

1
2
3
4
5
6
7

MINUTES
KAMAS CITY COUNCIL MEETING
TUESDAY, APRIL 28, 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

22
23
24
25
26
27
28
29

Mayor McCormick opened the meeting welcoming those in attendance:
COUNCIL MEMBERS: Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey and Monica Blazzard.

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

OTHERS IN ATTENDANCE: Casey Jones, Lindy Sternlight, Daniel Neeleman, Travis Olsen, Steve Mitchell, Tim Gines. Kerbee Leavitt arrived at 7:15 p.m.

30
31
32
33
34
35
36
37
38

OPENING INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Councilor Monica Blazzard
Mayor McCormick led the public in the Pledge of Allegiance

39
40
41
42
43
44

APPROVAL OF THE APRIL 14, 2026 CITY COUNCIL MEETING MINUTES

MOTION: Councilor Leslie Staples moved to approve the City Council meeting minutes dated April 14, 2026 as presented.

Councilor David Darcey 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 23, 2026

MOTION: Councilor Larry Gines moved to approve the invoice register dated April 23, 2026 as presented.

Councilor Mike Georgi 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 **CONTINUED: POSSIBLE ORDINANCE, AN ORDINANCE TO AMEND THE**
8 **KAMAS MUNICIPAL CODE SECTIONS 15.30.020 AND 15.02.010 TO ADD**
9 **DAIRY AS A PERMITTED USE IN THE ALLOWED USE TABLE, AND**
10 **DESIGNATE PERMITTED USES AND ADD THE DEFINITION OF AG**
11 **TOURISM DAIRY IN THE AGRICULTURAL TOURISM ZONE**

12
13 Mayor McCormick asked Councilor Gines if he was still planning on recusing himself as
14 stated at the previous meeting.

15 Councilor Gines replied yes.
16

17 Jill Wanstrom read her staff report aloud.
18

19 Mayor McCormick stated at the last meeting the two concerns were the number of
20 animals and how they related to the property and the size of the property.
21

22 Councilor Staples thanked the applicant for working with the city. Councilor Staples is
23 concerned with a dairy in an A-40 zone. She would like to wait until there is an applicant
24 for this before a decision is made.

25 Councilor Staples is fine with the uses being proposed for the Ag Tourism zone. The
26 bakery, farm animals, livestock, park and playground, nursery and greenhouse, as well as
27 classes. She would like to take a more conservative approach and just go with what
28 we have in our code for the Ag Tourism zone. And she would like to use the definition in
29 the existing regulations for farm animals which includes in the property calculation any
30 building, structure or corral in which livestock is kept is included in the calculation of
31 area. We cannot include the parking or the structures that are not ag related.

32 Councilor Staples has concerns about the dairy. She would like to approach this more
33 conservatively. We don’t know what this will look like. She is concerned about safety.
34 Smell isn’t something that can be mitigated. We are putting in water and sewer and
35 worries about the waste getting into our system. We need to be cautious and conservative
36 as we approach this.
37

38 Councilor Darcey feels there was a lengthy discussion at the last meeting about the
39 animal units and just how many animals would be allowed on this and the intention of
40 this agricultural tourism zone. Councilor Darcey feels Councilor Staples has a good point
41 about the dairy. Do we need a dairy in Ag 40 or should we wait. Councilor Darcey is
42 good with the other proposed permitted items. This is what an Ag Tourism zone should
43 look like.

44 Councilor Darcey echoes Councilor Staples concerns and wonders why a dairy on this
45 13-acre parcel. It seems like the applicant is trying to do a lot on this parcel. Right now, if
46 it was 7 acres agricultural related there could be 28 sheep. Is this large enough? We

1 talked about economies and whether it was going to be large enough and whether you're
2 going to have to be importing milk from somewhere else in order to make the creamery
3 or dairy work. Is that large enough to go through the effort.
4

5 Councilor Staples preference would be to not include the mini dairy at this time as a use
6 and it could be talked about in the future.

