

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, JULY 9, 2019**

4 5:30 p.m. – Work Session
5 7:00 p.m. – City Council Meeting
6 Kamas City Hall
7 170 N. Main
8 Kamas, UT 84036
9

10
11 **5:30 WORK SESSION**

12 The City Council and staff met to discuss and work on the Kamas Municipal Code
13 Section 15.35 Accessory Apartments and Section 15.36 Moderate Income Housing.
14

15 **THOSE IN ATTENDANCE:** Mayor Matt McCormick, Councilor Garry Walker, Councilor
16 Kevan Todd, Councilor Mike Crystal, Councilor Allen McNeil, Councilor Monica
17 Blazzard, Recorder Kim Peacock, Engineer Scott Kettle, City Planner Natalie Kautz.

18 **OTHERS IN ATTENDANCE:** Roger Stephens
19
20

21 **7:00 CITY COUNCIL MEETING**

22 Mayor McCormick opened the meeting welcoming those in attendance:

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

25 **STAFF:** Recorder, Kim Peacock; Engineer, Scott Kettle; City Planner, Natalie Kautz;
26 Public Works Director, Matt Crittenden; Chief of Police, Brad Smith.

27 **OTHERS IN ATTENDANCE:** Roger Stephens, Cece Taylor, Paytan Tippetts, Trinady
28 Lindsey, Clint Walters, Scott Simpson, Margaret Olson, Christina Sally, Nicole Kennedy,
29 Roger Armstrong, Gracia Eisman, Mark Newman, Misty Robinson, Vicki Gines, Ryan
30 Anderson, Lisa Yoder, Jeff Bousson, Pete Gillwald, Alaine Stevens.
31
32

33 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**
34

35 Invocation by Councilor Kevan Todd

36 Mayor McCormick led the public in the Pledge of Allegiance
37
38

39 **PUBLIC COMMENT**
40

41 Alaine Stevens explained she recently had an incident last Sunday that she couldn't get
42 out of. She wishes she had a police presence where she could drive to and talk to a police
43 officer. She had no desire to call 911 and wait. She drove around Kamas erratically, got
44 pulled over and received a reckless driving ticket, but was grateful to get out of the
45 situation. As Kamas grows, we need a place where people can walk into, a building for

1 help. Regardless of growth we need more police presence and somewhere to go for help.
2 She called for help today and had the Chief's help within 10 minutes, but it was in the
3 middle of the day. There needs to be somewhere to go at all hours.
4 Mayor McCormick explained we are working on hiring a third full time officer and we
5 work 4-5 part time officers too. It is difficult to keep a place open when there's not
6 enough staff to cover all hours. We are trying to work on more of a police presence in
7 Kamas City where we have jurisdiction.

10 **INTRODUCTION OF THE 2019 KAMAS VALLEY FIESTA DAYS ROYALTY**

12 Mayor McCormick welcomed and introduced the 2019 Fiesta Days Royalty. Queen Cece
13 Taylor, 1st Attendant Paytan Tippetts, 2nd Attendant Trinady Lindsey.

16 **KAMAS VALLEY YOUTH COUNCIL**

18 *Agenda item cancelled*

21 **CHILDREN'S JUSTICE CENTER DONATION REQUEST**

23 Mayor McCormick welcomed Roger Armstrong from the County Council. The County is
24 trying to make the Children's Justice Center a better place for the issues that take place
25 there.

26 Roger Armstrong introduced Nicole Kennedy, Christina Sally, and Margaret Olsen.
27 The Children's Justice Center was combined with Wasatch County. A few years ago
28 Summit County started their own. Currently they are working out of the Richins Building
29 in Park City. Having it located near the DMV there's not enough privacy. It has been
30 decided to form a nonprofit to find a standalone building. The idea is to bring the child
31 going through the trauma in to a comfortable environment. It allows them to relax to do
32 the interview. The interview is recorded and the child doesn't need to go back to court to
33 testify. There is then a medical exam if needed. The medical exam has to be conducted
34 in a very specific way. It is a specialized exam performed by a doctor at the University of
35 Utah Hospital which uses a specialized bed and camera.

