

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, SEPTEMBER 8, 2020**

4 **7:00 p.m.**

5 THIS MEETING WILL BE HELD AS AN ELECTRONIC MEETING WITHOUT ALLOWING THE PUBLIC TO COME
6 TO CITY OFFICES OR ANOTHER ANCHOR LOCATION TO PARTICIPATE, PURSUANT TO GOVERNOR
7 HERBERT'S EXECUTIVE ORDER 2020-5.

8
9 Public may participate electronically through Facebook Live on Kamas Community Connected
10 <https://www.facebook.com/kamascommunityconnected/> or Zoom:

11
12 Join Zoom Meeting

13 <https://us02web.zoom.us/j/82503406415?pwd=bi9XVFZZYThMNmFVSUFpMjZrOXI4UT09>

14 Meeting ID: 825 0340 6415

15 Passcode: 017343

16
17 Comments may also be made by email prior to the meeting at kamascityutah@gmail.com
18
19

20 Mayor McCormick opened the meeting welcoming those in attendance electronically:

21 **COUNCIL MEMBERS:** Councilors Garry Walker, Kevan Todd, John Blazzard, Allen
22 McNeil, and Monica Blazzard.

23 **STAFF:** Recorder, Kim Peacock; City Planner, Natalie Souza; Engineer, Scott Kettle;
24 Public Works Director, Matt Crittenden.

25 **OTHERS IN ATTENDANCE:** Tina Early, Kathleen Tollison, Trish McMillen, Bonnie Torres,
26 Greg Atkinson.
27
28

29 **OPENING INVOCATION AND PLEDGE OF ALLEGIENCE**
30

31 Invocation by Councilor Monica Blazzard

32 Mayor McCormick led the public in the Pledge of Allegiance
33
34

35 **APPROVAL OF THE AUGUST 25, 2020 CITY COUNCIL MEETING MINUTES**
36

37 **MOTION:** Councilor Kevan Todd moved to approve the City Council meeting minutes
38 dated August 25, 2020 as presented.

39 Councilor Monica Blazzard seconded the motion.

40 The vote was unanimous. Councilors Garry Walker, Kevan Todd, John
41 Blazzard, Allen McNeil, and Monica Blazzard voted aye. Motion passed.
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1 **APPROVAL OF THE INVOICE REGISTER DATED SEPTEMBER 3, 2020**

2
3 **MOTION:** Councilor Monica Blazzard moved to approve the invoice register dated
4 September 3, 2020.
5 Councilor Allen McNeil seconded the motion.
6 The vote was unanimous. Councilors Garry Walker, Kevan Todd, John
7 Blazzard, Allen McNeil, and Monica Blazzard voted aye. Motion passed.
8
9

10 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
11 **COMMENT ON ITEMS NOT ON THE AGENDA**

12
13 There were no public comments.
14
15

16 **ORDINANCE 2020-03, AN ORDINANCE TO AMEND SECTION 15.30.020**
17 **APPENDIX B ALLOWED USE TABLE OF THE KAMAS MUNICIPAL CODE**
18

19 Natalie Souza read her staff report and stated the Planning Commission has forwarded a
20 positive recommendation.

21 Natalie Souza showed a site plan of the proposed development and explained the
22 Planning Commission felt like they would like to keep the zoning as is, but amend the
23 use table to allow the clinic and kennel.
24

25 Scott Kettle commented with them wanting to go to a permitted use, do we want to put
26 conditions on it now so the conditions have to be met before it is allowed. In the other
27 zones it is a conditional use. Councilor J. Blazzard feels that is wise.
28

29 Kathleen Tollison would appreciate anything the council recommends. When the
30 applications were submitted, she wanted the kennel and the grooming in the A-5 zone
31 and the veterinary clinic in the ECC.
32

33 Mayor McCormick stated there were 3 separate applications submitted. The first
34 application was to rezone part of the ECC as A-5. The second application was for a
35 conditional use permit for an animal hospital in A-5. The third application was to allow a
36 kennel in the ECC. The Planning Commission felt it was best not to rezone part of the
37 ECC as A-5, but to amend some of these uses to be allowed in the ECC.
38

39 Councilor J. Blazzard feels Scott Kettle’s recommendation to add conditions is a good
40 idea. This would help us understand any impact to neighboring properties. This should
41 possibly be a conditional use.
42

43 Mayor McCormick felt we could send it back to Planning Commission and have them
44 come up with criteria to allow this as a permitted use.
45

1 Councilor McNeil asked what other criteria would there be besides what we have existing
2 for commercial development now.