7 Councilor Darcey stated after researching this dairy, he asked the council what concerns
8 them about this mini dairy. What are we trying to regulate.
9

10 Councilor Blazzard explained when she hears the word dairy she thinks of the bigger
11 operation on Democrat Alley. Councilor Blazzard asked Travis Olsen how big this
12 proposed dairy is.

13 Travis Olsen stated it's small, the milking parlor is approximately 2,000 sq ft. There
14 would be a small barn similar in size to house the animals.

15 Councilor Blazzard is okay with this project. She understands what the applicant is trying
16 to do. The applicant has done their due diligence. She likes what the Planning
17 Commission has done and knew this would happen when we annexed this property in.
18

19 Councilor Georgi stated his thought mirrors the conservative approach. He doesn't feel
20 we need to address the A40 dairy right now. He understands what they want to do with
21 that property out there. For the time being, his view is that you can accomplish a lot of
22 the things with the permitted uses. We want the bakery, the farm animals, livestock, and
23 the playground. You can accomplish a lot of the stuff that you want to do without doing
24 the dairy. He appreciates the fact that they want to keep agriculture, dairies and farm
25 animals in the community, we're losing too much of that. At this time he is good with
26 allowing the permitted uses in Ag Tourism, but not the A-40 dairy and no to the dairy in
27 the Ag Tourism right now.
28

29 Mayor McCormick asked Councilor Darcey if his question to the council was answered.
30

31 Councilor Darcey would like Councilor Staples and Councilor Georgi to reiterate their
32 biggest concerns with a small dairy like this. Is it the manure, the noise, the smell, water
33 use?

34 Councilor Staples stated her biggest concern is the safety of the patrons because of the
35 unpredictable animals. The smell is a concern, the waste impact, and the environmental
36 impact. Where is the waste going to go. Also, the possible impact on our water and sewer
37 system.

38 Councilor Georgi has concerns about the waste. This is all new. We have never had this
39 before and is trying to be cautious. Councilor Georgi appreciates Ballerina Farm and all
40 they have done for the community. We need to be mindful of what is going to be around
41 the city on the outskirts and how it impacts the city.
42

43 Travis Olsen understands the concern for safety. There has to be a level of safety. The
44 square footage stated earlier was off. The milking parlor itself for the sheep dairy is about
45 400 square feet. The sheep barn is 1,800 square feet. Both of those structures can fit
46 inside this plan easily. The milking parlor would be fenced off to the public where the

1 patrons would view through a window. They are working on their plan for the waste as
2 well. The Department of Agriculture has asked them to size their waste tank where they
3 could hold 3-6 months of wet waste, meaning all the dry waste has been swept up. Then
4 when they wash the facility down in the milking parlor to keep it sanitary and clean that
5 wet waste has to go into a holding tank sized up to a six-month capacity.
6 It would be sized to a six-month capacity just in the event that we had a brutal winter and
7 they had to just hold all of that waste. It would be pumped out on a very regular basis.
8 We're proposing a sheep dairy and we would want it to be clean and would be cleaning it
9 on a far more regular basis. This would all be overseen by the Department of Agriculture.

10
11 Daniel Neelemen stated they are doing this as something that they think the community
12 will really appreciate and meet the standards of a Grade A dairy. It's not easy to be a
13 Grade A dairy, so having that emblem on your operation is something that you know in
14 the valley, such as Kamas, people worked hard to be able to achieve that Grade A status.
15 This is a self-contained operation. It would never run off into the City's system. He hopes
16 to get something done with the sheep dairy.

17
18 Mayor McCormick asked Daniel regarding the scenario with watching the milking
19 behind glass. What would the difference be between this and watching it on a TV.
20 Travis Olsen explained there is a difference in seeing something real. Ballerina wants to
21 be real with people.

