

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, AUGUST 10, 2021**

4 7:00 P.M.
5 Kamas City Hall
6 170 N. Main
7 Kamas, UT 84036

8
9 The in-person meeting will be held in the Council Chambers with limited seating to accommodate social distancing and
10 related public health measures. In consideration of the COVID-19 pandemic, attendance will be monitored and will be
11 limited to less than 50 individuals, including Council, Staff and Applicants. Because of the room occupancy limitation, it is
12 encouraged that those wishing to watch the meeting do so by viewing the meeting online. Masks may be required per
13 current State guidelines.

14 The meeting will be streamed on the Kamas City YouTube channel:

15 <https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPRpMMzA>

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

18 Mayor McCormick opened the meeting welcoming those in attendance:

19 **COUNCIL MEMBERS:** Councilors Garry Walker, Kevan Todd, John Blazzard, Allen
20 McNeil. Monica Blazzard was excused.

21 **STAFF:** Recorder, Kim Peacock; City Planner, Amanda Huffmyer; Engineer, Scott Kettle;
22 Chief Brad Smith.

23 **OTHERS IN ATTENDANCE:** David Darcey, Amy Yost, Jess Bedingfield, Natalie McHale.
24
25

26 **OPENING INVOCATION AND PLEDGE OF ALLEGIENCE**
27

28 Invocation by Councilor Garry Walker

29 Mayor McCormick led the public in the Pledge of Allegiance
30
31

32 **APPROVAL OF THE JULY 13, 2021 CITY COUNCIL MEETING MINUTES**
33

34 **MOTION:** Councilor John Blazzard moved to approve the City Council meeting minutes
35 dated July 13, 2021 as presented.

36 Councilor Allen McNeil seconded the motion.

37 The vote was unanimous. Councilors Garry Walker, John Blazzard, and Allen
38 McNeil voted aye. Motion passed.
39
40

41 **APPROVAL OF THE INVOICE REGISTER DATED AUGUST 9, 2021**
42

43 **MOTION:** Councilor Allen McNeil moved to approve the invoice register dated August
44 9, 2021.

45 Councilor Garry Walker seconded the motion.

1 The vote was unanimous. Councilors Garry Walker, John Blazzard, and Allen
2 McNeil voted aye. Motion passed.
3
4

5 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
6 **COMMENT ON ITEMS NOT ON THE AGENDA**
7

8 Jess Bedingfield with Mountainland Association of Governments explained she wanted
9 to give the council information regarding capital improvements. Also, the CDBG
10 workshop is coming up. This is a required meeting if the City is applying for a grant. In
11 the past they have given grant money for water and sewer projects. Bedingfield reported
12 the CDBG is going to start including more housing projects when they award the grants
13 along with the water and sewer projects.

14 Along with the CDBG grants they also awarded COVID 19 funding. They were able to
15 award grants, restocked food pantries, increased funding for a water tank, groceries for
16 students, mobile food truck. The biggest thing they were able to fund is backpacks for
17 school supplies with \$100 gift card to spend at the outlets in Park City. This event will
18 take place August 16-18.
19

20
21 *Councilor Kevan Todd arrived at 7:15*
22
23

24 **SUMMIT COUNTY HEALTH DEPARTMENT TO PRESENT AND DISCUSS A**
25 **COMMUNITY GARDEN AT THE KAMAS CITY ALL-ABILITIES**
26 **PLAYGROUND**
27

28 Mayor McCormick welcomed Natalie McHale with the Summit County Health
29 Department. McHale stated she also represents the Summit Community Gardens. They
30 want to expand the county gardens and be able to provide food for the community. They
31 thought the new park would be a great location for the new garden. They would like this
32 to be a community space where everyone is invited. The space they’re proposing would
33 need to have a feasibility study. They would like to know first if there is an interest from
34 the community.

35 Councilor McNeil asked what the involvement is with the Community Gardens and
36 Health Department is. Also, what is the term for this project.

37 McHale stated the health department knows where this would be needed. The garden
38 itself can be there for short term or long term. For the first two years the staff will provide
39 help with layout and setting up. They also do training. Once it’s established, they will be
40 there for support if needed. They hope the community can get involved.

