

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, JANUARY 27, 2026**

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 info@kamascityut.gov
12

13 Mayor McCormick opened the meeting welcoming those in attendance:
14 **COUNCIL MEMBERS:** Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey
15 and Monica Blazzard.
16 **STAFF:** City Recorder, Kim Peacock; City Planner, Jill Wanstrom; City Engineer, Scott
17 Kettle; Public Works Director, Trevor Clegg.
18 **OTHERS IN ATTENDANCE:** Evan McNeil, Paul Wynn.
19
20

21 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**
22

23 Invocation by Councilor Larry Gines
24 Mayor McCormick led the public in the Pledge of Allegiance
25
26

27 **APPROVAL OF THE JANUARY 13, 2026 CITY COUNCIL MEETING**
28 **MINUTES**
29

30 **MOTION:** Councilor David Darcey moved to approve the City Council meeting minutes
31 dated January 13, 2026 as presented.
32 Councilor Larry Gines seconded the motion.
33 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
34 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
35
36

37 **APPROVAL OF THE INVOICE REGISTER DATED JANUARY 22, 2026**
38

39 **MOTION:** Councilor Leslie Staples moved to approve the invoice register dated January
40 22, 2026 as presented.
41 Councilor David Darcey seconded the motion.
42 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
43 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
44

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

3
4 Evan McNeil, South Summit High School Social Science Sterling Scholar. Evan stated
5 he is here tonight to learn more about the government. He has great opportunities to learn
6 about new things.

7 Mayor McCormick asked what his next step in the process was.

8 Evan McNeil explained they have to make a portfolio which then gets sent to judges.

9 They have an interview then the Sterling Scholar is selected.
10
11

12 **PUBLIC HEARING TO ACCEPT PUBLIC COMMENTS TO CONSIDER**
13 **POTENTIAL PROJECTS FOR WHICH FUNDING MAY BE APPLIED UNDER**
14 **THE CDBG SMALL CITIES PROGRAM FOR PROGRAM YEAR 2026**
15

16 Mayor McCormick stated the purpose of the public hearing is to provide citizens with
17 pertinent information about the Community Development Block Program and to allow
18 for discussion of possible applications for the 2026 funding cycle. The grant money must
19 be spent on projects benefiting primarily low and moderate-income persons.

20 Mountainlands Association of Governments, in which Kamas is a member, is expecting
21 to receive approximately \$600,000 in this new program year. All eligible activities that
22 can be accomplished under this program are identified in the CDBG Application Policies
23 and Procedures Manual and interested persons can review it at any time. Several of the
24 eligible activities listed are Construction of public works and facilities, e.g., water and
25 sewer lines, fire stations, acquisition of real property, provision of public services such as
26 food banks or homeless shelters. In the past Kamas has received 24 grants to upgrade the
27 water and sewer systems. The city as part of the regional “Consolidated Plan” has
28 identified projects as being needed in the community.
29

30 Mayor McCormick opened the public hearing.

31 There were no public comments.

32 Mayor McCormick closed the public hearing.
33

34 Scott Kettle stated a couple of years ago we applied for some money for an irrigation
35 system at the sewer treatment plant. Because of working with the State, we were not able
36 to complete that project in their timeline. The plan is, if approved, to apply for the same
37 project to get the irrigation system. Last time we just applied for the pivot. This time we
38 will apply for the pivot and pump station. We talked to them a little bit about doing a
39 multi-year project. Last time we got \$350,000, so if we ask for that amount for two years
40 it would be \$700,000 with Kamas City contributing around \$150,000 which is 20 percent.
41 This is a project that benefits the entire city. We can apply under the city-wide project.

42 Councilor Gines asked what the confidence level is on getting this.

43 Mayor McCormick explained for the scoring process water projects are ranked first
44 priority and wastewater projects are second priority. It depends on the applicants and the
45 criteria.