36 A couple years ago they received a grant of \$30,000 and purchased a bed and the
37 specialized camera to perform the exam there. The county was able to turn a storage
38 closet in to the exam room. Now the exams can be conducted there. They want to do
39 better than a storage closet. They have been working the last 3-4 years trying to raise
40 enough money to either by a piece of property to build a new Children's Justice Center or
41 to buy a house to do this. They found a house in Park City off of Hwy 40. The seller is
42 working with the County for financing. Besides the purchase of the house they need to
43 make it ADA compliant. The budget for the retrofit is approximately \$650,000. They
44 found a donor that has agreed to donate the entire amount of the retrofit, so that's
45 covered. This leaves \$1.7 million for the purchase of the home. To date they've raised
46 about \$1.2-\$1.5 million. They have had fundraisers and will continue to have them. They

1 have had numerous donors. The County has donated \$250,000 and entered in to a lease
2 agreement for the County Attorney's office to use the space for many years. When
3 Armstrong approached Mayor McCormick, Kamas was the first city he had approached.
4 Armstrong would like some buy in from the municipalities. He knows the municipalities
5 don't have a lot of extra money but would like them to consider a donation of some kind.
6 Every municipality has kids coming in to this center. There are about 60-90 kids per year
7 coming in to the center. There is an average of more than one child per week going to the
8 center. It's a very real problem in Summit County.

9
10 Mayor McCormick stated Margaret Olson is here to talk about the legal part of
11 municipalities to donate to a nonprofit if the council has questions about that.
12 Councilor Crystal stated we should donate \$10,000. Mayor McCormick stated when we
13 get to the legal part of donating, we would need to have a public hearing and amend the
14 budget to do this.

15
16 Councilor Todd agrees and feels it is a community thing.
17 Councilor Crystal explained he has seen the kids going in to the center and it's traumatic
18 watching the kids go in there.
19 Councilor Walker asked how the operating costs are handled. Armstrong stated through
20 donations. They have a major donor that will help
21 Christina Sally explained they also have funding that comes in through the Attorney
22 General's office to help, but because they are public and private, they are responsible to
23 raise some money. The interviewers are highly trained and selected by the State to do
24 this. Their team of interviewers are looked at as some of the best in the state.

25
26 Margaret Olson explained this is a one-time ask for the donation. The County heavily
27 supports the operation but counts on private and federal donations also.

28
29 Councilor McNeil stated this is definitely a worthy cause but this is the first time he has
30 heard of this. In the statistics are the children from our city or the valley. He wonders if
31 people know about this and that it's available. What programs are being put in to place to
32 make people aware of this?

33
34 Christina Sally explained there are quite a few cases that come from Kamas. She wrote
35 the proposal to start the Children's Justice Center in 2012. One of the issues around child
36 abuse is bringing the awareness to the communities. There is a significant portion of child
37 abuse that is not reported. We need to bring awareness so kids will feel more comfortable
38 reporting this.

39
40 Armstrong stated part of the issue is how they come in to the system. At some point
41 something happens to start the process. It's triggered in a variety of ways, for example
42 teachers or pediatricians. This gets the child in to the system. Kamas Police Department
43 can be trained in this.

44 Margaret Olson explained the Children's Justice Center is a place for the services to
45 come to the child to help them.

1 **MOTION:** Councilor Mike Crystal moved to donate \$10,000 to the Summit County
2 Children's Justice Center from Kamas City.
3 Councilor Kevan Todd seconded the motion.
4 Mayor McCormick asked for a roll call vote:
5 Councilor Blazzard voted "yay"
6 Councilor McNeil voted "yay"
7 Councilor Crystal voted "yay"
8 Councilor Todd voted "yay"
9 Councilor Walker voted "yay"
10 The vote was unanimous. Motion passed.
11

12 Margaret Olson thanked the council and asked the if they can submit a press release for
13 the donation. Mayor McCormick stated yes.
14
15

16 **JEFF BOUSSON WITH SUMMIT COUNTY POWER WORKS TO DISCUSS**
17 **COMMUNITY SOLAR PROGRAM AND HOUSE BILL 411, COMMUNITY**
18 **RENEWABLE ENERGY ACT**
19

20 Mayor McCormick welcomed Jeff Bousson with Summit County Power Works.
21 Lisa Yoder is the sustainability manager for Summit County. Summit County has some
22 very aggressive climate goals and renewable energy goals for county operations and for
23 the community as a whole. Utah Clean Energy has been hired by Summit County to
24 implement a few programs to help meet their goals.
25

26 Jeff Bousson works for Utah Clean Energy. Bousson explained the goals are to
27 communicate the Power Works program and the goals of this program and provide an
28 update on some of the projects they've been working on. They would also like to update
29 the council on House Bill 411, Community Renewable Energy Act. He is here tonight to
30 provide information. The mission is to equip residents and businesses with the tools and
31 resources to become more energy efficient, to enhance community energy choice as well
32 as to cut costs on utility bills. One goal is to transition to 100% renewable energy by
33 2030. They have been working mainly in Park City and are expanding throughout
34 Summit County. A great resource is scpwchallenge.org. For any resident that wants to
35 evaluate their daily energy use or to receive information on tax rebates. This is a good
36 resource. There are 275 households in Summit County currently signed up. They would
37 also like to teach the High School students in the County how to be energy smart.
38

39 Bousson explained House Bill 411, Community Renewable Energy Act, the Utah
40 Legislature passed this at the end of the session. This bill authorizes communities served
41 by Rocky Mountain Power, it gives them a pathway to pursue and achieve a net 100%
42 renewable electricity by 2030.

