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**MINUTES**  
**KAMAS CITY COUNCIL MEETING**  
**TUESDAY, APRIL 14, 2026**

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6:00 P.M.

Kamas City Hall  
170 N. Main  
Kamas, UT 84036

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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)

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Mayor McCormick opened the meeting welcoming those in attendance:  
**COUNCIL MEMBERS:** Councilors Mike Georgi, Leslie Staples, David Darcey and Monica Blazzard. Councilor Larry Gines participated electronically.  
**STAFF:** City Recorder, Kim Peacock; City Planner, Jill Wanstrom; Engineer, Scott Kettle; Chief of Police, Brad Smith; Public Work Director, Trevor Clegg.  
**OTHERS IN ATTENDANCE:** Tim Gines, Daniel Neeleman, Travis Olsen.

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**OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**

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Invocation by Mayor Matt McCormick  
Mayor McCormick led the public in the Pledge of Allegiance

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

**MOTION:** Councilor Leslie Staples moved to approve the City Council meeting minutes dated March 24, 2026 as presented.  
Councilor Monica Blazzard seconded the motion.  
The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

**APPROVAL OF THE INVOICE REGISTER DATED APRIL 8, 2026**

**MOTION:** Councilor David Darcey moved to approve the invoice register dated April 8, 2026 as presented.  
Councilor Leslie Staples seconded the motion.  
The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

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

3  
4 There were no public comments.  
5  
6

7 **POSSIBLE ORDINANCE, AN ORDINANCE AMENDING THE KAMAS**  
8 **MUNICIPAL CODE SECTIONS 15.02.010, 15.14.060, 15.15.060, 15.17.060, 15.27,**  
9 **15.30.020 TO DEFINE MINIATURE GOLF, ALLOW IT AS A PERMITTED USE**  
10 **IN COMMERCIAL ZONES ON THE ALLOWED USE TABLE, ADD PARKING**  
11 **REGULATIONS FOR THIS USE, AND SET DEVELOPMENT STANDARDS**  
12 **FOR MINIATURE GOLF USE**  
13

14 Jill Wanstrom read her staff report.

15 Mayor McCormick asked about the hours of operation.

16 Jill Wanstrom understood the last round was permitted to go out at 9:00 p.m. so it was  
17 completed by 10:00 p.m.

18 Commissioner Tim Gines confirmed this is what the Planning Commission wanted.

19 Councilor Gines asked if the parking was supposed to be 2 spaces as presented in Exhibit  
20 A or is it supposed to be 1.5 spaces.

21 Mayor McCormick stated 1.5 spaces is the correct number.

22 Councilor Gines recommended changing golf club to golf putter and changing balls to  
23 golf balls.

24 Councilor Blazzard is excited for this. It sounds like a great thing. She likes that Gabe is  
25 willing to work with the city.

26 Councilor Darcey agrees with Councilor Blazzard. There was an 8’ fence installed  
27 between commercial and residential less than a block away from this property and it  
28 works.

29 Councilor Darcey asked about parking. Should the parking standards in the ECC zone be  
30 a little higher because there is no overflow parking in the ECC.

31 Mayor McCormick replied from his perspective he’s okay with the 1.5 spaces for golf  
32 course.

33 Councilor Darcey is good with 1.5 spaces in general commercial but feels it should be a  
34 little higher in the ECC zone.

35 Mayor McCormick stated there will be a frontage road in the ECC so the parking  
36 wouldn’t affect HWY 248.

37 Councilor Darcey wonders if we should be a little more restrictive in the ECC and change  
38 it to 2 spaces.

39 Mayor McCormick likes that idea.

40 Scott Kettle stated the frontage road will only be 24 feet and won’t allow parking.

41 Councilor Staples wonders if this will be too confusing.

42 Mayor McCormick feels if someone comes in the ECC we would address it at that time,  
43 but for now address the more conservative version.

44 Councilor Staples likes Councilor Gines addition of the definitions of golf putters and  
45 golf balls. The Planning Commission talked about specific golf balls that don’t bounce.

