

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, MAY 12, 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, and David
15 Darcey. Monica Blazzard was excused.
16 **STAFF:** City Recorder, Kim Peacock; City Planner, Jill Wanstrom; Engineer, Scott Kettle;
17 Public Works Director, Trevor Clegg; Police Officer, Kris Hendricksen.
18 **OTHERS IN ATTENDANCE:** Kate Wynn, Terina Darcey, Vicki Atkinson, Jessica Bateman.
19
20

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

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

27 **APPROVAL OF THE APRIL 28, 2026 CITY COUNCIL MEETING MINUTES**
28

29 **MOTION:** Councilor Larry Gines moved to approve the City Council meeting minutes
30 dated April 28, 2026 as presented.
31 Councilor Leslie Staples seconded the motion.
32 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
33 Staples, and David Darcey voted aye. Motion passed.
34
35

36 **APPROVAL OF THE INVOICE REGISTER DATED MAY 11, 2026**
37

38 **MOTION:** Councilor Leslie Staples moved to approve the invoice register dated May 11,
39 2026 as presented.
40 Councilor David Darcey seconded the motion.
41 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
42 Staples, and David Darcey voted aye. Motion passed.
43

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

4 Terina Darcey representing American Legion Auxiliary. They will be having an Armed
5 Forces Day program this Saturday May 16 to be held under the flag at the City Hall. They
6 will have a small program and quilts to raffle. They will be raising money to help with
7 phase 2 and buy more bricks for veterans from the valley who don’t have one.
8 Councilor Gines offered to help with a donation from his motorcycle ride.
9

10 6:07 p.m.
11
12

13 **SECOND PUBLIC HEARING TO ACCEPT PUBLIC COMMENTS TO DISCUSS**
14 **THE PROJECT DETERMINED TO BE APPLIED FOR IN THE CDBG SMALL**
15 **CITIES PROGRAM FOR PROGRAM YEAR 2026. THE APPLICATION IS**
16 **BEING MADE TO UPGRADE THE KAMAS CITY SEWER TREATMENT**
17 **SYSTEM.**
18

19 Mayor McCormick explained this is the second public hearing for the Community
20 Development Block Grant program. The public hearing is called to allow citizens to
21 provide input concerning the project that was awarded under the 2026 Community
22 Development Block Grant program. The city has amended its Capital Investment Plan
23 and decided to apply for funds to upgrade the Kamas sewer treatment system. The
24 Capital Investment Plan is available in the office if anyone wants a copy. Scott Kettle will
25 be the project manager. The project was successful in the regional rating and ranking
26 process and received a grant in the amount of \$350,000. The project will build an
27 irrigation system at the Kamas sewer ponds. The project will supply and install an
28 irrigation pump and pivot to land apply the treated wastewater. The project will be built
29 on property owned by the City northwest of the treatment plant.
30

31 Mayor McCormick opened the public hearing.
32 There were no public comments.
33 Mayor McCormick closed the public hearing.
34

35 Councilor Staples thinks this is great that we apply for these grants and are eligible to
36 receive them.
37

38 6:10 p.m.
39
40

41 **KAMAS ACTION DONATION REQUEST FOR A HOLIDAY TREE AND**
42 **PLANTS**
43

44 Mayor McCormick welcomed Jessica Bateman representing Kamas Action.
45 Jessica Bateman explained they are here to ask for a donation for the flower barrels on
46 Main Street. They hope to have the barrels out by June 6. Because of water issues they

1 are going to purchase artificial plants. They are requesting \$2,000 to go towards the
2 plants and the barrels. Their hope is not to have to ask for funds next year. Secondly, they
3 would like to open dialog with the city to purchase a pole tree with lights for the holidays.
4 They would like to place it on the south end of the pavilion near the Event Center. The
5 tree would be approximately 26 feet high. It's just a spiral design with no green foliage,
6 just lights.