43 This does not allow for cost shifting to other communities that do not wish to participate.
44 The net 100% renewable energy is the total electricity needs of a community over a
45 course of a year that are met by a comparable amount of total renewable energy
46 generation. The eligible resources are solar, wind, geo thermal, hydro power and demand

1 site management. The key players are the communities, the municipalities or the county,
2 Rocky Mountain Power and the Utah Public Service Commission. Rocky Mountain
3 Power will manage the process for developing the renewable energy and the demand site
4 resources required by the communities demanding participation in the program.

5
6 There are 6 steps if Kamas is interested. 1.) The city is required to adopt a resolution by
7 December 31, 2019 2.) The municipality enters an agreement with Rocky Mountain
8 Power 3.) The program regulatory filing 4.) Rates and terms will be defined 5.)
9 Community Ordinance committing the community to make this the new standard 6.)
10 Customer opt out noticing

11 This program will be available if Kamas is serious about achieving 100% renewable
12 energy.

13
14 Councilor Blazzard asked for a scenario of the rates. Yoder explained the projected rate
15 would be presented, if the community wanted to move forward the city would adopt an
16 ordinance then a final rate would be provided. It depends on the cost of the renewable
17 assets available. This is an opportunity to have a choice for their rates.

18 Bousson stated Summit County, Park City, Salt Lake City, Moab, and Cottonwood
19 Heights are moving forward with this program.

20 Councilor McNeil asked if the rates are anticipated to be lower.

21 Yoder explained it's likely to be somewhat higher but as the grid changes the rates will
22 go down over time. It's all regulated by the public service commission.

23 Councilor Blazzard asked where the wind farms will be located. Yoder explained there
24 will be one in Summit County, but all of them will be in Utah.

25 Councilor McNeil asked if the customer doesn't opt out, are they locked in? Yoder
26 explained this will be determined by the public service commission.

27 Councilor Walker explained he has solar panels on his home, but all the incentives he did
28 them for have been taken away. It's now benefitting Rocky Mountain Power more than
29 the customer. Will Rocky Mountain Power benefit more and make money off all the free
30 energy and leave the customer paying the same rate. Yoder explained this will be
31 governed by the public service commission.

32 Councilor Crystal asked if we adopt the ordinance is Kamas City on the hook for any
33 money? Bousson explained just the 3rd party regulatory fees in step 3 of the process.

34 Councilor Crystal clarified before a customer could do this the city would have to adopt a
35 resolution and the ordinance.

36 Councilor Blazzard asked if they have a copy of the resolution we would have to adopt.
37 Yoder will help any community draft a resolution if they wanted to move forward.

38
39 Ryan Anderson talked about the solar program. The goal is to have homeowners install
40 rooftop solar panels. There have been 170 installations in Summit County so far. The
41 price of solar went down. The program will start the end of July and end at the end of
42 2019. There is a community steering committee to get a trusted installer with a good
43 price. They will be selecting the contractor tomorrow. Some incentives still exist but will
44 be decreasing soon. There will be a launch party on July 30 at Alpine Distillery. There
45 will be 4 workshops. One of them will be in Kamas on August 13 from 6-7. The
46 contractors will be there to explain the energy efficiency. There will be newsletters and

1 social media to promote this. The contracts will all be signed by the end of the year and
2 the owners will receive the 30% tax credit.

3
4
5 **FINAL PLAT APPROVAL FOR THE KAMAS BUSINESS PARK LOCATED AT**
6 **325 NORTH 100 WEST**
7

8 Natalie Kautz reported Roger Stephens received Site Plan approval from Planning
9 Commission on March 5, 2019. On May 22, 2019, he contacted City Staff with a plat for
10 recording a condominium.

11 Mr. Stephens met with Scott Kettle and me on May 30, 2019. According to David
12 Church, our City Attorney, the process for a condominium is similar to our Subdivision
13 process in 15.18, and will follow the State code of Title 57, Chapter 8.