46 Do we need to define this. Also, does it have to be a certain type of fence.

1 Mayor McCormick replied it needed to be a minimum of a 6-foot and screened fence.  
2 Jill Wanstrom asked if the council wanted this added to the standards for miniature golf  
3 under fencing.  
4 Mayor McCormick asked if we have a definition of screened fence or if we would have  
5 to add it. We don't want to leave ambiguity.  
6 Councilor Gines stated he looked up miniature golf balls and there is a ball called a putt  
7 putt ball used specifically for miniature golf. They do bounce less.  
8 Mayor McCormick stated we would need a definition of putt putt golf ball. We don't  
9 want to leave ourselves open for interpretations.  
10 Councilor Gines stated it would be a golf ball specifically used for miniature golf. The  
11 definition could say typically putt putt or miniature golf balls have little or no dimples,  
12 made from a softer or rubber-like coating and designed to roll smoothly and bounce less.  
13 Mayor McCormick asked Councilor Gines to email this definition to Jill Wanstrom so  
14 this could be included in a motion.  
15 Councilor Staples wants to make sure we're all on the same page for having an 8-foot  
16 fence to protect the neighbors and making sure the definition is correct.  
17 Mayor McCormick confirmed with the council they were okay with miniature golf, there  
18 are a couple of changes Councilor Gines and Councilor Staples have talked about and  
19 proposed which have been noted, and there are additional recommended standards that  
20 are listed in the staff report. If a motion is made he would expect all of those things to be  
21 included in the motion and be a part of the record for this ordinance.  
22 Jill Wanstrom read the fencing standards for both the ECC zone and General Commercial  
23 zone.  
24 Councilor Staples feels we need to further define what the fence looks like for the  
25 miniature golf use.  
26 Scott Kettle recommended an 8-foot, sight obscuring fence.  
27 Mayor McCormick asked Commissioner Tim Gines if we covered everything from the  
28 Planning Commission.  
29 Commissioner Tim Gines confirmed they had and expressed his concern for the  
30 definition of golf ball.  
31 Mayor McCormick asked if we use "golf balls that are designed for miniature golf"  
32 covers the definition.  
33  
34 **MOTION:** Councilor Leslie Staples moved to adopt Ordinance 2026-12, An Ordinance  
35 amending the Kamas Municipal Code section 15.02.010 Definitions,  
36 15.30.030 Allowed Use Table, 15.14.060 Parking in the General Commercial  
37 zone to be 1.5 spaces per hole, 15.17.060 Parking in the Entry Corridor  
38 Commercial zone which will be 2 spaces per hole, 15.27.090 Supplementary  
39 Development Standards to define and regulate miniature golf as a commercial  
40 recreational use, establishing permitted zones and development standards.  
41 The definition of Miniature Golf will read "A recreational facility consisting  
42 of a landscaped course with a series of putting holes designed for play using  
43 golf putters and golf balls designed for miniature golf, typically operated as a  
44 commercial amusement use. May include accessory uses (Snack bar, arcade,  
45 seating)." We also have the Design Standards in zoning which are allowed in  
46 General Commercial and Entry Corridor Commercial, parking will be 1.5

1 parking spaces per hole in the General Commercial zone and 2 parking spaces  
2 per hole in the Entry Corridor Commercial zone, setbacks as set forth in the  
3 staff report, landscaping, lighting and noise, screening and fencing will say  
4 “must meet standards of the underlying zone” and an additional requirement  
5 will be an 8-foot sight obscuring fence required adjacent to residential uses,  
6 and the hours of operation will be as defined as presented in staff report.

