

**MINUTES**  
**KAMAS CITY COUNCIL MEETING**  
**TUESDAY, JULY 8, 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](mailto: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, Jill Wanstrom, City Engineer, Scott Kettle; City Attorney, Joel Yellowhorse. Chief Brad Smith and Public Works Director Trevor Clegg were excused.

**OTHERS IN ATTENDANCE:** Shana Fryer, Robbie Brimhall, Sarah Brimhall, Stephanie Fillmore, Cherish McCormick, Aspen Fillmore, Jacki Ruf, Mike Georgi, John Blazzard, Jackie Blazzard, Cindy Butterfield, David Butterfield, Dutch Walsh, Steve Mitchell, Kerbee Leavitt, Mark Rummel, Hailey Jenson, Suzannah Bridge, Natasha Brown, Lena Butler, Winni Ruf, Reese Fryer, Rowyn Edwards, Heather Hampsten, Kamrie Fryer, Hop Melville, Sanford Melville, Wade Veselka, Alison Veselka, Annalise Coughlan, Scarlet Edwards, Eisley Kirkham.

## **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**

## Invocation by Councilor Leslie Staples

Mayor McCormick led the public in the Pledge of Allegiance

## APPROVAL OF THE JUNE 10, 2025 CITY COUNCIL MEETING MINUTES

**MOTION:** Councillor David Darcey moved to approve the City Council meeting minutes dated June 10, 2025 as presented

Councilor Larry Gines seconded the motion.

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

1  
2 **APPROVAL OF THE INVOICE REGISTER DATED JULY 8, 2025**

3  
4 **MOTION:** Councilor Jessica Bateman moved to approve the invoice register dated July  
5 8, 2025 as presented with the addition of an invoice from Mark Rummel  
6 reimbursement in the amount of \$121.65 for derby car parts and \$250 for  
7 labor and an invoice from Dutch's Service in the amount of \$1,476.04 for  
8 derby prizes.

9 Councilor Monica Blazzard seconded the motion.

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

12  
13 **PUBLIC COMMENT – THIS IS THE PUBLIC'S OPPORTUNITY TO**  
14 **COMMENT ON ITEMS NOT ON THE AGENDA**

15 Sanford Melville, resident from High Star Ranch. Melville stated there will be a new  
16 owner for High Star Ranch. They were informed the Event Center Parcel was going to be  
17 sold separately. They plan to build a hotel on this parcel. He understands it will be  
18 coming to the Planning Commission next month and they have concerns about the scope  
19 of the project. He understands a hotel is allowed in the development agreement. He  
20 would like to encourage the council to interpret the development agreement and hold the  
21 developer to the terms of the agreement.

22 Councilor Darcey asked Mr. Melville if he is okay with the current event center.  
23 Mr. Melville is fine with what is currently there but is concerned about the size of the  
24 hotel.

25  
26 **INTRODUCTION OF THE 2025 KAMAS VALLEY FIESTA DAYS ROYALTY**  
27 **AND RODEO ROYALTY**

28  
29 Mayor McCormick welcomed the Kamas Valley Fiesta Days Royalty and Fiesta Days  
30 Royalty and asked them to introduce themselves.

31  
32 Queen, Aspen Fillmore  
33 1<sup>st</sup> Attendant, Eisley Kirkham  
34 2<sup>nd</sup> Attendant, Lexi Tixon

35  
36 Rodeo Queen, Lena Butler  
37 1<sup>st</sup> Attendant, Suzannah Bridge  
38 2<sup>nd</sup> Attendant, Hailey Jenson  
39 Miss Congeniality, Natasha Brown

40  
41 Rodeo Princess, Winni Ruf  
42 1<sup>st</sup> Attendant, Reese Fryer  
43 2<sup>nd</sup> Attendant, Rowyn Edwards

1     **PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROPOSED**  
2     **BLAZZARD ANNEXATION FOR PARCELS CD-548, CD-548-A, CD-510-X, CD-**  
3     **508-X, CD-509-X, CD-548-B-X, CD-551-X, AND S-147 LOCATED IN SUMMIT**  
4     **COUNTY, UTAH, WHICH PARCELS BORDERS KAMAS CITY TO THE**  
5     **NORTHWEST**

6  
7     Jill Wanstrom read through her staff report.

8     Mayor McCormick asked the council if they have any comments before the public  
9     hearing is opened.

10    Councilor Bateman asked where parcel S-147 is located.

11    Scott Kettle explained it is owned by Questar and it was not annexed when High Star was  
12    annexed.

13    Councilor Bateman stated they were not listed on the petition.

14    Scott Kettle explained they need to be annexed in because of the location. It is a small  
15    parcel.

16    Councilor Darcey asked why we need to talk about the cul-de-sac tonight?

17    Scott Kettle feels we need to discuss this during the annexation process so they know  
18    there's a possibility a road may have to go through. We won't do anything with it now,  
19    not until development happens. They just need to be aware of this.

20  
21    Mayor McCormick opened the public hearing.

22  
23    Allison Veselka, resident on 400 North. She would like to know what the plans are for  
24    development.

25    Councilor Darcey explained currently in the county it is zoned Ag 10, but we will bring it  
26    in as Ag 5.

27    Mayor McCormick stated we don't have an Ag 10 zone so we will zone it Ag 5. This  
28    zoning is only the parcel between the lumber mill and current residential area.

