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MINUTES

KAMAS CITY COUNCIL MEETING

TUESDAY, DECEMBER 14, 2021

7:00 P.M.

Kamas City Hall

170 N. Main

Kamas, UT 84036

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

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

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

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

Mayor McCormick opened the meeting welcoming those in attendance:

COUNCIL MEMBERS: Councilors Garry Walker, John Blazzard, Allen McNeil, and Monica Blazzard. Councilor Kevan Todd was excused.

STAFF: Recorder, Kim Peacock; City Planner, Amanda Huffmyer; Engineer, Scott Kettle.

OTHERS IN ATTENDANCE: Erin Winterton, Jessica Bateman, Glenn Wright, Amy Yost, Monkey Eubanks, Paul Weller, Mike Weller, Gary Siddoway, Rex Mitchell, Melanie Mitchell, Nathan Miles, Amy Miles, Maycee Miles, Kahrin Sharp, Gracia Eisman, Devin Meier, Jeremy Meier, Justin Meier, Joe Coughlan, Jeff Camp, Leslie Staples, Kendell Staples, David Darcey.

OPENING INVOCATION AND PLEDGE OF ALLEGIENCE

Invocation by Councilor John Blazzard

Mayor McCormick led the public in the Pledge of Allegiance

APPROVAL OF THE NOVEMBER 9, 2021 CITY COUNCIL MEETING MINUTES AND NOVEMBER 17, 2021 CITY COUNCIL WORK SESSION MEETING MINUTES

MOTION: Councilor John Blazzard moved to approve the City Council meeting minutes dated November 9, 2021 and November 17, 2021 as presented.

Councilor Garry Walker seconded the motion.

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

1 **APPROVAL OF THE INVOICE REGISTER DATED DECEMBER 13, 2021**

2
3 **MOTION:** Councilor Allen McNeil moved to approve the invoice register dated
4 December 13, 2021.
5 Councilor Monica Blazzard seconded the motion.
6 The vote was unanimous. Councilors Garry Walker, John Blazzard, Allen
7 McNeil, and Monica Blazzard voted aye. Motion passed.
8
9

10 **RECOGNITION OF OUTGOING CITY COUNCIL AND PLANNING**
11 **COMMISSION MEMBERS**

12
13 Mayor McCormick recognized Councilor McNeil, Councilor Walker, and Commissioner
14 Nate Miles for their service to the city.
15
16

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

19
20 Nathan Miles thanked the mayor and council for the time and effort they put in on behalf
21 of the city. He appreciates all they do.
22
23

24 **PUBIC HEARING TO ACCEPT PUBLIC COMMENTS TO CONSIDER**
25 **POTENTIAL PROJECTS FOR WHICH FUNDING MAY BE APPLIED UNDER**
26 **THE CDBG SMALL CITIES PROGRAM FOR PROGRAM YEAR 2022**
27

28 Mayor McCormick opened the public hearing for the CDBG program and stated that the
29 purpose of the public hearing is to provide citizens with pertinent information about the
30 Community Development Block Grant program and to allow for discussion of possible
31 applications for the 2022 funding cycle. It was explained that the grant money must be
32 spent on projects benefiting primarily low and moderate-income persons. The
33 Mountainland Region, in which Kamas City is a member, is expecting to receive
34 approximately \$600,000 in this new program year. All eligible activities that can be
35 accomplished under this program are identified in the CDBG Application Policies and
36 Procedures Manual and interested persons can review it at any time. Mayor McCormick
37 read several of the eligible activities listed including examples, such as Construction of
38 public works and facilities, e.g., water and sewer lines, fire stations, acquisition of real
39 property, provision of public services such as food banks or homeless shelters. Mayor
40 McCormick indicated that in the past Kamas City has received 21 grants. The city has
41 handed out its capital investment plan as part of the regional “Consolidated Plan”. This
42 list shows which projects the city has identified as being needed in the community. It was
43 asked that anyone with questions, comments or suggestions during the hearing please
44 identify themselves by name, before they speak. The clerk will include your names in the
45 minutes and we would like to specifically respond to your questions and suggestions
46 during the hearing. Mayor McCormick opened the public hearing.