7 Councilor David Darcey seconded the motion.

8 Mayor asked for a roll call vote:

9 Councilor Georgi voted “yes”

10 Councilor Staples voted “yes”

11 Councilor Darcey voted “yes”

12 Councilor Blazzard voted “yes”

13 Councilor Gines voted “yes”

14 The vote was unanimous. Motion passed.

15  
16  
17 **POSSIBLE ORDINANCE, AN ORDINANCE TO AMEND THE KAMAS**  
18 **MUNICIPAL CODE SECTIONS 15.30.020 AND 15.02.010 TO ADD DAIRY AS A**  
19 **PERMITTED USE IN THE ALLOWED USE TABLE, AND DESIGNATE**  
20 **PERMITTED USES AND ADD THE DEFINITION OF AG TOURISM DAIRY IN**  
21 **THE AGRICULTURAL TOURISM ZONE**

22  
23 Councilor Gines stated he is in a financial arrangement with Ballerina Farm, he has  
24 talked to our attorney, and it is in his best interest that any discussion pertaining to  
25 Ballerina Farm that he recuses himself from voting and discussions. He will not make  
26 any comments or vote on this.

27  
28 Jill Wanstrom read her staff report.

29  
30 Mayor McCormick asked Scott Kettle for his engineering notes.

31 Scott Kettle stated that his notes were only pertaining to the site plan.

32  
33 Mayor McCormick asked Commissioner Tim Gines if he had additional comments from  
34 the Planning Commission.

35 Commissioner Tim Gines told the council one Planning Commissioner was absent, there  
36 was a lot of discussion, and the vote was not unanimous. His personal concern is he  
37 wonders if the number of animals is correct. The verbiage the council may want to  
38 consider is if they want to change the “and” to “and/or” in the definition for Agrotourism  
39 Dairy.

40 Mayor McCormick stated our attorney recommended added language for the Green Belt  
41 Utah Farmland Assessment Act consideration.

42 Mayor McCormick questions the number of different sized animals and description of  
43 milk-producing animals. Other than this the Planning Commission did a good job of  
44 making this work for our community.

45  
46 Councilor Georgi asked what the difference is between agritourism and agrotourism.

1 Councilor Staples stated there's a definition for each in the exhibit and read them to the  
2 council. Councilor Staples feels it should be agritourism not agrotourism.  
3 Councilor Georgi agreed with Councilor Staples.

4  
5 Councilor Staples is trying to be open minded about this zone. She struggles with the  
6 dairy part of this zone. She has worked and grown up around a dairy. Her concern is with  
7 the types and number of animals. Also, what is the definition of "classes" in the ag  
8 tourism zone.

9  
10 Commissioner Tim Gines explained what classes meant. The Planning Commission did  
11 not make a definition for class in this zone.

12  
13 Councilor Staples is concerned with some of the uses, farm animals and livestock. This is  
14 concerning because there is no limit.

15 Councilor Darcey questioned where the number of animals came from.

16 Jill Wanstrom explained that these numbers came from Exhibit D as a recommendation.

17 Councilor Darcey stated with the size of their lot, 4 acres, the point system would allow  
18 12 animal units (AU). Councilor Darcey likes what the applicant was trying to do with  
19 figuring out the limit of animals with the math. What is the applicant's intention with the  
20 Agrotourism Dairy.

21  
22 Jill Wanstrom stated it was suggested that we use the animal point system we already  
23 have in place in our code.

24 Mayor McCormick confirmed there are different requirements for each zone.

25 Jill Wanstrom stated it is dependent on size and read the code to the council.

26  
27 Councilor Blazzard likes where this ended up with Planning Commission. She likes the  
28 whole concept and vision. There has been a lot of time spent on this with the Planning  
29 Commission. We need to move forward with what the Planning Commission has given  
30 us. She is in support of this.

31  
32 Councilor Staples commented this Ag Tourism is a zone you must apply for to get in.  
33 This fits in with the ECC but there are some zones that this wouldn't fit. We need to be  
34 mindful of how this could impact other areas of our city.

35 Councilor Blazzard asked how many people came to our public hearing. We have done  
36 our due diligence, and she hasn't heard anything negative.

37  
38 Commissioner Tim Gines stated the Planning Commission looked at the current zoning to  
39 see what the potential was. This did play into some of the recommendations to where  
40 dairy was allowed with possible impact to adjacent zones and neighbors.

