

1  
2  
3  
4  
5  
6  
7

**MINUTES**  
**KAMAS CITY COUNCIL MEETING**  
**TUESDAY, MARCH 10, 2026**

8  
9  
10  
11  
12

6:00 P.M.

Kamas City Hall  
170 N. Main  
Kamas, UT 84036

13  
14  
15  
16  
17  
18  
19  
20  
21

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)

22  
23

Mayor McCormick opened the meeting welcoming those in attendance:

24  
25  
26  
27

**COUNCIL MEMBERS:** Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey and Monica Blizzard.

28  
29  
30  
31  
32  
33  
34  
35  
36  
37

**STAFF:** Deputy City Recorder, Dori Snyder; City Planner, Jill Wanstrom; Engineer, Scott Kettle; Chief of Police, Brad Smith; Public Work Director, Trevor Clegg; Attorney, Brad Christopherson.

38  
39  
40  
41  
42  
43  
44

**OTHERS IN ATTENDANCE:** Gary Darcey, Gracia Eisman, and Tim Gines.

**OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Councilor Leslie Staples

Mayor McCormick led the public in the Pledge of Allegiance

**APPROVAL OF THE FEBRUARY 24, 2026 CITY COUNCIL MEETING MINUTES**

**MOTION:** Councilor Leslie Staples moved to approve the City Council meeting minutes dated February 24, 2026 as presented.

Councilor David Darcey seconded the motion.

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

**APPROVAL OF THE INVOICE REGISTER DATED MARCH 9, 2026**

**MOTION:** Councilor David Darcey moved to approve the invoice register dated March 9, 2026 as presented.

Councilor Larry Gines seconded the motion.

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

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

3  
4 Gary Darcey introduced himself and gave a history of his service to the country. He  
5 thanked the City Council and the community for the Veterans Memorial at the City  
6 building.

7  
8 Mayor McCormick and Council thanked Gary Darcey for his service.  
9

10  
11 **APPOINTMENT OF CITY ATTORNEY**

12  
13 Mayor Matt McCormick explained he needs consent from the council to appoint the new  
14 City Attorney from Hayes, Godfrey and Bell.

15  
16 **MOTION:** Councilor Larry Gines moved to approve Brad Christopherson from Hayes,  
17 Godfrey Bell for our new legal representation.  
18 Councilor Mike Georgi seconded the motion.  
19 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie  
20 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.  
21  
22

23 **DISCUSSION OF TITLE 1 OF THE KAMAS MUNICIPAL CODE**

24  
25 Mayor Matt McCormick invited the new attorney Brad Christopherson to review this  
26 title. He explained he and the Recorder had made a few edits, they would discuss it  
27 tonight, and it would come back to the City Council for a public hearing and approval of  
28 this title that appears to be missing from City Code.  
29

30 City Attorney Brad Christopherson said he noticed this was missing when he was  
31 reviewing Kamas City code. There are things in State Code that makes things clear in  
32 City Code. It clarifies who the mayor appoints and that council has advice and consent to  
33 those appointments. He would like the council and the City Engineer to look this over  
34 and see if they want to add to it, make modifications, or ask questions. This can then be  
35 adopted to clarify rules and responsibilities.  
36

37 Councilor Darcey asked if he intends to modify Chapter 2 for the duties of the City  
38 Recorder.

39 Christopherson said they can look at this in detail and clear those up. He said he knows  
40 they have not had long to review this, but wanted to get it started.  
41

42 Councilor Staples asked how he would like to receive feedback.  
43

44 Christopherson said email or phone call would be fine. Then he can create a draft  
45 document.  
46

1 Councilor Darcey suggested they look at Oakley and Francis because they have  
2 provisions to their Title 1 ordinance that are not captured here. He asked if there could be  
3 any type of problem not having a Title 1 adopted.

4 Christopherson said no, there have been questions raised by council recently regarding  
5 the process of appointing a City Attorney, City Treasurer, City Recorder, and Title 1  
6 would clear those up quickly.

7  
8 Mayor McCormick said they can look at this, send comments to Christopherson, make  
9 changes for the next meeting, and then hold a public hearing.

