

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, OCTOBER 14, 2025**

4 **6:00 P.M.**

5 **Kamas City Hall**
6 **170 N. Main**
7 **Kamas, UT 84036**

8
9 The meeting will be streamed on the Kamas City YouTube channel:
10 <https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPRpMMzA>
11 Comments may also be made by email prior to the meeting at info@kamascityut.gov
12

13 Mayor McCormick opened the meeting welcoming those in attendance:

14 **COUNCIL MEMBERS:** Councilors Larry Gines, Jessica Bateman, Leslie Staples, David
15 Darcey, and Monica Blazzard.

16 **STAFF:** City Recorder, Kim Peacock; City Planner, Jill Wanstrom; City Engineer, Scott
17 Kettle; Chief of Police, Brad Smith; City Attorney, Joel Yellowhorse. Public Works
18 Director, Trevor Clegg arrived at 6:40 p.m.

19 **OTHERS IN ATTENDANCE:** Mike Georgi, Pete Gillwald, Nathan Martinez, Sally
20 Castellanos, Hope Melville, Sanford Melville, Paul Hunt, Stephanie Scanion, George M.
21 Wright VII, Ezra Juarez, Shane Starr, Aly Blossom, Mitch Burton, Sergio Castellanos.
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23

24 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**

25
26 Invocation by Mayor Matt McCormick
27 Mayor McCormick led the public in the Pledge of Allegiance
28
29

30 **APPROVAL OF THE SEPTEMBER 23, 2025 CITY COUNCIL MEETING**
31 **MINUTES**
32

33 **MOTION:** Councilor Leslie Staples moved to approve the City Council meeting minutes
34 dated September 23, 2025 as presented.
35 Councilor Larry Gines seconded the motion.
36 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
37 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
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39

40 **APPROVAL OF THE INVOICE REGISTER DATED OCTOBER 9, 2025**
41

42 **MOTION:** Councilor Leslie Staples moved to approve the invoice register dated October
43 9, 2025 as presented.
44 Councilor Jessica Bateman seconded the motion.

1 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
2 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
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4

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

8 There were no public comments.
9
10

11 **POSSIBLE ORDINANCE, AN ORDINANCE TO GRANT A FRANCHISE TO**
12 **COMCAST OF UTAH II, INC. (“COMCAST” OR “GRANTEE”) TO OPERATE**
13 **AND MAINTAIN A CABLE SYSTEM (THE “SYSTEM”) IN KAMAS CITY,**
14 **UTAH (“THE CITY”)**
15

16 Mayor McCormick explained he had sent the comments from the last meeting to Joel
17 Yellowhorse and he reviewed the amended agreement.
18 Councilor Darcey stated he is good with the amendments.
19 Councilor Bateman asked Joel what is considered reasonable notice.
20 Joel Yellowhorse explained it depends on the circumstance.
21 Nathan Martinez displayed a map of the proposed project for the council to review.
22 Councilor Darcey pointed out in Article 1 it refers to unincorporated county and it should
23 read within Kamas City boundaries.
24

25 **MOTION:** Councilor Leslie Staples moved to approve Ordinance 2025-10, An Ordinance
26 to Grant a Franchise to Comcast of Utah II, Inc. (“Comcast” Or “Grantee”) to
27 Operate and Maintain a Cable System (The “System”) in Kamas City, Utah
28 (“The City”) with one change to the definition of “Franchise Area”, it should
29 read that the “Franchise Area” shall mean the incorporated portions of the
30 City as of the Effective Date, and shall also include any additions thereto, by
31 annexation or other legal means.