41  
42 Mayor McCormick doesn't feel there is a consensus on how to move forward.

43 Councilor Darcey feels we are close, but feels the definition is too nebulous. We need to  
44 use our point system we have set up or the applicants' recommendation.

45 Mayor McCormick stated he has met with Daniel Neeleman and they would like to get  
46 started.

1 Daniel Neelemen stated he likes the current city code regarding animals and there are  
2 requirements as stated by the city attorney for the Green Belt Act. The current code  
3 would satisfy the requirements for the Green Belt Act. They are primarily looking at  
4 having a small-scale sheep operation. They have dreamed about having a small dairy,  
5 something interactive for people to see. They will be pushing to keep agriculture at the  
6 forefront of their business. He feels this is going to be a service to the community.

7  
8 Mayor McCormick suggested changing the proposed Agrotourism Dairy definition to  
9 “Agritourism Dairy. An agricultural operation where dairy animals are maintained for  
10 milk production, and a significant portion of income is derived from direct-to-consumer  
11 sales, on-farm processing, education, or agritourism activities. The maximum number of  
12 animals is limited to be consistent with those animal units as described in all other Kamas  
13 City zones.”

14  
15 Councilor Darcey feels we could start with this.

16 Mayor McCormick stated we allow it everywhere else, at least that’s consistency.

17  
18 Councilor Staples asked Daniel if he’s looking at just a sheep dairy or will there be other  
19 dairy services at the current location.

20 Daniel Neeleman stated this site plan is specifically designed for a sheep dairy.

21  
22 Councilor Darcey is concerned about our point system being too restrictive for that zone.  
23 The applicant is proposing a calculation of 60 sheep on 4 acres, but our point system  
24 restricts him to only 6 sheep. An A-40 point system should be different than an R-1. He  
25 would like more time to think about this.

26 Daniel stated he is using the same conversion as the Division of Water does. The sheep to  
27 cow formula is 5 to 1. The current city code would restrict the number of sheep.

28  
29 Mayor McCormick stated with the definition proposed you could take off the “and 20  
30 other milk-producing animals”. This is too ambiguous.

31  
32 Councilor Blizzard asked what numbers Daniel needs for green belt.

33 Daniel replied standard is one grown animal per acre is standard. Currently they have 14  
34 acres that qualify. The conversion from sheep to cows is 1 to 5.

35  
36 Commissioner Tim Gines asked if the council is calculating total acreage or the acreage  
37 minus the buildings and restaurants.

38 Mayor McCormick stated to be consistent with the ordinance, we’re talking about the  
39 remaining acres outside the activity center. This will be just under 7 acres for this project,  
40 not the full 14 acres.

41 Councilor Darcey asked Daniel how they came up with the 3 animal units per acre.

42 Daniel explained on this dairy they are bringing in outside feed and a portion of the feed  
43 will come from pasture. They referred to the Department of Agriculture website  
44 regarding the density and types of dairies to come up with the formula. The milk these  
45 sheep are producing is going to be processed. This will then be treated as an agricultural  
46 product.

1 Mayor McCormick asked if this sheep milk processing takes off, would this be moved  
2 somewhere else to make it bigger.  
3 Daniel stated they sized their dairy for this land. If the sheep thing takes off they may  
4 need to look around to purchase more acreage. Right now, they are just focused on these  
5 14 acres.  
6 Councilor Blazzard feels their vision is truly just to support and enhance Kamas City’s  
7 family farms and historic farming, maintain a viable small scale historical agricultural  
8 operation, and encourage education and tourism on working farms.  
9 Councilor Darcey is concerned and wants to be fair to the applicant. He wants to make it  
10 big enough to make it worth it.  
11 Councilor Georgi can see what Daniel wants to do out there and wants to support it.  
12 There are some things that we need to step back and get clarified. We need to be clear on  
13 the acreage included in the calculations.  
14 Councilor Blazzard asked what the minimum acreage is for the Ag Tourism zone.  
15 Mayor McCormick stated there needs to be a minimum of 10 acres.