10 Christopherson explained the council is not required to hold a public hearing but doesn't  
11 feel there's anything wrong with having one.

12 Mayor McCormick said they can hold the public hearing first so that it is noticed  
13 properly, then they can adopt it later.

## 14 15 16 **DISCUSSION OF ELECTED OFFICIALS COMPENSATION**

17  
18 Christopherson said he looked at compensation for public officers and believes for  
19 elections you get better results when you have competition. As elected officials, it takes  
20 time away from family, personal lives, and jobs. City officials are not going to get  
21 wealthy, but it may help bring in more people running for office. He gave examples of  
22 several towns he works with and the results they have seen after making some changes to  
23 compensation. He said it is unusual to see elected officials get an hourly rate.

24  
25 Councilor Gines asked Christopherson if he had recommended the consultant that did the  
26 survey for those other municipalities.

27 Christopherson answered yes, he recommended that company.

28 Councilor Gines said he doesn't want the council to get a raise, but he also understands  
29 there is a lot of extra work that is done behind the scenes. He would like to see them  
30 come up with a fair option. He thinks a salary for the City Council and the Mayor is  
31 easier to understand and easier to budget for.

32 Christopherson said there is process for this to happen. There is a public hearing and it is  
33 very open and transparent.

34 Councilor Staples said they should look into this and that it would help alleviate tension.

35 Councilor Blazzard asked Christopherson what he needs from the council.

36 Christopherson said all he needs is for the Council to tell him to go ahead, look at the  
37 results of the study, discuss it, and decide what they want to do.

38 Councilor Gines asked if they could discuss it and get it ready for the budget. This is a  
39 good time to discuss and add this to the budget.

40 Councilor Staples asked if MAG could help and get us some updated numbers.

41 Mayor McCormick said yes, he will reach out to Spencer from MAG. The study looked  
42 at multiple entities. He will have MAG update the study and send it out.

43 Councilor Gines asked McCormick to send it out again so that Councilor Georgi could  
44 have a copy of it as well.

45  
46 Councilor Darcey asked for Christopherson's thoughts of salary vs hourly.

1 Christopherson said it is better for the residents if the mayor is on salary rather than  
2 hourly. Some of the relationships the mayor is involved with may be a different. There is  
3 some trust that goes with that, but that goes hand in hand with the office you have been  
4 elected to. Transparency is important. There's usually not anything that the mayor has  
5 been meeting in that he can't share with other elected officials, other than an occasional  
6 NDA type development which would just require some discretion. He gave examples of  
7 meetings that may need time before the information is shared. He discussed transparency  
8 and what the Council might be looking for in regards to discretion and development. He  
9 mentioned confidentiality and meetings with public notice.

10  
11 Councilor Darcey said he is looking at transparency, especially with pay issues. His goal  
12 is to make the pay fair and equitable not only for the citizens and taxpayers, but for the  
13 council. It always comes down to an hourly basis. He discussed how much they are  
14 getting per hour as the public might see it. He wants the citizens of Kamas to be proud of  
15 the people they elected but also to be fair on the time put in. The mayor puts in extra time  
16 and work, and he wants to be fair to that too.

17  
18 Christopherson said for transparency, a summary from the mayor would be beneficial  
19 instead of a lengthy report of each meeting. Is the cost benefit analysis appropriate and is  
20 there an easier way to accomplish the same thing. It's up to the council to decide.

21  
22 Mayor McCormick said he just emailed Spencer at MAG and will expect an answer soon.  
23 He thanked Brad Christopherson for being here and said it is nice to have an attorney that  
24 is present and engaged.

25  
26  
27 **POSSIBLE RESOLUTION, A RESOLUTION OF KAMAS CITY,**  
28 **ACKNOWLEDGING AND ACCEPTING THE SR-32 CORRIDOR AND CITY**  
29 **CENTER PLAN AND DIRECTING THAT ITS FINDINGS AND**  
30 **RECOMMENDATIONS BE CONSIDERED IN FUTURE UPDATES TO THE**  
31 **GENERAL PLAN, TRANSPORTATION MASTER PLAN, DEVELOPMENT**  
32 **CODES, AND OTHER GUIDING POLICIES**

33  
34 City Planner Jill Wanstrom said this is the resolution they asked for on the proposed SR  
35 32 Corridor Plan, which was presented at the previous meeting. Because the funding  
36 came through UDOT and MAG they have asked that cities adopt and accept the results as  
37 suits the municipality.

