

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, SEPTEMBER 24, 2019**

4 7:00 p.m.
5 Kamas City Hall
6 170 N. Main
7 Kamas, UT 84036
8
9

10 Mayor McCormick opened the meeting welcoming those in attendance:

11 **COUNCIL MEMBERS:** Councilors Garry Walker, Kevan Todd, Mike Crystal, Monica
12 Blazzard. Councilor Allen McNeil was excused.

13 **STAFF:** Recorder, Kim Peacock; Engineer, Scott Kettle; City Planner, Natalie Kautz;
14 Public Works Director, Matt Crittenden.

15 **OTHERS IN ATTENDANCE:** Robin Marshall, Sherm Smoot, McKinley Smoot, Cindy
16 Butterfield.

17
18
19 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**
20

21 Invocation by Councilor Monica Blazzard

22 Mayor McCormick led the public in the Pledge of Allegiance
23
24

25 **PUBLIC COMMENT**
26

27 There were no public comments.
28
29

30 **ROBIN MARSHALL REQUEST FOR ANNEXATION DISCUSSION**
31

32 Mayor McCormick welcomed Robin Marshall.

33 Robin Marshall asked the council to consider her property to be annexed in to the City.

34 It's right on the border and in the annexation declaration area. Her neighbor was annexed
35 in to Kamas a year ago.
36

37 Mayor McCormick explained that neighbor was annexed to correct her property line. Part
38 of her property was in Kamas and part was in the County. Councilor Todd stated her
39 house was in Kamas and her garage was in the County.
40

41 Natalie Kautz read the following staff report:

42 Robin Marshall, Trustee for the Richard R. Oliver and Marlene H. Oliver Revocable
43 Living Trust, owns 11.50 acres of land adjacent to City boundaries (CD-619). A small
44 portion (approximately ¼ acre) is inside the City boundary. She would like to have this
45 parcel considered for annexation into Kamas City.

1 Zoning and Density: This property is currently zoned A-10 in Summit County. According
2 to the Future Land Use map in the General Plan, this property is zoned Agriculture.

3 Concept and Layout: Unknown

4 Traffic: Unknown

5 Public Amenities: Unknown

6 Additional Steps: If the Council would like to entertain this annexation request, the
7 applicant would begin the annexation process, including a petition, hearings and all that
8 is required by State Code.

9 Staff Recommendations/Recommended Findings

10 This parcel cannot be annexed into the City by itself, as it would create an island of
11 County land, 7.25 acres of CD-608. Whether that owner would like to jointly sign the
12 petition to annex would be a discussion item. There is not a clear development plan for
13 this parcel, which is another discussion item. There is not a recommendation as this is a
14 discussion item.

15 Map is in Dropbox for reference. *<End of staff report>*

16
17 The council reviewed the map of the property.

18 Mayor McCormick asked Marshall if she has visited the other property owner. Marshall
19 asked which property? Mayor McCormick replied property 608, the Crystal's.

20
21 Sherm Smoot stated he talked to Jimmy Crystal. Sherm explained at first, he thought it
22 was fine if it didn't cost him money, then Mr. Crystal talked to his family and they
23 decided they didn't want to develop at this point.

24
25 Councilor Crystal asked if the annexation could happen without the Crystal property.
26 Kautz stated it's 51% of the value, so her property could drag it in. Her property is bigger
27 by almost double.

28
29 Scott Kettle stated usually with annexation we try to look for a benefit to the City. What's
30 it going to bring to the City if we annex? This is something we need to consider.

31
32 Mayor McCormick told Marshall it's difficult in his opinion, to annex something without
33 knowing what you're annexing it in for. Mayor McCormick asked what their thought
34 process was. Marshall stated they are going to sell it. Everyone that's look at the property
35 is interested, but they want it in the City.

36 Mayor McCormick asked Marshall is she's asking the City to annex a piece of property
37 that someone else will buy and develop, that we have no idea about. It seems like we
38 would be better suited to visit with whomever buys it and make sure it was what's best
39 for the City, not just a blind annexation.

40
41 Councilor Todd agreed with Mayor McCormick and asked Marshall what the benefit
42 would be for the City to annex this in.

43 Marshall stated it's on the Main road next to the commercial area. It's in an area where
44 there are already businesses. There are apartments across the street and it's next to
45 residential. Marshall feels it would fit right in to all of that.

