

1 **MINUTES**  
2 **KAMAS CITY COUNCIL MEETING**  
3 **TUESDAY, OCTOBER 12, 2021**

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

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9 The in-person meeting will be held in the Council Chambers with limited seating to accommodate social distancing and related public  
10 health measures. In consideration of the COVID-19 pandemic, attendance will be monitored and will be limited to less than 50  
11 individuals, including Council, Staff and Applicants. Because of the room occupancy limitation, it is encouraged that those wishing to  
12 watch the meeting do so by viewing the meeting online. Masks may be required per current State guidelines.  
13 The meeting will be streamed on the Kamas City YouTube channel:  
14 <https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPRpMMzA>  
15 Comments may also be made by email prior to the meeting at [kamascityutah@gmail.com](mailto:kamascityutah@gmail.com)  
16

17 Mayor McCormick opened the meeting welcoming those in attendance:

18 **COUNCIL MEMBERS:** Councilors Kevan Todd, John Blazzard, and Allen McNeil.  
19 Garry Walker and Monica Blazzard were excused.

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

23 **OTHERS IN ATTENDANCE:** Scott Simpson, Peter Malinka, Sam Castor, David Simmons,  
24 Jessica Bateman  
25

26  
27 **OPENING INVOCATION AND PLEDGE OF ALLEGIENCE**  
28

29 Invocation by Mayor Matt McCormick

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

33 **APPROVAL OF THE SEPTEMBER 28, 2021 CITY COUNCIL MEETING**  
34 **MINUTES**  
35

36 **MOTION:** Councilor Kevan Todd moved to approve the City Council meeting minutes  
37 dated September 28, 2021 as presented.

38 Councilor Allen McNeil seconded the motion.

39 The vote was unanimous. Councilors Kevan Todd, John Blazzard, and Allen  
40 McNeil voted aye. Motion passed.  
41  
42

43 **APPROVAL OF THE INVOICE REGISTER DATED OCTOBER 12, 2021**  
44

45 **MOTION:** Councilor John Blazzard moved to approve the invoice register dated October  
46 12, 2021.

Councilor Allen McNeil seconded the motion.  
The vote was unanimous. Councilors Kevan Todd, John Blazzard, and Allen McNeil voted aye. Motion passed.

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

Scott Simpson commented he wanted to update the council on what is happening with the water in the area. In the last three months the price of Beaver Shingle Creek Irrigation water shares has gone from \$1,250 to \$3,200. The developers are driving up the prices. This causes issues for our locals as well. Their concern is they would like the council to look at several issues as developers come in to watch this carefully and utilize the water for domestic use. Have a plan in place for open areas for irrigating. The council needs to pay close attention to what’s coming and how it’s affecting local people.

Councilor McNeil asked Simpson what his thought is on secondary systems in new developments. Is this feasible, should we look into this? For new developments we could look into a secondary system.

Simpson stated a developer in Francis is trying to do this. He is turning shares in to the city for culinary use and drilling a well for irrigation of lawns. This is a big possibility. You could drill a well for the secondary water system. The main idea is to keep water on the surface.

**CCG DEVCO REQUEST FOR ANNEXATION DISCUSSION OF PARCELS: CD-618, CD- 567, CD-568, CD-569, CD-563-A, CD-563-E, CD-562, CD-574-7, CD-574-7-A, CD-574-6, CD-574-5, CD-583-4, CD-582, CD-585, MRDG-2, CD-585-A-1, CD-420, CD-426, CD-424, CD-421, CD-425-B, CD-425-A, CD-417-418, SAGE-AGR-1, SAGE-AGR-2**

Sam Castor introduced himself to the council. Castor explained they have a lot of options and are looking for the best fit. They want to come up with some type of process where they can explore what the council wants. They do not want to disturb the current culture. They would also like to have some kind of survey process that they would be willing to help facilitate. They care a lot about what people think and are open to feedback. Castor distributed a rough design for the council to view. Some ideas include 1,600 units but they could expand development over 15-30 years. Castor asked the council for comments.

Mayor McCormick stated he looked at this plan and 1,600 homes scares him. If you consider the average home size in Utah, this design brings in approximately 6,000 more residents. We are currently at 2,100. Secondly, there is more property listed here other than the Ure property. The third concern is he has sat in meetings with Summit County regarding the open space bond. It’s going to be his recommendation to the council that

1 with future projects open space is done through a conservation easement. This guarantees  
2 it forever.

3 Mayor McCormick is concerned with the open space presented tonight. He doesn't feel  
4 like it's in the right place. We have an annexation process and the process needs to be  
5 followed before we start talking about density.

6  
7 Sam Castor responded regarding the design. The reason for this is because it can be  
8 presented to the state for incorporation reasons. The reason it's nice to come in to Kamas  
9 is because of the culture and because of the existing city council. Kamas already has the  
10 legal framework and utility framework. The reality is incorporation is a much easier path.  
11 They are trying to end with the most optimal solution, but they would rather go with  
12 Kamas.