7 Mayor McCormick reiterated the ask is for \$2,000 for flowers and \$1,000 for the tree.
8 Mayor McCormick told the council we could consider this donation in two fiscal years.
9 The flowers could be in this year, and the tree could be considered for next year.

10
11 Mayor McCormick asked Vicki Atkinson to talk about Marshal Conklin, the bugler for
12 the Armed Forces Day.

13 Vicki explained this is a young man just getting ready to start high school. He has been
14 the bugler for them in the past. He wants to do everything he can service wise so when
15 he's a senior he can apply for a music scholarship. Mayor McCormick has given him a
16 certificate to be the official Kamas City bugler.

17
18 **MOTION:** Councilor David Darcey moved to approve the donation to the Kamas Action
19 Group for flowers on Main Street for the barrels in the amount of \$2,000.
20 Councilor Larry Gines seconded the motion.
21 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
22 Staples, and David Darcey voted aye. Motion passed.
23
24

25 **POSSIBLE ORDINANCE, AN ORDINANCE REGARDING FENCING AND**
26 **SCREENING REQUIREMENTS IN CERTAIN ZONING DISTRICTS,**
27 **AMENDING KAMAS MUNICIPAL CODE §15.12.040 – FENCING, §15.13.050 –**
28 **LANDSCAPING AND OPEN SPACE, §15.14.040 – FENCING, §15.15.040 –**
29 **FENCING, §15.16.040 – FENCING, AND §15.17.050 – FENCING AND**
30 **SCREENING**
31

32 Jill Wanstrom read her staff report aloud.

33 Councilor Staples asked Jill how many mobile home areas Kamas has and asked where
34 they are. Also, where are RV Parks allowed.

35 Jill Wanstrom stated RV Parks are not allowed and pulled up the zoning map for the
36 council to view the mobile home areas.

37 Councilor Staples stated in Exhibit A under mobile home fencing, it says "a sight
38 obscuring fence or screening wall of not more than six feet." She worries if a mobile
39 home park was built there and they back up to High Star Ranch. Do we only want it to be
40 up to six feet.

41 Councilor Darcey asked if there is a requirement for High Star Ranch.

42 Scott Kettle stated when High Star originally came in that portion of their property was
43 proposed as open space.

44 Councilor Staples worries about a mobile home park bordering the High Star property.

45 Councilor Gines thought Thorn Creek separated the parcels at this location.

1 Councilor Staples stated in some of the zones it specifies “at least 6 feet”. Maybe we
2 could be more specific to be more uniform.

3
4 Councilor Darcey suggested no changes to Mobile Home, RV Park “at least 6 feet in
5 height”, striking the landscaping but having masonry wall if it was against residential.
6 General Commercial leave as is, Light Industrial he is good with “at least 6 feet in
7 height” but knowing there is constant noise, like Manufacturing, add a masonry wall. In
8 Entry Corridor Commercial, on paragraph 4 “A obscuring fence shall be installed if next
9 to residential”, knowing it’s going to be like a General Commercial it should be at least
10 six feet tall as well. This is to be consistent with General Commercial.

11
12 Councilor Staples suggested in that paragraph 4 to change the last part “if next to
13 residential” make it consistent with the description under Manufacturing, “along all
14 property lines which lie immediately adjacent to any residential property.”

15 Mayor McCormick doesn’t think the RV Parks will be adjacent to residential only.

16 Councilor Staples feels this just says “it’s screened from adjacent properties.”

17 Councilor Darcey likes what Councilor Staples suggests “The RV Park shall be screened
18 from adjacent properties by means of sight obscuring fences or walls at least six feet in
19 height”.

20 Jill Wanstrom confirmed the changes discussed.

21 Mayor McCormick is concerned a mobile home would be a larger impact than some uses
22 against residential.

23 Councilor Darcey views mobile homes as a residential neighborhood.

24 Councilor Staples asked if Councilor Darcey if he would be okay if we made mobile
25 home consistent with the rest and add “at least six feet”.

