

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

OTHERS IN ATTENDANCE: Bill Leavitt, Lacy Leavitt, Tera Ames, Barbara Richardson, Nancy Betournay, Amy Jo Betournay, Sam Aplanalp, Ron Sharp, Kahrin Sharp, Robert Holmes, Scott Anderson, Jim Bradley, Gracia Eisman, Kathy Donnell.

Mayor McCormick led the public in the Pledge of Allegiance

Barbara Richardson, explained she and Kathy Donnell hosted a star gazing night at the library last Saturday night. There were 120 people that attended. As the City moves forward, she hopes the planning can consider how to keep this beautiful valley dark at night. It benefits human and bird health. They gave DeJoria Center an award for the efforts they have done to keep the night sky. Barbara also explained she talked to the people building the new gas station and they are required to be dark sky certified. Kathy Donnell stated they had a great turn out and the night was awesome. The people who attended commented on how amazing it was and asked how they can get involved. She would like to keep it dark here and help support the City. Barbara stated International Dark Sky association has a webpage to help keep dark skies. Kathy Donnell has a pamphlet from the State Parks that can be handed out with information.

1 **KAMAS VALLEY YOUTH COUNCIL**

2
3 Amy Batourney reported the Youth Council helped with the Oakley Disability Rodeo,
4 Kamas Fiesta Days Kids Night, and Francis Frontier Days snack shack. They are
5 planning to help with the Halloween safety at Wild Willow, they will volunteer at an
6 animal shelter, take a trip to the State Capitol, volunteer at the elementary school, and
7 help with Francis City's Christmas bonfire.

8 Tera Ames asked if there's any events Kamas City has planned for the youth council to
9 help with. They currently have 12 members that are very responsible and have shown up
10 to everything to help.

11 Mayor McCormick recommended contacting the Lions Club. They used to deliver
12 packages around Christmas time.

13 Councilor Blazzard explained Kamas City is having a Community Harvest dinner on
14 November 15 and we can check with Kaitlin Eskelson to see if she needs help with
15 anything.

16 Ames explained there will be a new advisor helping, Jessica Bateman. They are trying to
17 reach out to the schools to raise awareness to young people. They gave out a \$1,000
18 scholarship last year to one of their members. They are hoping to do fundraising to help
19 with this. They are also hoping to go to the State Conference again this year at Utah
20 State.

21 Mayor McCormick told Ames to contact Margaret Olsen to see if they need help with the
22 Children's Justice Center.

23 Mayor McCormick thanked the Youth Council for all they do.
24
25

26 **BILL LEAVITT, AUTHORIZED BY PROPERTY OWNER CHERIE STROBEL,**
27 **REQUEST FOR ANNEXATION DISCUSSION FOR 27.79 ACRES**

28
29 Mayor McCormick read Natalie Kautz's staff report as follows:

30 **REQUEST:** Discussion for possible annexation of 27.79 acres

31 Location: East of Kamas on Mirror Lake Highway

32 Zoning: Current zoning is A-10 in Summit County

33 **BACKGROUND AND DESCRIPTION**

34 Bill Leavitt is considering buying 27.79 acres of land adjacent to Kamas City (CD-640).

35 Robert Warren Howe and Cherie Strobel own the land and have given written permission
36 via email for Bill to have a conversation with City Council regarding annexation options
37 of this property.

38 **EVALUATION**

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

41
42 Concept and Layout: A KOA- style campground

43
44 Traffic: Unknown, will need to be considered with UDOT

45
46 Public Amenities: Campground

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

4
5 Staff Recommendations/Recommended Findings

6 This parcel is adjacent to the Fivas property that house the Samak dumpsters. This does
7 not appear to create a peninsula, but the definition of that would need to be verified. This
8 area is largely in a floodplain or on steep terrain so the minimal development that is
9 proposed would need to adhere to Sensitive Land guidelines. There is not a
10 recommendation as this is a discussion item. *<End of staff report>*

11
12 Bill Leavitt distributed a handout with pictures of what he hopes to develop. Leavitt
13 explained after going on vacation and staying in KOA's he thought this was a cool
14 concept and feels as an investment he would like to put in an RV Park. He feels this
15 property is the perfect place to put one. They property is in the County and he came to the
16 City because to do something like this he would need water and sewer. Annexation in to
17 Kamas would be the only way this would work.