38 Councilor Blazzard stated the way she understands the resolution is giving us permission  
39 to use it if we wanted to and use it in consideration.

40 Councilor Darcey said it is a well-done data set and he appreciates the language.

41 Councilor Gines said we are just agreeing that we acknowledge this, but the proposal for  
42 downtown does not fit Kamas. Other than that, he likes many parts of it. He said he  
43 would not vote to put all of this into Kamas's Master Plan. He would never vote yes to  
44 change anything on Main Street.

1 Councilor Staples when she read this she felt is states that we have received it, we will  
2 consider what they have presented, we may use parts of it, and it does not replace  
3 anything that we currently have.

4 Councilor Gines said he understands that, he just wanted his opinion voiced on record.

5 Councilor Darcey said he disagrees with large parts of the city center part also, but some  
6 of it is great.

7 McCormick said he attended the meetings but the majority of the people that participated  
8 were not from Kamas City. Much of it is outside the realms of what Kamas wants to see.

9 This is evidence that citizens of Kamas City should be flooding these meetings and  
10 giving their opinions.

11 Councilor Gines said he feels like they are trying to make this Park City and that's  
12 exactly why he voiced his opinion.

13  
14 **MOTION:** Councilor Leslie Staples moved to adopt Resolution 2026-01, A Resolution  
15 acknowledging and accepting the SR-32 Corridor and City Center Plan and  
16 directing that its findings and recommendations be considered in future  
17 updates to the General Plan, Transportation Master Plan, Development Codes,  
18 and Other Guiding Policies.

19 Councilor Monica Blazzard seconded the motion.

20 Mayor asked for a roll call vote:

21 Councilor Gines voted "yes"

22 Councilor Georgi voted "yes"

23 Councilor Staples voted "yes"

24 Councilor Darcey voted "yes"

25 Councilor Blazzard voted "yes"

26 The vote was unanimous. Motion passed.

27  
28  
29 **POSSIBLE ORDINANCE, AN ORDINANCE TO AMENDING KAMAS**  
30 **MUNICIPAL CODE 15.15.060 PARKING (LI ZONE), 15.16.060 PARKING (M-1**  
31 **ZONE), 15.17.060 PARKING (ECC ZONE), TO ADD "SHOWROOM" TO THE**  
32 **PARKING STANDARDS IN THE LIGHT INDUSTRIAL, MANUFACTURING,**  
33 **AND ENTRY CORRIDOR COMMERCIAL ZONES**  
34

35 City Planner Jill Wanstrom explained the Planning Commission proposed an amendment  
36 to the code to add Cabinet Shop and Metal Works as permitted uses in the Light  
37 Industrial Zone, and add Showroom as a permitted use in all the Commercial zones.

38 While Showroom was properly incorporated, it was inadvertently omitted from the  
39 parking standards in the LI, M, and ECC zones. This amendment will correct that  
40 omission by adding Showroom to those zones and the applicable parking requirements.  
41 Staff recommends adopting the amendments as presented.

42  
43 Councilor Staples said if she remembers right, this is just to pick up what they missed at  
44 the last meeting right?

45 Wanstrom stated yes.  
46

1 Councilor Gines asked for clarification if this was during the Hatch discussion at a  
2 previous meeting.  
3 Councilor Staples said we updated the uses on his property, but left showroom off the  
4 amendment. The parking standards were left off.  
5 Mayor McCormick said Hatch’s uses were discussed at the same meeting. We meant to  
6 talk about it but didn’t notice it so this is cleaning up the noticing and making sure it is  
7 legal.

8  
9 **MOTION:** Councilor Leslie Staples moved to adopt Ordinance 2026-10, An Ordinance to  
10 amending Kamas Municipal Code 15.15.060 Parking (LI zone), 15.16.060  
11 Parking (M-1 zone), 15.17.060 Parking (ECC zone), to add “Showroom” to  
12 the Parking Standards in the Light Industrial, Manufacturing, and Entry  
13 Corridor Commercial zones.

