

**MINUTES**  
**KAMAS CITY COUNCIL MEETING**  
**TUESDAY, MARCH 14, 2023**

6:00 P.M.

## Kamas City Hall

170 N. Main

Kamas, UT 84036

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](mailto:kamascityutah@gmail.com)

Mayor McCormick opened the meeting welcoming those in attendance:

**COUNCIL MEMBERS:** Councilors Jessica Allen Bateman, Kevan Todd, John Blazzard, David Darcey, and Monica Blazzard.

**STAFF:** Recorder, Kim Peacock; Planner, Amanda Curtis; Public Works Director, Trevor Clegg; Public Works, Darrell Thomas.

**OTHERS IN ATTENDANCE:** Gracia Eisman, Brad Rasmussen, Mark Viar, Julie Viar

## **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**

## Invocation by Councilor Jessica Allen Bateman

Mayor McCormick led the public in the Pledge of Allegiance

## **APPROVAL OF THE FEBRUARY 14, 2023 CITY COUNCIL MEETING MINUTES**

**MOTION:** Councilor David Darcey moved to approve the City Council meeting minutes dated February 14, 2023 as presented.

Councilor Monica Blazzard seconded the motion.

The vote was unanimous. Councilors Jessica Allen Bateman, Kevan Todd, John Blazzard, David Darcey, and Monica Blazzard voted aye. Motion passed.

APPROVAL OF THE INVOICE REGISTER DATED MARCH 13, 2023

**MOTION:** Councilor David Darcey moved to approve the invoice register dated March 13, 2023 with the addition of final payment to Webster Construction in the amount of \$13,121.27.

Councilor Jessica Bateman seconded the motion.

1 The vote was unanimous. Councilors Jessica Allen Bateman, Kevan Todd,  
2 John Blazzard, David Darcey, and Monica Blazzard voted aye. Motion  
3 passed.  
4  
5

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

8  
9 There were no public comments  
10  
11

12 **WASTEWATER TREATMENT PLANT MASTER PLAN APPROVAL**  
13

14 Scott Kettle explained we have been looking at the sewer lagoons. The State did the  
15 TMDL study at Echo Reservoir and it limits how much phosphorus we can discharge.  
16 Brad Rasmussen is here with Aqua Engineering and he has been helping us with a master  
17 plan so we can get it finalized and submitted to the State.

18 Councilor J. Blazzard asked what the master plan is.

19 Scott Kettle explained we have to give the State a plan to show them how we will meet  
20 the requirements of our permit.

21  
22 Brad Rasmussen explained he came up with a series of ideas to see how we could meet  
23 the permit. Rasmussen explained how the current lagoon system works with the five cells  
24 and presented the plan to the council.

25  
26 Mayor McCormick stated he will work with Scott Kettle, Trevor Clegg, and Darrell  
27 Thomas to determine what the best option is for the city and present it at the next meeting  
28 for approval.

29  
30  
31 **ORDINANCE 2023-01, AN ORDINANCE TO REMOVE THE PERMITTED USE**  
32 **OF RESIDENTIAL DWELLINGS IN THE GENERAL COMMERCIAL ZONE IN**  
33 **SECTION 15.14 AND 15.30 OF THE KAMAS MUNICIPAL CODE**  
34

35 Amanda Curtis read her staff report.

36  
37 Councilor J. Blazzard clarified this is saying no new residential in commercial.  
38 Mayor McCormick confirmed.

39  
40 Amanda Curtis explained if they have an existing home, they can expand it as long as  
41 they meet setbacks and they can demolish and rebuild.

42  
43 Councilor J. Blazzard stated in the staff report it talked about mixed use being on Main  
44 Street. Is that all of Main Street from one end to the other?

1 Amanda Curtis stated mixed use is anything zoned general commercial on Main Street or  
2 within a quarter mile from the Summit County Park and Ride.

3  
4 Mayor McCormick thought mixed use was approved only at certain addresses on Main  
5 Street.

6 Amanda Curtis read the code stating all commercial with frontage on Main and within a  
7 quarter mile of the park and ride.

8  
9 Councilor M. Blazzard asked about residential switching to commercial.

10 Mayor McCormick explained once a residence goes to commercial use it's not allowed to  
11 go back to residential.

12  
13 Councilor Bateman asked if this is just primary residents or nightly rentals like a bed and  
14 breakfast.

15 Mayor McCormick stated nightly rentals are not allowed in Kamas.

16 Amanda Curtis stated Bed and Breakfast are considered residential because the owner has  
17 to live there.

18  
19 **MOTION:** Councilor Kevan Todd moved to approve Ordinance 2023-01, An Ordinance  
20 to amend section 15.14, 15.30 related to general commercial dwelling units in  
21 the Kamas Municipal Code as presented.