13  
14 Mayor McCormick stated it's the city's responsibility to do what's best for the city for an  
15 annexation standpoint and then work out density.

16  
17 Sam Castor is trying to see if we're in the same ballpark because they have other options.  
18 As far as the conservation goes, they are studying this to see what the best option is.

19  
20 Mayor McCormick feels like they are combining processes. We haven't had any time to  
21 process this or talk about this or think about a development agreement.

22  
23 Councilor J. Blazzard feels this is something that is unacceptable. Creating a city this big  
24 in our valley. Everyone here values the lush green meadow and open space. This is too  
25 much for him. The best thing they could do is come with significant benefits to the city.

26  
27 Sam Castor stated they have talked about setting aside some land for a new long range  
28 gun range. They want to do this project in a way that preserves the legacy of Kamas.  
29 They want a community that has mixed use components. Right now, A-5 is not attractive  
30 to them.

31  
32 Mayor McCormick stated the process happens in two parts. The annexation then we sit  
33 down and do the development agreement. This is where we can start working on the zone  
34 change.

35  
36 Sam Castor stated every annexation agreement he's ever seen acts like a development  
37 agreement.

38 Castor stated even if they can get a letter of intent that states they can do 700 homes over  
39 the next 15 years. They don't want to waste time because they have other options.

40  
41 Mayor McCormick told Castor that he doesn't care if they have other options. It makes  
42 no difference to him. His focus is what's best for Kamas.

43  
44 Castor asked for a meeting to sit down and talk about the options.  
45

1 Councilor Todd stated he was here when High Star annexed. This was a long process but  
2 it turned out to be a good development. There were conservation and agriculture  
3 easements put in place. Have you thought about water and sewer? Sewer is going to be  
4 hard and very spendy. Kamas has sewer ponds and infrastructure. The benefit of coming  
5 in to a city is the existing employees and infrastructure. What benefit does this  
6 development have for Kamas.

7 Councilor Todd likes the benefit of being in Kamas because we have a say of what is  
8 happening. This property is a great place for the presented density because it doesn't  
9 affect the meadows or view sheds. 1,600 homes are a lot. We have to look at the whole  
10 annexation declaration to make sure we can handle it. Just because you're first doesn't  
11 mean you get to impact the city to capacity. Councilor Todd doesn't love the plan  
12 presented or 1,600 units, but is willing to talk.

13  
14 Castor stated when they're ready to go they have 11,000-acre feet of water. They have  
15 looked in to having a source pond.

16 Castor feels they could get incorporated within 6 months.

17 Councilor Todd doesn't think this can be done that quickly.

18 Councilor Todd stated we would be getting help from our engineer calculating what we'll  
19 need for utilities so we don't burden the current residents.

20  
21 Councilor McNeil stated his term is almost up so he won't be the one making this  
22 decision. He would like to focus his comments on encouraging both sides to come  
23 together on this. This property should be in Kamas City. There's a lot of benefit. He  
24 would never advise to agree to an annexation without knowing the entitlement rights.  
25 Councilor McNeil feels there would be more hurdles for incorporation than they think.  
26 We want to maintain the character of the valley and not turn into a Park City suburb. We  
27 need to leave opens space and cluster development together. This could set a model for  
28 future annexations.

29  
30 Peter Malinka asked Mayor McCormick about the meeting he had with a group about  
31 conservation easements in regards to affordable housing. Malinka would like some  
32 feedback.

33 Castor asked the council to make a decision tonight to schedule a work session to talk  
34 about this.

35  
36 Mayor McCormick would like to sit down, but it's going to take longer than 1-2  
37 meetings. It makes better sense for this to be in Kamas but not at the expense of the  
38 current residents. The meetings to discuss this will be public meetings.

39  
40 Councilor Todd feels the council needs time to talk about a wish list before we sit down  
41 and talk to them. We need to talk about the impact this will create.

42  
43 Mayor McCormick feels we need to sit down and talk as a council before we meet  
44 together. We could meet all together on November 17<sup>th</sup> at 6:00 p.m. for a work session,  
45 we will meet as a council before this meeting to work on a wish list.

1 **RESOLUTION 2021-07, A RESOLUTION ADOPTING FEE SCHEDULES AND**  
2 **POLICIES FOR CONSTRUCTION, BUILDING, WATER, SEWER, FACILITY**  
3 **RENTAL, PLANNING, SIGN CODE, BUSINESS LICENSE, BEER AND**  
4 **LIQUOR LICENSES, GRAMA AND OTHER FEES**

5  
6 Mayor McCormick explained this item came up for a couple reasons. We don't have a  
7 good process for vesting time or fees tied around that. Also, Scott Kettle has  
8 recommended looking at the annexation fees because with the new laws there's a lot  
9 more work for staff. We also would be adding Planning Commission and City Council in  
10 with the appeal process.

