



MINUTES

April 24, 2024

Oakley City Council
Work Session 7:00 PM
Oakley City Hall

Zoom Meeting Platform
Meeting ID 820 258 4629
Passcode 777869

Anchor Location: 960 West Center Street, Oakley UT 84055

In Attendance:

City Administration: Mayor Zane Woolstenhulme; Councilmembers: Joe Frazier, Kelly Kimber, Dave Neff, Tom Smart; *Councilmember Steve Wilmoth (Absent)*

City Staff: City Recorder, Amy Rydalch; City Planner, Stephanie Woolstenhulme; Public Works Director, Kendell Staples.

Other City Administration: Planning Commissioner, Doug Evans via zoom.

Members of the Public: David Christman, Connor Thomas, Kelly Edwards, Rob Lynch, Heidi Smart, Amber Nelson, Chris Hansen, Cheryl Fox, Howard Sorensen, David Diehl, Ari Ioannides, Rick Tarrant, Rick Shapiro, Brent Denney, Shayna Starks; Via Zoom: Casey Jones, Craig Jacobs, Krista Kelly.

1. Mayor Woolstenhulme opened the meeting.

- Invocation: **Councilmember Dave Neff**
- Pledge of Allegiance: **Councilmember Joe Frazier**

2. PUBLIC COMMENT: MEMBERS OF THE PUBLIC MAY ADDRESS THE CITY COUNCIL. COMMENTS LIMITED TO 3 MINUTES.

This portion of the minutes is taken directly from the transcript of the meeting.

David Christman, 360 West Frazier Lane: "I live right up here in Frazier lane. I'd like to address an issue that's kind of got me bugged and concerns the security measures or lack of with the

Newport Academy. About three weeks ago, about seven o'clock at night, I opened up my garage door, and noticed a younger gentleman was in a Subaru driving very slowly. Frazier lane is only maybe 100 yards long. He was obviously stopping and looking and when went up to him, he was very pleasant. So, what's going on? Well, we have a client that kind of got away from us. He said he's a 15-year-old boy. He's Caucasian, stocky, build with facial hair, if you happen to see him, call the new port Academy. He continued to search for like 20 minutes right in our area, literally just kept circling. So being a little bit nervous, close the front door, close the garage. I just waited after about an hour; I called down there. You literally can't get anyone on the phone. You can't maybe during the day, it's different, but just call us if you see something. It's kind of a joke. After you push two, you push three, you wait on hold. Finally, I got somebody again, very pleasant. I know of three runways since they became Newport Academy, and these kids always run directly up the hill, so we are directly in the line of fire. The gentleman I finally got on phone was very he was very pleasant, but very condescending. And oh, we don't take kids that have any violent issues at all. I'm slow, but I'm not dumb. You got to earn your way in there. My wife was a nurse for 20 years, a special ed nurse. She's been thrown bitten by kids that, oh, they're fine. So, you're gonna have a hard time convincing me that these kids should be out in public. Obviously, they don't. But under your Oakley city application, they stayed in there. Clients may not leave the campus unsupervised at any time, they go on to say that they'd be responsible for damage claims, losses suffered by any of these kids that get loose, in my opinion, that's the wrong answer. If he ends up in somebody's garage, it's not going to end well. I mean, it's, I'm talking not only the community safety, but safety for the kids. So, I guess what I'm asking is, where do I take this? How do I get somebody's attention? When the gentleman at night, when he kind of said, Call back the next day, talk to the heck of security, which I did, again, very nice. Oh, we don't take kids like that in we, you know, they sometimes get away. Like I said, I know of three since they came, and they all end up on Frazier lane or somewhere nearby. I guess my question is, if they're not a threat, why don't you let them walk down to Ken's cash and grab a snack. They're obviously not supposed to be off campus. I got chosen to speak. We've got four neighbors in the area that nominated me to speak. If you want a petition, or if you want them to come, we're perfectly willing. I think you guys have a responsibility to let us know, or they have a responsibility to let someone know that there's a kid on the loose. When I called the following morning, the gentleman said, "We determine when we call the sheriff," again I think that's the wrong answer. You owe it to us to protect us."