1 Amy Yost stated there are a lot of down payment assistance programs for low income
2 offered by other cities. Summit County does not have this program. Yost asked if the
3 council has considered a grant process for down payment assistance. There would be
4 certain requirements to qualify, for example they have to live within the county or city.

5
6 Mayor McCormick stated he sits on the rating and ranking committee for this program. In
7 the past the priorities that have been established were for projects around water, sewer,
8 and those kinds of things. They are reviewing that this summer to determine the priorities
9 and housing has been mentioned. The reason they determine priorities is because that is
10 how the scoring is set. Yes, it's being considered.

11
12 Mayor McCormick closed the public hearing.

13
14 Scott Kettle distributed a list to the council showing the grants we have received from the
15 CDBG program. These grants have helped our water system. Last year we applied for
16 sewer improvements on 300 North and 200 East. Since we didn't get that grant Scott
17 Kettle felt we should reapply for this again. We did do the survey and it did qualify to
18 meet the low to moderate income. This survey is good for 3 years. If there's something
19 else the council wants to do, we would have to do a survey. This year, Kamas is an
20 approved low to moderate income community. The project has to benefit the entire
21 community.

22
23 Councilor M. Blazzard felt we should try the sewer project again.

24 Mayor McCormick stated this is very competitive for the money available. Hopefully we
25 have a chance.

26
27 **MOTION:** Councilor Garry Walker moved to approve the sewer improvements project as
28 explained by Scott Kettle for 300 North 200 East.

29 Councilor Allen McNeil seconded the motion.

30 Councilor M. Blazzard voted "aye"

31 Councilor McNeil voted "aye"

32 Councilor J. Blazzard voted "aye"

33 Councilor Walker voted "aye"

34 The vote was unanimous. All in favor

35
36
37 **GLENN WRIGHT WITH THE SUMMIT COUNTY COUNCIL TO DISCUSS**
38 **COUNTY COORDINATION AND COOPERATION**

39
40 Mayor McCormick introduced Glenn Wright with the Summit County Council.
41 Glenn Wright stated this discussion came up during a COG meeting. The key thing
42 between the city and the County is we need to work together and try to have some
43 common goals. Kamas will also have to have common goals with their boundaries with
44 Francis and Oakley. The county will be your partner if developing around any of the
45 city's boundaries. We have common goals when it comes to preserving the meadows.
46 Right now we need to think about what we want this valley to look like for our children

1 and grandchildren. Glenn Wright talked about the open space bond that just passed. The
2 county will listen to the city and take their lead. Also, the city needs to determine what
3 they want the economy to look like. Do we want it to be local based or a commuter
4 community?

5 Mayor McCormick stated we have started working on a regional planning effort. This
6 will include representatives from Kamas, Francis, Oakley, Park City, and the County. It
7 has not been determined who this will be yet, but they are in the process of working on
8 this. This is part of the effort of working together.

9
10 Councilor J. Blazzard doesn't want Kamas to look like Snyderville Basin. Glenn Wright
11 agreed. This will be up to the city to prevent this from happening.

12 13 14 **2021 FISCAL YEAR END AUDIT REPORT**

15
16 Mayor McCormick welcomed Erin Winterton with Child Richards. Erin Winterton
17 reviewed the audit report with the council.

18 19 20 **PUBLIC HEARING TO ACCEPT PUBLIC COMMENTS REGARDING A** 21 **REQUEST BY PAUL WELLER, PJRM LLC, FOR A SIMPLE LOT** 22 **SUBDIVISION OF KT-542 LOCATED EAST OF WELLER RECREATION AT** 23 **APPROXIMATELY 875 WEST 200 SOUTH**

24
25 Amanda Huffmyer read through her staff report.

26
27 Scott Kettle stated some additional items on his staff report is the road isn't constructed
28 to 875 West. As they develop, they will have to extend the road to each lot. On 775 West,
29 that is a future road that they will have to dedicate a right of way for. The water has been
30 stubbed there. Currently Weller Recreation is on a septic tank. He is figuring out what
31 they need to do in that area. In the next couple of months he'll have a plan to propose.

