

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, NOVEMBER 12, 2019**

4 7:00 p.m.
5 Kamas City Hall
6 170 N. Main
7 Kamas, UT 84036
8
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10 Mayor McCormick opened the meeting welcoming those in attendance:

11 **COUNCIL MEMBERS:** Councilors Garry Walker, Kevan Todd, Mike Crystal, and 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; Chief of Police, Brad Smith.

15 **OTHERS IN ATTENDANCE:** Heber Steed, Kim Steed, John Blazzard, Doug Evans, David
16 Darcey, Jeff Bouson, Lisa Yoder, Gary Siddoway, Jaime Smith.
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19 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**
20

21 Invocation by Councilor Mike Crystal

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

25 **PUBLIC COMMENT**
26

27 David Darcey stated he has two items he would like to address. First, the resolution for
28 renewable energy. He could hold his comments if the council will take public comments
29 during the discussion. Mayor McCormick told him he could speak during that agenda
30 item. The second item is regarding the high school, the location of the high school, and
31 the impact to Kamas City taxpayers. Darcey's request is, at some point will there be a
32 discussion about the location of the high school and the efforts to annex the location in to
33 Kamas City. He would like to get comfortable, especially since there's no tax revenues
34 that will be generated by these 150 acres. He would like to make sure the City is
35 comfortable annexing this in to the city as well as some facts he has been studying
36 regarding the wetland reports, the soil report, and the traffic impact study report. There
37 are a couple of items in the traffic impact that is concerning. There will be a development
38 northwest of the sewer ponds and the rodeo grounds will be relocated to the north side of
39 the property. Is the city comfortable since they would be taking over the new access
40 roads.

41 Is there a possibility the east campus can be expanded with 300 East being shut down at
42 Beaver Creek making a cul-de-sac for more expansion into the bus garage area. The bus
43 garage can then be relocated on the district property on 300 East and 300 South. Is there
44 any hope that the Fitzgerald property to the east can be used for further expansion.

1 Mayor McCormick told Darcey he or anyone else on the council cannot speak for the
2 school and the decisions they make. As far as the annexation, the council agreed to hear
3 their request for annexation but it hasn't gone any further. As far as some of the points
4 that have been brought up, we may not even know about them. We haven't had enough
5 discussions with the school to have these kinds of talks. The only thing he can tell him
6 now is the council agreed to visit with the school about the annexation. If they continue
7 to come back for annexation discussions there will be some public hearings and at that
8 point some of those items may be able to be addressed.

10 Doug Evans introduced himself as a member of the Board of Directors for the South
11 Summit Trails Foundation. He would like to formally take a moment to explain what they
12 are. They have been around for 4 years and are a 501c3. Their mission is to work with
13 local governments in the valley and assist them in any way they desire on promoting
14 trails for walking, equestrian, hiking and biking. They are not involved with motorized
15 trails. They also help with fundraising. There will be an equestrian trail project finished in
16 Oakley on Friday. They have worked a lot with Oakley and are working with the Forest
17 Service on a new trail at Slate Creek. They are good at raising money and working with
18 governments to help. They would like to work with Kamas to develop a plan that would
19 fit the needs of the community. They have worked with Summit Land Conservancy. They
20 don't force trails on anyone and don't put them on private property unless they're
21 included in a development. They would like to open the door and provide a resource to
22 Kamas to help in any way they can.

23 Mayor McCormick explained has met with Trish McMillan and he asked her if the group
24 would be willing to help them with something for our General Plan. Trails are going to be
25 needed in the future. She will help come up with something to present to the City
26 Council.

27 Evans asked if any surveys have been done for public interest.

28 Mayor McCormick was not aware of any surveys, but we are having a Community
29 Harvest to get ideas from the citizens on what they want Kamas to be and where they
30 want it to go.

31 Evans explained their biggest objective is to get people off the road for safety reasons.
32 Mayor McCormick would like to get bikers off the road for the safety of them and the
33 drivers.