32 Councilor David Darcey seconded the motion.

33 Mayor asked for a roll call vote:

34 Councilor Gines voted “yes”

35 Councilor Bateman voted “yes”

36 Councilor Staples voted “yes”

37 Councilor Darcey voted “yes”

38 Councilor Blazzard voted “yes”

39 The vote was unanimous. Motion passed.
40
41

42 **PAUL HUNT: DISCUSSION OF WINE BOTTLING FACILITY/ART GALLERY**
43 **AT 10 S. MAIN**
44

45 Mayor McCormick stated Paul Hunt has an idea for the old firehouse building. Mr. Hunt
46 is in a due diligence process of purchasing the property. He has talked to the Planning

1 Commission and they seemed very favorable of the idea. He understands this is not a
2 final answer, but would like to get a feel from the council before finalizing the purchase.
3 Mr. Hunt distributed a packet of information to the council and explained he is a resident
4 of Marion. The idea is to have an art display gallery and a wine production facility.
5 Stephanie is an artist and Paul is a soon to be retired attorney. Hunt explained he owns a
6 small wine production business in Napa. He would like to move this business to the fire
7 station. The art would be displayed in both the fire station and the rock building. There
8 may be open houses and galleries. The rock building could also display historical items
9 as well.

10 Mayor McCormick explained when he originally talked to Paul and Stephanie he
11 expressed the importance to this council to maintain some of those old buildings and not
12 demolish them.

13 Mr. Hunt would like to restore the three buildings on the property. The fire station, the
14 rock building, and the three-car garage.

15 The wine business is one where he purchased fermented wine in barrels. It's wine that
16 has already been made. He'll have 5-10 on site at a time. The wine goes into a stainless-
17 steel tank and then bottled immediately. This would be in the garage portion of the
18 building. There would also be a refrigerated room for storage. The operation would be
19 24-48 hours a few times per year. The state refers to this as a manufacturing facility.
20 There are already parking spots there, they will install fencing on the north and west
21 boundaries. He would have to rezone this property to manufacturing. He would need two
22 different licenses, manufacturing and packaging.

23 The state law requires the front door of the establishment be at least 600 feet from the
24 property line of a public space. The closest that would qualify would be the church to the
25 west. He would anticipate installing a new door on the south side for the primary
26 entrance.

28 Mayor McCormick asked Jill Wanstrom to talk about the two options available for
29 zoning.

30 Jill Wanstrom stated the zone would either need to be changed to manufacturing or the
31 code would need to be amended to allow bottling in the commercial zone.

32 Councilor Darcey asked Jill Wanstrom what the definition of bottling was in our code.

33 Jill Wanstrom read a proposed definition from the Planning Commission.

34 Councilor Bateman stated there is now a church leasing the Kamas Theater that is within
35 600 feet of the fire station.

36 Joel Yellowhorse stated we would need to research the state code.

37 Councilor Gines asked if there is a limit to how many bottles can be produced at a time.

38 Mr. Hunt stated he produces approximately 2,000 bottles per year. He is not aware of the
39 limit.

40 Councilor Gines is all for this and feels this is a good idea. He likes the idea of preserving
41 the old fire station.

42 Councilor Darcey agrees he would like to preserve the fire station and likes the idea.

43 Mr. Hunt stated the wine he bottles is called Radical Two.

44 Councilor Staples is not opposed and likes the idea. She feels a lot of people come in and
45 tell us one thing but don't follow through. She hopes this will be completed as presented.

1 Joel Yellowhorse read the state code regarding the church within the proximity. Joel will
2 look into this further.
3 Mayor McCormick feels Mr. Hunt has some favorable feedback by preserving the
4 buildings in the process.
5
6

7 **DISCUSSION ON PROPOSED HIGH STAR RANCH PUBLIC** 8 **INFRASTRUCTURE DISTRICT** 9

10 Mayor McCormick introduced the representatives for High Star Ranch.
11 Mitch Burton introduced himself.

12 Mayor McCormick reminded Mr. Burton this will now be on record.

13 Mr. Burton stated there are three of the four owners here tonight.

14 Mitch Burton, grew up in Utah, has been a developer most of his life. He is excited to be
15 part of the High Star Ranch project.

