

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, OCTOBER 28, 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@kamacityut.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.

18 **OTHERS IN ATTENDANCE:** Mike Georgi, Pete Gillwald, George Wright, Shane Starr,
19 Mitch Burton, Penny Alston, Jim Alson, Finn Gundersen, Kathy Gundersen, Hope
20 Melville, Sanford Melville, Tracy Daniels, Candy Bath, Andy Bath, Jeramy Bristol, Matt
21 Jackson, Ronda Bristol, Nikki Gillett, Gary Raymond, Dave Ricks, Bryan Jorgenson,
22 Rachel Jorgenson, Denise Rhodes.
23
24

25 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**
26

27 Invocation by Councilor Larry Gines

28 Mayor McCormick led the public in the Pledge of Allegiance
29
30

31 **APPROVAL OF THE OCTOBER 14, 2025 CITY COUNCIL MEETING**
32 **MINUTES**
33

34 **MOTION:** Councilor Larry Gines moved to approve the City Council meeting minutes
35 dated October 14, 2025 as presented.

36 Councilor Leslie Staples seconded the motion.

37 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
38 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
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40

41 **APPROVAL OF THE INVOICE REGISTER DATED OCTOBER 27, 2025**
42

43 **MOTION:** Councilor Leslie Staples moved to approve the invoice register dated October
44 27, 2025 as presented.

1 Councilor Monica Blazzard 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.
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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 **SPRING MEADOWS SUBDIVISION REQUEST FOR ANNEXATION**
13 **DISCUSSION**
14

15 Mayor McCormick welcomed Jeramy Bristol who lives in Spring Meadows subdivision.
16 Jeramy Bristol explained to the council there are two different proposals in their packets.
17 This is because of the proposed West Hills incorporation that was on the ballot. About 15
18 minutes ago it was struck down by the Utah Supreme Court. The votes will not be
19 counted.

20 Jeramy reviewed his proposed area 2 parcels that they would like to include in the
21 annexation. He has talked to almost all the homeowners and landowners included in the
22 proposed area. Everybody has expressed interest in annexing into Kamas City.
23 Jeramy asked if Kamas is open to this idea of annexing this portion of the valley.
24

25 Mayor McCormick explained the process of annexation and coming to the council is the
26 initial step.

27 Councilor Staples asked if there are potentially 37 parcels that would be included.
28 Jeramy reviewed the parcels that could be included.

29 Councilor Darcey asked about the UDOT parcel and if it is creating a peninsula.
30 Jeramy explained he wasn’t sure if this parcel would be included. He is trying to get a
31 feel for what the council wants.

32 Councilor Blazzard explained as part of an annexation the parcels can’t create a
33 peninsula.
34

35 Councilor Staples asked Jeramy what they would expect with city utilities.
36 Jeramy explained they currently have their own services now. They have a well that
37 services approximately 30 homes. Some of the homes included in this annexation have
38 their own wells. Everyone is on their own septic system. It wouldn’t make sense that
39 they all connect to city water when they have a system that works now.
40

41 Councilor Staples asked what they would expect from the city if annexed.
42 Jeramy stated they would probably just want road maintenance to start. They would want
43 to come into the city as they are already zoned with the county. They don’t want it to
44 change. There are some homes and businesses included in the proposed annexation.
45 They feel Kamas City values align with the values they want in a community. They feel
46 they can be better represented with the city.

