

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, SEPTEMBER 28, 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, and Monica Blazzard.

21 **STAFF:** Recorder, Kim Peacock; City Planner, Amanda Huffmyer; Engineer, Scott Kettle;
22 Police Officer Braydon Powers; Public Works Director, Matt Crittenden.

23 **OTHERS IN ATTENDANCE:** David Darcy, Jon Jensen, Scott Simpson, Justin Meier, Devin
24 Meier, Jeremy Meier, Becky Meier, Peter Malinka, Nathan Morris, Kim Hohmeister,
25 Gracia Eisman,
26
27

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

30 Invocation by Councilor Monica Blazzard

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

34 **APPROVAL OF THE SEPTEMBER 14, 2021 CITY COUNCIL MEETING**
35 **MINUTES**
36

37 **MOTION:** Councilor Garry Walker moved to approve the City Council meeting minutes
38 dated September 14, 2021 as presented.

39 Councilor Kevan Todd 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 27, 2021**

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3 **MOTION:** Councilor Allen McNeil moved to approve the invoice register dated
4 September 27, 2021.
5 Councilor Monica Blazzard 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 David Darcy commented asked if there could be a down size from AG 40 to A-5.
14 Mayor McCormick asked that we address this during the agenda discussion.
15 Darcy commented on open space. We are losing our view as we come in to the valley.
16 The County is working on a bond to preserve open space. Darcy is in favor of keeping the
17 views. The county council has had a public hearing and they will have another open
18 house next Wednesday. Darcy feels this is an opportunity for the community to speak up
19 and get involved.
20

21 Nathan Morris introduced himself and stated he is here with Peter Malinka. They are
22 landowners on west side of the valley near Hwy 248. They are here tonight to understand
23 and have clarification to get prepared for the next meeting.
24

25 Mayor McCormick stated we have had a work session regarding this. This topic needs to
26 be on an agenda and is not appropriate for the council to comment on anything that is not
27 on the agenda. It needs to be advertised on an agenda and the public needs to have the
28 opportunity to be here.
29

30 Nathan Morris asked the council about its disposition about annexation and density.
31

32 Mayor McCormick stated this is not the right conversation. The public needs to be
33 noticed. We have talked about this at a work session. We can advertise this on the
34 October 12th City Council meeting. The best option is to meet with staff and get help with
35 generalized questions then come to the council.
36

37 Councilor McNeil stated every council member has a different vision. There’s nothing
38 inappropriate about reaching out to individual council members to get an idea of their
39 opinions.
40

41 Morris stated their guiding value is to maintain culture and to maintain what’s here.
42

43 Councilor Todd disagrees with Councilor McNeil. The council chamber is where it needs
44 to be discussed. We can freely speak and will hold nothing back. Almost all of the
45 council members here have lived in Kamas their whole life. Councilor Todd is in favor of

1 annexing into Kamas because he wants a say on what happens in his backyard and
2 doesn't want the county dictating that.

3
4 Mayor McCormick stated this is a conversation that is going to take time. The
5 conversation needs to happen here where the public can be involved. The magnitude of
6 this project needs to be discussed in an advertised meeting.

7
8 Councilor J. Blazzard stated he understands the public comments are for the council to
9 listen, not to discuss.

10
11 Peter Malinka asked if he could set up another work session.

12
13 Mayor McCormick feels this should come back on October 12 and then decide if a work
14 session is necessary.

15
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17 **HORSE CREEK RANCHING, LLC REQUEST FOR ACCEPTANCE OF**
18 **ANNEXATION PETITION FOR FURTHER CONSIDERATION**

19
20 Mayor McCormick welcomed Devin Meier with Horse Creek Ranching, LLC.

21
22 Amanda Huffmyer read her staff report.

23
24 Scott Kettle stated with this annexation, until now there hasn't been a way to get our
25 sewer ponds annexed into the city. If this goes through, we could start the annexation
26 process for this.

27
28 Mayor McCormick stated this is not a public hearing tonight.

29
30 Devin Meier stated the only project they have ever done is the 55 and older subdivision in
31 Kamas. They are not developers. The annexation started because of the city they are
32 trying to start along the west hills. The developer trying to do this has been contacting the
33 Meier's and are trying to get them to join their city. Meier's then talked to the mayor
34 about this and he suggested coming to the council to talk about annexation. They have no
35 current plans to develop, maybe just a home for them to enjoy their property.

36
37 Councilor Todd stated he probably knows the most history on this project. There have
38 been numerous people come to the council for this property. He is not against this but
39 there are some challenges. Councilor Todd is glad Meier's is willing to start with the A5
40 zone. This will help with traffic. This has been a big issue. Councilor Todd asked Meier
41 to consider letting us expand our sewer pond. The biggest issues are traffic, sewer, and
42 water. If we get further down the road, he would like to see a solid plan for these items.

