.

20
21 John Blazzard stated after the fire they have spent a lot of time cleaning up with a lot of
22 support from the community. Right after the fire they received a call from a lady in the
23 Governor's office asking to set up a meeting to see what the government could do to help
24 rebuild. Mayor McCormick attended the meeting with them and there were 15-20 people
25 in attendance from different agencies. They were pushing them hard to make sure they
26 rebuilt because Blazzard Lumber is the only user left for all of the deadwood up on the
27 forest in our area. Wildfires are on the top of their minds right now. Blazzard has been
28 looking for equipment and looking for ways to finance this project. It's been daunting
29 because of interest rates and the cost of machinery. The fire burned all of the electrical
30 supply to the mill. They went to the county to get a permit for temporary power. Right
31 after the fire the Blazzard's met with the county to see what they are going to require
32 from them to rebuild. Because they are a nonconforming use they can't expand beyond
33 their footprint. The county assured them at the time they would do everything they could
34 to help them. John Blazzard is worried about possible roadblocks with the county.

35 Blazzard feels since they have been part of the community for many years it might be
36 wise to entertain annexing into Kamas City. They are still exploring financial
37 possibilities. They were encouraged to apply for federal grants, which have now been put
38 on hold.

39 John Blazzard asked if the city would be amenable to bring them in to the city and zone
40 them as what they really are. In the county they were zoned Ag Residential so they were
41 nonconforming. They create employment and some sales tax. They already have a water
42 and sewer connection with Kamas City. What would the city request or expect from
43 them if they moved forward with annexation.

44
45 Mayor McCormick told Blazzard he has always considered Blazzard Lumber as Kamas
46 City. It makes sense to consider this. This particular part is the first step of the process.

1 Mayor McCormick would hope we would entertain this and have the goal of working
2 together and include those pieces of property that will bring our facilities into the city.
3

4 Councilor Gines asked Blazzard with them being here for so long and having a lot of
5 family on the council and mayor, why hasn't this been a thought before now?

6 Blazzard replied it was felt it has never been a need. There's a strip of ground that's in
7 the sawmill property that is in the city.

8 Councilor Gines asked how they were connected to city water and sewer if they weren't
9 located in the city.

10 Mayor McCormick stated there used to be an ordinance that allowed the water and sewer
11 to run outside of the city but there was an extra charge for that. There also may have been
12 some agreements because there is a main sewer line along the property line.

13 Blazzard stated the benefit to them would be dealing with Kamas City and not the county.
14 Mayor McCormick stated the benefit besides the sales tax would be the saw mills have
15 been part of the heritage of Kamas City forever. He isn't sure if anyone else is interested
16 in protecting them like he believes we should be in Kamas City. That is part of who we
17 are along with ranching and farming.

18 Councilor Bateman asked Blazzard what zone he would request to be in. She would like
19 to do more research on the zones to consider the best way to move forward. She would
20 also like to consider annexing along Simpson Lane to our sewer ponds. She doesn't know
21 what the mill rebuilding would look like. If we zone the same as the county, Ag
22 Residential, they would have the potential to put a couple of homes there.

23 John Blazzard stated he doesn't want to be the same zone. He doesn't know why the
24 county put them in that zone.

25 Councilor Bateman would like to know what direction they are going. She feels they
26 should be manufacturing.

27 Councilor Blazzard disclosed she is married to a shareholder of Blazzard Lumber but
28 feels she can make fair decisions.

29 Councilor Blazzard feels it's hard to make a decision without a clear picture of what
30 you're wanting or what you're going to be doing.

31 One of the questions we always ask with an annexation is what benefit does this supply to
32 the community. She hesitates to approve something that we really don't know what we're
33 approving. What is being requested by the county that you don't want to do that Kamas
34 City can do? Councilor Blazzard would like a better discussion before we move forward.

35 Councilor Darcey doesn't feel there are any extra services Kamas will have to provide to
36 the mill or to the agricultural parcel. We should take advantage and also annex our sewer
37 ponds and city property. The services are already there and being provided. It will
38 provide tax dollars to the city. Councilor Darcey has always considered Blazzard Lumber
39 as part of the community. They have donated lumber to the Event Center and more
40 recently to the scouts after the fire. Councilor Darcey is willing to work with them even
41 though we're not sure where it will end up.

1 Councilor Staples stated she echo's what Councilor Darcey has said. She too didn't
2 realize Blazzard Lumber wasn't part of the city. The Blazzard's have been part of our
3 community for years and supports them being part of the city.