18 Leavitt would only like to annex part of the property because Mirror Lake Highway runs
19 down the middle of the property. The property on the hillside wouldn't be part of the
20 annexation. This wouldn't be a trailer park. Leavitt doesn't feel the traffic will increase a
21 lot because so many people drive up the canyon to camp. This may stop some of the
22 traffic. Before he goes to UDOT he wants to see if the City would entertain the idea.
23 Leavitt feels it could be done nice with the City standards. He has read the code and feels
24 this would work. This would be for an investment and hopes it would be advantageous
25 for the City.

26
27 Councilor Todd stated everyone that lives here knows there's a lot of traffic that goes up
28 the canyon. Councilor Todd would like to see a more detailed plan with how many sites.
29 Councilor Todd feels we are also inviting an impact on our police force. We need to
30 come up with how long people can stay.

31 Leavitt explained the code specifies the length of stay.

32 Councilor Todd feels he would entertain this.

33
34 Councilor Walker initially didn't like the idea. But, if it was done right, he would like to
35 see a plan before he makes a decision. He would also like to find out the benefit to the
36 city.

37
38 Councilor Todd asked Scott Kettle if the sewer can be run there. Scott Kettle explained
39 the sewer is up there. The biggest concern is water. It's right at the top of our system. The
40 concern would be being able to provide the right pressure. We could install a booster
41 pump, it is something that could be dealt with.

42
43 Councilor Crystal didn't think this could work on the hillside, and didn't want to see
44 another million-dollar home site. But once he saw the handout with the potential, he likes
45 the idea. It will take some engineering to get the water up there. He is more open to the

1 idea now and doesn't want to see a bunch of homes up there. Leavitt stated he has no
2 interest in putting homes in there.

3
4 Councilor McNeil feels this is a tricky situation. We could say we like the concept and
5 this doesn't mean it will be approved. Councilor McNeil wants Leavitt to understand all
6 of the comments he has heard tonight can't be construed as approving any plan. Leavitt
7 stated he understands.

8 Councilor McNeil stated he would be in favor of annexing this property. If we have put
9 something in our annexation area, in his opinion it would take a very convincing
10 argument for him to deny annexation. By putting this in our annexation declaration area
11 we've been subjected to certain limitations under Utah Code and the County has gone
12 further by limiting what the landowner can do with their property simply because it's in
13 our annexation area. He would be in favor of annexation.

14
15 Councilor Blazzard agreed with Councilor McNeil. She would like to see the property
16 used for something and would be in favor of annexation.

17
18 Mayor McCormick stated the whole property would have to be annexed in so we can
19 manage the sensitive land.

20 Leavitt explained this was brought up because when he talked with Kautz she felt this
21 was creating a peninsula. Mayor McCormick stated it does create a peninsula and if we
22 do this annexation, we'll have to consider how to deal with this.

23
24 Mayor McCormick asked the council if they would entertain a request for annexation.
25 The council all agreed they would entertain the request if Leavitt wanted to move
26 forward.

27
28
29 **RON & KAHRIN SHARP/ MEADOWS OF KAMAS: REZONE APPLICATION**
30 **OF THE AGRICULTURE (A-5) PARCELS OF THE LOTS LOCATED AT 185 W.**
31 **200 S. - 545 W. 200 S. TO RESIDENTIAL (R-1). PARCELS KT-595-A, KT-595-B,**
32 **KT-595-C, KT-595-D, AND KT-595-E**

33
34 Mayor McCormick read the following staff report:

35 Robert and Kahrin Holmes and Ron Sharp have submitted an application with the
36 applicable fees to Kamas City to rezone Parcels KT-595, KT-595-A, KT-595-B, KT-595-
37 C, KT-595-D, and KT-595-E from Agricultural 5 Acre lots to R-1 (Single Family
38 Residential Quarter-Acre lots). A development agreement is proposed to address the
39 layout of the lots and Moderate Income Housing requirements.

