

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

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November 8, 2022
Regular City Council Meeting Minutes

1 **APPROVAL OF THE INVOICE REGISTER DATED NOVEMBER 7, 2022**

2
3 **MOTION:** Councilor Monica Blazzard moved to approve the invoice register dated
4 November 7, 2022 as presented.
5 Councilor Jessica Allen Bateman seconded the motion.
6 The vote was unanimous. Councilors Jessica Allen Bateman, John Blazzard,
7 David Darcey, 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 There were no public comments
14
15

16 **FINAL PLAT APPROVAL REQUEST BY HIGH STAR RANCH/TRI STAR 2005**
17 **LLC FOR RANCH CENTER PHASE 1-5 ON VILLAGE COMMERCIAL SUPER**
18 **LOT 2**

19
20 Amanda Huffmyer and Scott Kettle read through their staff reports.
21

22 Councilor Darcey asked regarding the 73 remaining units, the townhomes and casitas,
23 will those be put into the equestrian plat?

24 Gary Siddoway stated yes, the western equestrian plat. That’s maxed with 42 townhomes
25 out of the 73.
26

27 Councilor J. Blazzard asked where the Beaver Shingle Creek Irrigation pipeline is on the
28 maps.

29 Gary Siddoway explained it’s on the east side of the road.

30 Councilor J. Blazzard stated the agreement is that High Star Ranch is responsible to
31 maintain and repair, but they still need to maintain their easement.

32 Scott Kettle stated the easement is shown on the plat.
33

34 Councilor Bateman asked if the hotel casitas will be run like a hotel.

35 Gary Siddoway stated it would be nightly rentals maintained and owned by DJC.

36 Councilor Bateman asked if nightly rentals be allowed in the townhomes?

37 Gary Siddoway stated yes, that would be controlled by the owner not DJC.

38 Councilor J. Blazzard asked if nightly rentals are allowed in the development.

39 Gary Siddoway explained yes, everywhere except the Thorn Creek subdivision. That is
40 designated as long-term rental.
41

42 Councilor J. Blazzard asked Scott Kettle how close to the ERU limit they are.

43 Scott Kettle explained they still have the middle bench and western equestrian to do.
44 Probably approximately 100 ERU’s away.
45

46 Councilor Darcey clarified with Amanda Huffmyer which note 9 is on the plat.

1 Gary Siddoway explained the plat has already been updated without that note.
2 Amanda Huffmyer asked Councilor Darcey to leave it out of the motion.

3
4 **MOTION:** Councilor Kevan Todd moved to approve the final plat request by High Star
5 Ranch/Tri Star 2005 LLC for Ranch Center Phase 1-5 on Village Commercial
6 Super Lot 2 with the recommendations for the Beaver Shingle Creek
7 Easement added on the plat and the conditions listed in the staff reports with
8 the exception of the note 9 deletion.
9 Councilor John Blazzard seconded the motion.
10 Mayor McCormick asked for a roll call vote:
11 Councilor M. Blazzard voted “aye”
12 Councilor Darcey voted “aye”
13 Councilor J. Blazzard voted “aye”
14 Councilor Todd voted “aye”
15 Councilor Bateman voted “aye”
16 The vote was unanimous. All in favor
17
18

19 **CONSOLIDATED PLAN UPDATE**

20

21 Scott Kettle reviewed the proposed consolidated plan with the council.

22
23 Councilor Todd asked if we could start testing the Beaver Creek water so we can start
24 documenting the results of the phosphorus levels coming into the city.
25
26

27 **APPROVAL OF THE 2023 CITY COUNCIL ANNUAL MEETING SCHEDULE**

28

29 **MOTION:** Councilor John Blazzard moved to approve the 2023 City Council Annual
30 Meeting Schedule with the addition of the cancellation of the July 25.
31 Councilor Monica Blazzard seconded the motion.
32 The vote was unanimous. Councilors Jessica Allen Bateman, Kevan Todd,
33 John Blazzard, David Darcey, and Monica Blazzard voted aye. Motion
34 passed.
35
36

37 **DEPARTMENT REPORTS**

38

39 Amanda Huffmyer asked the council if they had any comments or questions for the
40 Eastern Summit County Planning Commission regarding the conditional use permit for
41 the storage units proposed near the UDOT road shed.
42 Mayor McCormick commented Kamas City doesn’t allow storage units in our current
43 ECC zone and with the potential of annexing up to this property it wouldn’t be allowed in
44 our code.
45

1 Amanda Huffmyer reported she attended a workshop along with Mayor McCormick and
2 Councilor Bateman for the housing and community development on housing growth and
3 land use.

4
5 Scott Kettle reported on the road project and commented he's still working on the sewer
6 study.

7
8 Trevor Clegg reported they install a fence at the event center. They're getting ready for
9 winter by getting the plows ready. They found a water leak on 200 south they will repair
10 next week.

11 Clegg reported he has completed the water and sewer classes and will schedule his tests.
12 Clegg reported an oven was donated for the event center. They will get it cleaned up and
13 installed.

14
15 Chief Brad Smith reported they have had 59 calls for service in October. There were a
16 few serious ones. They are getting ready to sell one of their trucks.

17
18 Mayor McCormick thanked the employees for their work.

19
20 Mayor McCormick reported Dan Littledike donated an oven for the event center. We just
21 need to run power for it.

22 Mayor McCormick reported he wanted to highlight the wood donation for the event
23 center by Blazzard Lumber worth \$8,000.

24
25 Mayor McCormick is working with Councilor Todd for the derby and are getting started
26 on promoting the derby. Steve Mitchell will be over Fiesta Days this year.

27
28 Mayor McCormick reported he and Amanda Huffmyer will be meeting with the Francis
29 Mayor and planner regarding an annexation request that Francis has turned down. He
30 wants to coordinate where the boundaries will be with them.

31
32 Mayor McCormick would like to plan a grand opening for our event center. We are close
33 to the certificate of occupancy. They are working on matching the acoustic panels and
34 once we pick the color they will start building them. The cameras will be installed next
35 Wednesday. Mayor McCormick suggested having it during the second meeting on
36 November 22. The council agreed.

37
38
39 **ADJOURN**

40
41 **MOTION:** Councilor Kevan Todd moved to adjourn at 7:35 p.m.

42
43
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 22nd day of November, 2022.

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5

6 Matt McCormick

7 Mayor

Kim Peacock

City Recorder