

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, SEPTEMBER 14, 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, John Blazzard, and Monica Blazzard.

20 Kevan Todd and Allen McNeil were excused.

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

23 **OTHERS IN ATTENDANCE:** Careen Lancaster, Kevin Lancaster, Haley Lancaster, Brayden
24 Lancaster, Cole Lancaster, James Denney, Susan Denney, Gracia Eisman, Nathan Miles.
25
26

27 **OPENING INVOCATION AND PLEDGE OF ALLEGIENCE**
28

29 Invocation by Councilor John Blazzard

30 Mayor McCormick led the public in the Pledge of Allegiance
31
32

33 **APPROVAL OF THE AUGUST 10, 2021 CITY COUNCIL MEETING MINUTES**
34

35 **MOTION:** Councilor John Blazzard moved to approve the City Council meeting minutes
36 dated August 10, 2021 as presented.

37 Councilor Garry Walker seconded the motion.

38 The vote was unanimous. Councilors Garry Walker, John Blazzard, and
39 Monica Blazzard voted aye. Motion passed.
40
41

42 **APPROVAL OF THE INVOICE REGISTER DATED SEPTEMBER 13, 2021**
43

44 **MOTION:** Councilor John Blazzard moved to approve the invoice register dated
45 September 13, 2021.

46 Councilor Monica Blazzard seconded the motion.

1 The vote was unanimous. Councilors Garry Walker, John Blazzard, and
2 Monica Blazzard 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 There were no public comments
9
10

11 **HORSE CREEK RANCHING, LLC REQUEST FOR ACCEPTANCE OF**
12 **ANNEXATION PETITION FOR FURTHER CONSIDERATION**
13

14 The petitioner asked that this agenda item be postponed until the next council meeting.
15
16

17 **KEVIN AND CAREEN LANCASTER REQUEST FOR ANNEXATION OF**
18 **PARCEL CD-627A DISCUSSION**
19

20 Amanda Huffmyer read through her staff report.

21 Scott Kettle stated when View Lane was developed, we stubbed in utilities to the edge of
22 their property. There is also a road master plan through there.
23

24 Mayor McCormick stated Careen’s brother has approached him, the city engineer, and
25 the city planner to talk about annexing his property, which is adjacent to Careen’s
26 property. Mayor McCormick feels this might be a better conversation if they come in
27 together, but would like to see how the council feels.
28

29 Careen Lancaster explained she has been trying to build a home for the past two years.
30 When the perk test was done, they were told they couldn’t put in septic because they
31 were too close to two sewer manholes. They were told by the city they couldn’t connect
32 unless they were to annex into the city. Careen explained her brother David is looking
33 into potentially annexing.
34

35 Councilor J. Blazzard asked how the property is accessed.
36 Lancaster replied, from South View Lane.
37

38 Councilor Walker asked what part of the property is her brother’s.
39 Mayor McCormick showed a map of the property.
40

41 Councilor J. Blazzard feels that would be the logical thing to do. It’s weird to annex just
42 one building lot. If it were to tie in with all the other property it would make more sense
43 as far as infrastructure.
44

1 Mayor McCormick wonders if the council thought yes, we would be open to it, but with
2 the idea the rest of the property comes too. This would give her a feeling that there's
3 hope.

4
5 Councilor J. Blazzard stated the general plan reads "Expansion outside the current city
6 boundaries should be considered only when it provides an overwhelming benefit to the
7 entire community". Residential tax income only covers 80-83% of the costs of services.
8 We always need to think about the benefits.

9
10 Councilor Walker likes the idea of working with both land owners and annexing the
11 whole piece of property rather than one building lot.

12
13 Councilor M. Blazzard agrees with the council members.

14
15 Mayor McCormick stated the council is willing to consider a petition that includes all the
16 property, which is an additional 17 acres.

17 Careen will talk to her brother David and try to move forward.
18
19

20 **ORDINANCE 2021-06, AN ORDINANCE TO AMEND SECTION 15.07.030, A-5**
21 **AGRICULTURE DEVELOPMENT STANDARDS, IN THE KAMAS**
22 **MUNICIPAL CODE**
23

24 Mayor McCormick explained there are several pieces of property along Hwy 248 in the
25 Entry Corridor zone that are zoned A-5 that have a parcel outside of the Entry Corridor
26 zone that are less than 5 acres, even though it's zoned A5. This ordinance simply allows
27 those land owners the opportunity to use their property.