40 The applicant has met with staff and the Mayor several times regarding proposed site
41 plans and use of the space. The applicant wishes to maintain the Entry Corridor
42 Commercial zone in the first 600 feet of the property, and to integrate a residential
43 neighborhood with R-1 (quarter acre) lots in the back half of the property, taking into
44 account neighboring parcels and the access needed for connectivity and include some
45 town homes which do not fit in the current allowed use for that R-1 zone. The proposed
46 project would take place in four phases.

1 **EVALUATION**

2 **Application Reasoning for Re-Zone:** In the applicant's words, this is how the project
3 would fit the General Plan with added density, *"The purpose of this amendment request is*
4 *to create a cohesive vibrant mixed-use development that aligns with the City's goals of*
5 *'maintaining sound, stable, and desirable development.'* The proposed re-zoning will
6 provide a trail system, over 8 acres of preserved wetlands and almost 9 acres of parks
7 and open space.

8
9 The growing need for moderate income housing will also be addressed in the
10 development, adding 8 single family homes and 8 townhomes to the newly established
11 moderate income housing inventory. Within the Entry Corridor Commercial zone, a
12 walkable village type environment is being proposed. Possible uses could include a hotel,
13 restaurant, bank and coffee shop. This will align with the Community Vision of having a
14 'well-planned commercial hub while maintaining a family oriented, clean and friendly
15 community.'

16
17 Given that Kamas is striving to 'maintain its character through remembering its history,'
18 the developer intends to re-construct the 80+ year old dairy barn on the property and
19 create an event facility with a lawn and complimentary amenities.

20
21 The Entry Corridor aligns with the City's recent code amendment, Ordinance 2019-08;
22 5(c). *'The land...is changing to such a degree that it is in the public interest to*
23 *encourage re-development of the area.'* According to the City's policies and goals, this
24 re-development should strive to 'establish architectural, landscape and aesthetic design
25 standards that complement the rural atmosphere of the community.' The developer looks
26 forward to working with the City to exceed these standards, while also committing to the
27 goal of 'encouraging community pride and beautification' of the entry corridors."

28
29 **Response to Code**

30 The proposed site plan does not fit into a template zone that Kamas has. The town homes
31 are a product that only are permitted in the Multi-Family zone. The density that is
32 proposed is primarily quarter-acre lots, so the applicant does not want to re-zone the
33 entire project as multi-family.

34
35 **Concept and Layout**

36 The site plan is available in Dropbox for your review. The front 600 feet remain Entry
37 Corridor Commercial and house commercial buildings and a proposed hotel.
38 The back half is 109 residential units on quarter-acre lots, with a few banks of
39 townhomes sprinkled in the mix. Moderate Income Housing requirements have been
40 addressed, allowing for 20% of the density to be restricted by Moderate Income Housing
41 guidelines.

42
43 **Traffic**

44 Streets are proposed to be City streets with more than one ingress and egress, and
45 allowing connectivity to neighboring parcels.

1 **Public Amenities**

2 There is dedicated open space in the project, a trail system and a neighborhood park
3 proposed.

4
5 **Additional Steps**

6 This concept plan is different from current codes, so a legal review was sought.
7

8 **Planning Commission Recommendation / Options**

9 A public hearing took place on September 3, 2019. The Planning Commission tabled
10 their decision to research the legal review that was provided by Rob Patterson.

11 The legal review provided several options for Kamas City, which include amending the
12 PUD (Planned Unit Development) ordinance to include smaller projects, changing the
13 entire project to Multi-Family zoning where town homes are permitted, or creating a new
14 zone that would allow mixed densities.