14 A few differences in the process are that a public hearing is not needed at Planning
15 Commission or City Council. Mr. Stephens will present the plat to Planning Commission
16 and to City Council before it is recorded. The project will also need to comply with
17 bonding requirements for essential public use related to the project, including curb,
18 sidewalk and gutter, and certain utilities. Mr. Church educated Mr. Kettle and me that this
19 was not adding lots, it is only a shared ownership situation.

20 Mr. Stephens will be required to follow the City process for this, and then the CC&Rs
21 and Plat will be simultaneously recorded with the County. Copies of the final plat draft
22 and CC&Rs are in Dropbox.

23 Mr. Stephens met with Planning Commission on June 4, 2019. No action needed. This is
24 an informational process.

25
26 Scott Kettle explained when the site plan was approved, we required Mr. Stephens to
27 have water and sewer hookups for each building. Now that he is having it be
28 condominiums so each unit can be sold, we could do the water and sewer two different
29 ways.

30 Scott Kettle recommends keeping one meter per building rather than having 27 utility
31 bills. We would have 3 bills sent to the HOA rather than the owners. This will only
32 require 3 meters to be installed rather than 27 to maintain in the parking lot asphalt. We
33 could generate more money with 27 bills, but doesn't feel it's worth it with the extra cost
34 of maintenance.

35 Kettle explained there are a couple more things he needs. Mr. Stephens needs to show a
36 20' water line easement instead of 10' on the plat, show 20' sewer easement on the plat,
37 submit engineers estimate for the public improvements, and correct and return redline
38 comments.

39
40 Mayor McCormick asked Kettle if the bond for public improvements required is the same
41 as others in the past. Kettle stated it is the same standard bond, 110% of the
42 improvements.

43
44 Mayor McCormick asked if the one bill for the units will be equivalent to 27 connections
45 or is there some calculation that is less than 27 connections.

1 Scott Kettle stated it's based on ERU's. Calculated he will be paying 4 ERU's per
2 building with the 1 ½" meter.
3 Councilor Todd asked Scott Kettle if he has looked at the CC&R's. Kettle explained he
4 hasn't finished, but will review to make sure they don't go against city code. The
5 CC&R's will be recorded at the same time.
6

7 **MOTION:** Councilor Kevan Todd moved to approve the final plat for Kamas Business
8 Park located at 325 North 100 West with staff's recommendations and redline
9 comments.

10 Councilor Mike Crystal seconded the motion.

11 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
12 Crystal, Allen McNeil, Monica Blazzard voted aye. Motion passed.
13
14

15 **AN ORDINANCE TO ADOPT SECTION 15.35 ACCESSORY APARTMENTS TO** 16 **THE KAMAS MUNICIPAL CODE** 17

18 Kautz distributed a draft of the ordinance as discussed in the work session.

19 Councilor McNeil would like to be able to read through this draft thoroughly before he
20 makes a decision. Councilor Blazzard agrees with Councilor McNeil.
21

22 Councilor Todd stated we have read them numerous times and made the corrections in
23 the work session. What more are we looking for.
24

25 **MOTION:** Councilor Kevan Todd moved to adopt Ordinance 2019-06 Accessory
26 Apartments to the Kamas Municipal Code.

27 Councilor Mike Crystal seconded the motion.

28 Mayor McCormick asked for a roll call vote:

29 Councilor Blazzard voted "nay"

30 Councilor McNeil voted "nay"

31 Councilor Crystal voted "yay"

32 Councilor Todd voted "yay"

33 Councilor Walker voted "yay"

34 Motion passed 3-2.
35
36

37 **AN ORDINANCE TO ADOPT SECTION 15.36 MODERATE INCOME** 38 **HOUSING TO THE KAMAS MUNICIPAL CODE** 39

40 Mayor McCormick asked Councilor McNeil if his comments from the previous item
41 apply to this as well. Councilor McNeil stated they do.
42

43 **MOTION:** Councilor Kevan Todd moved to adopt Ordinance 2019-07 Section 15.36
44 Moderate Income Housing to the Kamas City Municipal Code.