28
29 Amanda Huffmyer read through her staff report.
30

31 Commissioner Miles stated it was the Planning Commission intent to try to help mitigate
32 the landowners in the ECC to help them develop their property. This would allow one
33 single family dwelling to be built on the smaller lots that don't have 5 acres. They wanted
34 to ease the burden on the landowners.

35
36 Councilor Walker asked what the smallest lot in that area is.

37 Commissioner Miles thinks the smallest lot is 6 acres before you take away the ECC. It
38 leaves 3 acres.
39

40 Mayor McCormick stated our city attorney recommended amending our code to allow
41 something because our current code doesn't allow anything. This could be seen as over
42 governing.

43
44 Councilor J. Blazzard asked how many lots there are.

45 Amanda Huffmyer stated there are 5 lots.

1 Councilor J. Blazzard thinks this is a good thing especially if we put in it is for a single-
2 family dwelling.

3 Commissioner Miles told the council the Planning Commission wanted to make sure the
4 wording, single family dwelling, was in there.

5
6 Gracia Eisman asked if there would be a square footage requirement.

7 Mayor McCormick stated this council doesn't want to start governing square footage at
8 this time.

9
10 Councilor Walker asked if this would include everything in Kamas that is zoned A-5.

11 Mayor McCormick stated it would be anywhere we have A5 zoning with less than 5
12 acres.

13
14 Scott Kettle stated they would still need to meet all the requirements of an A5 zone.

15
16 **MOTION:** Councilor John Blazzard moved to approve with the recommendation of the
17 Planning Commission to change the A5 zone to allow development of a
18 single-family structure on existing lots that are less than 5 acres in size. In no
19 event shall the base density exceed one (1) single family dwelling per five
20 acres, as presented in the staff report.

21 Councilor Garry Walker seconded the motion.

22 Mayor McCormick asked for a roll call vote:

23 Councilor M. Blazzard voted "aye"

24 Councilor J. Blazzard voted "aye"

25 Councilor Walker voted "aye"

26 The vote was unanimous. All in favor

27
28
29 **ORDINANCE 2021-07, AN ORDINANCE TO AMEND SECTION 15.03.070**
30 **ADMINISTRATION AND ENFORCEMENT, PENALTIES, 15.27.080**
31 **SUPPLEMENTARY DEVELOPMENT STANDARDS, VIOLATIONS,**
32 **ENFORCEMENT, AND APPEALS, AND 15.32.070 VIOLATIONS; PENALTIES,**
33 **IN THE KAMAS MUNICIPAL CODE**
34

35 Mayor McCormick stated the Planning Commission sent an amendment to clarify
36 enforcement of our code.

37 Amanda Huffmyer read through her staff report.

38
39 Commissioner Miles stated the Planning Commission hasn't been able to enforce code
40 effectively. They hope this help with the enforcement of our current codes.

41
42 Mayor McCormick explained we've never really had an "or else" defined in our code.

43
44 Commissioner Miles stated their intent was to tighten things up with enforcement.

1 **MOTION:** Councilor Garry Walker moved to adopt Ordinance 2021-07 as outlined in the
2 discussion and shown in exhibit A in the draft ordinance.
3 Councilor John Blazzard seconded the motion.
4 Mayor McCormick asked for a roll call vote:
5 Councilor Walker voted “aye”
6 Councilor J. Blazzard voted “aye”
7 Councilor M. Blazzard voted “aye”
8 The vote was unanimous. All in favor
9

10
11 **DISCUSSION REGARDING POLICY FOR PLANNING COMMISSION**
12 **NEGATIVE RECOMMENDATIONS**
13

14 Mayor McCormick explained normally what happens is staff or city council will ask
15 Planning Commission to hear some issue on land use regulation and they would forward
16 a positive or negative recommendation back to city council. There really isn’t an
17 established protocol for if the Planning Commission brings something up pertaining to
18 land use themselves then decides to deny it. Technically if it’s land use then it should
19 come to the city council, but our attorney said it may not need to come to council if the
20 Planning Commission brought it up and decided not to continue the conversation.
21 Mayor McCormick talked to Councilor Todd on the phone and he would like to hear land
22 use items even if Planning Commission doesn’t forward a positive recommendation. The
23 discussion tonight is what does the council want to do in these types of situations.
24

25 Amanda Huffmyer stated typically if a land use issue was brought up by a property
26 owner or city council it would go to the council even with a negative recommendation. If
27 it comes from the Planning Commission but they didn’t forward a positive
28 recommendation is this something the council is still interested in hearing or should it just
29 stop there.
30