26 Councilor Darcey stated currently our residential zone states six feet max. in the back.

27 Mayor McCormick stated that does change the conversation, great point. Let’s leave it
28 the way it is.

29 Jill Wanstrom clarified, no changes on Mobile Home. RV will be “a sight obscuring
30 fences or walls at least six feet in height”. General Commercial is not changing, but it is
31 being copied to Entry Commercial Corridor. Light Industrial and Manufacturing will both
32 mirror Manufacturing paragraph 2.

33
34 **MOTION:** Councilor Leslie Staples moved to approve Ordinance 2026-15, An Ordinance
35 amending Kamas Municipal Code §15.12.040 – Fencing, §15.13.050 –
36 Landscaping and Open Space, §15.14.040 – Fencing, §15.15.040 – Fencing,
37 §15.16.040 – Fencing regarding fencing and screening requirements in certain
38 zoning districts, and the Exhibit A will be amended as stated on the record.

39 Councilor Larry Gines seconded the motion.

40 Mayor asked for a roll call vote:

41 Councilor Gines a voted “yes”

42 Councilor Georgi voted “yes”

43 Councilor Staples voted “yes”

44 Councilor Darcey voted “yes”

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

1 **POSSIBLE ORDINANCE, AN ORDINANCE AMENDING KAMAS MUNICIPAL**
2 **CODE §15.02.010 DEFINITIONS**

3
4 Jill Wanstrom read her staff report aloud.

5
6 *Intermittent commercial use.*

7 Councilor Staples asked if this is 30 consecutive days or 30 days within a year.

8 Jill Wanstrom stated this was not talked about but felt this should be 30 consecutive days.

9 Councilor Gines feels intermittent and consecutive contradicts one another.

10 Mayor McCormick stated this is temporary, not intermittent.

11 Jill Wanstrom explained Dori uses “temporary” business licenses not intermittent.

12 Councilor Staples asked if the title could be changed to temporary instead of intermittent.

13 Councilor Gines asked if this changes everything in code where listed.

14 Mayor McCormick stated yes, we would have to go in and change the code. That’s the
15 challenge with changing the name. We could leave the name and describe it better in
16 definition.

17 Councilor Staples stated the comments on the exhibit state “Intermittent commercial use”
18 is only in the definition section, however “Intermittent commercial use” is what’s listed
19 on the Allowed Use Table. This is why the word commercial is being added to the
20 definition.

21 Jill Wanstrom reviewed the three places in code where this is listed.

22
23 Mayor McCormick explained the Planning Commission have been having a hard time
24 figuring out the Conditional Uses and how it pertains to each zone. Mayor McCormick
25 has talked to our attorney about getting rid of Conditional Uses except for the couple we
26 need to address, then let demand bring those uses back as a request to be added back in to
27 zones.

28
29 The council discussed the possible time periods for Intermittent use and how they would
30 affect the businesses.

31 Mayor McCormick suggested taking this definition out and sending it back to the
32 Planning Commission for further discussion.

33 The council agreed.

34
35 *Stable, public.*

36 Councilor Darcey asked about the comment on Exhibit A, “Do we need an ordinance to
37 regulate public stables?”

38 Jill Wanstrom asked the council if they felt we needed an ordinance for this?

39 Councilor Darcey explained this came up at the Eastern Summit County Planning
40 Commission meeting and there were a lot of public comments. This was for a
41 commercial stable.

42 Councilor Darcey wonders if this should be commercial or public.

43 Jill Wanstrom stated a private stable would be somebody’s house. The public stable
44 would be a commercial stable. Currently this is a permitted use in A-40, A-5, and A-1.

45 Councilor Darcey is worried about the A-1 zone.

1 Jill Wanstrom explained with the point system we have for A-1 it would only allow 2
2 horses.
3 The council agreed we don't need an ordinance to regulate with the current point system
4 in place.

