

MINUTES
KAMAS CITY COUNCIL MEETING
TUESDAY, DECEMBER 9, 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, David Darcey and Monica Blazzard.

STAFF: City Recorder, Kim Peacock; City Planner, Jill Wanstrom; City Engineer, Scott Kettle.

OTHERS IN ATTENDANCE: Mike Georgi, Casey Chestnut, Chyna Drysdale, Ryan Child, Dave Ricks.

OPENING INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Councilor Monica Blazzard

Mayor McCormick led the public in the Pledge of Allegiance

APPROVAL OF THE NOVEMBER 25, 2025 CITY COUNCIL MEETING MINUTES

MOTION: Councilor Monica Blazzard moved to approve the City Council meeting minutes dated November 25, 2025 as presented.

Councilor Larry Gines seconded the motion.

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

APPROVAL OF THE INVOICE REGISTER DATED DECEMBER 8, 2025

MOTION: Councilor David Darcey moved to approve the invoice register dated December 8, 2025 as presented.

Councilor Jessica Bateman seconded the motion.

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

1
2 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
3 **COMMENT ON ITEMS NOT ON THE AGENDA**

4
5 There were no public comments.
6
7

8 **2025 FISCAL YEAR END AUDIT REPORT**

9
10 Mayor McCormick welcomed Ryan Child with Child Richards.
11 Ryan Child reviewed the audit report with the council.
12
13

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

17
18 Jill Wanstrom reviewed the amendments the council proposed at the last meeting.
19 Jill Wanstrom explained Mayor McCormick and Councilor Staples approached her and
20 asked her to add additional amendments. Jill Wanstrom reviewed those amendments as
21 well.
22 Councilor Blazzard asked to clarify the definition of Flag/panhandle for the street
23 frontage.
24 Mayor McCormick suggested taking out “but without street frontage”.
25 Councilor Blazzard asked about the term natural grade. She doesn’t want finished grade.
26 Councilor Darcey agreed, whatever grade was there before excavation should be used.
27 Scott Kettle explained the Planning Commission is working on changing the definition of
28 natural grade.
29 Councilor Gines asked if the definition of natural grade is going to be changed should
30 this ordinance be tabled until it’s approved.
31 Councilor Darcey would like to keep natural grade. He doesn’t want people to be able to
32 build on finished grade.
33 Mayor McCormick informed the council the Planning Commission is working on the
34 definitions now and read what is currently in the code.
35 Scott Kettle feels we could approve to say natural grade because the Planning
36 Commission is proposing a definition of “Existing surface prior to commencement of
37 construction or any improvements proposed or any previous site disturbance.”
38 Councilor Gines agrees with this but feels this should be tabled until a definition is
39 approved. We need to be clear on what the definitions mean before we approve this.
40 Councilor Darcey feels the natural grade should be undisturbed preconstruction grade.
41 Mayor McCormick asked if we could adopt the definition within the ordinance tonight.
42 Councilor Blazzard feels we should respect the Planning Commission and let them finish
43 the process of approving the definition then have it come back to the council.
44 Mayor McCormick feels if we’re approving one definition at a time we could approve it
45 tonight.

1 Councilor Gines stated that is not the process. It needs to be approved by the Planning
2 Commission first before the council approves it.
3 Councilor Staples stated the Planning Commission sent us this panhandle ordinance to
4 approve and they had finished grade in there. We could add natural grade with the
5 definition they're working on.
6 Councilor Blazzard does not want to be rushed.
7
8 Councilor Bateman doesn't understand why fences was taken out on one draft but it's
9 back in on the other draft.
10 Councilor Staples explained the fences are added into the things that do not obstruct the
11 access.
12 Councilor Bateman stated the document in Dropbox is different than what she printed
13 earlier today.
14 Councilor Gines felt the council had an agreement two weeks ago that Jill was going to
15 amend. Now there's another draft from Councilor Staples and Mayor McCormick.
16 There's a lot of changes that haven't been agreed to.
17 Councilor Bateman agrees this needs to be slowed down. Let Planning Commission
18 approve their definition and come back. She is seeing something different in Dropbox
19 than what she printed earlier in the day.
20 Councilor Staples stated she doesn't see any problem changing an ordinance with her
21 proposed changes. The mayor and her sat down to clarify what this looked like.
22 Councilor Gines stated to the rest of the council it makes it look like you two are in
23 cahoots and leaving the rest of us out of any discussion.
24 Councilor Darcey stated he printed this off this morning and he doesn't feel this was
25 sprung on them. He likes the Mayor/Staples version a little bit better.
26 Jill Wanstrom explained the document dated this afternoon was simply just her changing
27 the title. The ordinance referred to Exhibit A and they were both titled Exhibit A. The
28 other document was put into Dropbox yesterday.
29 Councilor Bateman asked for better communication when it comes to last-minute
30 changes.
31 Councilor Gines asked why the 150-foot handle was added back in after the council
32 decided to take it out.
33 Councilor Staples explained because of the map Scott Kettle prepared.
34 Scott Kettle showed examples of different ways to make different panhandle lots with the
35 different dimensions.
36
37 Mayor McCormick believes in preparation for council meetings anyone could come to a
38 meeting with suggestions or thoughts based on what's in Dropbox. Because he and
39 Councilor Staples got together and formulated some of those in writing for everyone to
40 look at is in no way being in cahoots or trying to spring things on anybody. It was
41 suggestions to clarify and make it more understandable to them. They were simply being
42 prepared for the meeting and providing comments on what they felt like clarified things
43 better in their minds.
44
45 Councilor Staples feels the other issue if you look at Scott's diagram with a panhandle of
46 167', if you're required to have a fire hydrant within 250 feet of your residence, this

1 reduces the number. If you have to put a fire hydrant in it defeats the purpose of putting
2 in a panhandle lot to reduce the cost of home building if you have to install a main water
3 line to service a fire hydrant.

