



MINUTES

December 11, 2024

Oakley City Council
Regular 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, Tom Smart, Dave Neff; *Councilmember Steve Wilmoth-Absent*

City Staff: City Recorder, Amy Rydalch; City Planner, Stephanie Woolstenhulme.

Other City Administration: None.

Members of the Public: In Person: Dana Vernon. Via Zoom: Krista Kelly.

1. Mayor Woolstenhulme opened the meeting.

- Invocation: **Mayor Woolstenhulme**
- Pledge of Allegiance: **Councilmember Frazier**

2. PUBLIC COMMENT:

This portion of the record was taken directly from the transcript of the Zoom audio recording of the meeting.

Dana Vernon, Oakley Wreaths Across America Coordinator: "Now I know Ennis has sent you all texts and everything. I'm not here for Ennis (Gibbs). I'm here for just somebody from Oakley who's taken this on. Veterans mean a lot, and it was Oakley that came through with that donation, and we got every veteran covered in our cemeteries paid for. In fact, I ended up with

42 a couple of extras paid for. And there were, and then some other cities came in and said, Oh
43 Oakley did it? We're going to do it. I just wanted you to know how much I appreciated it and for
44 all the yelling that you guys get you get done. Anyway, I've been baking today so here's just
45 some cinnamon rolls. Joe, just bring my stuff home when you're done and don't bring me home
46 any cinnamon rolls if you don't want to eat them. Guys, just put them in the garbage, whatever.
47 Don't tell me. But anyway, I just wanted to come and say thanks, not just for the wreaths, but
48 thanks for all you do. Guys there are those of us out there who actually know what's up. I didn't
49 take three minutes but thank you. "

50
51 The Mayor and Councilmembers thanked Ms. Vernon for her involvement with Wreaths Across
52 America and for the Cinnamon rolls.

53
54 No other comments received.

55
56 **3. CONSENT CALENDAR**

57 No discussion regarding the items on the consent calendar.

58
59 **Councilmember Smart** motioned to approve the Consent Calendar. **Councilmember Neff** seconded the
60 motion. All voted in favor. **Consent Calendar items approved.**

61
62 **4. PUBLIC HEARING: LAND USE AND MANAGEMENT CODE AMENDMENT – TO PROVIDE CLARITY**
63 **AND ENSURE CONSISTENCY WITH CURRENT STATE REQUIREMENTS RELATED TO THE REVIEW**
64 **APPROVAL PROCESS AND SUBDIVISION PLATTING.**

65
66 **Mayor Woolstenhulme** asked **City Planner Woolstenhulme** to address the Council regarding
67 the proposed changes.

68
69 **Planner Woolstenhulme** informed Council that the changes that are being proposed are to
70 bring the City into compliance with state legislation that was passed regarding the subdivision
71 process. She stated that the changes required by the state legislature make the subdivision
72 process in most cases an administrative approval, meaning that final plat approval will no longer
73 require City Council approval. Planning commission will still be involved in the process in the
74 preliminary and conceptual phases and retains the administrative approval for preliminary plats.
75 The City is required to designate an administrative land use authority for final subdivision
76 approval that is either to be the planner or the city engineer. The Planning Commission is
77 recommending that the City appoint the planner to avoid potential conflicts of interest with the
78 engineer as the City contracts for engineering services and they are involved with private
79 projects on occasion.

80
81 Clarification was sought as to whether this ordinance applies to all subdivisions or only those of
82 a specific size i.e., number of lots. **Planner Woolstenhulme** stated that this will apply to any

subdivision that is for single or duplex style homes. She further informed the council that this is the type of subdivision the City processes on a regular basis. Councilmembers expressed incredulity and asked for clarification regarding City Center and other land use issues i.e., a subdivision requiring a zoning change.

Planner Woolstenhulme stated that a zoning change is still legislative and, in that case, would still come to the Council for final approval. City Center is both commercial and mixed-use zoning which requires a master development plan and therefore will come before City Council for final approval.

Mayor Woolstenhulme asked the planner if the Planning Commission had given any further consideration to generational zoning or legacy zoning. **Planner Woolstenhulme** stated that they had conversed on the topic and find that there are some problematic considerations such as hardship sale by a family member, equity for those that are not considered eligible due to familial ties, or legacy component, and enforcement. She expressed that the Planning Commission is willing to continue the conversation if the Council directs.

Having completed the discussion regarding the proposed amendment to the City's Land Use regulations, Mayor Woolstenhulme opened the item for the Public Hearing.