3
4 Scott Kettle explained with the existing kennel we have, we limited the number of dogs
5 and the hours of operation. The ULCT tells us to stay away from conditional uses. A
6 conditional use is an allowed use set with conditions to mitigate the possible problems we
7 may have. If we can come up with conditions now people would know what they would
8 have to do to have a kennel.

9
10 Councilor McNeil asked where we would put these conditions in our code.

11
12 Natalie Souza explained Dori Snyder is researching the business licensing with the DOPL
13 to see what they require on a State level. The restriction would probably be put in our
14 business license ordinance.

15
16 Councilor J. Blazzard asked if the frontage road in front of the property would be
17 constructed before construction.

18 Tollison explained the road is drawn into the plan and the access road will be completed.
19 Councilor J. Blazzard feels roads would be some of the conditions.

20
21 Scott Kettle explained this wouldn't be something we would put as a condition for
22 kennels, it would be part of the UDOT process. There isn't an access on this property, it's
23 adjacent. We would have to work with UDOT to get temporary access.

24 Mayor McCormick explained the access is on the west edge of the property.

25
26 Natalie Souza explained the adjacent property owner called this morning because he
27 missed the public hearing. His concerns were his wife and kids are allergic to dogs, he
28 doesn't feel this is the place for a kennel, and if he puts a restaurant on his property, he
29 wouldn't be able to have outdoor dining because of the kennel.

30
31 Scott Kettle asked Tollison to talk about her plan to help answer the questions. Tollison
32 explained there are restrictions on how far away a kennel needs to be from a residence.
33 The pet dander and hair will not carry over onto the neighbor's property and be an issue.
34 The dogs will not be outside all the time. It is a controlled time. There will be noise
35 control also. The kennels will be indoors. Their plan is to hold a maximum of 60 dogs
36 and 20 cats.

37
38 Tina Early asked which property owner had the concerns and asked Tollison to describe
39 the building plan for the dogs. It's a great plan.

40
41 Natalie Souza stated it was Mr. Wilde. Souza also explained where the road on the
42 property would be, which would help to buffer.

43
44 Councilor J. Blazzard asked how the number of dogs allowed would be determined.
45 Natalie Souza explained Thorn Creek didn't have a limit.

1 Councilor McNeil would like to keep kennel as a conditional use. He is not opposed to
2 these businesses, but the kennel is the type of business that have more of an impact in
3 neighbors.

4
5 Councilor J. Blazzard feels Councilor McNeil is correct. We need to start thinking of our
6 concerns and think about the conditions they need to have. We need to protect what we
7 have in the future.

8
9 Mayor McCormick asked Natalie Souza to explain with what is being presented, what is
10 allowed and not allowed in ECC.

11 Natalie Souza explained animal hospital would need to be added as a permitted use in
12 ECC. Right now, it's only permitted in A-5. We would need to add kennel as a
13 conditional use in ECC. Right now, it's a conditional use in A-5. Pet grooming is already
14 allowed as a permitted use in ECC.

15
16 Councilor Todd asked what the difference is between an animal hospital and a vet clinic.
17 Natalie Souza stated the animal hospital can also help larger animals.

18
19 Tollison explained this will be small animal only.

20
21 Mayor McCormick asked Natalie Souza what the next step would be.

22 Natalie Souza explained Tollison would have to go back to the Planning Commission to
23 have conditions set.

24 Mayor McCormick stated the process would be the city council would amend the code to
25 allow the uses. This would go back to the Planning Commission to come up with the
26 conditions, then back to the council for final approval.

27
28 Councilor Todd recommended adding animal hospital/veterinary clinic so both are
29 covered. Then it would be sent back to Planning Commission to come up with the
30 conditions.

31
32 Councilor McNeil asked if there is an application for a Conditional Use Permit pending.

33
34 Mayor McCormick explained Tollison had 3 applications. Yes, there is an application for
35 conditional use, but it's complicated.

36
37 Councilor McNeil once we make conditional use the process for the ECC then the
38 application can be addressed at the Planning Commission level.

39
40 Councilor J. Blazzard is in favor but, the kennel needs to have conditions.

41
42 Councilor McNeil agrees with Councilor J. Blazzard. The vet clinic should be a permitted
43 use but the kennel should be a conditional use.

44
45 Natalie Souza explained the wording in the ordinance would be changed to be allowed
46 and be a conditional use.

1 Councilor M. Blazzard agrees with Councilor McNeil and Councilor J. Blazzard. The
2 clinic should be an allowed use and kennel should be a conditional use. She isn't sure
3 what is supposed to happen tonight.

4
5 Councilor McNeil stated we need to make these approvals tonight so they can move
6 forward.

