



**MINUTES**  
**Oakley City Council**  
**Regular Meeting 7:00 PM**

**April 13, 2022**

**Anchor Location: 960 West Center Street, Oakley UT**

**In Attendance:**

**City Administration:** Mayor Zane Woolstenhulme, Councilmembers: Joe Frazier, Dave Neff, Steve Wilmoth, Kelly Kimber and Tom Smart.

**City Staff:** City Recorder, Amy Rydalch; City Treasurer, Karalyn Bliss: Staff: Dallas Hansen, Water Oper. Public Works Director, Kendell Staples.

**Others in Attendance:** Doug Evans, Steve Morrison, Andy Woolstenhulme, Larry Devey, Jeff Jones: Summit County Development Director

**1. Mayor Woolstenhulme:** Called the meeting to order. **Pledge of Allegiance:** Councilmember Dave Neff. **Invocation:** Councilmember Kelly Kimber

**2. PRESENTATION: Jeffery B Jones, Summit County Economic Development Director.**

**Mr. Jones** addressed the council and provided an overview of their role in analyzing and disseminating data for the county, nonprofits, and other groups. **Mr. Jones** emphasized the use of various data sources, including the U.S. Census Bureau, Economic Model Systems International, and Environmental Systems Research Institute (ESRI) for labor models, population forecasting, and demographic projections. He discussed the use of Traffic Analysis Zones (TAZ) for forecasting population and employment growth to ensure adequate transportation planning. Long-term population projections for Summit County have been adjusted downward since 2018 due to updated models, with growth estimates decreasing from over 100,000 to 59,603 people by 2026. He highlighted the challenges of growth, such as rising housing costs and limited land availability, leading to slower projected growth rates of less than 1% between 2022 and 2032. Migration trends show fluctuations, with peaks in 2016 and a brief population loss in 2019. The speaker also noted the public perception of rapid growth, often linked more to employment increases than population, and mentioned an upcoming presentation at the Wasatch Back Economic Summit in May.

41 **Mr. Jones** discussed residential building permits, highlighting that despite perceptions of rapid  
42 growth, most new housing units were built before 2007. There has been modest change in recent  
43 years, with notable projects in the Canyons and Silver Creek Village contributing to a spike in  
44 permits. Mr. Jones touched on the high percentage of vacant housing units in Summit County,  
45 which are primarily second homes or short-term rentals. By 2021, nearly 50% of the county's  
46 housing stock was classified as vacant, with Park City experiencing even higher vacancy rates.

47 **Mr. Jones** then reviewed population growth projections for various towns and cities, noting  
48 discrepancies between projections and actual census data. While some towns, like Oakley and  
49 Coalville, experienced lower growth than projected, Park City saw higher-than-expected growth.  
50 The accuracy of the 2020 census was questioned, but Mr. Jones expressed confidence in the  
51 results, particularly in smaller towns like Francis, which had high participation rates. Conversely,  
52 Park City had low participation, likely due to its transient population.

53 Further analysis showed that both western and eastern Summit County have been growing at  
54 similar rates, though eastern Summit County is projected to grow faster due to more affordable  
55 land. **Mr. Jones** also discussed traffic analysis zones (TAZ) used to forecast population, household,  
56 and employment growth, and highlighted employment data, including the significant number of  
57 extended proprietors or individuals with side jobs in the county.

58 **Mr. Jones** demonstrated various data tools, including the ability to map time-distance for  
59 emergency response and create custom data estimates for population growth based on housing  
60 developments. He concluded by explaining a spreadsheet tool used to estimate the impact of  
61 new housing developments on population growth.

### 62 3. 2022 Water Conservation Plan

63 **Mayor Woolstenhulme** discussed with the Council that the snowpack is less than the prior year  
64 and the drilling for the new well is yet to commence. Given those concerns he directed the  
65 Council to consider the recommendations for the upcoming watering season.

66  
67 General discussion amongst Councilmembers regarding outside watering restrictions and new  
68 landscaping. Mention was given to individuals waiting for the moratorium to be lifted to install  
69 sod or replace sod and whether to give them special consideration for an exception.

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71 It was agreed that the plan would be revised and brought back to Council at the next meeting on  
72 the 23<sup>rd</sup>.

### 73 74 75 4. Appointment of Renewable Energy Board Members - Discussion

76 **Mayor Woolstenhulme** presented to the Council the need to have board representation on the  
77 Renewable Energy Board. Two representatives need to be selected; one must be an elected  
78 official. **Councilmember Frazier** was selected as the elected representative and **Councilmember**  
79 **Neff** was selected as the alternate. **Councilmember Frazier** proposed hiring a patrolperson on a  
80 part-time basis. Roundabouts, radar speed signs, and other speed mitigation efforts were  
81 discussed.