1 Councilor Blazzard asked what the benefit would be for Kamas City if this was annexed.
2 We have a code that we would want to follow. There are a lot of unknowns before this
3 goes any further.
4 Councilor Blazzard stated a couple of years ago we approached a lot of these residents
5 included and they were not interested. What has changed now?
6 Jeramy stated there were many residents in his subdivision felt the annexation was
7 positive. Because of the amount of property owners that would have been included, all of
8 the property owners would have to agree to the annexation. By allowing Ballerina Farm
9 to annex in and bringing to boundary to that point, that in affect made it available for
10 them to do this, if the county agrees on the two parcels. This is something they would
11 have to present to the county.
12 Jeramy doesn't feel like their parcels would fall within 150 feet of the utilities to have to
13 connect.
14 Mayor McCormick confirmed if we agree to move forward the other residents would
15 agree to sign an agreement to follow the city code.
16 Jeramy didn't want to speak for everyone, but he felt the only caveat for himself is if the
17 current system fails and it's within 150 feet.
18 Councilor Gines asked Scott Kettle if the water falls under the same 150-foot rule.
19 Scott Kettle stated he didn't think so. We usually require people to connect to our water
20 system. If there's a water system out there and we don't have to provide water, it may be
21 beneficial for the city.
22 Councilor Gines needs to hear something beneficial to Kamas before he agrees to this.
23 Right now, he's not hearing any benefits.
24 Matt Jackson asked what the benefit was before with annexation.
25 Mayor McCormick stated the major idea was Kamas would have control of the entrance
26 to the valley. One of the positives in this particular situation assuming there are some
27 agreements that can be made with the connection of water and sewer, is we're getting
28 property taxes with a lot less services.
29 Councilor Gines would like to see the numbers to show the revenue. Is it going to cover
30 what we provide for road maintenance?
31 Councilor Darcey reviewed some tax calculations and stated the property tax would be
32 more for Jeramy in the city than it would be in the county. Councilor Darcey usually feels
33 that commercial benefits the city more but looking at the property taxes he feels this is
34 the benefit to Kamas.
35 Councilor Staples agrees with Councilor Darcey. The impact for water and sewer will be
36 minimal. It would only be road maintenance.
37 Jeramy feels they won't be any different than what is already happening in Kamas.
38 Matt Jackson stated they wanted to come in and talk to the council to see if it would make
39 sense. They wanted to get feedback and see what the expectations and desires would be.
40 They want this to make sense for both parties.
41 Mayor McCormick stated right now the step in the process is seeing if the city is
42 interested in the annexation.
43 Councilor Gines asked if the county lot would be zoned entry corridor.
44 Mayor McCormick stated the county has intentioned that this would be open space.
45 Jeramy wants to be transparent with the city and understand what would be expected.

1 Councilor Bateman stated her initial concern is the zoning and how that would affect the
2 property's. She wouldn't be opposed to having a special service district out there.
3 Councilor Gines feels Councilor Darcey answered his question about the benefit
4 concerning the property tax revenue. He would be willing to move forward as long as
5 they can make the zoning work with our code.
6 Councilor Darcey feels with the two proposals he like #1 but with West Hills he would
7 like to wait until January to discuss.
8 Mayor McCormick explained he has talked to the Lieutenant Governor's office and
9 whatever is filed first takes precedence.
10 Councilor Darcey is supportive of both proposals.
11 Councilor Blazzard doesn't want to feel rushed. She is more comfortable waiting for the
12 West Hill decision. As of now she would be a no.
13 Jeramy stated he doesn't mind waiting. They need to start planning with the expectation
14 they would be bringing something back to be voted on.
15 Mayor McCormick stated there are four council members that feel positive that this could
16 move forward.

17
18 *Councilor Blazzard departed at 6:40 p.m.*
19
20

21 **COUNCIL REPORTS**

22

23 Councilor Gines stated he will be spending more time down south this winter. He has
24 talked to our attorney and he has given direction on how this could work.
25 Mayor McCormick is fine following the direction from Joel.
26

27 Councilor Darcey stated he just helped finish interview for the county RAP Tax grant and
28 feels positive about our application. One thing we need to purchase is plaques for the
29 projects we have completed.
30

31 Councilor Darcey stated on Summit County's website page there's an element labeled
32 "General Plan Water Elements Feedback" There's a state code stating the county has to
33 have a water elements portion in their general plan. After reading the draft there was a lot
34 of stuff that made him nervous. He asked the council to review it and comment. The
35 county is taking comments until it gets approved at the end of the year. He feels some of
36 the statistics are skewed.
37

38 Councilor Gines thanked Scott Kettle for ordering the new stop signs.
39

40 Councilor Staples asked if we want to continue reporting our meetings. There's not much
41 discussion on any of them.

42 Councilor Bateman stated we implemented it as policy.

43 Councilor Gines stated he felt when he brought this up, he wanted more bullet points for
44 what the meetings were about. As it is currently reported he doesn't see much benefit.
45

1 Councilor Staples asked if the new City app could be updated with more recent events
2 and laid out to find information more efficiently.
3
4

5 **WORK SESSION: PROPOSED HIGH STAR RANCH PUBLIC**
6 **INFRASTRUCTURE DISTRICT**
7

8 Mayor McCormick stated he is going to set ground rules for this work session. He asked
9 Mitch Burton to present the information they brought, let the council ask questions,
10 answer the ones you can, go back and get answers for the ones you can't. Because it's a
11 work session it's not a public comment period. He would prefer the meeting was civil.
12

13 Shane Starr introduced his colleagues participating on zoom, Matt Ence, Aly Bloom, and
14 Benj Becker.

15 Shane stated they met with the High Star Ranch HOA yesterday and had a good
16 discussion.

17 Shane stated the expansion map has been revised to show there are no existing residents.
18 Both recreational and agricultural areas have been removed for clarity.