43
44 Councilor M. Blazzard thinks it's great. It's in our annexation zone and it makes sense.
45

1 Councilor McNeil likes it too. He likes to consider annexing property that is in our
2 annexation zone. It's a great location, it touches the city property on the north side. We
3 get to have a say on what happens there if annexed. Councilor McNeil doesn't like the
4 A5 zone. We have competing interests in the valley. We don't like the growth but we
5 want our kids to stay here. If we limit development, we will price out our culture. We will
6 be a suburb of Park City. What Councilor McNeil would like to see is the concept of
7 putting in more density clustered together near Grassy Creek with dedicated open areas.
8 This is how we will preserve our culture. In the future for development this is what
9 Councilor McNeil sees in this valley. Councilor McNeil is in favor of this annexation
10 petition.

11
12 Councilor Walker stated the Meiers have been here before and know how the council
13 feels. We want to keep this valley how it is. He knows we can't stop development so he is
14 for annexation because then we have a say. The Council will want to work closely with
15 what happens on this property. We will want to keep the flavor of our community the
16 way it has been.

17
18 Devin Meier stated he will not be interested in developing 5-acre parcels in the future.
19 Councilor Walker is in favor of this. It's a good piece of property to have in the city. We
20 can work with the Meier's and get what we want out of them.

21
22 Councilor J. Blazzard told the council they need to go down and look at the property. It is
23 the floodplain for Beaver Shingle Creek. It is very wet. He likes the idea of annexing it.
24 Councilor J. Blazzard likes that Meier's is saying he doesn't want to develop a lot of
25 houses. It is a good start to allow the petition to move forward. There are ways to keep
26 some open space. Councilor J. Blazzard is concerned about the customs and cultures of
27 the valley and how to preserve them. The council has a lot of things coming to us fast and
28 hard. We need to be careful and cautious and take time to think about it. Whenever there
29 is an annexation there needs to be a significant benefit to the city. This is something
30 Meier's need to think about.

31
32 **MOTION:** Councilor Kevan Todd moved to accept the annexation petition filed by Devin
33 Meier, Horse Creek Ranching LLC, location west of Grassy Creek
34 Subdivision and north of the South Summit School District with the parcels
35 listed in the staff report.

36 Councilor Monica Blazzard seconded the motion.

37 Mayor McCormick asked for a roll call vote:

38 Councilor Walker voted "aye"

39 Councilor Todd voted "aye"

40 Councilor J. Blazzard voted "aye"

41 Councilor McNeil voted "aye"

42 Councilor M. Blazzard voted "aye"

43 The vote was unanimous. All in favor
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1 **PARK BUILDING CONTRACTOR DECISION**

2
3 Matt Crittenden told the council the bids are in Dropbox for review.

4 Mayor McCormick told the public the city will be building a new park building for the
5 community to rent. The bids are for the construction and erection of the materials we
6 have already purchased.

7
8 Councilor J. Blazzard asked if these are the only bids we received. Mayor McCormick
9 stated yes, we were lucky to get three contractors to give us bids.

10
11 Councilor McNeil asked if there's anything we need to know about any of these
12 contractors besides the lowest price.

13
14 Scott Kettle we have to pull a building permit and go through that process. Greg White
15 will be the inspector.

16
17 Matt Crittenden stated Webster could start in 2 weeks with demolition and start
18 construction right after.

19
20 Councilor J. Blazzard asked what the bid was for demolition.

21 Matt Crittenden passed out the demolition bids.

22
23 Mayor McCormick stated there are some concerns about the quality of Webster's work
24 on this council. He doesn't know personally about this. We would have to have a strong
25 reason not to select the lowest bidder.

26
27 **MOTION:** Councilor Allen McNeil moved to accept and move forward with the bid from
28 Webster Construction, LLC for the erection of the park building.

29 Councilor Kevan Todd seconded the motion.

30 The vote was unanimous. Councilors Garry Walker, Kevan Todd, John
31 Blazzard, Allen McNeil and Monica Blazzard voted aye. Motion passed.

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34 **COUNCIL REPORTS**

35
36 Councilor Todd reported the Mosquito Abatement District is trying to purchase land and
37 separate from the county. There were also two cases of West Nile in Henefer.

38
39 Councilor M. Blazzard reported on the social media followers.

40
41 Mayor McCormick reported as a city we are finding we are in the need of a color copier.
42 We are in the process of getting bids for the council. We are also getting bids for cameras
43 for the council room so we're not streaming on a laptop.

1 Mayor McCormick reported only one council member has commented on the solicitation
2 letter for the west side annexation. Please review the letter and comment on it in the next
3 couple of days.

4
5 Councilor Todd stated he trusts the mayor and employees to take care of the color copy
6 machine and select the best bid. The council agreed.

7
8 Mayor McCormick emailed the council with a survey for the County Council. Please
9 make written comments about this survey so he can take it to the meeting on October 11.

10
11 Scott Kettle reported the playground equipment is still delayed and we won't be able to
12 install it until next spring.

13
14
15 **ADJOURN**

16
17 **MOTION:** Councilor Kevan Todd moved to adjourn at 8:15 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 12th day of October, 2021.

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29 _____
30 Matt McCormick
Mayor

Kim Peacock
City Recorder