4
5 Mayor McCormick reminded everyone of the annexation process. Today we are not
6 accepting anything, we are only saying we will entertain an annexation petition. This is
7 the first step of the process. Today there is no risk.

8
9 Councilor Blazzard stated she is always open to an open and honest discussion. Let's just
10 go through the proper channels. Let's involve Amanda Curtis from the beginning and
11 involve the things that need to be in the process.

12
13 Councilor Bateman is for this as long as it includes the sewer ponds.
14 Mayor McCormick explained this is just preliminary for the council to determine if they
15 would be interested or not.

16 Councilor Blazzard would like a more specific plan of what they're wanting before she
17 makes a decision.

18 Mayor McCormick stated we'll get a plan.

19 Councilor Gines is willing to hear what they want to bring forward.

20 John Blazzard asked what the council will expect of them. The sawmill will remain the
21 same for what they do.

22 Mayor McCormick stated because there is a dual interest with the city wanting to annex
23 the sewer ponds there may be a chance to waive the annexation fee. We need to sit down
24 and talk about what we would include. This is so early in the process we can only say we
25 are willing to talk about the process.

26 John Blazzard stated if the process and rules are ominous with Kamas, they would stay in
27 the county.

28
29
30 **POSSIBLE ORDINANCE, AN ORDINANCE AMENDING TITLES 3 AND 15 OF**
31 **THE KAMAS MUNICIPAL CODE TO COMPLY WITH STATE MANDATED**
32 **SUBDIVISION PROCEDURES**

33
34 Mayor McCormick stated the council has seen this a couple of times. The attorney has
35 sent a new draft.

36 Councilor Staples told Amanda Curtis she emailed changes last night but didn't know if
37 she should send them to the council as well.

38 Amanda Curtis stated they were just grammar corrections so she has made the changes.

39 Amanda Curtis reviewed the changes from Councilor Staples with the council.

40 Councilor Staples likes the new sensitive land and simple lot additions.

41
42 **MOTION:** Councilor Monica Blazzard moved to adopt Ordinance 2025-03, An
43 Ordinance amending titles 3 and 15 of the Kamas Municipal Code to comply
44 with state mandated subdivision procedures with the corrections made by
45 Councilor Staples.

46 Councilor David Darcey seconded the motion.

1 Mayor McCormick asked for a roll call vote:
2 Councilor Gines voted "yes"
3 Councilor Bateman voted "yes"
4 Councilor Staples voted "yes"
5 Councilor Darcey voted "yes"
6 Councilor Blazzard voted "yes"
7 The vote was unanimous. Motion passed.
8
9

10 **KAMAS VALLEY FIESTA DAYS PLANNING**

11
12 Steve Mitchell felt the derby meeting went well. They talked about the budget increasing.
13 For all heats 1st place would be \$6,000, 2nd place would be \$3,000, 3rd place would be
14 \$1,500, with Mad Dog at \$1,000 per heat. The total would be \$80,500. This does not
15 include the Beauty Car. This would be just for the driver's payout. They made it even
16 across the board for all heats so the pay would be equal.

17 If there is not a heat the money won't be recalculated, the prize money for those heats
18 won't be spent.

19 Councilor Bateman asked how many categories will there be.

20 Dutch Walsh stated there will be 7 heats. They would also like the checks issued the
21 night of the derby.

22 Councilor Darcey told the council he will be applying for the Restaurant Tax grant again
23 which application is due March 31.

24 Mark Rummel stated the lawnmower race will be a heat filler to give the cars more time
25 to be fixed.

26 Sarah Brimhall with Brimhall Engine Repair stated they would like to bring this event to
27 the derby this year. The first year will likely be a small scale during a derby heat. If all
28 goes well it could possibly be its own event. They will have two classes, stock and
29 modified. They would like to allow small business sponsorships for this.

30 Mayor McCormick stated in the past some filler entertainment takes too long. If they can
31 organize this to make it flow it would be much better.

32 Councilor Bateman has talked to some people in Southern Utah that have done this. She
33 has been trying to figure out the logistics. She doesn't know how this can happen while
34 the cars are being hauled out of the arena. She likes the idea but where are we going to
35 park them? The parking lots with the derby cars is already full.

36 Mark Rummel stated they can park the lawnmowers in his backyard until the heat. The
37 arena can be set up quickly, they go from one end of the arena to the other.

