

AGENDA
KAMAS CITY COUNCIL MEETING
TUESDAY, JANUARY 29, 2019

7:00 P.M.
Kamas City Hall
170 N. Main
Kamas, UT 84036

1. Invocation: Councilor Mike Crystal
Pledge of Allegiance
2. Public Comments
3. City Council and Planning Commission Open and Public Meetings Act Training
4. Kaitlin Eskelson, Kamas City Grant Writer, to discuss future grants
5. Ordinance 2019-01, An Ordinance Establishing Temporary Regulation Pertaining to Residential, Subdivision and Commercial Development within the Municipality of Kamas
6. Council Reports
7. Approval of the January 15, 2019 City Council Meeting Minutes
8. Approval of the Invoice Register dated January 28, 2019
9. Adjournment

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MINUTES

KAMAS CITY COUNCIL MEETING

TUESDAY, JANUARY 29, 2019

7:00 p.m.
Kamas City Hall
170 N. Main
Kamas, UT 84036

Mayor McCormick opened the meeting welcoming those in attendance:

COUNCIL MEMBERS: Councilors Garry Walker, Kevan Todd, Mike Crystal, Allen McNeil, and Monica Blazzard.

STAFF: Recorder, Kim Peacock; Engineer, Scott Kettle; City Planner, Natalie Kautz; Public Works Director, Matt Crittenden; Community Development Specialist, Kaitlin Eskelson.

PLANNING COMMISSION MEMBERS: Leslie Staples, Nate Miles, Gary Padfield.

OTHERS IN ATTENDANCE: Suzanne Gillett, Ryan Robinson, Jeremie Forman, Byron Ames, Rondel Clegg, David Darcey, McKay Montague, Trilby Cox, Craig Rydalah, Wade Woolstenhulme, Steve Wilmoth, Lorrie Hoggan, Joe Frazier, Gracia Eisman, Beverly Gray, Amber Omer, David Omer, Tom Smart, Jeff Camp, Katie Stellpflug, Justin Harding, Brian Herneuse, Lillian Blazzard.

OPENING INVOCATION AND PLEDGE OF ALLEGIENCE

Invocation by Councilor Mike Crystal

Mayor McCormick led the public in the Pledge of Allegiance

PUBLIC COMMENTS

Rondel Clegg stated she is here as an organizer and representative of a nonprofit group for a special needs group. She wanted to talk about what she feels our community needs. The organization is to help community members with disabilities. One goal is to have an accessible area of the park to make it easier for wheelchairs. There is a swing called a Liberty Swing which allows you to put a wheel chair in. There is also a swing with mechanisms to help keep the kids secure. They have ideas for fundraisers, but need support from the City. They would love the opportunity to partner with the City and businesses in the community to make this happen. It would be a valuable asset to the community. Rondel and her organization are willing to do the leg work to get this started.

They would like a park for the special need's community in our area.

Mayor McCormick asked which park she would like to see this installed in. Rondel thought the park at the rodeo grounds would be the best location.

Mayor McCormick asked Rondel to talk to Kaitlin Eskelson to get started and look into some grants.

1 Byron Ames stated Francis City is making changes to their parks now and would be
2 willing to work with Rondel to help with this.

3
4 McKay Montague with 63 Welds stated he would like to donate some metal work to help
5 build the swings.

6
7
8 **CITY COUNCIL AND PLANNING COMMISSION OPEN AND PUBLIC**
9 **MEETINGS ACT TRAINING**

10
11 Mayor McCormick explained every year we are required to have an Open and Public
12 Meeting Act training. The City Council and Planning Commission watched a training
13 video by the Utah League of Cities and Towns presented by David Church.
14 Francis City and Oakley City officials were also in attendance for this training.

15
16
17 **KAITLIN ESKELSON, KAMAS CITY GRANT WRITER, TO DISCUSS**
18 **FUTURE GRANTS**

19
20 Mayor McCormick welcomed Community Development Specialist Kaitlin Eskelson.
21 Kaitlin Eskelson posted a spreadsheet in Dropbox for the council to follow along. There
22 were some comments posted on social media with suggestions from community
23 members.

24 Kaitlin reviewed the suggestions with the council.

25
26 Mayor McCormick asked the council to give more ideas for her list.
27 Councilor Todd feels this is good information. The problem with the walking trail is it
28 goes through too many different communities and we would all need to work together.
29 There are easements, but it has to be worked out with the County.