1 Councilor Todd stated typically when we annex something, we want to know what the
2 zone is. If we had a concept plan to go with this it would make the decision easier. He's
3 not in favor of annexing property just to annex it in to the city. He wants to know what's
4 going to go on it and what the benefit will be for the City. We also need to be careful
5 with our utilities, sewer and water. We only have so much sewer capacity. Councilor
6 Todd feels it could fit in the City, but without a plan he's not interested in annexing.

7
8 Marshall stated the buyers want it annexed before they buy it so they don't have to do it
9 after they buy it. Marshall asked if they don't annex in what are they going to put in with
10 the County, because they are going to sell it.

11 Councilor Crystal stated its zoned A-10 so they could only put one house there.

12 Councilor Todd explained typically if they buy it and go to the County, anything within
13 our annexation declaration the County will refer to us first.

14
15 Sherm Smoot stated the annexation declaration looks like the City is moving towards that
16 direction anyway.

17 Councilor Todd stated we're not going to solicit people to come to the City, we typically
18 want to know what the benefit is to the City and what's going in.

19
20 Mayor McCormick asked if Smoot if he's asking what the annexation declaration zone
21 is? Sherm stated yes.

22 Mayor McCormick explained this is the area that could potentially be annexed, and if so,
23 anything that is purposed through the County in this area should be addressed by Kamas
24 City as well because it's on our boundaries. It's not saying this will be the annexation
25 area, it's saying this is a potential annexation area.

26
27 Smoot feels this is a natural flow, the city could control whatever happens, and it would
28 help the owners sell the property.

29 Mayor McCormick explained annexing property in without knowing what's going on it
30 leaves it too wide open.

31
32 Councilor Walker stated a bunch of homes wouldn't benefit the City, residential homes
33 do not pay for themselves in the City. Marshall asked about the commercial.

34 Mayor McCormick stated its zoned A-10 right now in the County. Marshall thought there
35 was commercial in there. Mayor McCormick explained there is in the city limits, but
36 once you get to the county line it's zoned differently. Sherm asked if she could say she
37 wants to do commercial in the front, this could be the request at this point. Marshall
38 confirmed the council wants specific details. Councilor Todd stated yes. There are
39 residences there that we need to protect. We need to be careful with how we zone the
40 property.

41 Mayor McCormick feels when an annexation is presented part of the conversation needs
42 to be the residents that are already there. We currently don't have an A-10 in our zoning,
43 what would we do? How do we protect the City, how do we protect the residents?

44 Sherm asked if the City has any ideas of what they would like to see there.

45 Councilor Todd stated he would like to see open space but knows this can't happen.

1 Mayor McCormick asked what zone Marshall proposes go on the property. Marshall
2 didn't know. Mayor McCormick stated that's the problem we have.
3 Councilor Todd would like to see commercial, but wonders if that would protect the
4 residents already there.
5 Sherm feels this is a timing issue. Marshall stated her dad has owned the property since
6 the 1970's and now they have to try to split it equally between 8 entities.
7 Mayor McCormick stated a blind annexation does not make sense for the City.
8 Councilor Todd feels it makes sense to annex it if someone came in with a good concept
9 plan.
10 Marshall asked what the City would like to see? Commercial in the front and residential
11 in the back? People are asking her what they could do.
12 Councilor Todd stated it also depends on UDOT because they own the road. How many
13 accesses will they allow on that road?
14 Mayor McCormick stated UDOT will ask if it's commercial access or residential access.
15 Sherm feels he's hearing a possibility for commercial in the front and possibly residential
16 in the back.
17 Mayor McCormick stated what you're hearing is there are a lot of components here and a
18 blind annexation is tough to approve.
19 Marshall asked the council if they're not in to approving a blind annexation. Councilor
20 Todd stated no.