32
33 Mayor McCormick opened the public hearing.

34
35 Monkey Eubanks asked where these homes were at. Mayor McCormick replied there are
36 no homes, they are subdividing their property. Councilor McNeil stated this is to the east
37 of Weller Recreation.

38 Eubanks asked if it's going to have a car lot. Mayor McCormick stated we don't know,
39 they are just dividing the property.

40
41 Mayor McCormick closed the public hearing.

42
43 Councilor McNeil stated we have got in to a horrible precedent as a city of approving a
44 subdivision and saying, we'll approve this subdivision, but we'll just make a note that
45 you can't build on any of these lots until you take the roads to those lots.

46 This is not how subdividing works.

1 Scott Kettle explained the reason for this one is because it is commercial. We wanted to
2 get some commercial out there, so when Weller's was approved, we only had them build
3 a section of the road to get in there. Kettle is following the same ideas as what was
4 approved back then.

5
6 Councilor McNeil stated that's setting a dangerous precedent. We can't approve a
7 subdivision and say put in improvements as you go, we'll make notes and change it from
8 non-buildable to buildable. If they're going to put in a subdivision they need to put in a
9 road. If they don't want to do it all at once, they need to phase it.

10
11 Scott Kettle stated we can look at phasing each lot.

12
13 Councilor McNeil is fine with the split, but they have to put in the road to the back before
14 either parcel is buildable.

15
16 Scott Kettle stated that's how we normally do a residential subdivision, but with
17 commercial on the ECC this is how we proceeded.

18
19 Councilor McNeil stated given that the road goes all the way back, per city code do they
20 have to do a cul-de-sac at the end of it?

21
22 Scott Kettle stated yes, they have to have a separate turnaround.

23
24 Councilor McNeil asked if it needs to be noted on the plat. Scott Kettle stated yes.

25
26 Councilor McNeil stated addressing out simple lot subdivision itself, when he read this
27 there needs to be clarification about the wording of both the lots facing a dedicated public
28 street. Is this before they are separated or after the separation.

29
30 Scott Kettle felt like they wanted simple subdivisions facing current streets and not
31 creating streets. This would be a change to the intent.

32
33 Councilor McNeil stated there is the ambiguity because if that was the intent this would
34 not go through the simple lot subdivision process.

35
36 Scott Kettle stated 875 South is a dedicated right of way now. It's not built, but it is
37 dedicated.

38
39 Mayor McCormick stated according to our definition if it's a public right of way it's a
40 street.

41
42 Councilor J. Blazzard asked if this will become a city street that we will maintain.

43
44 Scott Kettle stated yes, it has to be. This is a requirement from UDOT.

1 Councilor J. Blazzard stated the note says existing irrigation ditches are subject to a 10ft
2 easement. Is this standard? Who wrote these descriptions?

3
4 Scott Kettle stated that is our standard. In the past the irrigation easements have been 10
5 feet.

6
7 Councilor J. Blazzard commented if we have an irrigation ditch that only has a 10ft
8 easement and we have to clean it, it's impossible.

9
10 Scott Kettle will double check the code and stated we would have to talk to the irrigation
11 company about that. This has always been the standard.

12
13 Mayor McCormick asked Scott Kettle if we got that distance from the ditch company.
14 Scott Kettle replied this has been what they've done since he's been here. He's not sure
15 where it came from.

16
17 Councilor J. Blazzard feels we need to look in to this.

18
19 Councilor McNeil asked Scott Kettle if our code currently reads 10 feet.
20 Scott Kettle replied he would have to look at the code. He's not sure, we've always done
21 this on our plats.

22
23 Paul Weller asked when you're talking about the road going in at 875 West, right now lot
24 1 is pastured in the spring, gets hayed in the summer, and pastured in the fall. Are you
25 talking about putting in a cul-de-sac now at the back of that lot? Is it the intent to improve
26 the road to the back of lot 2 and then when lot 1 is developed, that's when that road is put
27 in? Or are you saying pave the road all the way to the back and put a cul-de-sac there
28 even if they're farming it?

