

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, NOVEMBER 9, 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 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
16

17 Mayor McCormick opened the meeting welcoming those in attendance:
18 **COUNCIL MEMBERS:** Councilors Kevan Todd, Garry Walker, John Blazzard, Allen
19 McNeil, and Monica Blazzard.
20 **STAFF:** Recorder, Kim Peacock; City Planner, Amanda Huffmyer; Engineer, Scott Kettle;
21 Public Works Director, Matt Crittenden.
22 **OTHERS IN ATTENDANCE:** Mary Coleman, George Lambert, Leslie Staples, Jaime Smith,
23 Monkey Eubanks, Jessica Allen Batemen, Greg Cover, Scott Simpson, Gary Siddoway,
24 Joe Coughlan.
25
26

27 **OPENING INVOCATION AND PLEDGE OF ALLEGIENCE**

28
29 Invocation by Councilor Allen McNeil
30 Mayor McCormick led the public in the Pledge of Allegiance
31
32

33 **APPROVAL OF THE OCTOBER 26, 2021 CITY COUNCIL MEETING**
34 **MINUTES**
35

36 **MOTION:** Councilor Kevan Todd moved to approve the City Council meeting minutes
37 dated October 26, 2021 as presented.
38 Councilor John Blazzard seconded the motion.
39 The vote was unanimous. Councilors Kevan Todd, Garry Walker, John
40 Blazzard, Allen McNeil, and Monica Blazzard voted aye. Motion passed.
41
42

43 **APPROVAL OF THE INVOICE REGISTER DATED NOVEMBER 8, 2021**
44

45 **MOTION:** Councilor John Blazzard moved to approve the invoice register dated
46 November 8, 2021.

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

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

There were no public comments.

AMENDMENT TO RESOLUTION 2021-07, KAMAS CITY FEE AND RATE RESOLUTION

Mayor McCormick explained at the last meeting we amended our fee and rate resolution. Since that time, we have found that we have added a fee that we shouldn’t have. The police report fee is covered under the GRAMA rules. This is an amendment to take that fee out of the resolution.

MOTION: Councilor Allen McNeil moved to adopt Kamas City Fee and Rate Resolution 2021-07.

Councilor Monica Blazzard seconded the motion.

Mayor McCormick asked for a roll call vote:

Councilor Walker voted “aye”

Councilor Todd voted “aye”

Councilor J. Blazzard voted “aye”

Councilor McNeil voted “aye”

Councilor M. Blazzard voted “aye”

The vote was unanimous. All in favor

RESOLUTION 2021-08, A RESOLUTION CERTIFYING THE CANVASS OF THE 2021 GENERAL MUNICIPAL ELECTION FOR THE CITY OF KAMAS

Mayor McCormick read the results of the 2021 General Municipal Election.

MOTION: Councilor Kevan Todd moved to approve Resolution 2021-08, A Resolution certifying the canvass of the 2021 General Municipal Election for the City of Kamas.

Councilor Monica Blazzard seconded the motion.

Mayor McCormick asked for a roll call vote:

Councilor M. Blazzard voted “aye”

Councilor McNeil voted “aye”

Councilor J. Blazzard voted “aye”

Councilor Todd voted “aye”

Councilor Walker voted “aye”

1 The vote was unanimous. All in favor

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3
4 **APPOINTMENT OF PLANNING COMMISSION MEMBER**

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6 Mayor McCormick explained one of the Planning Commission members term is up in
7 December. Mayor McCormick has been contacted by Rex Mitchell showing interest.
8 Mayor McCormick has reached out to Leslie Staples, Planning Commission Chair, and
9 she has given Mayor McCormick the following names: Travis Hatch, Rex Mitchell, Wes
10 Blazzard, Dan Littledike, Larry Headrick, Dan Limb, and Rex Anderson.

11 The council felt these were great suggestions.

12 Councilor J. Blazzard asked if they could take a little time to think about this.

13 Mayor McCormick stated he was willing to reach out to any of these suggestions.

14
15 Councilor M. Blazzard asked if this position is advertised.