45 Councilor Garry Walker seconded the motion.

46 Mayor McCormick asked for a roll call vote:

1 Councilor Walker voted “yay”
2 Councilor Todd voted “yay”
3 Councilor Crystal voted “yay”
4 Councilor McNeil voted “nay”
5 Councilor Blazzard voted “nay”
6 Motion passed 3-2.
7
8

9 **AN ORDINANCE TO ADOPT SECTION 15.37 MIXED USE (MU) TO THE**
10 **KAMAS MUNICIPAL CODE**
11

12 Mayor McCormick asked Councilor McNeil if his comments apply to this also.
13 Councilor McNeil stated yes.
14 Councilor Crystal agrees with Councilor McNeil on this to review further. Councilor
15 Walker agreed. Councilor Todd also agreed. We haven’t spent as much time on this as
16 we have the others.
17

18 **MOTION:** Councilor Kevan Todd moved to table this ordinance until we can have
19 further discussion on it.
20 Councilor Mike Crystal seconded the motion.
21 Mayor McCormick asked for a roll call vote:
22 Councilor Blazzard voted “yay”
23 Councilor McNeil voted “yay”
24 Councilor Crystal voted “yay”
25 Councilor Todd voted “yay”
26 Councilor Walker voted “yay”
27 The vote was unanimous. Motion passed.
28
29

30 **FIESTA DAYS DISCUSSION**
31

32 Mayor McCormick asked Councilor Walker if he has ordered everything he needs for the
33 shack. Councilor Walker explained the shack has been stocked and taken care of.
34

35 Mayor McCormick stated after talking to Rex he was under the impression everyone had
36 the same jobs as last year. Mayor asked Councilor McNeil if he was still working on
37 sponsors. Councilor McNeil stated he wasn’t sure if he was supposed to but would be
38 willing to start sending emails. Councilor Crystal told him he would help.
39

40 Mayor McCormick reported the Youth Council has 12 kids to help with the All West
41 Kids Night.
42

43 Councilor Walker told the council to encourage people to sign up for shack and ticket
44 taker volunteers.
45

46 Crittenden reported he has everything lined up for the derby.

1 **DEPARTMENT REPORTS**

2
3 **PLANNER**

4 Kautz reminded the council that Friday is the day for the grant workshop.

5 Kautz reported she has been working on parking requirements.

6 Kautz reported July 29th the moratorium will expire.

7
8 **ENGINEER**

9 Scott Kettle reported he has been working on the Safe Route to School grant.

10 Summit County hopes to get started on the parking lot in the back. Waiting on
11 information for playground equipment.

12
13 We were approved for a grant from Summit County to fix the road on 530 South. There
14 will be guy coming up to look at the culvert on Gristmill Rd. to start the repair.

15
16 Councilor Blazzard asked about the school signs. Kettle is working on that with the Safe
17 Route to School.

18
19 The road is being surveyed for the new sidewalk along 500 East.

20
21 **PUBLIC WORKS**

22 Crittenden reported they have been getting ready for Fiesta Days. They have replaced all
23 the toilets at the park.

24
25 Crittenden reported there is a water leak at Doug Gines' home and the road is dug up.
26 They hope to have it fixed tomorrow.

27
28 Crittenden reported Beau, who we hired for summer help, has been doing a good job.

29
30 Councilor Crystal suggested Crittenden put up some surveillance signs to help with
31 vandalism. Crittenden is hoping to get cameras at the park since the senior citizens
32 building has internet.

33
34 Councilor Todd asked where we're at with the handicap swing. Kettle explained it is in
35 the works with the RAP Tax grant.

36
37 **POLICE**

38 Chief Smith reported 40 calls for service. Handled 25 and county handled 15. We have
39 two new part time police officers working, Zach and Rojillio.

40
41 Councilor Blazzard asked what Sunday coverage is. Chief Smith explained usually Casidi
42 works Sunday but this past Sunday Zach was working. They try to cover 9-5 on
43 Sunday's.

44
45 Chief Smith stated in the past they have talked about building an addition on their office
46 for people to use to come in and fill out a report.

1 **APPROVAL OF THE JUNE 25, 2019 CITY COUNCIL MEETING MINUTES**

2
3 **MOTION:** Councilor Mike Crystal moved to approve the City Council meeting minutes
4 dated June 25, 2019.
5 Councilor Kevan Todd seconded the motion.
6 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
7 Crystal, Allen McNeil, Monica Blazzard voted aye. Motion passed.
8
9

10 **APPROVAL OF THE INVOICE REGISTER DATED JULY 9, 2019**

11
12 **MOTION:** Councilor Kevan Todd moved to approve the invoice register dated July 9,
13 2019.
14 Councilor Mike Crystal seconded the motion.
15 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
16 Crystal, Allen McNeil, Monica Blazzard voted aye. Motion passed.
17
18

19 **ADJOURN**

20
21 **MOTION:** Councilor Mike Crystal moved to adjourn at 9:00 p.m.
22
23

24 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
25 *transcription of the meeting. These minutes are a brief overview of what occurred at*
26 *the meeting.*
27

28
29 Approved on the 13th day of August 2019.
30
31
32

33
34 _____
35 Matt McCormick
 Mayor

Kim Peacock
City Recorder