34 Evans explained they don't have all the answers but they have goals. They will stay in
35 contact with the City.

38 **PLAT AMENDMENT FOR THE HIGH STAR RANCH THORN CREEK** 39 **SUBDIVISION PHASE 3, PHASE 5, AND PHASE 9**

41 Natalie Kautz read the following staff report: High Star Ranch has platted the Thorn
42 Creek Subdivision to amend Phases 3, 5, and 9. Shared driveways were changed to show
43 shared portions as common in Phases 3 and 5. Phase 9 plats a UDOT connection with
44 Thorn Creek Drive and Highway 32.

46 **EVALUATION**

1 The process to amend a plat follows the 1997 version of the Kamas Municipal Code, as
2 this is the code that High Star Ranch is vested to.
3 Those changes are mapped on the attached file in Dropbox. Gary Siddoway or Scott
4 Kettle will be available to answer any questions.

5
6 **RECOMMENDATION**

7 Staff recommends approval of the plat amendment based on the recommendation of the
8 City Engineer. *<End of staff report>*

9
10 Scott Kettle reported phase 3 and 5 had shared driveways and the shared driveways went
11 on to the lot a little bit further. This amends it so the driveway is squared off and doesn't
12 impact where they can build. Where it splits off and goes to each individual lot, it is the
13 lot owner's responsibility.

14 Scott Kettle explained when the intersection at Thorn Creek Drive and Hwy 32 was
15 constructed it wasn't constructed the way it was platted. We're just realigning the
16 intersection. We're matching what UDOT wanted.

17 Mayor McCormick asked if the fire department has signed off on the width of the
18 driveways.

19 Gary Siddoway explained they are the same width, just shorter. They still have a 60' right
20 of way.

21
22 **MOTION:** Councilor Kevan Todd moved to approve the plat amendment for the High
23 Star Ranch Thorn Creek Subdivision Phase 3, Phase 5, and Phase 9, as
24 presented.

25 Councilor Mike Crystal seconded the motion.

26 Councilors Garry Walker, Kevan Todd, Mike Crystal, and Monica Blazzard
27 voted aye. Motion passed.

28
29
30 **RESOLUTION 2019-05, A RESOLUTION ESTABLISHING A COMMUNITY**
31 **RENEWABLE ENERGY GOAL FOR KAMAS CITY, AND RELATED**
32 **MATTERS**

33
34 Mayor McCormick introduced Jeff Bousson to give the council a brief overview to
35 refresh the council on the detail.

36 Bousson explained in order to be included in the conversation the City needs to adopt a
37 resolution by December 31, 2019. We are not legally bound by adopting the resolution.

38 Mayor McCormick stated there are a couple more steps we would need to take before we
39 are bound.

40 Bousson stated yes. Once Rocky Mountain Power knows which communities are wanting
41 to participate the communities will come together and negotiate. Around 2020 the
42 agreement will be signed with Rocky Mountain Power. We will then have a strong idea
43 of what the rates will be. The constituents will have the option to participate.

44 Mayor McCormick stated the resolution tonight is just saying we want to be a part of the
45 conversation and give the community a choice. This will give the residents the opt in or
46 opt out option. There are a lot of steps in between. This is the only way to participate.

1
2 Councilor Walker asked if the residents that are already grandfathered in on renewable
3 resources and have the solar panels, what will that force them to do if we adopted this
4 then the community adopted it. Would they be forced to renegotiate their rate or will they
5 be able to continue with the rates they have now.

6 Bousson explained if they're involved with net metering they won't be able to participate
7 in this program.

8 Mayor McCormick asked if this will look like the fields of solar power on the way to
9 Randolph and Kemmerer Wyoming. Jeff explained there will have to be enough new
10 renewable energy, mostly solar, that will be required to be built in order to satisfy the
11 annual electricity consumption in all the communities. It's quite likely that all the new
12 generation that's going to be built is built within the state of Utah.

13 Mayor McCormick asked if there is already talk and movement to reducing coal driven
14 energy with Rocky Mountain Power. This is something we want to be in the conversation
15 on.