29
30 Councilor McNeil stated correct. Understandably it's difficult for this particular situation.
31 It might not make sense for this situation but we can't set that precedent.

32
33 Paul Weller stated they're ready to create two parcels because the 5 acres is ready to be
34 developed, but the 8 acres is still farm. What you're asking farmers to do is to develop
35 the road to the back of their parcel that they're farming. Weller agrees with finishing the
36 road to the parcel that's being developed.

37
38 Councilor McNeil stated that's not the way subdividing works. We wouldn't allow that in
39 a residential subdivision.

40 Paul Weller stated this isn't a residential subdivision, it's a hayfield.

41 Councilor McNeil stated AG-5 is residential.

42 Paul Weller stated he would assume at the point he comes in to develop AG-5 he would
43 be told what needs to be done before he could build. Right now, he doesn't know what's
44 going to happen.

1 Scott Kettle suggested changing lot 1 to nondevelopable until they're ready to develop.
2 They would change lot 2 to lot 1 and make it a one lot subdivision. Leave the lot a
3 remainder parcel.

4
5 Councilor McNeil stated this shouldn't happen.

6 Councilor J. Blazzard doesn't see anything wrong with doing it that way.

7 Scott Kettle stated if we don't subdivide the property and leave it a remainder parcel its
8 not a subdivision. We're not setting a precedent because they just want to subdivide off
9 the 5-acre lot.

10
11 Councilor McNeil stated that's not allowed under our code.

12 Scott Kettle explained it is. You don't have to subdivide all your property at once.

13 Councilor McNeil disagrees.

14
15 Councilor J. Blazzard stated he did the same thing on the east side of Kamas. He created
16 one building lot and left the remaining for pasture.

17
18 Councilor McNeil stated the intent of a simple lot subdivision is you have one lot and you
19 want to divide it into two.

20
21 Mayor McCormick feels the easiest way to resolve this is say it's a two-phase simple lot
22 subdivision. Phase 1 will be developed right now and phase 2 will be developed later.

23
24 Councilor Walker agrees, we could just phase this subdivision.

25
26 Councilor McNeil feels if you're making one lot into two there is just one phase. There's
27 not a second phase.

28
29 Scott Kettle stated that's why we could leave the back parcel a remainder parcel that's
30 not part of the subdivision. He has seen it done a bunch of times.

31 Councilor McNeil stated that's not right. Scott Kettle doesn't agree.

32
33 **MOTION:** Councilor Allen McNeil moved to approve the application of the plat revising
34 the condition that the road must be completed all the way to the back before
35 either lot is buildable.

36 Motion died for lack of a second

37
38 Councilor Walker asked for clarification. He thought this was only a public hearing.

39 Mayor McCormick stated a decision also needs to be made to approve or deny the simple
40 lot subdivision.

41 Councilor Walker stated he can see where Councilor McNeil is coming from. He would
42 hate to set a precedent for something that we do not want to see happen, but at the same
43 time he feels like the phasing can take care of that. Each phase would have to be
44 approved. Mayor McCormick stated you could make a motion to say that.

1 Councilor McNeil stated this is difficult because we love the Weller's. We want this to
2 remain agriculture and the road not to go back. We would love to be able to make that
3 decision tonight. We can't make this decision tonight and then not allow it at the next
4 meeting for another developer.

5
6 Councilor Walker asked if approving what we're talking about tonight automatically let
7 another developer do this one lot at a time. Wouldn't they have to present something the
8 council approves of?

9
10 Councilor McNeil explained we could deny them, but they would take the city to court
11 because they know you let the last guy do it.

12
13 Councilor J. Blazzard stated the entry corridor is commercial in the front and residential
14 in the back. How are we going to handle that. They'll want to sell the property up front
15 for commercial which will be a separate lot and the lots behind will be separate lots.
16 What's the difference?