41 Mayor McCormick asked what size are they anticipating.

42 McHale stated they’re flexible. It can be any size. They were hoping there was space
43 available by the all-abilities playground.

44 Councilor Walker asked when and where do they take donations from people that have
45 excess food from their own gardens.

1 McHale stated the Summit Community Gardens off of Old Ranch Road in Park City.
2 They accept donations on Wednesday's.
3 Councilor McNeil asked if the current gardens are people who want to help or are people
4 harvesting their own food.
5 McHale explained it's a mix of people. There are 132 people currently helping.
6 Councilor J. Blazzard asked who watches this to make sure it doesn't turn in to a weed
7 patch. McHale stated they will be overseeing the garden and helping to take care of it.
8
9

10 **DAVID DARCEY REPRESENTING THE SUMMIT COUNTY RAP**
11 **RECREATION BOND GRANT TO DISCUSS THE GRANT PROCESS**
12

13 Mayor McCormick welcomed David Darcey and Amy Yost representing the Summit
14 County RAP Recreation Bond Grant. Amy Yost explained she has been on the RAP Tax
15 Grant Board for the past 5 years. She explained the community garden has benefited from
16 this grant and been successful.
17 David Darcey explained 50% of the funding goes to public entities for recreation. The
18 county council just approved a bonding process to approve 8.8 million dollars for
19 recreation projects for 2021. This is quite a bit larger. This will be approximately 1.5
20 million dollars for the South Summit area this year.
21 Amy Yost explained this year with the larger amount you can allocate for bigger projects.
22 Mayor McCormick stated we have a big project we will be applying for.
23 Yost explained how the money is dispersed. The deadline is August 31 at 5:00 p.m.
24
25

26 **ORDINANCE 2021-04, AN ORDINANCE TO AMEND SECTION 15.02.010,**
27 **DEFINITIONS, IN THE KAMAS MUNICIPAL CODE**
28

29 Natalie Huffmyer read through her staff report.
30 Councilor McNeil asked what scenario would we use for rounding up?
31 Mayor McCormick gave an example of parking spots for a strip mall.
32 Councilor McNeil asked what would this be used for besides parking?
33 Scott Kettle also gave an example of a subdivision with determining number of lots.
34 Councilor Walker asked if our code specifies parking stall sizes.
35 Amanda Huffmyer stated yes. Mayor McCormick explained it's the standard 9'x18'.
36

37 **MOTION:** Councilor John Blazzard moved to adopt Ordinance 2021-04, An Ordinance
38 to amend Section 15.02.010, Definitions, in the Kamas Municipal Code as
39 presented.
40 Councilor Garry Walker seconded the motion.
41 Mayor McCormick asked for a roll call vote:
42 Councilor Walker voted "aye"
43 Councilor Todd voted "aye"
44 Councilor J. Blazzard voted "aye"
45 Councilor McNeil voted "aye"
46 The vote was unanimous. All in favor

1 **ORDINANCE 2021-05, AN ORDINANCE TO AMEND SECTION 15.23.050,**
2 **CONDITIONAL USES, STANDARDS, IN THE KAMAS MUNICIPAL CODE**
3

4 Amanda Huffmyer read through her staff report.

5 Mayor McCormick explained there are currently in our allowed use table three different
6 types of uses that are part of the administrative process, which are firework stands, home
7 occupation, and intermittent commercial use/temporary use.

8 This ordinance is providing a process for the administrative conditional uses.
9

10 Councilor McNeil feels this is great to put in place. There is a little confusion, we don't
11 have a current definition of administrative conditional use.

12 Amanda Huffmyer explained section 15.03.040 is defining what they are which are low
13 impact uses.

14 Councilor McNeil agrees, but feels this should be in an allowed use table. Its either
15 something that requires a conditional use permit or a home occupation.

16 Mayor McCormick stated home occupation is currently an administrative use now.

17 Councilor McNeil feels we need to add a definition for Administrative Conditional Use
18 and he would recommend the definition being "A use that requires an Administrative
19 Conditional Use permit under the allowed use table".