14 Councilor Monica Blazzard seconded the motion.

15 Mayor asked for a roll call vote:

16 Councilor Georgi voted “yes”

17 Councilor Staples voted “yes”

18 Councilor Darcey voted “yes”

19 Councilor Blazzard voted “yes”

20 Councilor Gines voted “yes”

21 The vote was unanimous. Motion passed.

22  
23 *5-minute recess, 7:02 p.m.*  
24  
25

26 **POSSIBLE ORDINANCE, AN ORDINANCE TO AMEND SECTION 15.02.010**  
27 **DEFINITIONS, IN THE KAMAS MUNICIPAL CODE**  
28

29 Mayor McCormick said Chairman Tim Gines is here in case they have any questions  
30 regarding what the Planning Commission has recommended.

31  
32 City Planner Jill Wanstrom said the Planning Commission has forwarded the proposed  
33 changes to the definitions after the board met and has been discussed with the Planning  
34 Commission.

35 McCormick asked if there were any definitions they wanted to discuss. They are  
36 removing a definition and asked the attorney discuss one change on the definition of  
37 family.

38 Christopherson explained that under the “Fair Housing Act” our definition may come into  
39 question. The city cannot have a more restrictive definition than legislation. He suggests  
40 leaving it out or reference that definition with state code to keep away from  
41 discrimination.

42 McCormick suggested they either leave family term in as per State Code or leave State  
43 Code out.

44 Christopherson said probably leave it “as per State Code” so the city will always follow  
45 the State Code.  
46

1 Councilor Blazzard agrees, then it will always follow the State Code.  
2 Councilor Darcey asked what the benefit of having a “family” definition was?  
3 Christopherson assumes it is for single family use. Language can change depending on  
4 who is running congress. In the past it has been used regarding immigrants, but now is  
5 becoming more inclusive. Traditional family is what it is used for, but people have  
6 different definitions of a traditional family.  
7 Planning Commissioner Tim Gines said it was referenced in the housing for family  
8 dwellings. There were two parts which suggested related family, and unrelated people in  
9 the same dwelling, which could impact neighboring residents. The committee has no  
10 problem with the change to that definition.  
11  
12 McCormick asked if Chairman Gines thought the Planning Commission would agree.  
13 Planning Commissioner Gines said he cannot speak for the Planning Commission but  
14 suspects they would be happy it has passed.  
15  
16 Councilor Georgi said the carport definition is hard to understand and a canopy can be  
17 temporary and doesn’t need some of the requirements. They don’t need a temporary  
18 canopy. Carport should have requirements, not a canopy.  
19 Kettle explained they looked at this definition in relation to the code and that it needs to  
20 meet setbacks. He explained a “canopy” listed here, would be like that at a gas station.  
21 That is how they want to relate this definition. They are not listing temporary canopies.  
22 Councilor Georgi discussed canopies vs temporary canopies. He now understands that  
23 this “canopy” relates to those in the commercial zone.  
24  
25 Mayor McCormick said many of these definitions are defined as it applies to our code so  
26 they may look different than Webster defines it.  
27 Commissioner Gines explained that in reviewing the definitions, they try to define them  
28 in regards to the code, not as a dictionary definition. They found several definitions that  
29 they don’t know the intent.  
30  
31 Councilor Georgi agrees with the Planning Commission to not require anything for a  
32 temporary canopy. His next question is “produce stand” vs “farm stand”. He thinks they  
33 could both be defined together.  
34 Commissioner Gines said there was discussion and a compelling reason they are separate  
35 and invited Wanstrom to explain.  
36 Wanstrom said there is no reference to farm stand in the code. Produce stand is  
37 referenced in the Ag Tourism zone, so that is the definition they went with.  
38  
39 Councilor Staples doesn’t have any changes and appreciates the color-coded changes and  
40 thanked Tim Gines for being here to explain some of the choices. She thanked him for  
41 the time and asked him to express that to the rest of the Planning Commission.  
42  
43 Councilor Blazzard asked if there was any discussion of size on the produce stand.  
44 Kettle said no, only discussion for the setbacks.  
45

1 McCormick reviewed that everything listed is good other than adding the linking of the  
2 family definition to match state code.