22 Councilor John Blazzard seconded the motion.

23 Mayor McCormick asked for a roll call vote:

24 Councilor M. Blazzard voted "aye"

25 Councilor Darcey voted "aye"

26 Councilor J. Blazzard voted "aye"

27 Councilor Todd voted "aye"

28 Councilor Bateman voted "nay"

29 Motion passed 4-1

30  
31  
32 **ORDINANCE 2023-02, AN ORDINANCE TO AMEND MODERATE INCOME IN  
33 SECTIONS 15.03, 15.18, AND 15.36 OF THE KAMAS MUNICIPAL CODE**

34  
35 Amanda Curtis read her staff report.

36 The council discussed Kamas City's Household Medium Income.

37  
38 **MOTION:** Councilor John Blazzard moved to approve Ordinance 2023-02, An  
39 Ordinance to amend moderate income in sections 15.03, 15.18, and 15.36 of  
40 the Kamas Municipal Code as presented.

41 Councilor Jessica Bateman seconded the motion.

42 Mayor McCormick asked for a roll call vote:

43 Councilor Bateman voted "aye"

44 Councilor Todd voted "aye"

45 Councilor J. Blazzard voted "aye"

46 Councilor Darcey voted "aye"

1 Councilor M. Blazzard voted “aye”  
2 The vote was unanimous. All in favor  
3  
4

5 **ORDINANCE 2023-03, AN ORDINANCE TO AMEND SETBACKS FOR**  
6 **STREAM/CANAL/DITCH IN THE SENSITIVE LAND IN SECTION 15.22 OF**  
7 **THE KAMAS MUNICIPAL CODE**

8  
9 Amanda Curtis read her staff report.

10 Councilor J. Blazzard explained why Beaver Shingle Creek Irrigation would like 17'  
11 instead of 10' or 12'. They said they need the extra room to get the equipment in when  
12 cleaning the ditches out.

13 Scott Kettle explained this setback is for existing homes and lots.

14 The council discussed more possible setback distances.

15  
16 **MOTION:** Councilor David Darcey moved to approve Ordinance 2023-03, An ordinance  
17 to amend setbacks for stream/canal/ditch in the Sensitive Land in section  
18 15.22 of the Kamas Municipal Code as presented with the change to 12 feet  
19 from the ordinary high water mark for irrigation ditches.

20 Councilor Kevan Todd seconded the motion.

21 Mayor McCormick asked for a roll call vote:

22 Councilor M. Blazzard voted “nay”

23 Councilor Darcey voted “aye”

24 Councilor J. Blazzard voted “nay”

25 Councilor Todd voted “aye”

26 Councilor Bateman voted “aye”

27 Motion passed 3-2

28  
29 **RESTAURANT TAX GRANT APPLICATION DISCUSSION**

30 Councilor Darcey distributed a handout of potential Fiesta Days spending and explained  
31 he is working on the application for the Restaurant Tax Grant. The funding goes to events  
32 that increase tourism. The grant interviews will be May 2 or May 3, approval and funding  
33 in June. Councilor Darcey will be asking for \$75,000.

34  
35 **DEPARTMENT REPORTS**

36  
37  
38 Amanda Curtis reported SSSD is attempting to build affordable housing. She met with  
39 the SSSD to see if any of the proposals meet city code and their vision. They asked for  
40 some amendments and will review the changes later again.

41  
42  
43 Amanda Curtis report Rick Brighton's site plan was approved at the last Planning  
44 Commission meeting.

1 Amanda Curtis reported she was on the open space advisory committee for the South  
2 Summit region. The Summit County Open Space committee decided to purchase the Ure  
3 property and will go under contract tomorrow. Some of the land will go into a  
4 conservation easement and some will be developed.

5  
6 Scott Kettle reported Summit County trails will be bring the trail from Marion to 300  
7 North this year.

8 Kettle reported the CDBG grant for the sewer project will be put out for bid this spring.  
9 We were awarded another grant this year.

10 Kettle reported the road repairs this year will be on 200 South and 300 South plus doing  
11 an overlay. There will also be spot repairs. Also, working on the salt shed bids and the  
12 new park to be completed this spring.

13  
14 Trevor Clegg reported they have been doing day to day water and sewer maintenance. He  
15 attended the Rural Water conference last week and took the sewer test. His department is  
16 also getting the sand bags ready for residents.

17  
18 Mayor McCormick reported we received \$350,000 CDBG grant and MAG received a  
19 grant for \$338,000, a rehabilitation grant for low to moderate income families to apply  
20 for money to rehabilitate unsafe and unhealthy conditions in their homes. This includes  
21 ADA improvements. More information will come out soon.

22  
23 Mayor McCormick reported the acoustic panels for the Event Center will arrive  
24 sometime next week.

25  
26 Mayor McCormick reported Tyler Lewis will be leaving the city. The job posting will go  
27 out tomorrow.

28  
29 Trevor Clegg reported he has approximately 100 sand bags filled for emergency  
30 situations. Mayor McCormick would like a list put together for help in case of an  
31 emergency.

32  
33  
34 **ADJOURN**

35  
36 **MOTION:** Councilor Kevan Todd moved to adjourn at 9:00 p.m.

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

1 Approved on the 11<sup>th</sup> day of April, 2023.  
2  
3  
4  
5

6 Matt McCormick  
7 Mayor

Kim Peacock  
City Recorder