4 Councilor Gines feels this should be up to the homeowner's discretion. They can decide
5 if they want to invest in this.

6 Scott Kettle explained the majority of fire hydrants are on corners. If the panhandle is in
7 the middle of the lot, the homeowner would still probably have to install a fire hydrant.

8 Councilor Gines asked why are we restricting? If we are going to allow panhandle lots
9 give them the opportunity.

10 Councilor Staples asked Scott Kettle what the requirement for the fire department is for
11 turning around.

12 Councilor Darcey stated it was stated in our meeting minutes.

13 Councilor Staples read Summit County requires a turnaround if the driveway is longer
14 than 150 feet.

15
16 **MOTION:** Councilor Jessica Bateman proposed to table this until the Planning
17 Commission has defined their definition of natural grade versus finished grade
18 or one or the other.

19 Councilor Larry Gines seconded the motion.

20 Councilor Darcey asked if there's anything else we need to discuss?

21 Councilor Bateman stated besides from number 11 and 12 being moved to number 10 and
22 11. Maybe getting rid of number 7 because it's repetitive to number 2.

23 Mayor asked for a roll call vote:

24 Councilor Gines voted "yes"

25 Councilor Blazzard voted "yes"

26 Councilor Darcey voted "yes"

27 Councilor Staples voted "no"

28 Councilor Bateman voted "yes"

29 Motion passed 4-1.

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34 **POSSIBLE ORDINANCE, AN ORDINANCE ADOPTING THE UTAH
35 WILDLAND-URBAN INTERFACE CODE**

36
37 Mayor McCormick explained that Scott Thorell, the South Summit Fire Chief, emailed
38 him to make him aware of House Bill 0048 that requires every municipality to adopt a
39 Wildland-Urban Interface Code by January 1. This ordinance was written by our
40 attorney.

41 Councilor Blazzard asked if we could reference the map in the ordinance with the exhibit.

42 Councilor Darcey asked Mayor McCormick if he knows what part of the city is under the
43 restrictions.

44 The council reviewed the map with the city boundaries.

45 Jill Wanstrom stated she talked with the County Fire Warden and the map is being
46 updated, but until then we should use the old map to adopt with the ordinance.

1 Councilor Darcey doesn't understand if by adopting this Kamas City becomes stricter
2 than the Utah Code and how it affects our residents.

3 Councilor Darcey would like to table this until January because he is not sure how this is
4 affecting our city.

5 Councilor Blazzard asked if we could have the fire chief come to help explain this.
6 The council reviewed and discussed the proposed ordinance and code.

7
8 **MOTION:** Councilor Monica Blazzard moved to table agenda item 7, An Ordinance
9 adopting the Utah Wildland-Urban Interface Code until January 13, 2026.
10 Councilor Larry Gines seconded the motion.

11 Mayor asked for a roll call vote:

12 Councilor Bateman voted "yes"

13 Councilor Staples voted "yes"

14 Councilor Darcey voted "yes"

15 Councilor Blazzard voted "yes"

16 Councilor Gines voted "yes"

17 The vote was unanimous. Motion passed.

20 DEPARTMENT REPORTS

21
22 Jill Wanstrom reported Spencer Foster submitted the General Plan TAG grant
23 application. We should find out the results in January.

24 Jill Wanstrom reported the SR32 committee is wrapping up and they would like Jill
25 Wanstrom to present a slideshow to inform the council on what is happening and what
26 they have come up with.

27
28 Scott Kettle reported the new restroom for the new RAP Tax Grant has been ordered. It
29 will not be here until April.

30
31 Trevor Clegg reported Public Works has fixed a couple of water leaks, have been
32 participating in continued education classes, installed a new bubbler system at the
33 effluent sewer house, and have been putting up the Christmas decor.

34
35 Councilor Gines asked what the status is for working with Francis City on an engineer.
36 Mayor McCormick stated it has stalled out. There is no update right now.

37
38 Mayor McCormick read Chief Smith's department report.
39 Councilor Darcey stated he gets questions from constituents on how often the officers are
40 patrolling. He hopes this can be included in the next report.

43 OUTGOING CITY COUNCIL MEMBER RECOGNITION

44
45 Mayor McCormick presented a gift of appreciation to Councilor Bateman for her time
46 served on City Council.

1 Mayor McCormick stated the work session schedule for tonight has been cancelled.
2
3

4 **ADJOURN**

5
6 **MOTION:** Councilor Leslie Staples moved to adjourn at 7:30 p.m.

7 Councilor Jessica Bateman seconded the motion.

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

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

15
16 Approved on the 13th day of January 2026.

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18
19
20 Matt McCormick
21 Mayor

Kim Peacock
City Recorder