15 Planning Commission forwarded a negative recommendation to the Kamas City Council
16 to not rezone the project from A-5 to R-1, with an additional recommendation to look at
17 amending Ordinance 15.20, Planned Unit Development to include projects of a smaller
18 size and then revisit a new application from Meadows of Kamas. *<End of staff report>*
19

20 Mayor McCormick welcomed Robert Holmes to talk to the council and explained the
21 Planning Commission voted no because there's multiple zones and the application
22 submitted was for R-1 only on the back parcel. But you were not shocked by this and
23 you're okay with moving forward with a Planned Unit Development agreement type
24 process. Holmes stated absolutely.
25

26 Robert Holmes reviewed a concept plan with the council. The lot sizes are uniform, there
27 are moderate income lots shown. The commercial is not an issue, it's the residential.
28 They have received a letter of intent from a hotel for the commercial. This development
29 would be built in 8-10 years with moderate income in each phase. There currently isn't a
30 zone that has everything they are proposing.
31

32 Mayor McCormick explained the Planning Commission has talked about the Planned
33 Unit Development Ordinance. It currently states that it applies to developments of 100
34 acres or more. Mayor McCormick doesn't feel the acreage is of any consequence. The
35 Planning Commission felt the same way and will consider sending a recommendation to
36 the Council to change the Planned Unit Development ordinance so it could apply to
37 anything that is classified as a major subdivision in our code. Which makes more sense
38 and he feels this is a better way to approach this. The recommendation on the current
39 application needs to be addressed tonight.
40

41 Holmes explained they are wanting guidance on what the City wants to see. They have
42 created this plan from the city code. Councilor Blazzard stated she listened to the
43 Planning Commission meeting and asked if they brought the plan for the 5 acre lots.
44 Holmes passed the plan around to the council to look at and explained this is what can be
45 done under the current zone.

1 Councilor Blazzard explained she liked their idea of having different concepts with the
2 different sized acreage. She liked what the Planning Commission said and agrees with
3 them and would like to see the different mixed uses.

4
5 Councilor McNeil stated he is in favor of a rezone for this. As he looks at the code and
6 reads the criteria for rezoning, he feels this falls in to the first criteria for a rezone. We've
7 seen an increase of the price of homes the last few years, and seen the inability of
8 someone buying an affordable house. We have a problem in this city and in this valley
9 that is only going to continue to grow if we refuse to allow some houses to go in. The
10 only solution for addressing affordable housing is to allow more houses. Councilor
11 McNeil is in favor of rezoning this and if the developer wants to rezone this and move
12 forward under our current zoning with the necessary moderate housing and submit a plan.
13 We're not approving the plan tonight. Councilor McNeil appreciates them bringing the 5-
14 acre plan tonight to show us what is going to happen if we don't allow these types of
15 developments. We will have developers come in and develop 5-acre lots. This rezone is
16 the only solution to our affordable housing crisis, no one can afford to live here.
17 Councilor McNeil will vote to approved the rezone tonight if they want to move forward
18 under the existing code. If they would rather us take a look at changing the PUD criteria,
19 or coming up with new zoning he would be fine with doing that too.

20
21 Robert Holmes verified Councilor McNeil would be in favor of rezoning it to R-1.
22 Councilor McNeil stated yes. Holmes stated then we couldn't do townhomes. Councilor
23 McNeil stated yes, if we rezone tonight to R-1 you would have to comply.

24
25 Mayor McCormick explained they are here to get approval for the rezone to R-1 based on
26 the Planning Commission's recommendation. Then they'll know whether they need to go
27 back to make an application for a PUD. The current application under review doesn't
28 meet the proposal they would like to do.

29
30 Councilor McNeil stated the application before us is the rezone itself.
31 Robert Holmes stated if this passes, they would have to change the proposal.

32
33 Councilor McNeil explained the council doesn't need to have a definitive proposal to
34 rezone to R-1.

35
36 Mayor McCormick asked Councilor McNeil if he would prefer them to tell him what
37 they would like to do so he knows how to act. Councilor McNeil stated that's right.

38
39 Councilor Crystal agrees with the Planning Commission.

40
41 Councilor Todd told Holmes they still haven't proven to him his biggest concern, which
42 is 109 homes. If this passes and is rezoned, he feels the city is setting a precedence for
43 everything that goes on down Hwy 248. He is trying to safeguard our water and sewer.
44 Mostly our sewer. We're on a sewer lagoon system and if we develop the whole highway
45 this will bring us to max capacity. Councilor Todd told Holmes he hasn't shown him how
46 this will help Kamas.

1 Holmes stated the wetland will help control the density.

2
3 Councilor Todd stated 109 homes on that piece is too dense. We zoned it the way we did
4 to help with control. If we allow that much density, we would have a problem.