16 Mitch introduced George Wright, Shane Starr, Aly Blossom, and Pete Gillwald.
17

18 George Wright, introduced himself to the council. He has been a developer on and off for
19 many years. They are looking to form a Public Infrastructure District. This is well known
20 in other parts of the country. In Utah they are getting more traction. They only affect the
21 property the developer owns. The intent is to acquire financing through a Public
22 Infrastructure District. These allow to bring to fruition the concepts at a much faster
23 pace. This will help the community and the vision of High Star Ranch.
24

25 Shane Starr, talked about the benefits and challenges that they all face as developers, as a
26 city, and as community members.
27

28 Mayor McCormick stated he also wanted them to address the overwhelming benefit to
29 the city because the city has to be involved in this. What is the benefit to the community?
30

31 Shane Starr explained a Public Infrastructure District is a financing tool. It finances
32 public improvements. The funds that it raises are solely responsible for the developer to
33 repay its obligations. It can't change the zoning or fund private improvements. The
34 financing is infrastructure without city debt. The city must still review, approve, and
35 monitor the development that is taking place. In terms of growth, the benefit to the city is
36 accelerated development. It funds the infrastructure up front.

37 The city always remains in control. The impact to the community is better infrastructure,
38 economic opportunity, job creation, expansion of the tax base, retail services, stronger
39 property values. The downside is growth pressure.

40 They have discussed more benefits to the community which would be enhanced
41 community access, discounted hotel rooms, and access to the amenities provided at the
42 development. During the last meeting there was a discussion about upgrading the Beaver
43 Creek Park facility. This is something they could help with as an example. They can
44 move forward with more speed and it's more marketable. The risk is for the developers
45 only. They would like to have a relationship with the city.
46

1 Mayor McCormick stated the High Star development has defined entitlements with the
2 development agreement. This does not change the defined entitlements, correct?
3 Shane Starr stated this is correct.
4 Joel Yellowhorse asked Aly Blossom if this includes tax exempt bonds.
5 Aly Blossom stated yes.
6 Councilor Darcey asked what they are going to be building for \$56 million dollars.
7 Mayor McCormick asked if they can answer why the city has to be involved in this
8 process, then the question can be answered.
9 Aly Blossom stated because the district will be imposing a property tax the city has to
10 approve the boundaries of the district. The city's main involvement is approving the
11 governing document. It will not affect the city's tax rate. This will be an additional line
12 item on the tax bill for residents within the district.
13 George Wright stated they are only imposing this on this property. It doesn't affect
14 anyone else, only the four owners of this property.
15 Mayor McCormick stated it does affect the city. It's much like an HOA. If someone
16 comes to purchase within the area and gets the tax, they will come to the city to get relief.
17 George Wright stated nobody will be unaware of this. There will be a full disclosure
18 process.
19 Shane Starr stated the added assessment will be in line with county standards.
20 Mitch Burton stated the biggest portion will be placed on the hotel.
21 Councilor Darcey asked what is the \$50 million going towards.
22 Mitch Burton stated they have a 17-acre piece of property with infrastructure costs
23 pertaining to the single-family residences, casitas, a 150-room hotel with commercial and
24 a parking garage. All the underground and infrastructure to that whole area and bringing
25 the parking structure up to the main level is all part of the Public Infrastructure District.
26 Councilor Darcey asked if it's paying for a parking garage. This was assessed for \$33
27 million dollars. Is it going to pay for sewer, water, or infrastructure.
28 George Wright explained it's going towards parking and additional infrastructure for the
29 casitas and the hotel, as well as 17 single-family residences. There will be some new road
30 infrastructure, water, sewer, and power. There's also landscaping that will be involved.
31 There's existing parking that has to be removed, which will be the cost of demo and haul
32 off. Also, \$50 million is their max ask. They may ask for a lower amount.
33 Councilor Darcey asked about the annexation clause that states they have the ability to
34 reach out to the 401 acres that are surrounding the 16 acres and maybe pull them into the
35 Public Infrastructure District. This is listed in the petition and in Exhibit B.
36 Shane Starr explained this is in case they were ever in a position to be able to purchase
37 the remaining property. That boundary is drawn outside of all the existing homeowners.
38 There is no contemplation or consideration to ever to draw in existing homeowners. This
39 has never been contemplated.
40 Councilor Blazzard asked about the conservation easement.
41 Shane Starr explained this would not include the conservation easement, it is not in there.
42 Scott Kettle asked why the agricultural easement area is included in the annexation area.
43 George Wright stated they are aware and will not develop the agricultural easement.
44 Councilor Darcey asked if they could go back and revisit exhibit D. It's very unclear
45 what is included and not included.