46 The council felt this project was a great idea.

1 **POSSIBLE ORDINANCE, AN ORDINANCE ADOPTING THE UTAH**
2 **WILDLAND-URBAN INTERFACE CODE**
3

4 Mayor McCormick explained this has been talked about at the last two meetings.
5 Councilor Darcey has presented some options from other ordinances, so Councilor
6 Staples combined those and they were sent to our attorney. Joel Yellowhorse responded
7 with no changes needed. Also, a new map that was discussed at the last meeting is being
8 presented tonight for approval.

9 Councilor Staples suggested if this map is approved, in paragraph 3 of the ordinance take
10 out the “/8” after each exposure number to keep them consistent.

11 Mayor McCormick stated it doesn’t identify the high risk WUI property. Should this be
12 added to the ordinance.

13 Councilor Blazzard feels we do. The map needs to match the ordinance. The ordinance
14 also refers to “Exhibit A”, so we need to add that to the map as well.
15

16 **MOTION:** Councilor Leslie Staples moved to adopt Ordinance 2026-05, with changes to
17 paragraph 3, it should read “The Kamas City Wildland Urban Interface Code
18 specifically applies to properties shown as “5 -High Exposure,” “6 – High
19 Exposure,” “7 - Very High Exposure,” “8 - Extreme Exposure” and “High
20 Risk WUI Properties” on the attached Kamas City Wildland Urban Interface
21 map. Exhibit A will also be identified and printed on the map.

22 Councilor David Darcey seconded the motion.

23 Mayor asked for a roll call vote:

24 Councilor Georgi voted “yes”

25 Councilor Staples voted “yes”

26 Councilor Darcey voted “yes”

27 Councilor Blazzard voted “yes”

28 Councilor Gines voted “yes”

29 The vote was unanimous. Motion passed.
30
31

32 **PUBLIC HEARING TO RECEIVE COMMENT FOR AN ORDINANCE**
33 **ADOPTING AND SETTING COMPENSATION FOR KAMAS CITY OFFICERS**
34

35 Mayor McCormick explained this ordinance is normally approved around the time the
36 budget is approved. This past year it slipped by without getting approved.
37

38 Mayor McCormick opened the public hearing.

39 There were no public comments.

40 Mayor McCormick closed the public hearing.
41
42

43 **POSSIBLE ORDINANCE, AN ORDINANCE SETTING THE COMPENSATION**
44 **OF ELECTIVE AND STATUTORY OFFICERS**
45

1 **MOTION:** Councilor Larry Gines moved to adopt Ordinance 2026-06, An Ordinance
2 setting the compensation of Elective and Statutory Officers as presented.
3 Councilor Monica Blazzard seconded the motion.
4 Mayor asked for a roll call vote:
5 Councilor Staples voted “yes”
6 Councilor Darcey voted “yes”
7 Councilor Blazzard voted “yes”
8 Councilor Gines voted “yes”
9 Councilor Georgi voted “yes”
10 The vote was unanimous. Motion passed.
11
12

13 **POSSIBLE ORDINANCE, AN ORDINANCE TO AMEND SECTION 15.02.010**
14 **DEFINITIONS, IN THE KAMAS MUNICIPAL CODE**
15

16 Mayor McCormick stated at the last meeting we identified some definitions to be sent
17 back to the Planning Commission and we approved some, but didn’t make it through the
18 entire list.
19

20 Councilor Gines stated it feels like with all these definitions, if the Planning Commission
21 is working on them after the committee is working on them should we trust their
22 judgment. The Planning Commission is smart and have the ability to give us good
23 definitions. We should take what Planning Commission gives us and approve it and move
24 forward.

25 Councilor Staples agrees but feels there are some things in our code that could use further
26 clarification.

27 Councilor Gines wonders if one of the council members should be on the committee as
28 well.

29 Councilor Darcey feels the Planning Commission values our recommendations because
30 they are a recommending body. They are doing a great job. Councilor Darcey feels some
31 definitions could use a little extra work.

32 Councilor Georgi asked if our legal council looks at these definitions prior to them
33 coming to the council.

34 Jill Wanstrom stated no, only if she needs specific help with one.

35 Councilor Georgi feels the Planning Commission are intelligent people and can research
36 a definition and make a good decision. This is a living document, and it will always
37 change. We need to do the best we can with the people we have.