21 22 23 **FIESTA DAYS DISCUSSION**

24
25 Cindy Butterfield explained she's here tonight talk to the council about stipulations for
26 her being the Fiesta Chair.
27 Butterfield explained she can't do it the way her mom did it, it's too tough. She is
28 forming a committee to help. This will keep something solid intact so we don't lose
29 information. Butterfield expects the council to trust her and not micromanage her. She
30 will not be coming the council for approval for everything. Butterfield will communicate
31 with the Mayor and he can pass it on to the council. Butterfield would like to see the
32 council at 90% of the activities. If you're out there and you're involved the people see
33 that it's important to you. It's a great thing to bond people together.
34 There may be some assignments for the council. The schedule will be completed by the
35 end of the year.
36 Butterfield would like suggestions from the council. The assignments will be things like
37 taking tickets so the council is out in the public.
38 Councilor Walker asked Butterfield to stay within the budget. Butterfield explained she
39 has already talked to Kim Peacock and will get the figures from her.
40 Councilor Blazzard feels there needs to be a small committee to be over the parade.
41 Butterfield has had a positive response for help with Fiesta Days.
42 Mayor McCormick explained he told Butterfield the council approves a budget that she
43 will need to follow and the council will be available for assignments.
44 Councilor Todd stated he watched Diane do this for 16 years, but she did everything
45 herself. Butterfield is on the right track. Butterfield stated Diane will be a consultant for
46 her and help with the vendors.

1 Councilor Todd feels if there are new activities, they're thinking about we can talk about
2 setting aside money for it. Butterfield stated she is happy to take suggestions.
3 The council thanked Cindy for helping.
4
5

6 **EXECUTIVE SESSION**

7

8 **MOTION:** Councilor Kevan Todd moved to move into an Executive Session to hold a
9 strategy session to discuss the purchase, exchange, or lease of real property.

10 Councilor Monica Blazzard seconded the motion

11 Mayor McCormick asked for a roll call vote:

12 Councilor Walker voted "aye"

13 Councilor Todd voted "aye"

14 Councilor Crystal voted "aye"

15 Councilor Blazzard voted "aye"

16 The vote was unanimous. Motion passed.
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18 Mayor McCormick excused the public for the executive session at 7:35 p.m.
19

20 Returned to regular City Council meeting at 7:58 p.m.
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23 **COUNCIL REPORTS**

24

25 Councilor Blazzard reported on the social media followers.

26 Councilor Blazzard reported Kaitlin Eskelson posted the save the date for the community
27 dinner and envisioning meeting. This is for Main Street to be held November 15th. Its for
28 all Kamas residents. They're going to try to have it at the Middle School. The post has
29 had a lot of views. The post for the BEAR grant scholarship has had a lot of view also.
30 There have been some applicants already.

31 The Kamas Valley Business Association has restructured their leadership. The new Chair
32 is Jack Walkenhorst, Vice Chair is Shanna Atkinson, Past Chair is Kristie Bair, and
33 Member at Large is David Wade. They are looking for one more member at large.
34

35 Councilor Crystal, Councilor Todd, and Councilor Walker had nothing to report.
36

37 Mayor McCormick reported Tyler Lewis as part of his hiring is to get his water and
38 sewer certifications. Lewis has passed both of his tests after a lot of hard work and Mayor
39 McCormick wanted to congratulate him.

40 Councilor Crystal stated that's a commendable task because those tests are hard.
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1 **APPROVAL OF THE SEPTEMBER 10, 2019 CITY COUNCIL MEETING**
2 **MINUTES**

3
4 **MOTION:** Councilor Kevan Todd moved to approve the City Council meeting minutes
5 dated September 10, 2019.
6 Councilor Garry Walker seconded the motion.
7 Councilors Garry Walker, Kevan Todd, Mike Crystal, voted aye. Monica
8 Blazzard abstained. Motion passed.
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11 **APPROVAL OF THE INVOICE REGISTER DATED SEPTEMBER 23, 2019**

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13 **MOTION:** Councilor Monica Blazzard moved to approve the invoice register dated
14 September 23, 2019.
15 Councilor Kevan Todd seconded the motion.
16 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
17 Crystal, Monica Blazzard voted aye. Motion passed.
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19

20 **ADJOURN**

21
22 **MOTION:** Councilor Mike Crystal moved to adjourn at 8:10 p.m.
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25 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
26 *transcription of the meeting. These minutes are a brief overview of what occurred at*
27 *the meeting.*
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29

30 Approved on the 8th day of October 2019.
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33

34
35 _____
36 Matt McCormick
Mayor

34
35 _____
36 Kim Peacock
City Recorder