16 Mayor McCormick explained it has not been in the past. We work together to come up
17 with some names who we believe will represent the city. He also likes to involve the
18 current Planning Commission Chair in this decision.

19 Councilor McNeil felt it was a good idea next time to advertise.

20 Mayor McCormick stated he would consider this for the next go around. This is an
21 appointed position from the mayor based on advice and consent of the council.

22
23 Mayor McCormick stated will start reaching out to these people.

24
25
26 **DECISION FOR THE PURCHASE OF A LIVE STREAM CAMERA SYSTEM**
27 **FOR THE COUNCIL ROOM**

28
29 Mayor McCormick asked the council if they would like to continue live streaming the
30 meetings. Is this a good idea to continue?

31
32 Councilor J. Blazzard likes to have people come in person to council meetings.

33
34 Councilor M. Blazzard likes the streaming. It's another way to be transparent.

35
36 Councilor McNeil likes the idea of streaming. The demand doesn't warrant an expensive
37 streaming system.

38
39 Mayor McCormick explained right now we can't show the people who are speaking.

40
41 Councilor M. Blazzard asked if we could switch back to zoom.

42
43 Mayor McCormick feels the commenting on zoom would be more distracting.

44
45 Councilor McNeil doesn't feel with 5-6 people watching it's worth this cost.

1 Councilor Walker agrees. It doesn't warrant the money at this point.

2
3 Mayor McCormick explained we could spend a little time researching some other
4 options. It sounds like the council is good with the way we're doing it now.

5
6
7 **APPROVAL OF THE 2022 CITY COUNCIL ANNUAL MEETING SCHEDULE**

8
9 Mayor McCormick explained the meeting start time has been switched to 6:00 p.m.
10 instead of 7:00 p.m. If the council doesn't want to switch the time it can be changed in
11 the motion.

12
13 **MOTION:** Councilor Monica Blazzard moved to approve the 2022 City Council Annual
14 Meeting Schedule as presented with the 6:00 p.m. start time.

15 Councilor Kevan Todd seconded the motion.

16 Councilors Kevan Todd, Garry Walker, Allen McNeil, and Monica Blazzard
17 voted aye. Councilor J. Blazzard voted nay. Motion passed 4-1.

18
19
20 **WORK SESSION TO DISCUSS FUTURE LAND USE**

21
22 Mayor McCormick stated we started talking about this at the last meeting. Kamas has not
23 made a decision about this one way or the other. Kamas has been approached and in this
24 work session Kamas is talking about items we believe would be necessary to create an
25 overwhelming benefit to the city if we chose to do that. Something that would not
26 adversely affect those residents that currently live here if we chose to accept this.
27 Property owners have certain rights, and they should. Part of that is the right to a certain
28 density on their land as it is zoned either by the city or county. When people want to
29 annex property, it doesn't necessarily mean they want to develop. They want to be in
30 Kamas for a reason. Kamas wants to be able to have say in this. All developments that
31 happen on our border will impact us. The development hasn't been decided on and
32 Kamas is trying to determine if there is enough offered to have an overwhelming benefit
33 to the city, as our General Plan states.

34 This is not an open public meeting discussion. This is simply to discuss items we believe
35 Kamas needs to have to make this an overwhelming benefit to the city and not impact
36 current residents.

37
38 Mayor McCormick read through the list discussed at the last meeting.

39 Water, sewer, police, public works, irrigation/maintain green meadows, roads, affordable
40 housing, maintain entry corridor, strategically placed density with less impact to the
41 valley, trails, transit station, land for school, land for church, land for fire/EMS, dark sky
42 friendly lighting, water shares, and development phasing schedule.

43 There will be a work session next Wednesday with these folks and it is an open public
44 meeting.

1 Councilor J. Blazzard has been thinking about the benefits to the city above and beyond
2 the givens. We have talked about annexing all or part of the property. If we bring this in
3 to the city the starting point allowed density should be what it is right now, which is AG-
4 80.

