

MINUTES
KAMAS CITY COUNCIL MEETING
TUESDAY, NOVEMBER 25, 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 Bateman, Leslie Staples, and David Darcey. Councilor Monica Blazzard was excused.

STAFF: City Recorder, Kim Peacock; City Planner, Jill Wanstrom; City Engineer, Scott Kettle; Chief of Police, Brad Smith.

OTHERS IN ATTENDANCE: Mike Georgi, Paul Hunt, Casey Chestnut, Chyna Drysdale, Kendall Card.

OPENING INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Councilor Jessica Bateman

Mayor McCormick led the public in the Pledge of Allegiance

APPROVAL OF THE OCTOBER 28, 2025 CITY COUNCIL MEETING MINUTES

MOTION: Councilor Leslie Staples moved to approve the City Council meeting minutes dated October 28, 2025 as presented. Councilor Larry Gines seconded the motion. The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie Staples, and David Darcey voted aye. Motion passed.

APPROVAL OF THE NOVEMBER 18, 2025 CITY COUNCIL SPECIAL MEETING MINUTES

MOTION: Councilor Leslie Staples moved to approve the City Council Special meeting minutes dated November 18, 2025 as presented.
Councilor David Darcey seconded the motion.

1 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
2 Staples, and David Darcey voted aye. Motion passed.
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5 **APPROVAL OF THE INVOICE REGISTER DATED NOVEMBER 24, 2025**
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7 **MOTION:** Councilor David Darcey moved to approve the invoice register dated
8 November 24, 2025 as presented.

9 Councilor Jessica Bateman seconded the motion.

10 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
11 Staples, and David Darcey voted aye. Motion passed.
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14 **PUBLIC COMMENT – THIS IS THE PUBLIC'S OPPORTUNITY TO**
15 **COMMENT ON ITEMS NOT ON THE AGENDA**
16

17 There were no public comments.
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20 **POSSIBLE ORDINANCE, AN ORDINANCE AMENDING SECTIONS 15.02.010**
21 **AND 15.30.020 OF THE KAMAS MUNICIPAL CODE TO ALLOW BOTTLING**
22 **FACILITIES IN THE GENERAL COMMERCIAL ZONE**
23

24 Jill Wanstrom read her staff report to the council.

25 Jill Wanstrom explained she added in the attorney's comments this afternoon. He
26 suggested potentially adding a sentence that this does not include facilities where drinks
27 are manufactured if we do not want drink manufacturing.

28 Mayor McCormick asked Jill Wanstrom to explain why the Planning Commission
29 changed from a bottling facility to a wine bottling facility.

30 Jill Wanstrom explained the Planning Commission wanted something more specific so
31 we weren't allowing other bottling facilities that we might not want in General
32 Commercial.

33 Councilor Staples asked Jill Wanstrom what the definition recommendation from our
34 attorney was.

35 Jill Wanstrom stated "This does not include facilities where drinks are manufactured."
36 This is referencing that they are not creating a drink.

37 Mayor McCormick stated not fermenting it.

38 Paul stated fermenting is a very specific term that he understands. Manufacturing is a
39 term he does not know what it means, but blending is part of what he will be doing.

40 Paul Hunt stated he is not fermenting, it is already alcohol when he gets it. He is blending
41 two different liquids and bottling it.

42 Scott Kettle read the definition of blending and manufacturing. Scott Kettle doesn't
43 believe what Hunt will be doing is manufacturing.

44 Councilor Darcey asked if we need to add wine bottling facility and wine blending
45 facility to the code. He feel we do.
46