30 Kaitlin feels there are different grant approaches for that and we would need letters of
31 commitment and matching funds.

32 Councilor Todd feels this will be a good place to start. Also, Main St. beautification
33 would be a priority. Kaitlin asked if we still had any information from previous
34 applications to UDOT for Main St. beautification. Councilor Todd stated a lot of people
35 don't realize Main St. is not a City street it is UDOT's.

36
37 Mayor McCormick would like to get the community involved in some meetings to get
38 ideas to what they would like to see on Main Street.

39 Kaitlin stated she has been to Helper and they just got done with their beautification
40 program and it turned out amazing.

41
42 Councilor McNeil stated for Main St. beautification there's only so much we can do. He
43 likes the look of Heber's Main Street. We need to consider doing mixed use for
44 commercial and residential to attract buyers to help transform Main St.

45 Kaitlin feels this would provide an opportunity for more rental options.

46 Councilor McNeil stated we do need more rental options available.

1 Kaitlin asked the council if they would like to move forward with the Main St.
2 beautification. They all agreed to move forward with this.
3 Councilor McNeil would like to start with installing new welcome signs for Kamas.
4 Councilor Crystal stated he has already submitted the paperwork for a sign on Hwy 248
5 and has it approved. He will forward Kaitlin the information.
6
7

8 **ORDINANCE 2019-01, AN ORDINANCE ESTABLISHING TEMPORARY**
9 **REGULATION PERTAINING TO RESIDENTIAL, SUBDIVISION, AND**
10 **COMMERCIAL DEVELOPMENT WITHIN THE MUNICIPALITY OF KAMAS**
11

12 Mayor McCormick stated he had a meeting with Scott Loomis, Director of
13 Mountainlands. The meeting was held to ask Scott's help to augment our moderate-
14 income housing. Helping us understand the rules, write our language, and to see if he
15 would facilitate the deed restriction part and would he manage that for us.
16 As they started to talk about these things, they realized this was a big task and if we
17 weren't careful, we would get behind the curve. Mayor McCormick felt we need to have
18 an opportunity to do what is right for the City and have time to make the code correct, to
19 get the use table correct, and to get the moderate-income housing language correct. Based
20 on the fact we have been working on accessory apartments, use table, moderate income
21 housing and other things we need the proper time to do it right.

22 Natalie Kautz has talked to Meg Ryan and this is where we received the Ordinance being
23 proposed.
24

25 Mayor McCormick read through the proposed ordinance and explained this Ordinance
26 would not apply with anyone who has a current application with the City, this is only
27 going forward.

28 Mayor McCormick turned the time over to Natalie Kautz for comments.
29

30 Kautz stated some of our code is outdated. There are things we've talked about that don't
31 exist in our code. We need a chance to get this cleaned up quickly and give us the chance
32 to grow the right way. This is an ordinance the Utah League of Cities and Towns
33 recommend we use. We don't have to have it last that long. This won't apply to any
34 existing lots of record.

35 We also have some things already in place, we don't have to annex or rezone if we don't
36 want to.
37

38 Scott Kettle stated if someone comes in with an application they could go by the old
39 code. This puts a hold and lets them know they have to use the new code once it's
40 approved. It gives us a chance to have the requirements we want.
41

42 Councilor Todd likes the idea and wants to do what Kamas wants to do, doesn't want to
43 be pushed by developers. Councilor Todd is in favor of this and feels this is a good move
44 for Kamas City.
45

1 Councilor Walker likes the idea and how it's presented. We are safeguarding ourselves.
2 We need to be careful not to undo what has been done by people before us. We need to
3 change some things but not unravels things people have worked hard on before.
4

5 Councilor Todd stated it's not wrong or right, it's the way everything is changing so
6 much. He sat on the committee that revised the current code. This needs to be updated all
7 the time.
8

9 Councilor McNeil stated there's a great need for us to look at this. We should do it as
10 quickly and thoroughly as we can. Councilor McNeil is opposed to moratoriums. We are
11 restricting property rights of people. The need doesn't justify these measures.
12 This can stifle property sales. Councilor McNeil stated he is opposed to a moratorium.
13 We do need to make the changes, but is not in favor of a moratorium.
14

15 Councilor Todd stated we don't have to take the 6 months, this is the longest time
16 allowed by law. We can get this done faster.