16  
17 **MOTION:** Councilor David Darcey moved to table this Ordinance until the next council  
18 meeting with the intent that we get to resolution on the number of animal units  
19 per acre and we get resolution on the acreage used in the calculations.  
20 Councilor Mike Georgi seconded the motion.  
21 Mayor asked for a roll call vote:  
22 Councilor Staples voted “yes”  
23 Councilor Darcey voted “yes”  
24 Councilor Blazzard voted “no”  
25 Councilor Georgi voted “yes”  
26 Councilor Gines abstained  
27 Motion passed 3-1.

28  
29 *5-minute recess 7:40 p.m.*  
30

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32 **POSSIBLE ORDINANCE, AN ORDINANCE TO AMEND SECTION 15.02.010**  
33 **DEFINITIONS, IN THE KAMAS MUNICIPAL CODE**  
34

35 Jill Wanstrom read her staff report.  
36

37 Councilor Staples commented on the definition of Plat. She would like to be consistent  
38 throughout the code are we leaving in hyperlinks or just saying “pursuant to Utah Code”.  
39 Councilor Georgi suggested just keeping it pursuant to Utah Code.  
40

41 Councilor Staples suggested at the end of Preliminary Plat adding the word “and”  
42 between layout, and uses.  
43

44 Councilor Staples asked if the “Product, non-agriculturally related” is this just in the  
45 Agritourism zone.

46 Tim Gines explained it was just the intent of the Agritourism zone.

1 Councilor Staples asked Jill if she’s making a list for the changes that need to be made to  
2 the allowed use table.

3 Jill Wanstrom stated yes.  
4

5 **MOTION:** Councilor Leslie Staples moved to approve Ordinance 2026-13, An Ordinance  
6 to amend Section 15.02.010 Definitions, in the Kamas Municipal Code with  
7 one change to the definition of Preliminary Plat, it should read, “The  
8 preliminary drawings of a proposed subdivision, specifying the layout, and  
9 uses”. We’re adding the word “and”.

10 Councilor David Darcey seconded the motion.

11 Mayor asked for a roll call vote:

12 Councilor Darcey voted “yes”

13 Councilor Blazzard voted “yes”

14 Councilor Gines voted “yes”

15 Councilor Georgi voted “yes”

16 Councilor Staples voted “yes”

17 The vote was unanimous. Motion passed.  
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20 **POSSIBLE RESOLUTION, A RESOLUTION TO APPROVE AND ADOPT THE**  
21 **KAMAS CITY MUNICIPAL WASTEWATER PLANNING PROGRAM**  
22

23 Scott Kettle stated this is a report that we approve every year.

24 Councilor Staples asked since Darrell is retiring are we covered by the other employees  
25 for the system.  
26

27 **MOTION:** Councilor David Darcey moved to approve Resolution 2026-02, A Resolution  
28 to approve and adopt the Kamas City Municipal Wastewater Planning  
29 Program

30 Councilor Monica Blazzard seconded the motion.

31 Mayor asked for a roll call vote:

32 Councilor Blazzard voted “yes”

33 Councilor Gines voted “yes”

34 Councilor Georgi voted “yes”

35 Councilor Staples voted “yes”

36 Councilor Darcey voted “yes”

37 The vote was unanimous. Motion passed.  
38  
39

40 **AWARD THE 100 SOUTH STORM DRAIN IMPROVEMENTS PROJECT**  
41

42 Scott Kettle stated the bid opening was held yesterday. We received three bids. This  
43 project is in conjunction with UDOT and they will be contributing \$60,000 for the  
44 project. Geneva Rock was the low bidder.  
45

1 **MOTION:** Councilor Leslie Staples moved to award the 100 South Storm Drain  
2 Improvements Project to Geneva Rock Products, Inc. with a bid of \$95,620.  
3 Councilor Mike Georgi seconded the motion.  
4 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie  
5 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.  
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## 8 **AWARD THE ROADS IMPROVEMENT PROJECT**