22 Councilor Blazzard asked if we could put in a square footage limit for the Ag Tourism
23 dairy.

24 Councilor Darcey confirmed the dairy being proposed is 2,200 sq ft.

25 Councilor Blazzard asked if it felt safer to have a limit on square footage.

26 Mayor McCormick stated he is more in line with the conservative approach.

27
28 Casey Jones, resident of Kamas. He is here to support the dairy and Ag Tourism zone.
29 We need to do everything we can to promote agriculture. People don't know where their
30 food comes from. We need to change that. He thinks the value is having something real
31 and actually be able to see the operation, the educational value, which is the purpose of
32 the Ag Tourism zone. You can't get that with a simulation or a video for what you can get
33 seeing the sites and the smells. Jones is fully in support of this. As far as the animal units,
34 we're making arbitrary numbers. It all depends on management this all depends on you
35 know the land how you manage it. If it's properly managed with a holistic grazing plan
36 the land's going to get better the soil is going to get better. The healthier the soil gets the
37 more water it holds, the less water issues you have.

38
39 Mayor McCormick explained the numbers in the code are not arbitrary, there calculated
40 on what the land can handle. Also, you can go to his current operation and see how the
41 milking is done on that scale. He wonders if this can happen here.

42
43 Councilor Darcey asked Daniel if they agree with grazing animals on 7 acres.

44 Travis stated they would have to do the math. They're okay with netting out a parking lot
45 area and the buildings. They would want to be honest about the net grazable area that's
46 there and back into an animal count.

1
2 Mayor McCormick stated we are creating code for the entire city, not just this project.
3 This is hard to conceptualize. This is going to impact the entire city.
4 Councilor Darcey asked if the dairy is just going to be used for sheep.
5 Daniel confirmed.
6 Councilor Staples expressed she is struggling because we can't say you can have a sheep
7 dairy but then if there is a small dairy in the Ag Tourism zone how does this apply to the
8 next applicant that wants a cow dairy.
9
10 Mayor McCormick asked what the impact is on city resources to manage and enforce
11 this.
12 Councilor Darcey feels we know what the parcel size is and know how many animals are
13 allowed. Do we go out and periodically count it.
14
15 Travis Olsen stated this is similar to a parking ratio. They have to show a parking ratio on
16 the plan. They have to show square footage of the building and the use. If it got to a place
17 on their site plan where they have to show how many animals or the Kamas code matrix,
18 it's no different than showing a parking ratio. They are okay to live with what's already
19 been approved in the Kamas code.
20
21 Jill Wanstrom stated right now in the Ag Tourism zone we have no regulations for the
22 animals. Currently we don't know if it's allowed because it's not written in the code. We
23 need to add something so there are regulations.
24 Mayor McCormick stated that's addressed in the allowed use table.
25 Jill Wanstrom explained we allow livestock and animals, but we don't list how many.
26 Councilor Staples asked if this was a definition.
27 Jill Wanstrom stated the point system needs to be added.
28 Councilor Darcey explained we would be restating this definition in the Ag Tourism
29 zone.
30
31 Tim Gines expressed his opinion of code versus definition which is we should maintain
32 the consistency and have this defined in the Ag Tourism section.
33 Mayor McCormick stated years ago our city adopted a right to farm ordinance. This has
34 always been seen as being important to our community.
35
36 Councilor Blizzard feels we need to start somewhere and work with Ballerina Farm.
37 With the General Plan, this is what people remember Kamas for. We need to take a step
38 forward with this. They are regulated by the USDA.
39
40 Mayor McCormick feels a decision needs to be made. We are good with the permitted
41 uses. We need to move forward with something we're comfortable with and recommends
42 considering some sort of opportunity while being conservative.
43 Councilor Staples asked if we can include in the motion the farm animal language in the
44 Ag Tourism zone without it being noticed.
45 Mayor McCormick stated no. This would have to come back and we could address this at
46 the next council meeting.

1 Councilor Darcey referred to the last meeting when the definition was discussed. He is
2 good with that definition and feels his concerns were addressed tonight. We don't want to
3 penalize the Ag Tourism zone.