1 George Wright can get this clarified. It's property that doesn't belong to them at the
2 moment, but they will get this clarified.
3 Councilor Bateman asked if this is approved when would they get started.
4 George Wright explained they still have a lot of planning. Part of this financing will go
5 towards planning.
6 Mitch Burton hopes March 1-April 1. They would like to get this approved by Christmas
7 to get everything in line to start in the spring.
8 Councilor Bateman asked how they communicated with the neighbors. This is part of an
9 HOA. Have you had a meeting with them.
10 George Wright explained they have not yet. They are still working out how this fits
11 within the development agreement. They have been as quiet as they possibly can and
12 aren't comfortable even being at a council meeting. Until they have a plan they love, they
13 won't be talking to the HOA. They've been uncharacteristically quiet until they know
14 what they're doing.
15 Mayor McCormick can appreciate the point. This council needs time to consider this. He
16 doesn't want approval on the agenda until the council is comfortable. It's not fair to
17 demand a timeline.
18 George Wright wants the council to understand and be informed. Their intent is to
19 provide something for the community that doesn't affect anyone other than the property
20 they own.
21 Mayor McCormick feels it may affect the community and the council will want to protect
22 our residents.
23 Shane Starr stated he has been part of projects where there's been broken promises. They
24 have heard of things that need to be done like getting the Country Store back open. Trust
25 takes time, it's earned. The development agreement allows this project to be done.
26
27 Councilor Bateman asked if this doesn't get approved, does the timeline change. It may
28 be harder to get the funds. She doesn't want this project to fail. It's already disappointing
29 that the DeJoria Center is closed. She doesn't want to add something our community
30 won't embrace. There are already a couple of hotels being approved in Francis, do we
31 really need another hotel in the valley. She feels the previous owners missed the boat in
32 getting a hotel. We needed one long before.
33 Mitch Burton stated High Star spent \$38 million on the event center. Nobody in their
34 right mind would spend that much on that facility ever again. They have learned the event
35 center drives the hotel. They are dealing with two of the largest event center
36 organizations in the world. The hotel will be a 5-star Marriott Hotel. The event center
37 will make the hotel work. He doesn't know why the hotel wasn't built at the same time as
38 the event center.
39 Shane Starr stated they will still proceed if this is not approved, it just won't be done as
40 efficiently.
41 Mitch Burton asked what time the council needs and how they can help get the
42 information the council needs. If the timing doesn't work, they will need to go in a
43 different direction.
44 Mayor McCormick stated this is the first time the council is hearing this concept. They
45 need time to think about this. Out of respect the council needs time to think about it. We
46 can discuss it at the next meeting and see how we want to move forward.