9

10 Scott Kettle explained they will go through and crack seal the roads in Kamas and slurry  
11 seal some roads. Asphalt Preservation was the low bidder. We do receive some grant  
12 money from Summit County for roads each year.  
13

14 **MOTION:** Councilor David Darcey moved to award the Roads Improvements Project to  
15 Asphalt Preservation, LLC with a bid of \$181,625.00  
16 Councilor Leslie Staples seconded the motion.  
17 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie  
18 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.  
19  
20

## 21 **KAMAS CITY SEASONAL EMPLOYEE DECISION**

22

23 Councilor Darcey stated last year our seasonal office help charged 130 hours, which is  
24 \$2,600. Councilor Darcey would like the council's input on this. He assumes this job will  
25 start in June and end early August. He wanted to see if the council would consider this to  
26 move forward with interviewing.

27 Councilor Gines asked if the same person that we've had is interested again this year.

28 Councilor Darcey stated yes she is.

29 Councilor Gines asked if we are still required to go through the interview process.

30 Councilor Darcey replied yes because we didn't make this position permanent.

31 Councilor Blazzard asked if we could make this permanent so we don't have to do this  
32 every year. This will be the third year if we approve it. Councilor Blazzard asked Kim  
33 Peacock if it would be helpful to have someone sooner.

34 Kim Peacock replied June would be fine.

35 Councilor Blazzard feels this is helpful.

36 Councilor Staples doesn't have any concerns and if it helps the office staff she good with  
37 it.

38 Councilor Georgi has no problem with it.

39 Councilor Gines fully supports this.  
40

41 **MOTION:** Councilor David Darcey moved to approve that we hire a seasonal office  
42 employee at the same scope of work and pay as last year and look at making  
43 this position permanent if needed and work with the city attorney to make this  
44 permanent.  
45

1 Mayor McCormick stated last year we talked to our attorney and the concern was if we  
2 wanted someone different or this person didn't want to do it anymore the permanent  
3 status could be an issue.

4  
5 **MOTION:** Councilor Darcey amended the motion to approve a seasonal part-time office  
6 position with the same pay and scope of work as last year. We go through the  
7 interview process and onboarding as quickly as possible.

8 Councilor Leslie Staples seconded the motion.

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

### 11 12 13 **DEPARTMENT REPORTS**

14  
15 Jill Wanstrom reported we will be approving the new updated zoning map next month.  
16 The Planning Commission will also be reviewing the Darcey Subdivision, the miniature  
17 golf site plan, looking at conditional uses, and finishing the final definitions.

18  
19 Scott Kettle reported we were officially awarded the CDBG grant of \$334,293, we asked  
20 for \$350,000. The road projects will get started and the restroom at the park was  
21 delivered. The pavilion is here we're just waiting for the date they will be installing it.

22  
23 Trevor Clegg reported over the past several weeks his team has completed a number of  
24 significant infrastructure and maintenance projects. They successfully replaced 11 service  
25 water lines and corresponding water meters, a substantial undertaking that required  
26 careful coordination and execution. They also focused on seasonal preparations,  
27 including landscaping, sprinkler system repairs, and general spring cleanup. At Beaver  
28 Creek Park they prepared the site for the installation of new restroom facilities and  
29 completed the installation, including trenching through asphalt to run and connect new  
30 utility lines. Finally, following the recent retirement of a valued long-time employee, our  
31 team has taken on additional responsibilities and hours to ensure continuity of service.

32  
33 Chief Smith reported on the police calls.

### 34 35 36 **ADJOURN**

37  
38 **MOTION:** Councilor Leslie Staples moved to adjourn at 8:00 p.m.

39 Councilor David Darcey seconded the motion.

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

42  
43  
44 *The content of the minutes is not intended, nor are they submitted, as a verbatim*  
45 *transcription of the meeting. These minutes are a brief overview of what occurred at*  
46 *the meeting.*

1 Approved on the 28<sup>th</sup> day of April 2026.

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Matt McCormick

6 Mayor

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Kim Peacock  
City Recorder