19 Councilor Darcey expressed his concerns with the parcel in Super Lot 2 Village
20 Commercial. Only 5 acres of the 30 acres will be part of the Public Infrastructure District.

21 Matt Ence explained it's not unusual for a Public Infrastructure District boundary to not
22 follow the existing parcel boundaries. The anticipation is a future subdivision is going to
23 divide that parcel.

24 Councilor Darcey confirmed the county has the ability to tax the same subdivision two
25 different mills.

26 Councilor Bateman stated the county shows this being one lot of 30 acres.

27 Shane Starr explained they purchased 16 acres with a metes and bounds agreement.

28 Gary Raymond, works with Tri Star to manage the assets of the ranch. The legal parcel
29 is the commercial parcel. There is also a legal description that does not include the items
30 the council is worried about.

31 Councilor Bateman explained we would have our attorney confirm this because what we
32 are seeing says differently.

33 Mayor McCormick asked Gary Raymond how many lots does the subdivision have to
34 develop.

35 Gary Raymond explained he will have 52 town homes and 11 single family lots.

36 Mayor McCormick is concerned if we follow the development agreement once we have
37 150 ERU's High Star is required to build a second water tank and well. This will need to
38 happen before a hotel could be built. These are major concerns.

39 Gary Raymond is prepared to sit down and work through those things to get these items
40 clarified.

41 Mayor McCormick stated we have a signed development agreement that states this will
42 happen.

43 Mitchell Burton explained it was agreed that Tri Star would provide all the water needed
44 for their development.

1 Mayor McCormick stated if you have an agreement between you to meet those
2 requirements then the city should have a copy of the agreement to include with this
3 Public Infrastructure District.
4 Gary Raymond stated it is the responsibility of Tri Star and they are willing to sit down
5 and talk about it.
6 Mayor McCormick hears it's going to be done but until Tri Star does what they need to
7 do the development can't start. There are things to talk about and he would like more
8 concrete answers.
9 Mayor McCormick feels if there is an agreement between Tri Star and this Public
10 Infrastructure District the city should be aware of the agreement.
11 Mayor McCormick is concerned about the city moving forward without having any of
12 these details in writing. He is viewing this as a change to the development agreement.
13 There are more owners. The city needs to be completely safe.
14 Gary Raymond stated the city is completely protected by the development agreement.
15 The obligations for the development agreement need to be met.
16 Shane Starr explained the meets and bounds agreement hasn't been recorded with the
17 county. The clubhouse isn't included in the annexation.
18 Gary Raymond stated the clubhouse has not been purchased by these gentlemen. Tri Star
19 owns it and it is leased to the homeowners.
20 George stated they will take it off the map.
21 Scott Kettle stated included in the map is the property the city will own for tanks, lift
22 station, and future tanks. Also, what public improvements will be made on the South
23 Meadow Recreation open space parcel. Why is this being included.
24 Matt Ence stated the city is exempt from property tax. If the city had property within the
25 boundary they would not be taxed. The impact on the map indicated as future annexation
26 area gives the Public Infrastructure District permission to accept an annexation petition in
27 the future from those property owners and process the application without coming back
28 to the city. No one can be forced to join the Public Infrastructure District if they don't
29 want to.
30 Councilor Bateman is concerned about using land that will never have development on it.
31 There seems to be a disconnect with the timing and what's allowed and wonders if they
32 have read the development agreement.
33 Shane Starr explained they have all read it and are aware of what needs to be done.
34 Mayor McCormick understands the public infrastructure includes water, sewer and roads.
35 But the roads don't count in this development because they are not public roads. The
36 roads are all private as described in the development agreement.
37 Matt Ence explained the definition of public infrastructure in the Public Infrastructure
38 District act is broad and includes roads.
39 Mayor McCormick stated this council in the governing board for Kamas City, which
40 includes all land use. He is not comfortable having potential annexation areas with the
41 gray area that when it comes land use. He would rather address this in future requests. He
42 doesn't feel it's fair to future council members.
43 Matt Ence explained the creation of a Public Infrastructure District doesn't take any land
44 use authority away from the city. This is purely a financing tool.