38 Mayor McCormick stated we will continue with the definitions.
39

40 *Church*

41 Councilor Staples feels instead of “main body” it should be “main body of the building”.
42

43 *Club*

44 Councilor Georgi suggested “A group of people organized for a common purpose. The
45 facilities used for the meeting(s) of a club. May include a meeting hall with cooking and
46 dining facilities for large groups, but shall not provide overnight lodging.”

1 Councilor Blazzard likes this suggestion.
2 Councilor Darcey felt like we should not be naming the people because most of these are
3 non profits and the building will be tax exempt.
4 Councilor Georgi asked if we're talking about a building or people?
5 Jill Wanstrom told the council the definition committee focused on the building not the
6 people.
7 Scott Kettle stated it's in our allowed use table to have clubs. It's a building that is only
8 allowed in certain zones. That's why we're referring to the building.
9 Councilor Gines feels it needs to be club facility or something similar to identify it as a
10 building.
11 The council agreed to send back to the Planning Commission for two different
12 definitions.

13 14 *Condominium*

15 Councilor Staples feels we can take out "in common" after an undivided interest.
16 Councilor Blazzard read a typical city code definition she looked up.
17 Councilor Darcey suggested changing "interest in common" to "undivided shared
18 interest".

19 20 *Condominium Project*

21 Councilor Staples stated developers in years past talked about leasing properties instead
22 of selling. Should we add lease to the end of the definition.
23 Scott Kettle stated if he leases it, he is still the owner. If he wanted to sell individual units
24 they would have to condominiumize the project so they can sell it.
25 The council felt this was fine as written.

26 27 *Constitutional taking*

28 Councilor Georgi asked if this should be imminent domain.
29 Mayor McCormick explained imminent domain is when a government comes in and
30 takes the property for government use.
31 Councilor Blazzard suggested sending this to our attorney.

32 33 *Corporate, professional, business offices*

34 Councilor Staples doesn't know what formal means. Does this need to be in there. Also is
35 it building or a location.
36 Councilor Darcey feels it could read a commercial building.

37 38 *Convenience goods sales*

39 Councilor Darcey would like to keep "services" in the title for "Convenience goods sales
40 and services" and not strike it.
41 The council agreed.

42 43 *Disabled care*

44 Councilor Georgi asked if we need to identify each activity and suggested striking
45 "activities of" and "living, such as dressing, bathing or moving within a home". Just
46 keep it daily activities.

1 The council agreed.

2
3 *Elderly care*

4 Councilor Georgi suggested “A long term care facility for elderly individuals”.

5 Councilor Darcey wonders if there’s anything in state code that would expect it to be
6 health related.

7 The council agreed to change the end from “health care facility” to “health care center”.

8
9 *Elderly person*

10 Councilor Georgi suggested taking out “desires or needs to live with other elderly
11 persons in a group setting”.

12 Mayor McCormick stated this is not on our amended definitions.

13 Councilor Staples suggested sending it back to Planning Commission to see if they would
14 like to change it.

15
16 *Equine facility/public stables*

17 Councilor Georgi suggested striking “which may include commercial activities such as
18 horse boarding, riding, lessons”.

19 Mayor McCormick stated based on past experience it may help staff when determining if
20 it’s appropriate for a location.

21 Councilor Georgi wants to add “commercial” to read “A commercial facility...”

22 Mayor McCormick suggested leaving them in because of past experiences.

23 Councilor Darcey feels if it’s redundant we could strike it.

24 Councilor Gines likes simplicity.

25 The council agreed to go with Councilor Georgi’s suggestion and strike it.

26
27 *5-minute recess, 7:05 p.m.*

28
29 *Equipment rental*

30 Councilor Georgi suggested adding “heavy” back in.

31 Councilor Blazzard feels most people that rent the equipment have heavy equipment.

32 Mayor McCormick stated the reason the Planning Commission took it out is because they
33 also eliminated “Equipment rental light” and just wanted “Equipment rental”.