1 Scott Kettle asked if blending could be added to the wine bottling facility.
2 Mayor McCormick stated it could read “finished or blended wine is put into bottles.”
3 Paul Hunt stated for his project he needs two state licenses. Wine manufacturing is a
4 broader license that he will need to have approved by the council. He needs a state
5 license to operate a winery. The state license would allow him to ferment and do all those
6 things. They don’t have a license for just blending and bottling.
7 Councilor Staples asked if our code is stricter than the state, would ours trump the state
8 code.
9 Councilor Staples asked in the definition “or service”, what does that mean.
10 Councilor Darcey suggested taking this out of the definition.
11 Councilor Staples stated some of the challenges listed were impact of water system.
12 Paul Hunt stated he would just be rinsing out a wine barrel a few times a year.
13 Scott Kettle doesn’t see any issues with water or wastewater for this business.
14 Councilor Staples asked Paul Hunt if he had adequate parking for this business.
15 Paul Hunt replied yes.
16 Councilor Staples asked if the church issue was addressed.
17 Mayor McCormick reached out to our attorney, he drafted a letter for the church to sign.
18 Paul has suggested another way to handle this.
19 Paul explained the State would not use the letter the church signs to approve the license.
20 They can’t waive the rule. They would be inspecting the location and determining if his
21 business will affect the church.
22 Mayor McCormick stated this approval just deals with the zoning part of it. Paul Hunt
23 would still need approval from the state.
24 Councilor Darcey asked Jill Wanstrom if any hours of operation are listed in the code.
25 Jill Wanstrom stated no.
26 Mayor McCormick stated our noise ordinance is in place from 10:00 p.m.-7:00 a.m.
27 Councilor Bateman asked Jill Wanstrom with the art museum what is the parking
28 requirement.
29 Jill Wanstrom explained right now for a museum it’s one space per 2,000 square feet.
30 This will be handled when the business license is applied for. They will need the required
31 parking to receive their business license.
32 Mayor McCormick has talked to Paul Hunt about restoring the stone building. He has
33 also talked to Paul about turning it into a history museum and working with him to make
34 this happen. This has been part of the discussion.
35 Councilor Gines asked if there is a limit for liquor licenses in the city.
36 Mayor McCormick explained they’re based on population for liquor licenses. We don’t
37 currently have this type of license in the city.
38
39 **MOTION:** Councilor Leslie Staples moved to approve Ordinance 2025-11, An ordinance
40 amending Sections 15.02.010 Definitions, 15.14.060 Parking (GC Zone),
41 15.16.060 Parking, 15.30.020 Appendix B Allowed Use Table of the Kamas
42 Municipal Code with a couple of changes. In the ordinance we reference
43 Exhibit C, this needs to be changed to Exhibit A, and Exhibit A will have a
44 couple of changes. Under the definition of Wine Bottling Facility, it will now
45 read “a physical location where finished or blended wine is put into bottles or
46 similar containers, corked or capped, labeled, and packaged for distribution,

1 with the following conditions:”. The conditions 1-6 with no changes. We need
2 to add in a sentence that says “This does not include a facility where drinks
3 are fermented or manufactured”.

4 Councilor David Darcey seconded the motion.

5 Mayor asked for a roll call vote:

6 Councilor Darcey voted “yes”

7 Councilor Staples voted “yes”

8 Councilor Bateman voted “yes”

9 Councilor Gines voted “yes”

10 The vote was unanimous. Motion passed.

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13 **POSSIBLE ORDINANCE, AN ORDINANCE AMENDING SECTIONS 15.02.010**
14 **AND 15.27.060 OF THE KAMAS MUNICIPAL CODE TO ALLOW**
15 **PANHANDLE LOTS**

16

17 Jill Wanstrom read her staff report to the council.

18 Mayor McCormick talked about what the Planning Commission discussed regarding
19 panhandle lots.

20 Councilor Gines feels times have changed. He doesn’t want to tell people what they can
21 do with their land. If it helps the families keep their kids here, he is for it. The owner
22 takes the risk when building. He doesn’t see a privacy issue. He is for giving the families
23 the opportunity to build.

24 Councilor Bateman asked if fencing was talked about.

25 Jill Wanstrom explained it was discussed because of the fire department. It was talked
26 about keeping it on the existing lots property.

27 Councilor Bateman feels the height should be at a lower height on the long part of the
28 driveway.

29 Councilor Staples stated it talks about it in paragraph 4.

30 Mayor McCormick stated it says they’re not allowed.

31 Councilor Bateman feels if it is allowed it needs to be limited to a certain height. She
32 feels fencing should be allowed.

33 Councilor Staples is concerned a fence would take up part of the 20-foot requirement.
34 Scott Kettle said they talked to the fire district and they’re fine with 20 feet. They even
35 mentioned they would be fine with 18 feet.

36 Councilor Bateman would like to allow fencing so the people in front can enjoy their
37 yard. It wasn’t discussed in the Planning Commission meeting and she feels it should be
38 allowed.