5
6 Holmes explained they're talking about phasing this over 10 years, which would only be
7 12 homes a year, 15 at the most. The city could absorb that.

8
9 Councilor Todd feels if this is rezoned this sets a precedence for other developers.
10 Eventually we'll have a problem with our sewer system not handling the capacity.
11 Councilor Todd isn't in favor of this density.

12
13 Councilor McNeil explained if another property owner comes in, we don't have to
14 approve it. The code has criteria that guides us on when we rezone and when we don't.
15 None of that criteria is zoning of adjacent parcel. It has no bearing. Even if we were to
16 rezone to R-1, that doesn't approve any concept plan. They would still have to come back
17 and we are going to have to make sure we have the infrastructure to support it.

18
19 Scott Kettle stated once it's zoned, they can build it as long as it meets the code.

20
21 Mayor McCormick asked if once it's rezoned is the concept irrelevant. Whatever is
22 allowed in that zone the developer can do it. Scott Kettle replied yes, it's not irrelevant,
23 but as long as it meets the code it can be approved.

24
25 Councilor McNeil stated that's the intention of charging impact fees. Scott Kettle stated
26 right.

27
28 Councilor Blazzard explained at the Planning Commission meeting Commissioner Gines
29 stated he had talked to some past planning members about why it was zoned this way
30 from the beginning and it was explained this was just a starting point. They didn't have a
31 definite answer on why they did it.

32 Mayor McCormick stated they did have an answer, they said they zoned it that way
33 because it was the highest zone they had that allowed the city to have some say on what
34 happened there.

35
36 Councilor Walker asked why the townhomes were included in the plan. Is this something
37 people wanted? Holmes explained this was brought up at meetings with staff that this
38 could be a good price point.

39 Scott Kettle feels having different options is a good thing. Not everything in the
40 subdivision will be the same. There would be townhomes, moderate income scattered
41 around, and some larger lots. This would provide a mixture instead of all half or quarter
42 acre lots. The townhomes could provide something more affordable.

43
44 Councilor Walker feels this is a lot of homes. He loves this valley and likes the rural
45 aspect and doesn't want to see it turn in to another Park City. Councilor Walker knows

1 we need this. If this is a Planned Unit Development would we continue to work with
2 them and have a say on how this is developed?

3
4 Mayor McCormick explained with the Planned Unit Development we will make a
5 Development Agreement, we're going to define areas of development and the zoning that
6 applies to those areas. Similar to what was done with High Star. We will still have to
7 follow our code. This give us the ability to have more strict rules on what they can and
8 cannot do.

9 Councilor Walker is of the same opinion of the Planning Commission to hold off.

10
11 Mayor McCormick wants Holmes to address if in our decision they want us to rezone it
12 R-1 or prefer to have the opportunity to look at it as a Planned Unit Development. Then
13 we will address the decision that we need to make. This will give the council some
14 direction.

15
16 Holmes asked if the Planned Unit Development route is the way to go does the council
17 make a recommendation to the Planning Commission to amend that?

18 Mayor McCormick explained he would go back to Kautz and fill out a new application to
19 change it to a Planned Unit Development zone. In that process the Planning Commission
20 needs to address the fact that the current Planned Unit Development zone only allows for
21 developments of 100 acres or more to fit that. That zone would have to be amended first
22 then the application to zone PUD would work.

23
24 Holmes verified the Planned Unit Development would go back to the Planning
25 Commission and then come back to the council.

26
27 Mayor McCormick asked if their development is successful with the townhomes or not?

28
29 Ron Sharp explained they are trying to respond to the input they've been given, some of
30 which is to include multifamily. This isn't important to them. It gives them a price point
31 they can't do with single family lots, but aside from that they're fine taking them out and
32 breaking the density down. They can't do what they've been advised to do with the
33 current zone. They would be fine with the R-1 zone. The lots that are further away from
34 commercial will be bigger.

35
36 Mayor McCormick stated this proposal contains 22 townhomes units of the 109. Sharp
37 stated right. Holmes explained these townhomes are in three different areas. 7 buildings
38 total.