20 Mayor McCormick likes that suggestion and feels this ordinance amendment should be
21 addressed tonight and the wording for the new definition should go back to the Planning
22 Commission for an amendment.

23 Councilor J. Blazzard asked if all the home occupations need to get a city business
24 license.

25 Amanda Huffmyer told him yes, they have to go through the business license process.

26 Currently as it's written they should be going to the Planning Commission then the City
27 Council for approval for a home occupation.

28 Councilor J. Blazzard feels one of the issues is parking.

29 Mayor McCormick stated the home occupation business license requirements addresses
30 the parking issue.
31

32 **MOTION:** Councilor Kevan Todd moved to adopt Ordinance 2021-05, An Ordinance to
33 amend Section 15.03 and 15.23, related to Administrative Conditional Uses,
34 in the Kamas Municipal Code.

35 Councilor John Blazzard seconded the motion.

36 Mayor McCormick asked for a roll call vote:

37 Councilor McNeil voted "aye"

38 Councilor J. Blazzard voted "aye"

39 Councilor Todd voted "aye"

40 Councilor Walker voted "aye"

41 The vote was unanimous. All in favor
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1 **PARK BUILDING DISCUSSION**

2
3 Mayor McCormick explained nobody emailed him their choices for the park building
4 colors like they were asked. The discussions he has had with people have been neutral.
5 The council all requested browns or earth tones.

6
7 Scott Kettle stated he is working on getting bids for erecting the new building and we
8 need to decide how we are finishing the inside.

9
10 Councilor J. Blazzard asked Scott Kettle how the playground is coming along.
11 Scott Kettle reported the equipment has been ordered and should be delivered mid-
12 September. Scott Kettle told the council of an area closer to the Summit County building
13 where the community garden would work better rather than right next to the playground.
14 Councilor McNeil doesn't want the garden to slow the momentum of the playground.
15 Councilor J. Blazzard suggested putting the community garden on the Grassy Creek lot
16 the city owns. Scott Kettle likes that idea.

17
18
19 **DEPARTMENT REPORTS**

20
21 Amanda Huffmyer reported she has been working on the second annexation solicitation
22 letter. Rob proposed the idea of sending a letter to invite the property owners to an open
23 house to have questions answered. Rob also felt it would be good to provide the benefits
24 of annexing within the letter. Amanda Huffmyer asked the council what they would like
25 her to list as the benefits.

26 The council liked the idea of having an open house. Councilor Walker likes the idea of an
27 open house and sharing our General Plan.

28 Councilor McNeil has a hesitation about an open house because of social media and it
29 will bring in a lot of people that feel like they need a rally.

30 Councilor McNeil would like to inform the people of the annexation process.

31 Councilor Todd likes the idea of an open house to talk face to face with the residents.

32 Mayor McCormick asked Amanda Huffmyer to send a letter for an open house. Solicit
33 for a response for an open house, if there's enough interest, we can schedule a date.

34 Amanda Huffmyer reported on what was coming up with the Planning Commission.

35
36 Scott Kettle reported he has been working on the city park and the RAP tax grant.

37 Scott Kettle reported he has also been working on the road done with the money from the
38 county grant.

39 The public works has been tearing down the bleachers.

40
41 Mayor McCormick reported we are working on grants for street signs to keep the school
42 kids safe.

43
44 Chief Brad Smith reported they had 58 calls for service in July. The school has
45 approached him to install flashing speed limit signs.

1 Mayor McCormick thanked the employees for the work they do.

2
3 Mayor McCormick reported there were 2 projects approved, but not started. Both were
4 sent letters of inaction. The one project in Grassy Creek has filed an appeal. We are
5 scheduling a hear with our Administrative Law Judge.

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8 **ADJOURN**

9
10 **MOTION:** Councilor Kevan Todd moved to adjourn at 9:00 p.m.

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

16
17 Approved on the 14th day of September, 2021.

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19
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21
22 _____
23 Matt McCormick
Mayor

Kim Peacock
City Recorder