7
8 Councilor Walker agrees and isn't opposed to the vet clinic or animal hospital, but feels
9 the kennel should be conditional use.

10
11 **MOTION:** Councilor Allen McNeil moved to adopt Ordinance 2020-03 with the
12 following revision, Animal Hospital/Veterinary Offices and Small Animal
13 Clinic be adopted as a permitted use and Kennel be adopted as a conditional
14 use in the ECC zone.

15 Councilor Monica Blazzard seconded the motion.

16 Mayor McCormick asked for a roll call vote:

17 Councilor M. Blazzard voted "aye"

18 Councilor J. Blazzard voted "aye"

19 Councilor McNeil voted "aye"

20 Councilor Walker voted "aye"

21 Councilor Todd voted "aye"

22 The vote was unanimous. Motion passed.

23
24
25 **RESOLUTION 2020-10, A RESOLUTION APPROVING AND RATIFYING AN**
26 **ADDENDUM TO THE INTERLOCAL AGREEMENT BETWEEN KAMAS CITY**
27 **AND SOUTH SUMMIT SCHOOL DISTRICT FOR SHARING OF CRF FUNDS,**
28 **AND RELATED MATTERS**

29
30 Mayor McCormick explained we received our second allotment in the same amount,
31 which is \$65,737. The funds are available to the City and the school district so we can
32 continue to use the money to take care of the community.

33
34 Councilor M. Blazzard explained the teachers she has talked to at the schools don't think
35 there is any money to help them. What is the process?

36
37 Mayor McCormick explained the South Summit School District provides us a wish list,
38 which comes from the principals and staff.

39
40 **MOTION:** Councilor Allen McNeil moved to approve Resolution 2020-10, A Resolution
41 approving and ratifying an addendum to the interlocal agreement between
42 Kamas City and South Summit School District for sharing of CRF funds, and
43 related matters.

44 Councilor Monica Blazzard seconded the motion.

45 Mayor McCormick asked for a roll call vote:

46 Councilor J. Blazzard voted "aye"

1 Councilor Walker voted “aye”
2 Councilor M. Blazzard voted “aye”
3 Councilor Todd voted “aye”
4 Councilor McNeil voted “aye”
5 The vote was unanimous. Motion passed.
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8 **DEPARTMENT REPORTS**

9

10 Natalie Souza reported she updated the concept tracker. Councilor J. Blazzard has asked
11 her to put her staff reports from Planning Commission in Dropbox. Souza had a meeting
12 with the floodplain committee this morning. She is working on packets to give to the
13 residents affected by the new map. There is a resident wanting to build a shed in the new
14 floodplain that she will be dealing with.

15 Councilor J. Blazzard asked Natalie Souza if we could come up with a list of property
16 owners who will be affected.

17 Natalie Souza is explained she is already working on contacting the 89 parcels affected.
18

19 Scott Kettle reported they are still working on the 200 East stop sign. He will be meeting
20 with Chief Brad Smith to finalize the location. There are 3 blocks along there that they
21 are looking at.

22 Scott Kettle reported the landscaping is almost completed on 100 South.

23 Scott Kettle is working with the playground manufacture for the new park equipment.
24 This will be presented at the next meeting.
25

26 Matt Crittenden reported they have worked on a few water leaks. He has also been
27 working with Scott Kettle and GMS on 100 South and the landscaping around the
28 hamburger shack.
29

30 Mayor McCormick reported the local mayors have been approached by the local EMS
31 group. They are concerned on how the EMS is being run on the east side of the county
32 from Henefer to Woodland. We are currently being covered by Park City Fire and
33 Ambulance. Right now, on some days, we have brown days. This means there are not
34 enough people to staff the Kamas EMS so we’re being covered by Park City or Coalville.
35 The Mayors are working with the South Summit and North Summit EMS and Fire and
36 will be making a presentation at the county COG meeting and hopefully be working on a
37 resolution to give our valley and our citizens 100% coverage.

38 Councilor Todd doesn’t feel our ambulance should be Park City ambulance. It should say
39 South Summit ambulance.

40 Mayor McCormick feels we need full time EMS service. They will be pursuing other
41 options.
42

43 **ADJOURN**

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46 **MOTION:** Councilor John Blazzard moved to adjourn at 8:10 p.m.

1 ***The content of the minutes is not intended, nor are they submitted, as a verbatim***
2 ***transcription of the meeting. These minutes are a brief overview of what occurred at***
3 ***the meeting.***

4
5 Approved on the 22nd day of September, 2020.
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10 _____
11 Matt McCormick
Mayor

Kim Peacock
City Recorder