39 Sharp explained they have had quite a bit of interest in the commercial up front. They
40 would like to do the commercial in the first phase. There is a hotel that is ready to go.

41
42 Mayor McCormick explained his opinion is the city is better protected by going with the
43 Planned Unit Development. We would have more of a say on how this development
44 looks. Tonight we need to address the R-1 rezone request.

1 Sharp feels the City should get a wetlands study for the entire corridor. This piece has the
2 most developable property. The rest of the parcels are primarily wetlands.

3
4 Councilor Todd explained the wetlands can be mitigated. This is not an issue.
5 Sharp asked where this has been done. Councilor Todd replied at Weller's and White
6 Knight. Sharp explained he is surprised this is allowed.

7
8 Mayor McCormick doesn't feel it's in the City's best interest to do a bunch of wetland
9 studies when developers should take care of that when they come in with their proposals.
10 Sharp feels the developable land within the corridor may not be what they think it is.

11
12 Scott Kettle explained there is a concern that when people develop on that side the
13 flowable water will change.

14
15 Mayor McCormick stated we have a proposal for a request to rezone from A-5 to R-1.

16
17 **MOTION:** Councilor Allen McNeil moved to approve the application to rezone parcels
18 KT-595-A, KT-595-B, KT-595-C, KT-595-D, KT-595-E from A-5 to R-1.
19 Councilor Mike Crystal seconded the motion.

20
21 Councilor McNeil wanted to add to his motion. It has been said tonight and he has heard
22 it a lot of times and respects the comment that we want to both maintain our rural feel
23 here and we don't want to become Park City. Those are competing interests. By not
24 allowing any sort of dense development we cannot bring housing prices down to a
25 reasonable level and we are going to be a suburb of Park City. If we don't allow
26 reasonable density this is going to be a High Star.

27 Councilor Walker stated he was in agreement, we've got to do something. He would like
28 to have a little more control.

29 Councilor McNeil stated there is no current avenue to go under our Planned Unit
30 Development process. They would be relying on the City to initiate some sort of change
31 to that. Maybe we need to put it on the agenda to start the process.

32 Mayor McCormick stated it is being addressed currently. He has asked for that because
33 this won't be the only project. We have been approached about another one that is
34 incredibly smaller than this one. The Planned Unit Development will be addressed. We
35 have a motion on the table but feels the PUD is the right way to go.

36
37 Mayor McCormick asked for a roll call vote:

38 Councilor Walker voted "nay"

39 Councilor Todd voted "nay"

40
41 Scott Kettle asked if with the zone request approval, they said they would do some
42 commercial up front, they said they have agreed to do commercial so we're not getting all
43 the residential in the back first. Can we get them to do the commercial up front? Holmes
44 stated that's their goal. That's what they want to do.

45
46 Councilor Crystal voted "nay"

1 Councilor McNeil voted “aye”
2 Councilor Blazzard voted “nay”
3 Motion failed.
4

5 **MOTION:** Councilor Todd moved to go with our Planning Commission and deny this
6 request with the negative recommendation of the Kamas City Planning
7 Commission and move forward with the Planned Unit Development
8 amendment.
9 Councilor Mike Crystal seconded the motion.
10

11 Councilor McNeil doesn’t feel we can make a motion to tell the applicant to proceed with
12 something that our code doesn’t currently allow. He understands the motion to deny it,
13 but making a motion to require the applicant to proceed under a PUD that’s not actually
14 part of our current code doesn’t make any sense.

15 Mayor McCormick asked Councilor Todd if he would like to amend his motion.
16 Councilor Todd stated no, this is the recommendation of the Planning Commission. If
17 they’re willing to go through the process with the Planning Commission it makes sense.
18 This is something that came up, as far as the PUD, that was just overlooked. The 100
19 acres is way too much. We should steer them to that direction. He is following what the
20 Planning Commission forwarded to the council.
21

22 Mayor McCormick asked for a roll call vote:
23 Councilor Blazzard voted “aye”
24 Councilor McNeil voted “nay”
25 Councilor Crystal voted “aye”
26 Councilor Todd voted “aye”
27 Councilor Walker voted “aye”
28 Motion passed 4-1.
29

30 Sharp confirmed they are under no obligation to move forward with the PUD. They can
31 develop the 5 acre lots. This is the way they’ll go.
32
33

34 **DEPARTMENT REPORTS** 35

36 Scott Kettle reported they are working on 100 South. They are working with the property
37 owners and should have that resolved in the next week or so. They have started removing
38 the rocks.