17 Mayor McCormick stated the intent isn't to drag our feet on this, our intent is to do it
18 right and have a well thought out process. Mayor McCormick doesn't agree that this
19 restricts people's rights.
20

21 Councilor Blazzard stated herself and others in the community already have plans for
22 their homes and shouldn't have to wait to make changes to their property.
23

24 Mayor McCormick stated it wouldn't apply to that scenario. This doesn't apply to
25 existing lots of record.
26

27 Scott Kettle stated we can accept applications and work through the process but at the
28 end we could change what is allowed. There are pros and cons to both.
29

30 Councilor McNeil stated we could work with these people and let them know we're
31 working on code that may help them in the future.
32

33 Scott Kettle stated the biggest thing is a low to moderate income housing. We need to get
34 this in the code to require it.
35

36 Councilor Crystal agrees with everyone's opinions. We do need a mixed use for the
37 commercial. If there is not commercial the residents pay. Councilor Crystal doesn't feel it
38 will take 6 months. We should do this for new proposals that may come in.
39

40 Mayor McCormick stated this is not a public hearing but he will accept comments.

41 McKay Montague stated he owns 63 Welds and is planning on being part of the
42 development on Hwy 248 that Jay Simmons is doing. McKay asked if this moratorium
43 will affect this development. Natalie stated no it will not affect this, he is vested.
44

1 Kaitlin asked if we went through a revitalization process it seems like some of the
2 ordinance may change to reflect what we want to have happen. Can we make sure public
3 comment is included with the changes that will happen?

4 Mayor McCormick explained all of the changes that happen in the Land Use Ordinance
5 happen in a public meeting with public hearings in the Planning Commission meetings.
6

7 Councilor McNeil stated if there are a lot more applications, there are land owners buying
8 and submitting applications. This could open us up to possible litigation. Overall, it's a
9 bad idea.

10
11 Councilor Walker is concerned that we'll end up with people coming in doing opposite of
12 what we want to do with these ordinances.

13
14 Mayor McCormick stated what happens if we end up being driven instead of being the
15 driver. Councilor Walker stated this is his concern.

16 Mayor McCormick explained the council will be the decision maker and have total
17 control of where this goes in the end.
18

19 Councilor Walker is worried about developers coming in before changes are made and
20 the City not be able to control it. Are we taking their rights away by doing this?
21

22 Councilor McNeil explained if there is a developer that eager to move forward, they are
23 not going to want to wait 6 months.
24

25 Mayor McCormick stated there is a process these developers need to go through. Most of
26 them are rezones and annexations. That stuff can still happen. Mayor McCormick stated
27 he doesn't feel this has the impact Councilor McNeil is expressing based on the fact there
28 are so many steps in the process that can still move forward.
29

30 Councilor Blazzard asked if High Star is considered a plat of record and can still continue
31 to build. Mayor McCormick stated that is correct.
32

33 Councilor Walker asked how many current pending applications we have. Natalie stated
34 approximately 6. Some want to subdivide, some want to rezone which you can say no to,
35 and some just want to build a house. Councilor Walker asked how many of those would
36 this affect? Natalie replied 2 would be affected.
37

38 Councilor Blazzard feels we should give them a chance to apply and feels we're pulling
39 the rug out from underneath them if they've already expressed interest.
40
41

42 **MOTION:** Councilor Kevan Todd moved to approve Ordinance 2019-01, An Ordinance
43 establishing temporary regulation pertaining to the residential, subdivision and
44 commercial development within the municipality of Kamas City.

45 Councilor Mike Crystal seconded the motion.

46 Mayor McCormick asked for a roll call vote:

1 Councilor Blazzard voted "nay"
2 Councilor McNeil voted "nay"
3 Councilor Crystal voted "aye"
4 Councilor Todd voted "aye"
5 Councilor Walker voted "aye"
6 The vote was 3-2. Motion passed
7
8

9 Mayor McCormick told Natalie this needs to have the utmost concern about moving
10 forward fast and getting things in front of the Planning Commission and facilitating that
11 back to the City Council as quick as possible.
12
13

14 **COUNCIL REPORTS**

15 16 **COUNCILOR WALKER - WATTSMART PROGRAM**

17 Councilor Walker stated they have had their final meeting and there's nothing that affects
18 us here in the valley.
19

