

1 **MINUTES**
2 **KAMAS CITY COUNCIL WORK SESSION**
3 **TUESDAY, NOVEMBER 17, 2021**

4 **6:00 P.M.**
5 **Kamas City Hall**
6 **170 N. Main**
7 **Kamas, UT 84036**

8
9 The in-person meeting will be held in the Council Chambers with limited seating to accommodate social distancing and related public
10 health measures. In consideration of the COVID-19 pandemic, attendance will be monitored and will be limited to less than 50
11 individuals, including Council, Staff and Applicants. Because of the room occupancy limitation, it is encouraged that those wishing to
12 watch the meeting do so by viewing the meeting online. Masks may be required per current State guidelines.

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

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

15 Comments may also be made by email prior to the meeting at kamascityutah@gmail.com
16

17 Mayor McCormick opened the meeting welcoming those in attendance:

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

20 **STAFF:** Recorder, Kim Peacock; City Planner, Amanda Huffmyer; Engineer, Scott Kettle;
21 Public Works Director, Matt Crittenden.

22 **OTHERS IN ATTENDANCE:** Scott Simpson, George Lambert, Nathan Morris, Peter
23 Malinka, David Darcey, Jessica Allen Bateman, Monkey Eubanks.
24

25
26 **PLEDGE OF ALLEGIENCE**
27

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

31 **WORK SESSION: CCG DEVCO TO DISCUSS FUTURE LAND USE**
32

33 Mayor McCormick stated this work session was requested by CCG Devco to talk about
34 the project they are thinking about and how it fits into Kamas City.

35 Mayor McCormick knows they went to Francis City to talk to them. Are we here wasting
36 time? If there are other plans we don't need to be here.
37

38 Peter Malinka stated they were on the Francis agenda because they were doing due
39 diligence for their investors. This project impacts Kamas City more than anyone else.
40 They are not typical developers. They feel they have created a good rapport with Kamas
41 City. Francis approved an annexation that connects to their property and they were
42 surprised by this. They don't know what to do now. It makes more sense to work with
43 Kamas City because of the impact. It wouldn't be as fair to go with Francis, but at the
44 same time there's a certain amount of return they are trying to gather. They are trying to
45 do this in the quickest timeframe as possible.
46

1 Councilor Todd feels we're done here. He's not going to waste time. You're either here
2 or you're not. If they want to be in Kamas we could negotiate. Kamas is not going to
3 move quickly.

4
5 Nathan Morris stated the council members have duties they need to fulfill the same with
6 them as landowners. They have a duty to understand what the different options are. They
7 are not trying to angle anything. Are there timelines that could be set? They are not trying
8 any strongarm tactics. They need to take details back to the investors and make decisions.

9
10 Peter Malinka stated they are just trying to be transparent and figure this out.

11
12 Councilor Todd stated you said Francis accepted the annexation proposal and they didn't
13 ask for a lot. This got their attention. We said in the first meeting, you need to figure out
14 where you want to be and then come to us. Councilor Todd wants to hear from them
15 where they want to be.

16
17 Councilor McNeil doesn't care where they go to discuss this, he would expect this. He
18 feels this property should be in Kamas City. We understand the entry corridor. There is a
19 whole new council coming in at the beginning of the year. Let us discuss what we want to
20 see, if it seems viable, we can continue with the discussions.

21
22 Councilor M. Blazzard and Councilor Walker agree with Councilor McNeil.

23
24 Councilor Todd stated he doesn't like to waste time.

25
26 Councilor M. Blazzard asked what are some things they are looking at.

27
28 Peter Malinka stated they have listened to prior work sessions. Water is something they
29 need to discuss and providing a place for people to live and work. They have 820 water
30 shares along with additional water rights. They also have additional water shares and
31 right under contract.

32
33 Mayor McCormick asked what the vision and value is for people that live and work here.

34
35 Peter Malinka stated as a tax strategist he provides his investors with creative solutions.
36 There have been concerns about people working for the school district commuting here.
37 They would like to set up a charity, a 501c3, with mayors and school administrators as a
38 board. Schools do better when teachers live in the community. They would like a number
39 of homes put in a charity. They would create a Board, they would have a list of types of
40 workers that qualify. They would pay the difference from fair market value of what they
41 can afford and what it is worth. This would be a charity. They recognize they are part of
42 a community.

43
44 Councilor McNeil likes creative solutions and likes this idea. It only takes a small bite out
45 of the problem we have throughout the valley. Councilor McNeil feels the best solution
46 would be preserving open space. We have a problem where there are no homes in this

1 valley. Everyone is getting priced out. We need to consolidate and increase density to
2 help. Councilor McNeil asked if they have discussed this or if they would consider this.