29  
30    John Blazzard asked if there was a clause that says you cannot build within 1,000-feet of  
31    the sewer ponds.

32    Mayor McCormick stated yes but under the current entitlements you could cluster the  
33    homes and still have the buffer.

34  
35    Mayor McCormick closed the public hearing.

36  
37    Councilor Staples asked if we would have to add Agricultural use to the Public Facility  
38    zone. Will this need to be done at another meeting?

39    Scott Kettle stated that it would be something we would need to amend in the future.

40  
41    Councilor Bateman asked if the parcel numbers would change.

42    Scott Kettle stated they will begin with KT if approved.

43  
44    Councilor Staples stated the potential rebuilding and lot line adjustment will still have to  
45    go through the Planning Commission if they wanted to move the mill lot line.

1 Scott Kettle stated correct, they will still have to follow the city codes for lot line  
2 adjustment.

3

4

5 **ORDINANCE 2025-07, AN ORDINANCE APPROVING THE BLAZZARD**  
6 **ANNEXATION AND DESIGNATING ZONING TO APPLY TO THE**  
7 **ANNEXATION PROPERTY**

8

9 **MOTION:** Councilor David Darcey moved to approve Ordinance 2025-07, An Ordinance  
10 approving the Blazzard Annexation and designating zoning to apply to the  
11 annexation property as presented with the exception of Section 5, where we'll  
12 strike "Insert conditions set forth by City Council".

13 Councilor Larry Gines seconded the motion.

14 Councilor Blazzard disclosed a conflict of interest as she is married to a shareholder of  
15 Blazzard Lumber, James Blazzard. She will be abstaining from the vote.

16 Mayor McCormick asked for a roll call vote:

17 Councilor Bateman voted "yes"

18 Councilor Staples voted "yes"

19 Councilor Darcey voted "yes"

20 Councilor Gines voted "yes"

21 The vote was unanimous. Motion passed.

22

23

24 **KAMAS VALLEY FIESTA DAYS PLANNING**

25

26 Mark Rummel stated they are ready to go.

27 Steve Mitchell stated they have 52 cars preregistered.

28 Steve explained to verify the winners he will print out the list and have someone in the  
29 booth initial after the heat is over. The drivers will then initial as well. This will clear up  
30 any mishaps.

31 Mayor McCormick requested we have a dumpster for the pits. Steve will look into this.  
32 The council reviewed the last-minute details with Steve Mitchell and Kerbee Leavitt.

33 Kerbee asked the council if they wanted to advertise on a billboard.

34 Councilor Staples likes the billboard in town but not Salt Lake and feels we can use the  
35 money to put signs up all over town to help advertise.

36 Councilor Darcey stated the Restaurant Tax Grant committee gets excited and awards  
37 extra points when applicants advertise to get people from out of the county.

38 Steve has been contacted by a company that has trampolines where the kids are harnessed  
39 and jump up. It would cost around \$3,000.

40 The council feels they should hold off this year to see how the celebration turns out.

41

42

43 **DEPARTMENT REPORTS**

44

45 Scott Kettle reported there's approximately 300 feet of pipe to go with the sewer project.  
46 The highway is going to be the biggest obstacle. The pavilion has been installed. They  
47 hope to have the concrete done this week. The EV chargers will be installed next week.

1 Jill Wanstrom reported High Star has submitted their site plan and paid fees and will  
2 move forward. Kamas Commons lot 4 is eager to move forward. Jeff Camp has also  
3 reached out and is getting ready to move forward.

4

5 Councilor Darcey asked Jill if the SR32 survey is still open. Jill stated it is still open.  
6 Councilor Darcey encouraged everyone to take the survey.

7

8 Mayor McCormick was approached by the High School Leadership group to hold a  
9 dance until midnight at the bus garage on Saturday. It will just be for one night.

10

11 Mayor McCormick read the department reports emailed to him from Trevor Clegg and  
12 Chief Smith.

13

14

15 **CLOSED MEETING**

16

17 **MOTION:** Councilor Leslie Staples moved to enter into a Closed Meeting to hold a  
18 strategy session to discuss pending or reasonably imminent litigation.  
19 Councilor Monica Blazzard seconded the motion.

20 Mayor McCormick asked for a roll call vote:

21 Councilor Staples voted “yes”

22 Councilor Darcey voted “yes”

23 Councilor Blazzard voted “yes”

24 Councilor Gines voted “yes”

25 Councilor Bateman voted “yes”

26 The vote was unanimous. Motion passed

27 7:27 p.m.

28

29 **MOTION:** Councilor Leslie Staples moved to exit the Closed Meeting and enter back  
30 into open meeting.

31 Councilor David Darcey seconded the motion.

32 Mayor McCormick asked for a roll call vote:

33 Councilor Darcey voted “yes”

34 Councilor Blazzard voted “yes”

35 Councilor Gines voted “yes”

36 Councilor Bateman voted “yes”

37 Councilor Staples voted “yes”

38 The vote was unanimous. Motion passed

39 7:55 p.m.

40

41

42 **ADJOURN**

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44 **MOTION:** Councilor Leslie Staples moved to adjourn at 8:56 p.m.  
45 Councilor David Darcey 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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4

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

8  
9 Approved on the 12<sup>th</sup> day of August, 2025.  
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11  
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13 Matt McCormick  
14 Mayor

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Kim Peacock  
City Recorder