17
18 Scott Kettle asked if he could make a recommendation that we table this and bring it back
19 in January so we can talk to our attorney. We can bring it back next month. He does agree
20 with Councilor McNeil that it's hard to do a simple lot subdivision in phases.

21
22 Councilor M. Blazzard would like to do this right and doesn't want to deny it. Would it
23 go back to the Planning Commission?

24 Mayor McCormick stated no, it would be tabled and come back to the city council.

25
26 **MOTION:** Councilor J. Blazzard moved to table this and talk with our attorney to figure
27 out how to handle this as we move down the highway corridor. These pieces
28 in the commercial zone will be split up so we need to know what to require
29 and how to work with that. We will put this on the January 11, 2022 agenda.
30 Councilor Garry Walker seconded the motion.

31
32 Councilor McNeil asked Paul Weller if the option was to table this and have further
33 discussion or we approve it tonight with the condition that the road go all the way back,
34 would you prefer us to table it?

35 Paul Weller stated he would agree to build the road and the utilities all the way back.

36
37 Mayor McCormick asked for a roll call vote:

38 Councilor Walker voted "nay"

39 Councilor J. Blazzard voted "aye"

40 Councilor McNeil voted "nay"

41 Councilor M. Blazzard voted "nay"

42 Motion failed 3-1.

43
44 **MOTION:** Councilor McNeil moved to approved the subdivision and the plat with the
45 condition the road being built to the back and all required infrastructure before
46 a building permit be issued for either parcel.

1 Councilor Monica Blazzard seconded the motion.
2 Mayor McCormick asked for a roll call vote:
3 Councilor Walker voted “aye”
4 Councilor J. Blazzard voted “nay”
5 Councilor McNeil voted “aye”
6 Councilor M. Blazzard voted “aye”
7 Motion passed 3-1
8
9

10 **PUBLIC HEARING TO ACCEPT PUBLIC COMMENTS ON THE PROPOSED**
11 **ANNEXATION REQUEST BY HORSE CREEK RANCHING, LLC FOR**
12 **PARCELS CD-541, CD-541-A, CD-541-B, CD-541-C, AND CD-541-D FOR**
13 **APPROXIMATELY 140.94 ACRES OF LAND IN SUMMIT COUNTY, UTAH,**
14 **WHICH PARCELS BORDERS KAMAS CITY TO THE WEST**
15

16 Amanda Huffmyer read through her staff report.
17

18 Mayor McCormick read a statement from Beaver Shingle Creek Irrigation Company.
19

20 Scott Kettle stated the biggest thing is if we annex this property, it’s close to our sewer
21 ponds so we need to look at getting some additional ground for a buffer from our sewer
22 ponds for issues like smell. We’ve been working on getting the corridor preservation. We
23 need to look at getting our corridor preserved along the north boundary of the annexation.
24 Not knowing what they want to do, we don’t know what to do with water and sewer.
25

26 Mayor McCormick opened the public hearing.
27

28 Jessica Allen Bateman, resident of Grassy Creek. Jessica is concerned about flooding.
29 There are homes next to this property that have a sump pump because of the high-water
30 table. If they do build, she would appreciate them clustering the homes near the current
31 homes in Grassy Creek.
32

33 Monkey Eubanks stated she couldn’t hear the staff reports. There needs to be a
34 microphone. It’s important that everyone hears the report from Scott because it has to do
35 with the water. We’re taking away wetlands and putting in homes. We need to pay
36 attentions to this.
37

38 David Darcey commented he stated in September that this should be kept at A-40 like it
39 is currently in the County. He hasn’t heard any benefits for the city. If it’s kept at A-40
40 they could build 3-million-dollar homes. He hasn’t heard anything from the developer.
41 This puts the city with unknow risks. Darcey suggests if development does happen the
42 west property be kept as open space and the clustering be kept near Grassy Creek.
43

44 Councilor McNeil asked David Darcey if he sees the clustering as a benefit because if it’s
45 not brought in then we don’t have a say.