16 Bousson explained there are at least two coal powered plants they'll be retiring early.
17 They are going to build 700,000 megawatts of new solar and wind by 2023.

18 The cost of renewable is much more cost effective. There is a lot that can happen
19 between now and the future to determine the new rate.

20 David Darcey stated he is happy to hear this is not mandatory and talked about a few of
21 his concerns. The reason Rocky Mountain Power is retiring some of their coal plants
22 early is because they are depreciating. All of the solar and renewables won't be in the
23 state of Utah either. It will be interesting to see what rates will be with the renewables all
24 the way in Wyoming connected with a transmission line. Darcey would like the council
25 to call it electricity, not energy when referring to the resolution.

26 Mayor McCormick thanked Darcey for his comments. There is still a lot of data that
27 needs to come in.

28 Bousson explained that the rates will be consolidated to the communities involved. The
29 communities will still be connected to the grid it won't always be clean kilowatt power.
30

31 **MOTION:** Councilor Kevan Todd moved to adopt Resolution 2019-05, A Resolution
32 establishing a Community Renewable Energy goal for Kamas City, and
33 related matters.

34 Councilor Mike Crystal seconded the motion

35 Mayor McCormick asked for a roll call vote:

36 Councilor Walker voted "aye"

37 Councilor Todd voted "aye"

38 Councilor Crystal voted "aye"

39 Councilor Blazzard voted "aye"

40 The vote was unanimous. Motion passed.
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42

43 **ORDINANCE 2019-10, AN ORDINANCE AMENDING KAMAS CITY CODE**
44 **6.07.010 AND MAKING THE VIOLATION THEREOF A CLASS C**
45 **MISDEMEANOR, AND RELATED MATTERS**
46

1 Mayor McCormick asked Chief Smith to explain this Ordinance. Chief Smith explained
2 this was brought up by the public works. When they plow the roads there are people who
3 push their snow out in to the roads and when the plow doesn't come back by it leaves
4 frozen snow in the road. We have had it as an infraction and Chief Brad Smith has
5 worked with our attorney to bring it up to a Class C misdemeanor, which gives it a
6 penalty and a fine with a monetary amount.

7 The council can decide on the fee. The most you can charge for a Class C is \$750 and the
8 lowest is \$100.

9 Mayor McCormick asked what UDOT and the County is doing. Chief Smith wasn't sure
10 about UDOT but the County has settled on Class C.

11 Councilor Walker asked if this was for the paved portion of the road only. Crittenden
12 explained yes, asphalt only. People are pushing snow in the streets after they are plowed
13 and this is dangerous. Chief Smith explained he would be enforcing this, they do now.
14 This ordinance would determine the penalty.

15 Councilor Crystal asked if it is repeat offenders. It's hard to deal with when they keep
16 doing this with no consequence.

17 Mayor McCormick stated it's a liability for the City.

18 Crittenden doesn't want to ruin the plow trucks or get in an accident.

19 Councilor Crystal explained it's dangerous when it freezes because it ruins the blades and
20 can cause an accident.

21 John Blazzard asked if this is enforceable and will it be enforced consistently every time.

22 Mayor McCormick stated the intent is to enforce it equally across the board. This is
23 always the intent.

24 John Blazzard asked if this will put a burden on the police.

25 Councilor Crystal feels it would make their job easier once someone gets a fine.

26 Mayor McCormick stated it's not bad for our citizens to see our officers out doing things.

27 Councilor Blazzard asked if the resolution needs to have instructions on how to report
28 this.

29 Chief Smith stated this will be reported through the Summit County courts like any other
30 citation.

31 Crittenden is hoping if the police are out patrolling it can be stopped during the action.

32 Councilor Todd explained we already have this. The only reason we are amending it is
33 for the people that have been told numerous times, it gives us some teeth to enforce.

34 Councilor Blazzard asked what the fee is we want to charge.

35 Chief Smith explained we can change a fee of what we want up to the maximum. Council
36 agreed they are fine with what is proposed.

37
38 **MOTION:** Councilor Mike Crystal moved to approve Ordinance 2019-10, An Ordinance
39 amending Kamas City Code 6.07.010 and making the violation thereof a Class
40 C Misdemeanor, and related matters.