39 Mayor McCormick asked how the UDOT grant is going. Scott Kettle reported he would
40 like to see how Geneva goes. They have expressed interest they would like to roll it in to
41 what they’re doing right now. UDOT would be okay with that as long as we follow our
42 bidding requirements, which we have. The biggest thing is if it turns too cold and too wet
43 we don’t want to be placing concrete in this climate. We’ll wait until Geneva is done and
44 get a price from them and also see how the weather holds up.
45

1 Crittenden reported they are getting ready for winter right now but hopes it doesn't show
2 up too soon. The trucks are ready to go other than one getting repaired in Salt Lake.
3 Crittenden reported they have been working on hydrants and replacing parts to fix them.
4 These have not been cheap.

5
6 Chief Smith reported there were 95 calls in August and 66 calls in September. Things are
7 slowing down. Mayor McCormick asked if there has been a speed reduction on 200
8 South. Mayor McCormick has had a lot of positive comments on our new part time
9 employees.

10 Councilor Todd stated 200 South and 300 East is continually a problem. What can we do
11 about that? Chief Smith explained he has been monitoring this to see if he could come up
12 with a solution. He feels we may need to put in a 4-way stop.

13
14 Councilor Todd reported Kent Leavitt called him today and is concerned with the
15 building permits not getting reported to the Fire District. Mayor McCormick will check
16 with Dori and Natalie to see what the process is now.

17 18 19 **EXECUTIVE SESSION**

20
21 **MOTION:** Councilor Mike Crystal moved to move into an Executive Session to hold a
22 strategy session to discuss the purchase, exchange, or lease of real property.

23 Councilor Kevan Todd seconded the motion

24 Mayor McCormick asked for a roll call vote:

25 Councilor Walker voted "aye"

26 Councilor Todd voted "aye"

27 Councilor Crystal voted "aye"

28 Councilor McNeil voted "aye"

29 Councilor Blazzard voted "aye"

30 The vote was unanimous. Motion passed.

31
32 Mayor McCormick excused the public for the executive session at 8:24 p.m.

33
34 Returned to regular City Council meeting at 8:32 p.m.

35
36 *5-minute recess*

37 38 **APPROVAL OF THE SEPTEMBER 24, 2019 CITY COUNCIL MEETING** 39 **MINUTES**

40
41 **MOTION:** Councilor Kevan Todd moved to approve the City Council meeting minutes
42 dated September 24, 2019.

43 Councilor Mike Crystal seconded the motion.

44 Councilors Garry Walker, Kevan Todd, Mike Crystal, and Monica Blazzard
45 voted aye. Allen McNeil abstained. Motion passed.

1 **APPROVAL OF THE SEPTEMBER 24, 2019 CITY COUNCIL EXECUTIVE**
2 **SESSION MEETING MINUTES**
3

4 **MOTION:** Councilor Mike Crystal moved to approve the City Council Executive Session
5 meeting minutes dated September 24, 2019.
6 Councilor Kevan Todd seconded the motion.
7 Councilors Garry Walker, Kevan Todd, Mike Crystal, and Monica Blazzard
8 voted aye. Allen McNeil abstained. Motion passed.
9

10
11 **APPROVAL OF THE INVOICE REGISTER DATED OCTOBER 3, 2019**
12

13 **MOTION:** Councilor Garry Walker moved to approve the invoice register dated October
14 3, 2019.
15 Councilor Kevan Todd seconded the motion.
16 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
17 Crystal, Allen McNeil, Monica Blazzard voted aye. Motion passed.
18
19

20 **ADJOURN**
21

22 **MOTION:** Councilor Mike Crystal moved to adjourn at 8:50 p.m.
23
24

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.*
28
29

30 Approved on the 12th day of November 2019.
31
32
33
34

35 _____
36 Matt McCormick
Mayor

Kim Peacock
City Recorder