5
6 Mayor McCormick stated we don't have that zone in our current code. We could consider
7 creating it.

8 Councilor J. Blazzard doesn't see anything wrong with telling them we don't want to go
9 that far out. It doesn't need to be an all or none.

10
11 Councilor McNeil thinks a lot of items are related. The affordable housing is a problem
12 because it is hard for us to legislate. Even with the affordable housing programs, they are
13 not affordable. Affordable is having smaller homes on smaller lots. Councilor McNeil
14 explained how the smaller lots would work. Consolidate it to where there is already
15 density and leave the open space open. They could dedicate 80% open space.

16
17 Mayor McCormick stated he doesn't disagree with this type of clustering.

18
19 Councilor Todd doesn't feel like there should be more density on Democrat. The Indian
20 Hollow subdivision is already approved and there shouldn't be any more traffic.

21
22 Mayor McCormick stated the Cedar Crest development near Coalville was approved with
23 5,000 homes on 1,200 acres approved. This is what the county is approving.

24
25 Councilor Walker feels we need to be very blunt that we are not looking for high-density
26 high-rise apartments. He is not opposed on what Councilor McNeil is talking about.

27
28 Councilor Todd feels whatever the development requires for water we should require
29 double that and dedicate it to the city. Sewer is the biggest challenge trying to get it back
30 to our ponds unless they build a treatment plant.

31
32 Councilor McNeil asked if we have looked in to sewer treatment facilities. What is the
33 cost.

34
35 Scott Kettle stated millions of dollars. There are issues with the nutrients we have to deal
36 with now. There will have to be some upgrades to our current system if this is approved.

37
38 Councilor Todd stated he is not in favor of the 1,600. He feels it should be 300-400
39 homes. The density should be from Democrat to the west, south of Hwy 248. Some
40 should be affordable housing to help keep our teachers here. Police trucks and equipment
41 would probably be around \$300,000. If public works needs to expand, they should
42 dedicate some land for that. They would have to upsize the water main to loop it with our
43 system.

1 Councilor McNeil feels it would be a good idea to get Rob Patterson involved in these
2 discussions regarding impact fees.

3
4 Scott Kettle stated with annexation fees we can be more general.

5
6 Councilor Todd feels if they're going to impact the police and public works, they need to
7 pay the cost.

8
9 Councilor McNeil feels we need to get more in to the realm of what would pencil for the
10 developer with density. The more we limit the more it affects our goal of affordable
11 housing.

12
13 Councilor Todd stated the county doesn't have a sewer system or water system or
14 employees to take care of them.

15
16 Mayor McCormick feels the conservation easements need to be dedicated to Kamas City.

17
18 Councilor J. Blazzard stated one of the things everyone is concerned about is keeping the
19 green meadows in Kamas. Some of the places they want to develop there isn't any
20 irrigation dedicated to the property. They would have to take meadow water away.

21
22 Scott Kettle stated if we require them to have open space, we would require them to
23 supply enough water to maintain that open space.

24
25 Scott Kettle explained the Ure's have both Weber and Provo water. The Provo water is
26 no good to us. Our wells are only Weber based. We'll have to find out what water shares
27 the developers have.

28
29 Mayor McCormick feels this conversation is likely to go on for a while before a decision
30 is made. It's in our best interest to entertain these folks for the protections of water, open
31 space, and other things. We will continue these conversations.
32 We are going to do everything we can to protect our valley and our meadows.

33
34 Councilor McNeil stated the development is going to happen whether it is in Kamas, the
35 county, Francis City, or a new town incorporated. The public comments should be
36 directed on how can we best guide the development.

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38
39 **ADJOURN**

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41 **MOTION:** Councilor Kevan Todd moved to adjourn at 8:00 p.m.

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

1 Approved on the 14th day of December, 2021.

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5

6 Matt McCormick

7 Mayor

Kim Peacock

City Recorder