1 Councilor Bateman asked if the Planning Commission should be involved.
2 Mayor McCormick stated it doesn't change the development agreement there's not land
3 use change. This is really a legislative adoption of a Public Infrastructure District.
4 Joel Yellowhorse suggested asking for the Planning Commission's opinion.
5 Councilor Bateman feels a work session is needed to better understand this.
6 Mayor McCormick told the council they can schedule a work session.
7 Councilor Darcey would like a work session to discuss the details to better understand
8 what is included. Councilor Darcey doesn't want to approve something that makes the
9 quality of life for the neighbors go down.
10 George Wright stated he understands and this is not what they want. Essentially, they are
11 looking to pull financing from somebody that is not the city so they can do something
12 they're legally allowed to do through the development agreement. In this case they need
13 the City's permission for it.
14 Councilor Blazzard would like some clarity on the annexation boundaries.
15 George explained they would get this for the council.
16
17 Mayor McCormick asked Joel Yellowhorse to talk about this.
18 Joel Yellowhorse stated he is not for or against the Public Infrastructure District. He has
19 seen them work in places and it's a great option.
20 Joel asked the developers if there is an opportunity to increase the taxes in the future.
21 George explained it's a fixed rate.
22 Joel Yellowhorse explained there is a potential that the people living in the Public
23 Infrastructure District area would be affected by tax rates going up by the city.
24 Councilor Darcey stated it seems like a lot of cities in Utah have a policy for a Public
25 Infrastructure District. Does not having a policy put us at any disadvantage or would you
26 recommend that we put a policy into place.
27 Joel Yellowhorse explained a policy help establish some of these discussions. Joel
28 recommends looking at some policies, what's the due diligence that we need to go
29 through to make sure this is a good thing for the city.
30 Mayor McCormick asked if we could have a work session at the next meeting for the first
31 hour to discuss this. This will not be a decision meeting, just answering questions.
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33

34 **SCHEDULE DATE FOR 2025 GENERAL MUNICIPAL ELECTION CANVASS**

35

36 Mayor McCormick explained we have an obligation to canvass the election. This needs
37 to be done within 14 days after the election. The county doesn't have to get us the results
38 until 13 days after the election. We need to meet on November 17th or the 18th to canvass
39 the election.
40 The council discussed and decided to canvass the election on Monday November 17,
41 2025 at 6:00 p.m.
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1 **DEPARTMENT REPORTS**

2
3 Jill Wanstrom reported the Planning Commission is currently working on definitions and
4 are also proposing a public hearing for the panhandle lots next month.

5 SR 32 has a final draft. They're just waiting for the final public engagement travel
6 demand modeling.

7 The new zoning map is almost complete.

8 Summit County wanted to thank the mayor and the council for approving the special
9 event for the vax and go.

10
11 Scott Kettle reported the flashing stop signs will be delivered any day now. They will be
12 installed sometime next week.

13 Scott Kettle has talked to UDOT about the sewer project patch on SR 32. UDOT will be
14 requiring them to grind that.

15 The spring project up Mirror Lake Hwy is almost completed.

16 Staker Paving will be here next week to mill 100 West and repave weather dependent.

17
18 Chief Smith reported on the police calls for the past month. Kamas handled 58% and
19 Summit County handled 42%.

20
21 Trevor Clegg reported they have gone through and exercised all the fire hydrants and
22 valves. They thanked All West Communications for letting them borrow their vac trailer
23 to suck out all the valve boxes for the water lines.

24 The garage doors have been replaced at the shop.

25 The transfer switches at the Simpson Well and rodeo grounds have been installed for the
26 new backup generator.

27
28 Councilor Bateman asked if the lighting problem from the neighbors has been resolved.

29 Mayor McCormick stated he and Trevor Clegg met over there at night to look at the
30 lights. Looking at the neighbors home you can't see the windows because of the trees.

31 The lights on the street and across the street are brighter than what the event center is
32 projecting. What is captured in pictures shows it's really bright. Standing at the event
33 center the lights are directed down.

34 Councilor Staples stated she drives by the event center every day. She could not see that
35 the lights were shining anywhere that they shouldn't. They were all directed down and
36 are pretty dim.

37
38 Councilor Bateman asked Councilor Darcey if we are still on with the RAP Tax grant
39 interviews.

40 Councilor Darcey explained Amy Jones will be reaching out for the interviews next
41 Wednesday or Thursday.

42
43
44 **ADJOURN**

45
46 **MOTION:** Councilor Leslie Staples moved to adjourn at 8:00 p.m.

1 Councilor Larry Gines seconded the motion.
2 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
3 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
4
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6 ***The content of the minutes is not intended, nor are they submitted, as a verbatim***
7 ***transcription of the meeting. These minutes are a brief overview of what occurred at***
8 ***the meeting.***
9

10 Approved on the 28th day of October 2025.
11
12

13
14 _____
15 Matt McCormick
Mayor

Kim Peacock
City Recorder