Rick Shapiro, 4094 Millrace Road, Oakley UT: "I wasn't going to talk until I heard that. I'm not familiar with the runaways, but I am familiar with the kinds of kids you know that go to places like Newport, because both of my sons spent time, you know, in places like that. I think casting, you know, categorizing them is anything but kids that you know are having mental health issues, some of them might be having addiction issues. You know, there may be. I'm not surprised that occasionally, you know, a kid gets away. You know, that's par for the course. It doesn't sound like there have been any violent consequences from any of those kids, you know, trying to run away. But I took objection, and just wanted to for the record, you know, these are not bad kids. They're kids with issues. They're not that different from the kids. A lot of the kids probably in the

84 schools here in South Summit. And so, I think as you look at this issue, you ought to look at it in
85 that light and deal with it in a humane manner, and not categorize these kids as troublemakers
86 or violent individuals. Thanks.”
87
88

89 **3. CONSENT CALENDAR:**

90 **Recorder Rydalch** directed Council to the financial report in their materials and summarized
91 budget items year to date and reviewed items for the upcoming city newsletter. No questions
92 from Council.
93

94 **Councilmember Smart** motioned to approve the consent calendar. **Councilmember Frazier** seconded
95 the motion. All voted in favor. **Consent Calendar approved.**
96

97 **4. ARI IONNIDES, COUNTY COUNCIL CANDIDATE:**

98 **Mr. Ionnides** introduced himself to the Councilmembers and gave his professional background
99 in utilizing data analytics to streamline projects and organizations. He discussed his experience
100 working on the North Summit Fire District during a period of difficulty and how he enjoyed that
101 experience in working together for a solution regarding EMS coverage in the County. He spoke
102 of his desire to continue to serve the members of the County by being elected to the County
103 Council.
104

105 **5. PUBLIC HEARING: RUBY LANE SUBDIVISION – Applicants Nicholas and Debra Tarrant:**

106 **Planner S. Woolstenhulme** presented the plat for the Ruby Lane Subdivision, a parcel of 20
107 acres with A-5 zoning. Density entitlement is four development rights. The proposal is for a
108 five-lot subdivision which includes a unit of bonus density in exchange for a proposed City water
109 utility easement that would provide access to property just north of the subdivision for a
110 possible future city culinary water tank. Owners are also surrendering 3 shares of water to the
111 City.
112

113 **Councilmembers** asked questions regarding the specific location of subdivision, width of the
114 road, placement of future water line and possible storage tank. **Planning Commissioner Doug**
115 **Evans** addressed the Council with context for why this area is being looked at as a possible
116 location for additional water storage. The location in the North/west area of the City would
117 improve fire flow and fire storage for the entire City.
118

119 Further clarification was provided to Council that there is one unit of bonus density being
120 awarded in exchange for the waterline easement for a total density of 5 units.
121

122 **Mayor Woolstenhulme** opened the Public Hearing for the Ruby Lane Subdivision.
123

124 **This portion of the meeting is taken directly from the transcript of the meeting recording.**
125

126 **Rob Lynch: 250 N North Bench Rd, Oakley:** "My name is Rob Lynch. I'm the owner next door.
127 Can I ask you a question, sure, what's the council's objective on protecting Oakley, our
128 community, and the density like Do you realize this is going to be the most dense subdivision in
129 all of Oakley, from my perspective?"
130

131 **Mayor Woolstenhulme:** "We have a master plan that's all in keeping with what you see up on
132 the board. So, we do believe in allowing people to take advantage of the rights they have."
133

134 **Rob Lynch:** "I agree with that as well. So, but I heard a couple things. So, you have an interest in
135 easements, and so the easement Stephanie is on the east. Okay? You know I'm next door, right?
136 I'm happy to talk to you about easements. I'm happy to donate easements. I'm happy to donate
137 my shares. What was the shares of water they're going to give to you for this extra property?
138 Three and a half shares are three. Okay? I've got 120 something. I think I use 20% of it. Okay? So
139 I'm happy to help you if you want that. Okay, all right, I own the old Lindsay property right next
140 door, 75 acres. Okay, I've been improving on it since I've been here. And you know, this is right
141 on top of me. Okay, I bought this place. I put millions of dollars into this. We own horses. We
142 own animals like we believe in, you know, keeping locally what I came here for this, right? And
143 this, to me, is not good. Just FYI, okay? And I'm against it, 1,000% I will, I will give you those
144 shares that they're offering you free right now on record three and a half. What is it? It's yours.
145 Slow this down, cut this back. That's what I would ask you to do."
146

147 **Nicholas Tarrant: Applicant:** "I disagree with what Rob says as far as the most dense correct me,
148 if I'm wrong, the most dense subdivision on the on just on the east side of Rob is a row of one
149 acre to two acre Lots homes already built just on his other property line. You have an Estate's
150 Lane which is just below us of North bench. Those are one acre lots. There's five of them, I do
151 believe. So that's, that's a false statement as far as density goes, and then as I don't understand
152 what his objection would be. He's got a nice fence there. He's got his horses there, and I don't
153 see that it would cause any problem with his property whatsoever, so I don't understand his
154 objection to this."
155