34 The council agreed to keep it as the Planning Commission recommended.

35
36 *Exotic animals*

37 Councilor Staples felt this was weird. The sentence “Exotic animals entering Utah must
38 be accompanied by an official certificate of veterinary inspection (health certificate).” Is
39 that all they would need to comply with or should it say “Exotic animals must comply
40 with health and safety standards of Utah.”

41 Councilor Blazzard asked if we could reference the state code for this definition.

42 Councilor Gines feels if we can refer to Utah Code we should.

43 Councilor Blazzard stated the code is 11-46a-101.

44 Jill Wanstrom stated she doesn’t want to reference the exact code because it could
45 change. Jill suggested “Exotic animals entering Utah must comply with current Utah
46 Code.”

1 Councilor Staples suggested “Exotic animals are defined pursuant to current Utah Code”
2 as the last sentence.

3
4 *Family*

5 Councilor Darcey asked why “no more than four persons who are not related” is in there.
6 Mayor McCormick explained years ago there were some considerations of what defines a
7 single-family residence. It had to do with how far down the lineage do you go with what
8 is defined as family.

9 Councilor Darcey questioned this as there can be a group of four friends living in a
10 single-family house and they’re considered a family?

11 Mayor McCormick stated that’s what this is saying.

12 Councilor Darcey doesn’t understand why we would have this.

13 Mayor McCormick stated we have a single-family zone, and single-family shouldn’t act
14 as multi-family housing.

15 Councilor Staples stated this also helps with workforce housing.

16 Mayor McCormick asked Jill Wanstrom to send this back to the Planning Commission.

17
18 *Fence, wildlife*

19 Councilor Georgi asked to add “of” before six feet.

20 This was not on the list of amended definitions.

21
22 *Final completion*

23 Councilor Georgi suggested striking the first three sentences so it reads “The entire
24 development or phase of the development must be complete and functioning as shown on
25 the construction plans and as determined by the city engineer.”

26 Mayor McCormick wonders if we need to add “building official” to the end.

27 Scott Kettle explained we should keep the whole definition in there so they know to have
28 final completion of a subdivision these are all the things they need to do for the city. It
29 sounds redundant but it should be spelled out.

30
31 *Floor area, net leasable space*

32 Councilor Georgi suggested striking “leasable space” and “gross”.

33 Councilor Darcey feels we need to keep the leasable space in.

34 Councilor Gines feels we need to leave “gross” in because the definition is defining the
35 gross floor area of a building.

36 Scott Kettle stated this is just trying to define a building with leasable area. This is the
37 only place in our code this is listed.

38 Mayor McCormick suggested sending this back to the Planning Commission to see if we
39 need this definition.

40
41 *Group facility*

42 Mayor McCormick stated Commissioner Georgi was very specific about this definition
43 when the Planning Commission talked about this. The portion of the definition Councilor
44 Georgi wants to strike is what Commissioner Georgi suggested changing the definition
45 to.

1 Councilor Staples stated the definition Councilor Georgi is suggesting is different than
2 what is in Dropbox.

3 Councilor Georgi stated he shortened it.

4 Jill Wanstrom stated Commissioner Georgi told them, "Group home" was an old term
5 and that's why the Planning Commission changed the name to "Group facility".

6 Councilor Darcey would like to change it to "a facility where individuals..." take the
7 word residential out.

8 Scott Kettle stated the state requires us to allow them in specific zones and residential is
9 one of them.

10
11 *Hardware store*

12 Councilor Darcey stated the definition doesn't list the garden supplies.

13 Councilor Staples suggested changing to "An establishment that sells goods for home
14 improvement, maintenance, and gardens."

15
16 *Inaction*

17 Councilor Staples suggested adding "following any inaction" instead of "following the
18 six months of inactivity".

19
20 *Household pets*

21 Councilor Darcey doesn't want to limit to three cats. He would like to allow more.

22 Councilor Staples stated it has been a maximum of three all along.

23 The council agreed to keep three.

24
25 Councilor Staples in addition to the definitions talked about going back to the Planning
26 Commission, we need to send back farm stands, food trucks, motor vehicle, short term
27 rental, and petting farm.