Having received no public comment, Mayor Woolstenhulme closed the Public Hearing and asked the Council for a formal motion.

Councilmember Frazier motioned to approve the amendments to the City's Land Use Regulations as proposed. **Councilmember Smart** seconded the motion. No further discussion. **Vote was unanimous. Amendment approved.**

5. CELEBRATION COMMITTEE DISCUSSION: Councilmember Frazier

Councilmember Frazier reminded Councilmembers that they need to have their committee selected shortly. He drew the Council's attention to a Celebration guide that was prepared by staff that gives context for each subevent, previous contacts, and budget amounts to aid them in recruiting their committee members. He asked each member to read through the guide and come back in January with their committee members/sub chairs. At that time meetings for the Celebration committee will be scheduled.

General discussion regarding events, i.e., Pickleball tournament timing, inclusion of the 5k, and fundraising breakfast

6. APPROVAL OF THE 2025 RODEO TICKET SALE DATES:

City Recorder Rydalch presented the proposed 2025 Rodeo on-sale dates for ticket sales with a recommendation from administrative staff to extend the general public "in-person" sales by one week. Proposed dates put forward for the Council's consideration were:

Locals Only Ticket Sale Dates: February 24, 2025 – February 27, 2025, with evening hours until 6:00 PM

In Person General Public: March 3, 2025 – March 13, 2025, during regular city operating hours.

Councilmember Smart motioned to approve the proposed dates for 2025 Rodeo Ticket Sales.

Councilmember Neff seconded the motion. **All voted in favor. Motion carried. 2025 Rodeo Ticket on sale dates were approved.**

7. MAYORS REPORT:

- a. **Cattail Well Progress Report:** Councilmembers received a copy of the progress meeting minutes from the Aqua Engineering weekly construction meeting. The minutes included a timeline and checklist of items to be completed and those that are already accomplished. Still looking at substantial completion by April 15th.
- b. **Formal Appeal Filed:** FYI Item. City Planner signed and recorded a finalized amendment to the Conditional Use Permit for Chateau Recovery on November 27th. An appeal was filed on Saturday December 7th at approximately 2:30 AM. There is a 10-day window from recording for an appeal to be filed. This will now be turned over to the Appeal Authority, Mr. Doug Clyde.
- c. **Conservation Easement – Watershed and City Water Assets:** The Mayor presented to the Council his recommendation that the Council consider taking action to place the City property on the east side of Boulderville Road, below the Cattail Well and Cottonwood Springs infrastructure in a conservation easement in an upcoming City Council meeting. He also stated that the Council should consider twenty additional acres on the West side of Boulderville, along the Weber River that was included in the Planning Commission's recommendation regarding the Conservation Burial location. He discussed the possibility of involving one of the local University's and enlisting their assistance in performing an environmental impact assessment regarding conservation burial.

Further discussion amongst Councilmembers ensued regarding the overall size of the easement. **Councilmembers Neff and Kimber** expressed concern about the size of the acreage on the west side of Boulderville Road. **General Council** sentiment is in favor of the conservation easement on the east side of Boulderville but expressed hesitation regarding property on the west side of Boulderville. **Councilmember Smart** indicated that he is in favor of the easement recommendation from the Mayor. More discussion regarding the Summit County general plan update, potential allowable uses under the conservation easement on the west side, and the ongoing update to the City's Master and Capital Facilities plan implications. No consensus was reached.

8. COUNCILMEMBER REPORTS:

- 166 a. **COUNCILMEMBER NEFF- RODEO REPORT:** Reported on the NFR, contracts that were
167 signed for the specialty services, discussed concern from committee members that the
168 local public has a misperception regarding the rodeo and how the rodeo benefits the
169 community. Rodeo Committee is considering community outreach efforts.

170
171 Discussion amongst Councilmembers regarding the possibility of an ongoing financial
172 contribution toward general city operations and assets.

173
174 **NO OTHER REPORTS.**

175
176
177 **Mayor Woolstenhulme asked for a motion to enter closed session to discuss personnel issues.**


178
179 **Councilmember Frazier** motioned to go into closed session. **Councilmember Smart** seconded the
180 motion. **All voted in favor.**

181 **8:13 PM Council went into closed session.**

182 **9:05 PM Adjournment.**

183
184
185 Approval is to form this 29 day of January, 2025.

186
187
188
189
190 
Zane K. Woolstenhulme, Mayor


Amy Rydalch, City Recorder