3
4 Peter Malinka described some projects he's been involved with that include conservation
5 areas. Malinka asked the council in their estimation how the commercial in the entry
6 corridor impacts the meadows.

7
8 Mayor McCormick stated the council's intent is to maintain the Entry Corridor as it is
9 now all the way to Democrat Alley. Mayor McCormick doesn't believe smaller homes
10 and more of them make them cheaper.

11 Mayor McCormick summarized into different categories what the council has talked
12 about.

13
14 Councilor Todd asked where are the water shares from? Provo River water shares don't
15 do Kamas any good.

16 Scott Kettle stated if we drill a well, we have to use Weber water, we can't use Provo
17 water. Malinka asked to sit down with Scott Kettle and talk about this.

18
19 Councilor McNeil stated a lot of this is just logistics of what we will require. Sewer is a
20 completely different story. It's going to be a huge undertaking. Our current system is
21 going to have to have major upgrades.

22
23 Mayor McCormick stated a couple of years ago the school district tried to pass a bond
24 and it didn't pass. The mayor has been in conversation with the school district. As a
25 benefit to Kamas City if they had some property on the corridor, they would be willing to
26 put most of the meadow property in an easement. Which is approximately 140-150 acres.
27 This is a big deal. If we can get some property for the school district to build a high
28 school on and they put the meadow property in an easement, this is a benefit. We
29 maintain the meadow.

30 Mayor McCormick stated the fire station would also like property so they can be out
31 there.

32
33 Councilor McNeil stated the vision is for entry corridor to continue out to Democrat
34 Alley on Hwy 248.

35
36 Councilor Walker stated he ran for council on the premise that he doesn't want to see
37 huge growth in the valley. He does understand we can't stop it and it's coming. It comes
38 down to trust. Can we trust each other. Councilor Walker's top priority is density. He
39 doesn't want to see 1,600 homes. Maintaining the rural atmosphere is also important. If
40 the charity works and we can get affordable homes for people we need that.

41
42 Councilor M. Blazzard stated it makes sense to have the commercial on Hwy 248. She
43 agrees with Councilor McNeil with the density and clustering. It needs to be more
44 affordable. She is curious of what the vision is. At this point she's not sure what more we
45 can ask for.

1 Mayor McCormick wants to take a minute to ask the two new council elect members
2 their thoughts on this.

3
4 David Darcey asked them to come up with specific open space plans from Wellers to
5 Democrat Alley. If the boundaries extend this could be entry corridor. This is a critical
6 part of the aquifer and open space. There is also other property, the Russell's, that he
7 would like to talk about making it open space. He thinks they will have to cluster and
8 keep it out of the site line. Also, 1,600 homes are daunting. There are a lot of unknowns,
9 but he is willing to work on a development agreement. He would like more transparency
10 on what would work for the developers.

11
12 Jessica Allen Bateman stated she is excited. She wants to keep this discussion going. She
13 is worried about the number of homes. Is this number tied in with commercial? She
14 would like to see the homes clustered and tucked away, not on Hwy 248. She would like
15 to see more open space. She agrees with Councilor Walker that trust is very important.
16 Looking to the future, she would like to see culinary stay in the homes and irrigation
17 water stay out of the homes. Two separate systems.

18
19 George Lambert explained where he lives near Democrat Alley. He feels like the lots
20 should be bigger and then they should be able to put their own sewer on their property.
21 There's a lot of water there. Lambert feels like they should move forward with less
22 development which would help the city with the water and sewer situation.

23
24 Mayor McCormick told George Lambert whenever you develop larger lots it creates mini
25 ranchettes. This creates million-dollar properties which changes the demographics of the
26 valley. This would price out residents from a tax standpoint. Although he doesn't
27 disagree, he doesn't think this wouldn't be good for the valley.

28
29 Councilor Walker stated he is not entirely opposed. If they can do some of these things
30 and work with us, we could move forward.

31
32 Councilor Todd is still waiting for them to commit to coming to Kamas.

33
34 Mayor McCormick feels this needs to be in Kamas and a decision needs to be made.

35
36 Councilor McNeil feels it might be helpful if we could see some rough ideas of what they
37 are wanting to do. The last thing he wants to see is the larger lots. Councilor McNeil likes
38 what has been said about trust but we would never agree to anything on a promise.
39 Everything will be formal.

40
41 Councilor M. Blazzard would like something to look at.

42
43 Mayor McCormick asked them to go back and talk about this. Let us know what they
44 would like to do to move forward.

1 **ADJOURN**

2
3 **MOTION:** Councilor Kevan Todd moved to adjourn at 7:20 p.m.
4

5
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 14th day of December, 2021.
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12
13

14 _____
15 Matt McCormick
16 Mayor

Kim Peacock
City Recorder