28 Jill Wanstrom stated they are on their list to discuss.

29
30 **MOTION:** Councilor Leslie Staples moved to adopt Ordinance 2026-07, amending
31 definitions from Child care home based through Inaction as discussed on
32 record. Sending back to Planning Commission Club, Elderly person, Family,
33 Floor area net and whether it needs to include leasable space, and we are
34 sending the definition of Constitutional taking to city attorney for review to
35 see if it should include or be in addition to Eminent Domain.

36 Councilor Larry Gines seconded the motion.

37 Mayor asked for a roll call vote:

38 Councilor Blazzard voted "yes"

39 Councilor Gines voted "yes"

40 Councilor Georgi voted "yes"

41 Councilor Staples voted "yes"

42 Councilor Darcey voted "no", because of household pets

43 Motion passed 4-1
44
45
46

1 **COUNCIL REPORTS**

2 Councilor Georgi reported he attended some trainings the past month and he will be
3 submitting the meetings for compensation.
4

5 Councilor Gines stated a year ago we discussed more transparency. The way the
6 ordinance is written is not what we're achieving. We know the council meetings are
7 being attended by council and doesn't feel these need to be reported. Councilor Gines
8 would like to see more transparency on the meetings the mayor has attended. More like
9 what Councilor Darcey has reported for his January meeting with a short bullet point.
10 Councilor Blazzard agrees and feels it would be beneficial for the council and for the
11 public to show them what we're each individually doing. We all need to know what is
12 going on. Bring the information back for us all to benefit from.

13 Councilor Staples feels Mayor McCormick was elected as mayor. It feels like we're
14 singling him out. As a mayor for Kamas City, Mayor McCormick has a duty to go out
15 and ensure he is up to date with what's going on in the county and he is making these
16 connections. She doesn't have a problem compensating him for this.

17 Councilor Blazzard stated it's not about the compensation, it's about the information.

18 Councilor Gines feels anyone representing Kamas City should report what they're doing.

19 This is what we intended a year ago when we approved this ordinance.

20 Councilor Blazzard doesn't understand what's wrong with sharing what the mayor has
21 learned.

22 Councilor Gines doesn't feels it needs to be really detailed, just inform the council.

23 Councilor Darcey stated you still have the ability to talk to the mayor in the office.

24 Councilor Gines would like it on the record.

25 Councilor Blazzard feels this is all about transparency, why make it hard for people to
26 find out what's going on.

27 Councilor Georgi feels being the newest member and attending the trainings, there is a lot
28 of information he is trying to absorb. He has a lot to catch up with certain issues. He
29 wants to make sure the council has a clear picture on what he's doing. He is going to
30 report on whatever he does and appreciates all the help the council has given him.

31 Councilor Gines read a section of the ordinance that was approved last year.

32 There needs to be more of a description. If things don't change we need to look at a way
33 of enforcing it better.

34 Mayor McCormick stated he will give a brief description, but he would like the same in
35 return when someone charges for social media.

36 Councilor Gines stated it's fair across the board.

37 Mayor McCormick stated our attorney told us when talking about the meetings in public
38 it needs to be brief and general.

39 Councilor Gines would like more detail and we may need to change the ordinance. He is
40 trying to learn more about what is going on in our community. He wants to be
41 transparent.

42 Councilor Gines feels we need to discuss looking at an ordinance on limiting terms for
43 council and mayor. He would also like to discuss with council looking at hiring a new
44 law firm for the city. He doesn't feel we're getting the bang for our buck with our current
45 one.
46

1 Councilor Darcey stated the restaurant tax application is coming up in March. We will be
2 doing an application for Fiesta Days.

3
4 Councilor Blazzard reported on her social media postings.

5
6
7 **ADJOURN**

8
9 **MOTION:** Councilor Leslie Staples moved to adjourn at 8:10 p.m.

10 Councilor David Darcey seconded the motion.

11 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
12 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

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

18
19 Approved on the 10th day of February 2026.
20
21

22
23 _____
24 Matt McCormick
Mayor

Kim Peacock
City Recorder