39 Mayor McCormick explained the owner of the panhandle cannot put up a fence. The
40 owner in front can put up a fence.

41 Councilor Gines doesn’t understand why they can’t put up a fence. As long as they meet
42 the height restriction and it doesn’t limit the width of the access.

43 Mayor McCormick suggested removing the fencing out of section 4.

44 Councilor Staples suggested taking out the word “That” in section 3.

45 Jill Wanstrom explained our attorney suggested taking out the purple highlighted words
46 in the proposed code amendment.

1 The council agreed.
2 Councilor Darcey doesn't see an issue with putting up a fence. It is not obstruction.
3 Councilor Darcey feels as an owner of a panhandle lot, they should not be allowed in the
4 R-M zone. The main body should apply to the zone that it is in. He doesn't feel the
5 driveway should be 20' of access. He doesn't want to burden the homeowners. In the
6 code a normal lot allows a 12' driveway. We should stay consistent.
7 Mayor McCormick stated it states 20' access, not driveway.
8 Jill Wanstrom stated the Planning Commission talked about a 14' driveway.
9 Chief Smith stated Summit County requires a 12' driveway.
10 Scott Kettle suggested adding in item 2. "provided the minimum access width of 12 feet
11 is met". Also, on item 7. add an all-weather surface.
12 Councilor Gines doesn't understand the 150' restriction.
13 Chief Smith stated Summit County's code requires a turn around if the driveway is longer
14 than 150'.
15 The council discussed taking the 150' length out.
16 Councilor Staples confirmed item 2 would be changed to 12' instead of 20'.
17 Councilor Darcey would like to change item 9. from finished grade to natural grade. He
18 feels the setbacks should be consistent.
19 Councilor Darcey asked if we have Jill Wanstrom put together a clean version of this
20 ordinance with the changes discussed and adopt it at the next meeting.
21 The council discussed setback requirements for the panhandle lot.
22

23 **MOTION:** Councilor Larry Gines moved to table the ordinance for Panhandle Lots for it
24 to be updated by Jill Wanstrom with the notes discussed and brought back
25 December 9, 2025.
26 Councilor Jessica Bateman seconded the motion.
27 Mayor asked for a roll call vote:
28 Councilor Staples voted "yes"
29 Councilor Bateman voted "yes"
30 Councilor Gines voted "yes"
31 Councilor Darcey voted "yes"
32 The vote was unanimous. Motion passed.
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35 APPROVAL OF THE 2026 CITY COUNCIL ANNUAL MEETING SCHEDULE

36
37 The council reviewed the proposed 2026 annual meeting schedule.
38

39 **MOTION:** Councilor Leslie Staples moved to approve the 2026 City Council Annual
40 Meeting Schedule as presented.
41 Councilor Larry Gines seconded the motion.
42 Mayor asked for a roll call vote:
43 Councilor Bateman voted "yes"
44 Councilor Gines voted "yes"
45 Councilor Darcey voted "yes"
46 Councilor Staples voted "yes"

1 The vote was unanimous. Motion passed.
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4 **GENERAL PLAN GRANT APPLICATION UPDATE**
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6 Mayor McCormick explained we have a need to update our General Plan. We can apply
7 for a TAG grant that will provide a consultant to help us. He and Jill met with Spencer
8 Foster with MAG and talked about some different things that we need to include. Spencer
9 sent the revised version of the grant application today. The deadline is December 11. He
10 will be applying for \$100,000 grant with a 10% match from the city. It allows us to work
11 on definitions and code updates.

12 Jill Wanstrom stated they don't want to fund just a General Plan so Spencer has included
13 the Kamas growth and the mobility aspects of the growth plan within the community.
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16 **COUNCIL REPORTS**
17

18 Councilor Staples thanked Kim Peacock for her help with the website app and Jill
19 Wanstrom for all her hard work.
20

21 Councilor Gines asked Chief Smith how the 4-way stop is working out.
22 Chief Smith feels it's gone well. He has had a lot of people thank him for it.
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24

25 **ADJOURN**
26

27 **MOTION:** Councilor Leslie Staples moved to adjourn at 7:45 p.m.
28 Councilor Larry Gines seconded the motion.
29 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
30 Staples, and David Darcey 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.*

36 Approved on the 9th day of December 2025.
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40
41 Matt McCormick
42 Mayor

Kim Peacock
City Recorder