1 Darcey agrees on working with the developer but he hasn't seen anything proposing
2 anything. It's a big unknown, but still zoned as A-40. They could still put in only 3
3 homes.

4
5 Councilor J. Blazzard said this is backwards. We're trying to tell the developer how to
6 develop his property. We need to be talking to the developer about the benefits to the city
7 if we annex them. Our code is very specific about this.

8
9 Mayor McCormick closed the public hearing.

10
11 Mayor McCormick stated he and Devin Meier have had conversations about developing
12 or not.

13
14 Devin Meier stated since he started coming to the council about this he has talked about
15 A-5, not A-40. He was surprised to see this in the staff report. Meier's believes in
16 clustering and is the way to protect open space. They have talked about wetlands, but
17 there are plenty of dry areas to build. They have walked the land with experts. In the
18 county he currently has 5 parcels and they are allowed to build the million-dollar homes
19 if they want. That is not their intention. If they stayed in the county, it would be cheaper
20 for them.

21
22 Mayor McCormick reminded Meiers that once they decide on a development, they can
23 come back to Planning Commission and City Council and talk about a different zone.

24
25 Meiers told the council they are not in a hurry to get started. They don't have a plan.

26
27 Justin Meiers stated they want to do what is best for the city. When they started the
28 process they talked about A-5 and wanted to negotiate and do what is best for the city.
29 They prefer to work with the city.

30
31 Councilor McNeil stated he is in favor of AG-5. Glenn Wright tonight admitted the
32 county zoned the way the did to force property owners to go to the cities to develop. They
33 shouldn't be punished for the County's decision. Also, one of his concerns is unless we
34 cluster and build smaller homes, we are changing the economy. We need more density to
35 keep the demographic of the valley.

36
37 Councilor Walker feels this is a matter of trust and feels like they are being honest and
38 have the valley's best interest at heart. Councilor Walker is comfortable with them
39 coming in to Kamas.

40
41 Councilor J. Blazzard stated in the staff report there are items that need to be addressed.
42 Coming in at A-40 is a good starting point. There will have to be some negotiating. He
43 doesn't feel there is such thing as affordable housing anymore and doesn't feel high
44 density and smaller homes are the answer. Kamas needs to see some significant benefit.
45 The traffic that will be generated through Grassy Creek is an issue. We need some
46 questions answered before we annex. Councilor J. Blazzard is ready for a motion.

1 Councilor McNeil asked the Meier's before Councilor J. Blazzard presents a motion,
2 which would they prefer to happen tonight. Would they rather be approved tonight for
3 AG-40 or be tabled for further discussion?

4
5 Councilor J. Blazzard doesn't think that's fair. You don't know what my motion is going
6 to be.

7
8 Devin Meier asked what would the purpose of tabling be?

9
10 Mayor McCormick closed the public hearing.

11
12 Councilor M. Blazzard asked the Meier what the benefits to the city and residents would
13 be.

14
15 Devin Meier stated if they come in at A-40 there would be less density. The city has all
16 the say. Also, Kamas City would be able to annex their property into the city.

17
18 Councilor M. Blazzard feels it would be a benefit for our sewer ponds to do what we
19 need to do to expand.

20
21 Mayor McCormick feels the biggest benefit is they would have to work with the city and
22 we would have say on where they cluster homes.

23
24 Councilor J. Blazzard stated a significant benefit is contributing to improve our sewer
25 system or water system.

26
27
28 **ORDINANCE 2021-08, AN ORDINANCE APPROVING THE HORSE CREEK**
29 **RANCHING, LLC ANNEXATION AND DESIGNATING ZONING TO APPLY**
30 **TO THE ANNEXATION PROPERTY**

31
32 **MOTION:** Councilor John Blazzard moved to table this annexation pending
33 recommendations from developer for what benefits they feel they can
34 contribute to the city and how they will deal with the buffer zone around the
35 sewer ponds and we can discuss it at our next meeting.
36 Councilor Monica Blazzard seconded the motion.

37
38 Councilor McNeil prefers approving the annexation tonight. This is an undeniable benefit
39 to the city to work with the developer. We would be better off approving even if it's with
40 the A-40.