20 **COUNCILOR TODD - FIRE DISTRICT, COMMUNICATIONS, & MOSQUITO** 21 **ABATEMENT**

22 No mosquito abatement meeting.
23 Councilor Todd has contacted Brett Steed with the Fire District and they have no updates
24 but they did pass their tax increase.
25

26 **COUNCILOR CRYSTAL – BEAVER SHINGLE CREEK IRRIGATION**

27 Councilor Crystal reported Beaver Shingle Creek Irrigation talked about insurance at
28 their last meeting and if their reservoir were to break, the destruction it would cause.
29

30 **COUNCILOR MCNEIL - SUMMIT COUNTY**

31 Councilor McNeil had nothing to report.
32

33 **COUNCILOR BLAZZARD - PUBLIC INFORMATION AND BUSINESS GROUP**

34 Councilor Blazzard reported on the followers on social media. The last post had over 300
35 engagements. There's a lot of interaction.
36

37 The Kamas Valley Business Association will have their quarterly meeting Thursday here
38 at the City Hall from 8:00 a.m. – 9:00 a.m.
39
40

41 **MAYOR**

42
43 Mayor McCormick reported he feels Scott Loomis will be a good resource to help with
44 moderate income housing.
45

1 Mayor McCormick reported the Community Action has contacted him looking for a new
2 place to go. The Fire District will be selling the property where they are currently renting.
3 Mayor McCormick asked the council to think about location ideas or to think about
4 buying it back from the Fire District.

6 Mayor McCormick reported he and Councilor Walker met with Aaron Metcalf. He gave
7 thoughts and ideas about our park. He gave some estimates of rough costs. Councilor
8 Walker stated the floor space in the current building we would want double the size.
9 He wanted to change the placement of the building and Councilor Walker liked the plan.
10 It would work well for Fiesta Days.

11 Mayor McCormick stated the price estimate was just over 4 million. There could be
12 grants and it's not something we would do this year.

13 Councilor Todd likes the idea of this.

14 Mayor McCormick stated this would be a multi-use facility.

16 Kaitlin Eskelson stated she talked to the USDA and will be meeting with them next week.
17 They will be talking about a cultural hall program.

18 Councilor Walker would like the building shifted more to the south to accommodate
19 more activities.

20 Councilor Todd has been thinking about partnering with the SSSD and feels with the
21 future changes in administration we should just do our own thing.

24 **APPROVAL OF THE JANUARY 15, 2019 CITY COUNCIL MEETING** 25 **MINUTES**

27 **MOTION:** Councilor Mike Crystal moved to approve the City Council meeting minutes
28 dated January 15, 2019.

29 Councilor Allen McNeil seconded the motion.

30 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
31 Crystal, Allen McNeil, Monica Blazzard voted aye. Motion passed.

34 **APPROVAL OF THE INVOICE REGISTER DATED JANUARY 28, 2019**

36 **MOTION:** Councilor Allen McNeil moved to approve the invoice register dated January
37 28, 2019.

38 Councilor Kevan Todd seconded the motion.

39 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
40 Crystal, Allen McNeil, Monica Blazzard voted aye. Motion passed.

43 **ADJOURN**

45 **MOTION:** Councilor Mike Crystal moved to adjourn at 9:05 p.m.

1 The vote was unanimous. Councilors Kevan Todd, Mike Crystal, Allen
2 McNeil, Monica Blazzard voted aye. Motion passed.
3

4 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
5 *transcription of the meeting. These minutes are a brief overview of what occurred at*
6 *the meeting.*
7

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9 Approved on the 12th day of February 2019.
10

11
12 
13 Matt McCormick
14 Mayor


Kim Peacock
City Recorder



KAMAS CITY COUNCIL ATTENDANCE ROLL

January 29, 2019

Please print name legibly

(26 people here)
+ Matt C. & Scott R.

1. Beverly Gray
2. Trilby Cox
3. Guzanne Gillitt
4. Ryan Robinson
5. Byron Ames
6. Jeremie Forman
7. Joe Frazier
8. Sherrice Hogg
9. Craig Lepold
10. Wade Wabstah
11. STEVE WILMONT
12. JEFF CAMP
13. Leslie Staples
14. Nathan Miles
15. Amber Omer
16. David Omer
17. Tom Smart
18. Kathleen Eskelson
19. Gary Padfield
20. Ronnie Clegg

21. Justin Harding
22. David Dardery
23. McKay Montague
24. Brian Hemeuse
25. Lillia M Hazzard
26. Katie Skellfing
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