



## MINUTES

February 26, 2025

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:** Councilmembers: Joe Frazier, Dave Neff, Tom Smart, Steve Wilmoth; *Mayor Woolstenhulme and Councilmember Kelly Kimber - Absent*

**City Staff:** City Recorder, Amy Rydalch; City Recorder Stephanie Woolstenhulme

**Other City Administration:** Wade Woolstenhulme, Rodeo Committee Chair.

**Members of the Public:** In Person: Josh Call, Joe Santos, Laurie & Jay Jensen, David and Kamber Berger, Rebecca Roberts; Via Zoom: Krista Kelly.

### 1. Mayor Pro Tempore Joe Frazier opened the meeting.

- Invocation: **Mayor Pro Tempore Frazier**
- Pledge of Allegiance: **Councilmember Smart**

### 2. PUBLIC COMMENT:

**None Received.**

### 3. CONSENT CALENDAR

**Councilmember Smart** motioned to approve the Consent Calendar items. **Councilmember Neff** seconded the motion. All voted in favor. **Consent Calendar Approved.**

42 **4. PUBLIC HEARING: OAKLEY 1886 SUBDIVISION FINAL PLAT: (POSSIBLE ACTION)**

43 **City Planner S. Woolstenhulme** provided an overview of the subdivision, including location,  
44 zoning, and entitlements. The subdivision includes 12 lots with one lot designated as affordable  
45 housing. The development agreement includes project aesthetics, building envelopes, fencing  
46 controls, and bonus density vested under separate trail agreements with the City. All lots will be  
47 serviced by city culinary water but will be on septic systems. The subdivision will have a private  
48 road with easements for utility and access. The property owners will be making an exchange of  
49 water rights to the city for connection to culinary water. The subdivision will have a separate  
50 pressurized irrigation system.

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52 **Mayor Pro Tempore Frazier** opens the public hearing for comment.

53 **No comment received.**

54 **Mayor Pro Tempore Frazier** closed the public hearing.

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56 **Councilmember Neff** asked the Planner for the Planning Commission recommendation.

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58 **Planner S. Woolstenhulme** stated that the planning commission recommended approval.  
59 Planning Commission held multiple meetings with the applicant and a previous public hearing.

60  
61 **Councilmember Neff** discloses to the Council that he has a potential perceived conflict of  
62 interest as his son-in-law is an employee of the applicant/developer. After discussion  
63 regarding Conflict of Interest policies, Councilmember Neff abstained from the formal action.

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65 **Councilmember Smart** voted to approve the Final Plat of the 1886 Subdivision based upon the  
66 recommendations of the Planning Commission found in the staff report dated 2-26-2025.

67 **Councilmember Wilmoth** seconded the motion. **Councilmember Smart, Wilmoth, Frazier** voted Yea.  
68 **Councilmember Neff Abstained. Councilmember Kimber is absent. Motion carries – Final Plat**  
69 **approved.**

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72 **5. CONFLICT OF INTEREST POLICY DISCUSSION**

73 **City Recorder Rydalch** summarized as evidence of the previous action the need for a formalized  
74 conflict of interest policy. She cited state code and then presented Council with several  
75 examples of other municipalities conflict of interest policies.

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77 The Council discussed aspects of the various policies for consideration and asked Recorder  
78 Rydalch to draft a policy with those aspects for consideration and submit it to the City Attorney  
79 for review and compliance with State law.

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82 **6. COUNCILMEMBER REPORTS AS NEEDED**

83 a. **Councilmember Smart:** reported on the pickleball tournament and the possibility of  
84 having food truck(s) present that participate in the 10% net revenue share with the City.  
85 The registration fees will go to the pickleball organizing committee to offset operational  
86 costs and toward a charitable cause. He proposed the idea of utilizing the tournament  
87 as a fundraiser for a charity approved by the Council annually. It was proposed to  
88 affiliate with "Claire the Heart Warrior" as this is a family that is local. **The Council**  
89 **agreed upon the charitable affiliation for the 2025 Celebration.**

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91 b. **Councilmember Wilmoth** reports on the Rodeo Committees desire to increase the  
92 Purse money or rodeo payouts from \$20,000 per event to \$25,000 an event. Discussion  
93 that the Rodeo had funds in reserve but would need to build that into future years  
94 budgets. It was decided this item would be added to the budget discussions in  
95 April/May for approval in June. He has also received complaints from locals that they  
96 are not able to receive printed tickets to the rodeo. **Recorder Rydalch** stated that they  
97 can come in closer to the rodeo and the office will print them off ie., 72 hours before  
98 the event. It is the same parameters as digital tickets to prevent resale.

99  
100 **Councilmember Wilmoth** discussed the Jr. Rodeo with **Councilmember Neff** and that  
101 Alyssa Woolstenhulme agreed to organize the event this year but would like to train a  
102 new chair.

103  
104 **Councilmember Wilmoth** asked for assistance in delivering the fireworks to the complex  
105 in time for the event. **Councilmember Smart** indicated that he would help in trailering  
106 the supplies to the city from the drop-off point.

107  
108 c. **Grand Marshall discussion** around creating honorary Grand Marshalls for the  
109 Celebration but expressed concern about inadvertently leaving out individuals and  
110 creating hurt feelings. Decided to discuss further at the next meeting in March.

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112 d. **Chateau Recovery CUP Appeal:** **City Recorder Rydalch** informed Council of the Dropbox  
113 folder in their Council materials that housed the written decision by the appeal  
114 authority and the minutes of the meeting. **Mayor Pro Tempore Frazer** stated that the  
115 appeal authority upheld the city's actions, and that the appeal was unsuccessful in  
116 overturning the City's decision. Some discussion regarding further appeals process and  
117 the punting to the court system if appealed again.


118 The Council would like to discuss it further in an upcoming meeting.

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120 **7. POSSIBLE CLOSED SESSION: NO CLOSED SESSION WAS HELD**

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122 **Adjournment.**

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124 Approval is to form this 23<sup>rd</sup> day of April, 2025.

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Zane K. Woolstenhulme, Mayor  
Amy Rydall, City Recorder