38 Dutch Walsh feels we can make it work.

39 Mayor McCormick feels the announcer can help promote this throughout the night.

40 Councilor Staples asked what they are anticipating needing for prize money.

41 Robbie Brimhall stated they have discussed using sponsorship money for the event for
42 the payouts.

43 The council discussed sponsorship options.

44 Steve Mitchell feels we could just have \$1,000 for prize money to be split.

45 The council agreed.

1 Kerbee Leavitt asked if she's getting sponsors for the derby everyone needs to be aware
2 that she will be giving out equal number of tickets for each event.
3 Councilor Bateman asked if she is having designated seating for the sponsors again.
4 Kerbee stated yes.
5 Councilor Bateman asked which section she would like for the derby.
6 Kerbee would like the whole west section blocked out for sponsors.
7
8 Kerbee asked what the decision is for the jumbotron. If we use it for the derby, we will
9 have to use another company because they're already booked for the 19th. The rodeos will
10 be \$20,000. The council asked Kerbee to get a quote for the derby.
11 Trevor Clegg asked where the jumbotron will be placed for the derby, it won't work
12 where they had it for the rodeos.
13 Mayor McCormick stated it could be placed in the roping pens during the derby.
14
15 Councilor Gines will be having his motorcycle ride on the 19th as well and asked Trevor
16 Clegg to help him block off a section for departure and return.
17
18 Steve Mitchell will be paying \$500 per night for cleanup of the grounds.
19
20 Ranch rodeo will be Thursday night and there will be two more rodeos on Friday and
21 Saturday.
22 Steve Mitchell proposed a few different options for the west gate entrance.
23 Mayor McCormick suggested having a work session when it gets warmer to walk the
24 grounds and decide the layout.
25
26 Councilor Bateman explained we will be putting up signage on the backs of the bleachers
27 for the derby ticket locations. The tickets will go on sale the Monday after Mother's Day
28 if the system can get set up.
29 Mayor McCormick stated we need to get the online ticket sales advertised in advance
30 since this will be new.
31 The council will discuss having a local's only advance ticket sales at the first meeting in
32 March.
33
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35 **DEPARTMENT REPORTS**
36
37 Mayor McCormick read a department report emailed to him from Amanda Curtis.
38 -The SR 32 City Center project will have another stakeholder meeting on Feb 25 to
39 discuss the survey results and to move forward with the planning portion of the city
40 centers – where there are key opportunities for development and what that should look
41 like. There will be another open house following the stakeholder – date TBD
42 -Planning Commission has been working hard on a consolidated allowed use table,
43 amending parking standards that didn't previously have a parking standard and revising
44 definitions to match consolidated uses and bringing those up to date where needed. This
45 is in the final version and will likely be ready for Council to review at an upcoming
46 meeting.

1 -Planning Commission has also been looking at an enforcement ordinance for short term
2 rentals. In the current legislative session, they are working on a bill that will give counties
3 and municipalities more flexibility for enforcement of short-term rentals and in an effort
4 to not be excluded from this bill, we would like to have some regulations in place prior to
5 its passage. This will be ready by the March meeting for Council to review.

6
7 Scott Kettle reported he has been working on the Veteran's Memorial. The goal is to be
8 complete by Memorial Day.

9 He has been working on the sewer project, the EV project, the electrical for the park, and
10 the road project for the spring.

11
12 Trevor Clegg reported they have had 15 water freezes the past two weeks. They are
13 getting ready for a sanitary survey. He has been working with Chief Brad Smith with the
14 stop signs and speed bumps. If we make a 4-way stop, if there's already a two-way, it
15 would be approximately \$600. The speed bumps are \$2,300 apiece. They have talked
16 about flashing stop signs but hasn't received any bids yet.

17 Scott Kettle suggested having a traffic study done to see how the traffic flows and get
18 speeds of traffic.

19 Trevor Clegg can also get bids for the signs that display the driver's speed.
20 The council agreed there are benefits to having the traffic signs.

21
22 Chief Brad Smith reported on the police calls since we last met.

23
24
25 **ADJOURN**

26
27 **MOTION:** Councilor Larry Gines moved to adjourn at 7:55 p.m.
28 Councilor Monica Blazzard seconded the motion.

29 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
30 Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

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

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38 Approved on the 25th day of February, 2025.

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44 Matt McCormick
45 Mayor

Kim Peacock
City Recorder