5
6 Councilor Darcey stated he is grateful for the definition of Story.
7

8 **MOTION:** Councilor Leslie Staples moved to approve Ordinance 2026-16, An Ordinance
9 amending Kamas Municipal Code section 15.02.010 Definitions, including
10 Exhibit A, but pull out the definition of "Intermittent commercial use" and
11 send it back to Planning Commission.

12 Councilor David Darcey seconded the motion.

13 Mayor asked for a roll call vote:

14 Councilor Georgi voted "yes"

15 Councilor Staples voted "yes"

16 Councilor Darcey voted "yes"

17 Councilor Gines a voted "yes"

18 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
19 Staples, and David Darcey voted aye. Motion passed.
20
21

22 **DEPARTMENT REPORTS**

23

24 Jill Wanstrom reported that the Planning Commission has approved the Darcey
25 subdivision, the Mirror Lake Miniature Golf site plan was approved, and they are
26 currently working on the amended zoning map.

27 Mayor McCormick thanked the Planning Commission and Jill Wanstrom for taking on
28 the definitions.
29

30 Scott Kettle reported he attended the CDBG workshop for our current application, the
31 100 South Storm Drain project will be starting tomorrow, with the Road Improvements
32 Project they are working through signing the agreement and will start work in June, and
33 High Star Ranch is getting ready to move forward.
34

35 Trevor Clegg reported over the last several weeks the Public Works team has been busy
36 making improvements. They replaced four water services, completed plumbing and
37 electrical work for the new Beaver Creek Park bathroom, continued infrastructure
38 maintenance with work at the sewer ponds, completed road clean up around town,
39 volunteers painted the shed at the Beaver Creek Park, he has updated the 2025 CCR
40 report which was approved by the State, he has been working on the budget with Kim
41 Peacock, and they are currently working on fixing broken sprinkler lines. They also filled
42 the open Public Works position.
43

44 Mayor McCormick explained he and Trevor will be visiting Mountain Regional. Phil
45 Bondurant approached Mayor McCormick about Kamas City participating in a panel
46 discussion on water and conservation and how we handle the citizens are being taken care

1 of with clean water. Mayor McCormick volunteered Trevor Clegg to be a part of the
2 panel. This will be on May 19.

3
4 Officer Hendricksen reported on the police calls since the last meeting. Hendricksen feels
5 in June and July when the department is fully staffed there will be a higher amount for
6 Kamas City versus the County.

7 Mayor McCormick read a letter expressing gratitude from a member of the community
8 regarding Officer Hendricksen and Chief Smith.

9
10 *5-minute recess 7:25 p.m.*

11
12
13 **TENTATIVE 2025-2026 AMENDED BUDGET PRESENTED TO CITY**
14 **COUNCIL TO REVIEW**

15
16 Kim Peacock presented the amended budget for FY26 for review.
17 The Council reviewed the amended budget.

18
19
20 **TENTATIVE 2026-2027 BUDGET PRESENTED TO CITY COUNCIL TO**
21 **REVIEW, ADOPT, AND TO SET A DATE FOR THE PUBLIC HEARING**

22
23 Kim Peacock presented the tentative budget for FY27 for review.
24 The Council reviewed and discussed the tentative budget.

25
26 **MOTION:** Councilor Larry Gines moved to adopt the tentative 2026-2027 budget
27 presented to the City Council and set a date for a public hearing for Tuesday
28 June 9, 2026.

29 Councilor Leslie Staples seconded the motion.

30 Mayor McCormick asked for a roll call vote:

31 Councilor Staples voted "yes"

32 Councilor Darcey voted "yes"

33 Councilor Gines voted "yes"

34 Councilor Georgi voted "yes"

35 The vote was unanimous. Motion passed.

36
37
38 **ADJOURN**

39
40 **MOTION:** Councilor Leslie Staples moved to adjourn at 8:00 p.m.

41 Councilor Larry Gines seconded the motion.

42 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
43 Staples, and David Darcey 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 26th day of May 2026.

7
8
9
10 _____
11 Matt McCormick
 Mayor

Kim Peacock
City Recorder