156 Having received no further public comment **Mayor Woolstenhulme** closed the public hearing.
157

158 **Mayor Woolstenhulme** recommended that the Council consider tabling the item and consider
159 the proposals presented by vested neighboring parties.
160

161 **Councilmember Frazier** clarified for the public in attendance that the applicants are entitled to
162 four lots under current zoning and that the City is considering one additional unit as a bonus for
163 the granting of the water line easement.
164

165 **Councilmember Smart** stated that he questions as to why the offer by the neighboring party
166 was not brought up in the previous public hearing in front of the planning commission. The
167 applicant has invested considerable time and resources.

Councilmember Frazier motioned to approve the Ruby Lane Subdivision final plat. **Councilmember Smart** seconded the motion. Vote was 3-1. **Councilmember Neff** voted against the motion. Motion carries. **Final plat for the Ruby Lane Subdivision approved.**

6. CAMPGROUND PROPOSAL:

David Diehl referred the Council to his updated proposal.

Recorder Rydalch stated that City legal counsel believes that further terms need to be added, and Council should get more clarification on the proposed terms presented by Mr. Diehl.

Council decided to have further legal review of the agreement and refine the document for consideration at a future meeting.

7. CONSERVATION SANCTUARY PROPOSAL: Summit Land Conservancy & Shayna Starks, Starks Funeral Parlor, Brent Denney Summit Lands Conservancy.

Cheryl Fox presented a proposal to the City to utilize property already owned by the city and create public access, natural sanctuary, where people can be buried. The proposal would create an income stream for the City as well as preserve open space in a beautiful area. She referenced the history of working with Oakley City for places like Steven's Grove, and Riverbend Park. The team then presented a video and information regarding conservation or sanctuary burials. She displayed maps of the area to be considered for the burial grounds. **Ms. Starks** addressed the logistics of natural burial, i.e., preservation prior to burial, burial materials, depth of burial sites, process of organic decomposition, lower burial costs, etc.

Ms. Fox proposed an arrangement with the City where the City holds the property, grants a conservation easement to Summit Land Conservancy, and the conservancy would contract with Starks Mortuary and manage the conservation burial area. A revenue sharing proposal was presented where the City would share in the burial site revenues.

Council discussion revolved around the number of burial sites, a pricing model, and cremation and pet burials. The Council agreed to consider the proposal and would like to discuss it further at their next regular meeting.

8. MISCELLANEOUS WATER ITEMS: INFORMATIVE – NO ACTION:

- a. **Lead Copper Rule:** **Recorder Rydalch** presented to Council a summary of the Federal regulations regarding the Lead Copper rule and the City's requirements to have an inventory to the State by October of this year. She summarized the City's plan to collect the required information for the inventory.

- 209 b. **Cross Connection/Backflow Prevention:** Recorder Rydalch summarized the City's
210 requirement to perform backflow inspections and cross connection monitoring. A plan
211 for execution was presented.
- 212 c. **Outdoor Watering Restrictions:** After conferring with City Water Operator, the Mayor,
213 and staff the outdoor watering restrictions are as follows: three days of watering until
214 June 15th after which it is the two-day watering system that has been in place for the
215 last several years. Restrictions are needed as the new well is not yet piped into the
216 distribution system.

217

218 **9. MAYORS REPORT:**

- 219 a. **CSL**, the firm handling the feasibility study regarding possible arena expansion, will be in
220 town next week holding meetings with stakeholders.
- 221 b. **Easement** for the Cattail Well has been executed with Jan Manning.
- 222

223 **10. COUNCILMEMBER REPORTS:**

- 224 a. **Councilmember Smart:** reported on the river alteration project at Riverbend Park.
225 Bridge installation is underway. He encouraged Councilmembers to visit the area.
- 226 b. **Councilmember Frazier:** reported a complaint received regarding persons residing in
227 campers, trailers, and in sheds not suited for permanent habitation. Discussion with the
228 City Planner ensued regarding investigation limitations and code enforcement.
- 229

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231 **ADJOURNMENT.**

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233

234 Approval is to form this 11 day of December, 2024.

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238 Zane Woolstenhulme, Mayor

236 
237 _____
238 Amy Rydalch, City Recorder