41 Councilor Monica Blazzard seconded the motion

42
43 Chief Smith asked if the "up to" needs to be changed instead of having the amounts.

44 Councilor Todd feels we should get rid of the word "up to".

45
46 Councilor Crystal amended his motion to delete the words "up to"

1 Councilor Blazzard seconded the motion.
2 Mayor McCormick asked for a roll call vote:
3 Councilor Walker voted “aye”
4 Councilor Todd voted “aye”
5 Councilor Crystal voted “aye”
6 Councilor Blazzard voted “aye”
7 The vote was unanimous. Motion passed.
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10 **DEPARTMENT REPORTS**

11
12 Natalie Kautz reported she has been working with Kaitlin to get the RUDAT committee
13 ready for this Friday. The dinner will be in the evening.

14 Mayor McCormick explained for the longest time Kamas has been a logging and dairy
15 community. We are down to one of each now. We need to preserve some of this but
16 we’re going to be something else in the future. He hopes the council will come and give
17 ideas.

18 Kautz explained in order to get a good sample size they need 158 surveys to be indicative
19 of the community, but we have only 126 right now. She and Councilor Blazzard have
20 been walking door to door and putting up flyers. Mayor McCormick wants good input.

21 John Blazzard asked if there’s a way to know these are residents of the city and not just
22 developers. Mayor McCormick has been concerned with this. Kautz stated it is important
23 to have everyone at the visioning committee to see faces and hear people’s comments.

24 Mayor McCormick explained after the visioning session the committee will spend
25 Saturday and Sunday putting together a presentation and Monday night they will present
26 the plan they come up with.

27 John Blazzard explained he has been part of this type of survey before and it’s important
28 to know who’s telling us what.
29

30 Kautz reported she and Matt Crittenden have wrote a newsletter with education on code
31 enforcement and public works. This is being printed right now and should be in the mail
32 by the end of the week.
33

34 Kautz reported the Planning Commission has a full agenda next week. There will be four
35 public hearings. The Use Table, Subdivision process, and PUD language will be coming
36 to the council.
37

38 Mayor McCormick explained there is a Planning Commission member that has served 3
39 terms and we will be honoring him at the meeting.
40

41 Scott Kettle reported the contractor will finish 100 South tomorrow. He has been working
42 with the property owners. There are some that want minimal maintenance so concrete
43 will be poured in the park strip. The others will let him know what they would like.
44 The UDOT sidewalk grant by the schools will be completed next spring. The contractor
45 didn’t want to warranty anything for the concrete not setting.
46

1 Scott Kettle reported the self-assessment is due to Mountainland Association of
2 Governments this week. He has left it the same as last and doesn't feel there's any big
3 changes. The Capital Improvements there were some dates changed from this year to
4 next. Councilor Crystal would like to add the window for the office. Crittenden has only
5 been able to get one quote. Mayor McCormick feels we need to make a decision and
6 make this happen.

7 Councilor Todd asked Crittenden if the meter upgrade need to be added. Crittenden
8 explained there's an annual fee we pay every year. They are coming this Thursday to
9 train us. Scott Kettle stated there's not going to be another big expense.

10 Mayor McCormick had a comment from Kaitlin and asked why we don't enclose the
11 current pavilion and turn it in to the new park building.

12 Councilor Todd feels we need to figure out what we're going to do with that block and
13 get started. The council felt this was good.

14
15 Councilor Blazzard asked why there's an excavator on the lot in Grassy Creek where the
16 park property is. Crittenden explained it's on the lot next door. There will be a house
17 built.

18
19 Crittenden reported Sensus will come Thursday to train on the new water meters. All the
20 fire hydrants have been inspected and they are still working on repairs.

21 Crittenden received a quote for bleachers. It is for \$450,000. They could probably
22 complete it on 4 months from start to finish. Removing the old and installing the new.

23 Councilor Blazzard asked if Pete was putting together something for us. Mayor
24 McCormick stated he started and we dropped the ball.