41
42 Mayor McCormick asked for a roll call vote:
43 Councilor Walker voted "nay"
44 Councilor J. Blazzard voted "aye"
45 Councilor McNeil voted "nay"
46 Councilor M. Blazzard voted "aye"

1 Mayor McCormick stated by ordinance his vote is the tie breaker.
2 Mayor McCormick voted “nay”
3

4 **MOTION:** Councilor McNeil moved to approve the annexation at a density of A-40 by
5 Ordinance 2021-08.

6 Councilor Walker seconded the motion.

7 Mayor McCormick asked for a roll call vote:

8 Councilor M. Blazzard voted “aye”

9 Councilor McNeil voted “aye”

10 Councilor J. Blazzard voted “nay”

11 Councilor Walker voted “aye”

12 Motion passed 3-1
13
14

15 **ORDINANCE 2021-09, AN ORDINANCE TO AMEND SECTION 15.35**
16 **RELATED TO ACCESSORY APARTMENTS IN THE KAMAS MUNICIPAL**
17 **CODE**
18

19 Amanda Huffmyer explained this an amendment to get in line with the Utah State Code
20 and read through her staff report.
21

22 **MOTION:** Councilor Allen McNeil moved to approve and adopt Ordinance 2021-09.

23 Councilor Monica Blazzard seconded the motion.

24 Mayor McCormick asked for a roll call vote:

25 Councilor Walker voted “aye”

26 Councilor J. Blazzard voted “aye”

27 Councilor McNeil voted “aye”

28 Councilor M. Blazzard voted “aye”

29 The vote was unanimous. All in favor
30
31

32 **ORDINANCE 2021-10, AN ORDINANCE TO AMEND SECTION 15.14**
33 **RELATED TO SIDE SETBACKS IN THE KAMAS MUNICIPAL CODE**
34

35 Amanda Huffmyer read through her staff report.
36

37 Councilor M. Blazzard asked if there is a specific definition for pitched roof in our code.
38

39 Amanda Huffmyer stated there is a definition in our sign ordinance for pitched roof.
40

41 Councilor McNeil feels we should apply it to all building, pitched roof or not.
42

43 Councilor Walker feels it should go to the finished edge.
44

1 **MOTION:** Councilor Allen McNeil moved to adopt Ordinance 2021-10, with the
2 clarification that the setback be 5 feet from the edge of the roof line for all the
3 buildings.
4 Councilor Garry Walker seconded the motion.
5 Mayor McCormick asked for a roll call vote:
6 Councilor M. Blazzard voted “aye”
7 Councilor McNeil voted “aye”
8 Councilor J. Blazzard voted “aye”
9 Councilor Walker voted “aye”
10 The vote was unanimous. All in favor
11
12

13 **APPOINTMENT OF PLANNING COMMISSION MEMBER**

14

15 Mayor McCormick asked Commissioner Staples to come to the front. Mayor McCormick
16 explained he and Leslie have had discussions and talked through a bunch of names for
17 the new Planning Commission opening. Mayor McCormick is recommending Rex
18 Mitchell to be the new Planning Commission member.
19
20

21 Mayor McCormick updated the council the county council approved the RAP tax grant
22 for \$612,330. This will be for the new park building interior improvements and
23 landscaping.
24

25 Councilor J. Blazzard stated the county just passed an open space bond. Do we need to
26 have someone come in and explain the process to us? Someone like Cheryl Fox.
27 Mayor McCormick will reach out to her and have her explain the process to us.
28
29

30 **ADJOURN**

31

32 **MOTION:** Councilor Garry Walker moved to adjourn at 9:30 p.m.
33
34

35 ***The content of the minutes is not intended, nor are they submitted, as a verbatim***
36 ***transcription of the meeting. These minutes are a brief overview of what occurred at***
37 ***the meeting.***
38

39 Approved on the 11th day of January, 2022.
40
41
42

43 _____
44 Matt McCormick
45 Mayor

Kim Peacock
City Recorder