11  
12 Amanda Huffmyer stated we are trying to figure out when projects are vested. We are  
13 trying to figure out an application for the one-off projects to initiate vesting time. She is  
14 currently working on an application similar to the concept plan application. She feels the  
15 application fee could be \$200 to match the other application fees.

16  
17 Mayor McCormick stated there are also some other administrative type fees that we need  
18 to think about. We are getting a color copier, and our police department has requests for  
19 police reports that we haven't been charging for.

20  
21 Scott Kettle stated with the new state code the city is required to a lot more work for  
22 annexations so more cities are starting to charge more fees to cover the costs.  
23 Scott Kettle also stated Kim Peacock suggested adding "plus professional review fees" to  
24 our appeal authority.

25  
26  
27 **MOTION:** Councilor Kevan Todd moved to approve Kamas City Fee and Rate  
28 Resolution 2021-07, with annexation fee at \$2,000 plus \$10 per acre plus  
29 notification and publication costs, Planning Fee, Final Project approval fee  
30 and Project application fee for \$200, add Administrative Fees for color copy  
31 fees at \$.50 per page, double sided charged as two pages, colored legal sized  
32 copies at \$.75 per page, double sided charged as two pages, credit card service  
33 fee 2%, Police Report \$50, Reactivation Fee for projects that have been  
34 inactive by the applicant for more than six months a reactivation fee of 50% of  
35 original application fee will be assessed, Appeal Authority \$500 fee to include  
36 Administrative Law Judge, City Council, and Planning Commission plus  
37 professional fees, Water Rights transfers to 5 Beaver Shingle Creek Irrigation  
38 water shares instead of 4.  
39 Councilor John Blazzard seconded the motion.  
40 Mayor McCormick asked for a roll call vote:  
41 Councilor McNeil voted "aye"  
42 Councilor J. Blazzard voted "aye"  
43 Councilor Todd voted "aye"  
44 The vote was unanimous. All in favor

1 **PARK BUILDING LAYOUT DECISION**

2  
3 Mayor McCormick stated at the last council meeting we talked about a contractor for the  
4 erection of the new building. We now have to decide the layout of the new building.  
5 The council discussed the floor plan presented.  
6

7 **MOTION:** Councilor John Blazzard moved to approve the floor plan presented for the  
8 new park building.  
9 Councilor Allen McNeil seconded the motion.  
10 The vote was unanimous. Councilors Kevan Todd, John Blazzard, Allen  
11 McNeil voted aye. Motion passed  
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13

14 **DECISION FOR THE PURCHASE OF A LIVE STREAM CAMERA SYSTEM**  
15 **FOR THE COUNCIL ROOM**  
16  
17

18 Councilor McNeil would like to wait and let Councilor M. Blazzard and Councilor  
19 Walker weigh in on this.  
20

21 **MOTION:** Councilor Allen McNeil moved to table this discussion until all council  
22 members can be here.  
23 Councilor Kevan Todd seconded the motion.  
24 The vote was unanimous. Councilors Kevan Todd, John Blazzard, and Allen  
25 McNeil voted aye. Motion passed.  
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27

28 **DEPARTMENT REPORTS**  
29

30 Amanda Huffmyer reported the following:

- 31 • Bolt Ranch has a new sign permit for their new business at the New West Country  
32 Store.
- 33 • Compliance letters for all the feather signs around the city have been mailed out.  
34 The Planning Commission will be working on the sign ordinance.
- 35 • Roger Stephens appeal was denied by the Administrative Law Judge.
- 36 • The Planning Commission upheld Planner's decision for Jeff Camp's inaction and  
37 his appeal was denied.
- 38 • The Planning Commission discussed nightly rentals at the last meeting. This was  
39 tabled for a decision.  
40

41 Scott Kettle reported on the following:

- 42 • The roads will hopefully be finished next week if the weather cooperates.
- 43 • The park will definitely be finished next spring.
- 44 • Finishing up what he needs for the park building so Webster Construction can  
45 start building.  
46

1 Matt Crittenden reported they are getting ready for winter. They are working on the  
2 bleachers. The concrete has been poured.

3  
4 Chief Brad Smith report they had 57 calls for service they handled in the last month. The  
5 State has asked for them to help with a DUI blitz over the Halloween weekend.

6  
7 Mayor McCormick read a thank you card from the High School for allowing them to  
8 hold their Homecoming events.

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10  
11 **ADJOURN**

12  
13 **MOTION:** Councilor Kevan Todd moved to adjourn at 9:15 p.m.

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

19  
20 Approved on the 26<sup>th</sup> day of October, 2021.

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23  
24  
25 \_\_\_\_\_  
26 Matt McCormick  
Mayor

\_\_\_\_\_

Kim Peacock  
City Recorder