82  
83 **5. Surplus Property – City Recorder Amy Rydalch**

84 **Recorder Rydalch** referred to the list of items that have been designated as surplus. The list  
85 included a handful of tables, chairs, coolers, pews, etc.  
86

87 It was decided the list of Surplus Property would be added to the consent calendar for the next  
88 meeting.  
89

90 **6. Public Safety Discussion: New Lane and Weber Canyon Road**

91 **Councilmember Kimber** indicated that he is receiving calls and emails regarding speeding along  
92 New Lane and Weber Canyon Road. Would like to discuss options to discourage speeding. Speed  
93 Bumps along New Lane were discussed as an option however **Public Works Director Staples**  
94 expressed concern about emergency vehicles utilizing New Lane with speed bumps. Further  
95 discussion tabled for future meeting.  
96

97 **7. Fee Schedule – Discussion**

98 City Recorder Rydalch and Public Works Director Staples asked the Council to look at a couple of  
99 areas on the City's current fee schedule and asked for clarification on the rodeo ticket handling  
100 fee. Staff would like flexibility with a range instead of a flat fee. This would allow staff to  
101 negotiate ticket sales with other events. i.e. the benefit concert produced by Kerbee Atkinson. A  
102 range would allow the City to charge a per ticket fee to mitigate city time and costs associated  
103 with the event.  
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105 Staff also asked for an annual pass fee for the outdoor arena as well. Currently the outdoor  
106 arena is open to all without a pass or fee.  
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108 RV's currently do not require a security deposit. Staff is finding that with our long-term rentals  
109 that a security deposit would be beneficial as the City is having to make sewer repairs regularly  
110 due to the RV hook-ups as well as clean-up sites after parties leave (parties leaving junk vehicles  
111 and trash). Staff also recommended no monthly rentals during the summer months due to the  
112 number of large events held at the complex during this time. Very inconvenient for long-term  
113 rentals to move in and out to accommodate events. In addition, monthly rental prices are below  
114 market at \$415/month. Suggest that the Council consider raising the monthly rental fee for the  
115 RV spots during the fall and winter months.  
116

117 Fees related to our field rentals for practice times, games etc. As more activities have come to  
118 the complex there is more demand for reserved practice fields. Staff need the ability to  
119 schedule, reserve and maintain those fields. Recommending charging by season.  
120

121 Building rental recommendation that the security deposit must be paid by the same party that is  
122 making the reservation. This is expected to reduce the number of non-resident rentals under the  
123 name of a local on the reservation.

Lawn rental fees have been added for the Red Barn for weddings etc. Inconvenience fees are also being recommended for after-hour callouts to assist members of the public when they need assistance with access to the building after hours because they have not picked up their key or code during business hours.

Discussion amongst Councilmembers regarding RV spots, timing, and current rates. General discussion to keep the outdoor arena open to all riders without a fee during open ride. **Public Works Staff (Staples & Hansen)** indicated that the outdoor arena takes a lot of maintenance to keep the dirt in good condition for riding. Discussion of putting signage up that indicates that users are riding at their own risk.

Fees as discussed will be brought to the Council at the next meeting.

## **8. Mayor's Report**

- Reported to Council the Food Pantry would like to lease the stage area in the cultural hall.
- Water Rights Attorney and Doug Evans have been able to secure 200-acre feet of water from the Weber Basin Water Conservancy.
- Pinion Road overlay is scheduled to start at the end of May/first of June.
- Beaver nuisance – working with SS Trails Foundation for Stevens Grove and Franson Park.
- Spring Clean-up Research: Still gathering information on how to implement.
- Mayor reminded Council that the Planning Commission meeting scheduled for 4/14/2022 is a closed session with Steve Smith regarding a proposal that includes city-owned property. At the city's invitation a couple of community members with broad experience in economic development have been asked to sit in at the meeting to offer feedback at a later date. Paul Brown, Jed Millburn, and Steve Wheelwright.

## **General Items from Councilmembers:**

**Councilmember Kimber** asked about the collection of community members information from the Open House to add to a database for future communications. **Recorder Rydalch** stated that the list of information from community members is in their Councilmembers Dropbox folders for their reference. It can be sorted by interest, location, etc. The top area of interest in serving is the Celebration and Land Use.

**Recorder Rydalch** provided an update with the financing for the new well with the USDA. In the process of securing the interim financing. USDA monies are nearly approved, but they are the take-out loan. The city is looking for construction financing and is working with Lewis Young to secure that funding. The financing must be in place before the City can advertise bids for the drilling etc.

166 **9. Celebration Production Report**

167 The City Council and Members of the Oakley Rodeo Committee reported on the status of various  
168 sponsorship contracts, i.e., Swire Coke, stock contractor etc.

169 Review of assignments and whether assignments are city and staff responsibility or rodeo  
170 committee members. New ticketing software companies discussed. Parking issues and possible  
171 solutions were recommended. Discussion regarding the waning interest in the Queen contest.  
172 Suggestions to partner with Summit County Rodeo or Wilderness Circuit for royalty.

173 Coordination involving supplies for the Cowboy Breakfast and concessions were brought up. Set-  
174 up responsibilities for the Ribbon Boards, Jumbotron and generators were assigned. Concerns  
175 regarding fireworks and the location were discussed.

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177 **10. Adjournment**

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182 Approval is to form this 28<sup>th</sup> day of August, 2024.

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187 Joe Frazier, Mayor Pro-Tem

  
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Amy Rydall, City Recorder