25
26 Chief Smith reported they have had 48 calls. Also, Officer Kirkham had the departments
27 first taser deployment.

28
29 Mayor McCormick reported the Christmas party will be December 3rd, 7:00 at The Back
30 40.

31 The Mayor reported the city has talked about purchasing some property and water shares,
32 this was purchased and we closed last Friday.

33 Councilor Todd asked how many water shares. Mayor McCormick replied 496 water
34 shares and 64.09 acres. The southeast corner of the new property joins the north west
35 corner our sewer ponds.

36
37 Mayor McCormick reported he, Kettle and Kautz have sat down with the Sharp's and
38 their 5-acre development. He has heard many people say they don't want the east side of
39 Summit County to look like the west side of the County, but this is starting to look like it.
40 We need to decide if we want to sit down with the developers and negotiate.

41 Councilor Todd stated the whole thing with this development is it's going down the
42 corridor and if we allow 109 homes on this parcel, what's to say the people across the
43 highway can't have the same thing.

44 Mayor McCormick stated there's nothing to say that they can. We have entire discretion
45 on it.

1 Councilor Todd explained as long as he's sat in this council seat he's tried to be as fair to
2 everybody as he can, so 109 homes on that parcel is way too much density. The plan was
3 way too dense from day one and he didn't seem like he was willing to negotiate.
4 Councilor Walker asked what their feeling was. Mayor McCormick explained the
5 meeting was quiet and sober. Scott Kettle reported they don't think the people buying the
6 lots will want a hotel in front of their lots so they're not putting one in.
7 Councilor Todd stated 109 homes on that is way too dense.
8 Councilor Blazzard stated what she likes about this and what you hear from people is
9 there's no place to live in Kamas and we don't want a lot of growth. The reason she likes
10 this is there's place to live but less roof tops. Councilor Blazzard stated she likes this so
11 she's with Councilor Todd.
12 Mayor McCormick stated these won't be places you and I will live in.
13 Councilor Blazzard states she knows but she doesn't want to see it like where she grew
14 up.
15 Mayor McCormick stated we've been working really hard to try to provide places for our
16 kids and this doesn't do that.
17 Councilor Todd explained currently we can't do the plan because we don't have a school
18 to house them. The 5-acre lots won't bring a lot of kids. 109 homes will bring a lot of
19 kids.
20
21

22 **APPROVAL OF THE OCTOBER 8, 2019 CITY COUNCIL MEETING MINUTES**

23
24 **MOTION:** Councilor Kevan Todd moved to approve the City Council meeting minutes
25 dated October 8, 2019.
26 Councilor Mike Crystal seconded the motion.
27 Councilors Garry Walker, Kevan Todd, Mike Crystal, and Monica Blazzard
28 voted aye. Motion passed.
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31 **APPROVAL OF THE OCTOBER 8, 2019 CITY COUNCIL EXECUTIVE** 32 **SESSION MEETING MINUTES**

33
34 **MOTION:** Councilor Mike Crystal moved to approve the City Council Executive Session
35 meeting minutes dated October 8, 2019.
36 Councilor Kevan Todd seconded the motion.
37 Councilors Garry Walker, Kevan Todd, Mike Crystal, and Monica Blazzard
38 voted aye. Motion passed.
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40

41 **APPROVAL OF THE INVOICE REGISTER DATED NOVEMBER 12, 2019**

42
43 **MOTION:** Councilor Mike Crystal moved to approve the invoice register dated
44 November 12, 2019.
45 Councilor Monica Blazzard seconded the motion.

1 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
2 Crystal, Monica Blazzard voted aye. Motion passed.
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4

5 **ADJOURN**
6

7 **MOTION:** Councilor Mike Crystal moved to adjourn at 8:30 p.m.
8
9

10 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
11 *transcription of the meeting. These minutes are a brief overview of what occurred at*
12 *the meeting.*
13
14

15 Approved on the 26th day of November 2019.
16
17
18
19

20 _____
21 Matt McCormick
Mayor

_____ Kim Peacock
City Recorder