4
5 **MOTION:** Councilor Leslie Staples moved to approve Ordinance 2026-14, An Ordinance
6 amending the Kamas Municipal Code Section 15.30.020 the Allowed Use
7 Table and expand the permitted uses in the Agricultural Tourism zone, Exhibit
8 A to that ordinance would be changed from the version that we were provided,
9 deleting the Agritourism Dairy, deleting the Dairy permitted in A-40, and
10 keeping the permitted uses for farm animals and livestock in the Ag Tourism
11 zone, with the additional uses of a bakery, park and playground, nursery and
12 greenhouses, and classes. Then, delete the definition for the Agritourism
13 Dairy since this motion does not include an Agritourism Dairy. Include in the
14 Ag Tourism zone the animal units calculation/definition for Farm Animals
15 that is listed in our other zones in our code.

16 Councilor Mike Georgi seconded the motion.

17 Mayor asked for a roll call vote:

18 Councilor Georgi voted "yes"

19 Councilor Staples voted "yes"

20 Councilor Darcey voted "no"

21 Councilor Blazzard voted "no"

22 *Councilor Gines abstained*

23 Mayor McCormick explained when there is tie the mayor votes to break the tie.

24 Mayor McCormick voted "yes"

25 Mayor McCormick would like to readdress this in some time to see what this would look
26 like when we know what's going on.

27 Motion passed 3-2.

28 29 30 **KAMAS VALLEY FIESTA DAYS PLANNING/BUDGET DECISIONS**

31
32 Mayor McCormick explained the Brimhall's reached out to him to see if the city would
33 be willing to pay \$1,000 for the lawnmower race prize money.

34 Councilor Darcey is totally for this. He will be interviewing with the Restaurant Tax
35 committee next week.

36 Councilor Staples wonders if sponsor would be willing to sponsor this event.

37 Councilor Gines explained after years of his motorcycle ride he finally has a sponsor for
38 his event.

39
40 **MOTION:** Councilor David Darcey moved to approve paying for the lawnmower prizes
41 if and until a sponsor agrees to sponsor the prizes.

42 Councilor Larry Gines seconded the motion.

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

45

1 Mayor McCormick stated he has spoken to the school district to use their property for
2 parking.

3
4 Steve Mitchell reviewed the schedule with the council.

5 Steve asked the council if the parents should be signing a waiver for their children to
6 participate in the Kids Day activities.

7 Mayor McCormick explained he has recently found out for rodeo events and liability for
8 the city, the State of Utah has passed a law that indemnifies communities in a rodeo
9 arena. He will talk to our attorney about this.

10
11 Kerbee would like to purchase an arena sized flag, approximately \$2,500. She may have
12 a sponsor for this.

13 Mayor McCormick stated the Fiesta Days updates will be placed on the agenda once a
14 month until the celebration.

15
16
17 **POLICE DEPARTMENT UPDATE**

18
19 Mayor McCormick updated the council there were three candidates interviewed for our
20 two full-time positions. We have made an offer to Kris Hendricksen for the Police
21 Sergeant position and Shane Fredricksen for the Police Officer 1 position. Both have
22 accepted. We will have the ability to cover approximately 12.5 hours per day.

23 The third applicant was offered a part-time position. She is bilingual and excited to get
24 started.

25 Hendricksen will start June 1 and Fredricksen will start the first week of July.

26
27 Mayor McCormick updated the council he received an email from Claudia Sylvana from
28 MAG regarding the CDBG funding. Kamas City's project was awarded an additional
29 \$15,707 to complete the project ask of \$350,000, which was our full request.

30
31 Mayor McCormick updated the council Brad Christopherson will be coming to the
32 second meeting in May to discuss Title 1.

33 Councilor Gines would like to talk policy regarding continuing education.

34
35
36 **ADJOURN**

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

39 Councilor Larry Gines 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.

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

4

5

6 Approved on the 12th day of May 2026.

7

8

9

10 _____
Matt McCormick

11 Mayor

Kim Peacock
City Recorder