3 Commissioner Gines asked if they should amend the links on the other definitions to  
4 match state code on. He likes the link idea and maybe they should be consistent.

5 Councilor Gines said he thinks they should link any that need it.

6 Mayor McCormick said they could follow up with amendments as the Planning  
7 Commission finds them.

8 Councilor Blazzard asked how the link updates are managed.

9 Christopherson explained we would just add “as defined by State Code as amended”.

10  
11 Commissioner Gines said they realized that they found differencing uses of the same  
12 words where the definition wasn’t correct. They are trying to keep their focus on Section  
13 15, Land Use.

14 Kettle asked Christopherson if there are definitions in other sections besides Section 15.

15 Christopherson stated they apply to Section 15 only.

16 Jill Wanstrom said that question just came up tonight at the definition committee. Most  
17 likely we’ll have to go through the other section and their definitions.

18  
19 **MOTION:** Councilor Leslie Staples moved to adopt Ordinance 2026-11, An Ordinance  
20 amending Kamas Municipal Code Section 15.02.010 Definitions with the  
21 attached Exhibit A, with the one change to the definition of “Family” and the  
22 definition of “Family” is going to say “As defined by Utah Code” with the  
23 hyperlinks to the two different code sections that our attorney has  
24 recommended, as amended.

25 Councilor Larry Gines seconded the motion.

26 Mayor asked for a roll call vote:

27 Councilor Staples voted “yes”

28 Councilor Darcey voted “yes”

29 Councilor Blazzard voted “yes”

30 Councilor Gines voted “yes”

31 Councilor Georgi voted “yes”

32 The vote was unanimous. Motion passed.

## 33 34 35 **DEPARTMENT REPORTS**

36  
37 Jill Wanstrom reported the TAG Grant that we applied for with MAG for the General Plan  
38 update was denied. They would like us to revise the purpose and reapply next year.

39 Jill Wanstrom reported the site plan for Ballerina Farm has been submitted and is still the  
40 Planning Commission.

41 Councilor Gines asked if Ballerina Farm has given any idea of when they would hook  
42 onto the water and sewer.

43 Kettle answered after the site plan is approved so everything is done right.

44  
45 Scott Kettle reported the new park restroom will be delivered April 10<sup>th</sup>. They will begin  
46 working on the pavilion soon.

1 Scott Kettle reported the CDBG project is having him make some clarifications and  
2 corrections to the application.  
3 Scott Kettle reported he is working on the road projects with putting bids out for the  
4 slurry seal and the storm drain project on 100 South.  
5 Mayor McCormick said the CDBG meeting is next Monday.  
6  
7 Trevor Clegg reported updates on water and sewer maintenance and fire hydrant repairs.  
8 Clegg reported they roto-milled the road to the sewer.  
9 Trevor Clegg asked the council what week they're wanting to have the city clean up. He  
10 asked if June 4, 5, 6 would work.  
11 Councilor Gines asked if they are going to replace Darrell Thomas when he retires.  
12 Mayor McCormick stated he and Trevor will be sitting down to talk about this.  
13 Mayor McCormick reported Dylan Lewis went to Rural Water with Trevor and has taken  
14 the sewer exam.  
15 Trevor Clegg stated he should get his results back in a couple more weeks.  
16  
17 Chief Brad Smith reported on the police calls.  
18 Councilor Blazzard asked what happened to the police vehicle that was towed away.  
19 Chief Smith answered it has transmission problems, but they are good with the vehicles  
20 they have right now.  
21 Councilor Blazzard asked if Officer Kirkham has officially retired and how many part  
22 timers do we have.  
23 Chief Smith stated yes and there are three part-time officers.  
24  
25

26 **ADJOURN**

27  
28 **MOTION:** Councilor Leslie Staples moved to adjourn at 7:47 p.m.  
29 Councilor Larry Gines seconded the motion.  
30 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie  
31 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.  
32  
33

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

37  
38 Approved on the 24<sup>th</sup> day of March 2026.  
39  
40

41  
42 \_\_\_\_\_  
43 Matt McCormick  
Mayor

41  
42 \_\_\_\_\_  
43 Kim Peacock  
City Recorder