31 Councilor J. Blazzard thought there could be a memorandum describing what was
32 discussed then it could be decided if the council would like to hear it or not.
33

34 Amanda Huffmyer stated she could update the council in her department reports and if
35 the council wants to discuss it they could ask the Planning Commission to reconsider and
36 put it back on the agenda.
37

38 Mayor McCormick feels it can be done in an update format and go from there.
39
40

41 **CONSOLIDATED PLAN UPDATE**
42

43 Scott Kettle stated we need to update our capital improvements so we can apply for grant
44 money. Scott Kettle ready through the plan in detail.
45

46 Amanda Huffmyer reviewed the Jurisdiction Self-Assessment with the council.

1 **DEPARTMENT REPORTS**

2
3 Amanda Huffmyer reported on the following items:

4 On September 1 there was an appeal hearing for Roger Stephens. We are waiting to hear
5 back from the Administrative Law Judge on a decision.

6 The fire station will be turning in to a restaurant and drive through café.

7 Kamas Business Commons lot 4 was denied in June by the Planning Commission. They
8 have adjusted their plans to have the ADA unit moved up and an elevator installed.

9 Jeff Camp will be appealing the inaction of his project at the October Planning
10 Commission meeting.

11
12 Amanda Huffmyer stated with the new decision regarding negative recommendations
13 made by the Planning Commission, the first negative recommendation was amending the
14 allowed use table under general commercial for auto, truck, ATV, RV, snowmobile, sales
15 and rental to allow those as an allowed use in the general commercial zone.

16 The second was an adjustment to building height for mixed use projects. The
17 recommendation was to change from 35' to 32'. This was rejected by the Planning
18 Commission.

19 Amanda Huffmyer reported she has a draft of the annexation letter for Hwy 248 she will
20 be putting in Dropbox. She would like comments back from the council in two weeks.

21 Amanda Huffmyer asked if the council wants to have the rejected items from Planning
22 Commission on the next agenda. The council decided not at this time.

23
24 Councilor M. Blazzard asked Amanda Huffmyer if the coffee trailer is legit. Amanda
25 Huffmyer stated he is allowed to be there and has a current business license.

26
27 Scott Kettle reported Bennett paving will be coming in a couple of weeks. 300 North
28 from Main Street to 200 East, 200 North from 100 East to 200 East, 100 North from
29 Main Street to 200 East, 200 East from 300 South to 400 South.

30
31 Councilor M. Blazzard stated the construction where the laundry mat used to be is
32 creating a lot of dust. Do our construction standards prohibit this?

33 Scott Kettle stated they have been talked to about this.

34
35 Matt Crittenden reported they have been working at the park, getting ready for bleachers.
36 Matt Crittenden has put the construction bids for the park building in Dropbox. This is for
37 erection and construction. This will be decided at the next council meeting.

38 Matt Crittenden reported they ran a new water line at the park. They are getting ready for
39 concrete for the extension of the sidewalk for the new bleachers. The light poles were
40 moved and they're waiting for them to get reconnected.

41
42 Chief Brad Smith reported they have had 57 calls for service in the past month. This
43 doesn't not include patrol stops or directive patrols. There has been an uptick in DUI's.

44
45 Mayor McCormick thanked the employees for what they do for Kamas.

1 Councilor J. Blazzard asked with all the applications we have had for annexation should
2 we meet with the county to get an idea of what their thoughts are on what they're trying
3 to do around Kamas.

4 Scott Kettle stated he went to a county council meeting. They were talking to the Health
5 Department about sewer. They are pushing to have stuff like sewer happen in the city.
6 Mayor McCormick asked if the council would like him to set up a meeting with County
7 to discuss this.

8
9 Mayor McCormick reported has had a meeting with the county council and mayors. The
10 county council wants to bond for money to use to preserve open space. The bond would
11 increase taxes. Mayor McCormick suggested to the County to resolve other issues before
12 charging more taxes.

13
14
15 **ADJOURN**

16
17 **MOTION:** Councilor Garry Walker moved to adjourn at 8:40 p.m.

18
19
20 ***The content of the minutes is not intended, nor are they submitted, as a verbatim***
21 ***transcription of the meeting. These minutes are a brief overview of what occurred at***
22 ***the meeting.***

23
24 Approved on the 28th day of September, 2021.

25
26
27
28
29 _____
30 Matt McCormick
Mayor

Kim Peacock
City Recorder