1 Mayor McCormick doesn't feel anybody but the current council at the time should be
2 able to include property in an annexation without it coming to the city council. You can
3 include property into the Public Infrastructure District without it coming back to the city.
4 Mitch Burton explained that all the owners are all here right now.
5 George Wright asked if this was going to be financed through a bank, this is a meeting
6 they wouldn't be having, why?
7 Mayor McCormick stated because the city needs to approve this by law.
8 George Wright explained the intent is not to manipulate or change the development
9 agreement. It's just a less expensive way for them to get financing.
10 Mayor McCormick stated the timing isn't an issue for the council. It has been presented
11 that this is more efficient.
12 George Wright explained the timing is intertwined with quality. They want to make this
13 the best they possible can.
14 Shane Starr explained this week they should be under contract for the rest of the property.
15 They need to close on this by December 5.
16 Councilor Bateman stated the understanding of annexation is different to us than it is for
17 a Public Infrastructure District. Because of this, that's why there are so many questions.
18 Councilor Bateman asked if because this is a financial annexation, does that mean the
19 financial requirements, if we approve, the parcels are going to be responsible for being
20 paid within the master association dues.
21 Mitch Burton stated there are CCR's filed on this property that they will adhere to.
22 Matt Ence explained that when the city approves the Public Infrastructure District they
23 will plan to develop a revenue stream. The bond won't be the responsibility of the city.
24 The bond will pay for the public infrastructure of the project. If they were to add
25 properties in the future they would add to the revenue stream. The owners would have to
26 consent to be added.
27 Gary Raymond explained the HOA has no responsibility for the payment to those bonds.
28 The HOA is responsible for maintaining assets that are transferred over to the HOA.
29
30 Councilor Staples explained she has read and researched and has simple questions. What
31 are the City's obligations under a Public Infrastructure District.
32 Matt Ence explained under Utah Code only a city can approve a Public Infrastructure
33 District. Once this is created it becomes an independent local amenity. This will operated
34 as an independent district. The obligations to the city are minimal once the Public
35 Infrastructure District is created.
36 Councilor Staples stated the benefit to the city is just an increased ability to build quickly
37 for city to get the tax revenue more quickly.
38 Shane Starr stated the benefits are tax revenue, job creation, and the items from the
39 development agreement.
40 Councilor Staples confirmed there's no risk, the city just has to approve it.
41 Shane Starr stated yes, it's an administrative formality.
42 Councilor Staples confirmed if the developer cannot pay the bond the city is not
43 responsible.
44 Councilor Staples was pleased to hear they had a conversation with the HOA.
45 Communication and transparency go a long way.

1 Councilor Gines stated most of his questions have been asked. He feels there are risks.
2 One is if the project doesn't get completed and there's an eyesore. He doesn't want to be
3 held responsible because he approved it. There are a lot of gray areas and the concern of
4 the residents and with concerns that have been brought up tonight, he doesn't feel he's
5 been told anything that makes him want to approve this.

6
7 Mayor McCormick feels we have talked about a lot of things tonight and there are a lot of
8 unresolved questions.

9 Mayor McCormick feels we need in writing how the water tank and the well are going to
10 be dealt with. There's confusion on what's allowed in the footprint of the hotel. There
11 was discussion with providing a map showing what will be included in the Public
12 Infrastructure District.

13 Councilor Darcey asked how critical is the right to annex in the future to the success of
14 the Public Infrastructure District?

15 Shane Starr explained the intention is to develop it along side the commercial property.

16 George Wright stated they try to be honest to the best of their ability. They have acquired
17 the property and hope to acquire more. They want to make this a success. They will have
18 a higher percentage of success with the Public Infrastructure District than without.

19 Shane Starr explained they are only asking to borrow on property they already own.

20 Mitch Burton stated if they close on the other piece of property they will be doubling the
21 amount of revenue to pay the Public Infrastructure District.

22 Mayor McCormick asked that the questions be answered and he will distribute them to
23 the council.

24
25
26 **ADJOURN**

27
28 **MOTION:** Councilor Leslie Staples moved to adjourn at 8:45 p.m.

29 Councilor Larry Gines seconded the motion.

30 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
31 Staples, and David Darcey voted aye. Motion passed.

32
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34 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
35 *transcription of the meeting. These minutes are a brief overview of what occurred at*
36 *the meeting.*

37
38 Approved on the 25th day of November 2025.

39
40
41
42 _____
43 Matt McCormick
Mayor

Kim Peacock
City Recorder