



MINUTES

April 23, 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: Mayor Zane Woolstenhulme; Councilmembers: Joe Frazier, Kelly Kimber, Tom Smart, Steve Wilmoth; *Councilmember Dave Neff - Absent*

City Staff: City Recorder, Amy Rydalch; Public Works Director, Kendell Staples

Other City Administration: Richard Bliss, Chair of Planning Commission

Members of the Public: In Person: Lore Haslem, Governor's Office of Economic Development, Rick Shapiro, Cody Bowen, Canon Bowen, Heidi Smart; Via Zoom: Krista Kelly

1. Mayor Woolstenhulme opened the meeting.

- Invocation: **Mayor Woolstenhulme**
- Pledge of Allegiance: **City Recorder**

2. PUBLIC COMMENT:

None Received

3. CONSENT CALENDAR

- a. Minutes
- b. Operating Budget YTD
- c. Invoice Register

42 No discussion regarding the items on the consent calendar.

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44 **Councilmember Wilmoth** motioned to approve the Consent Calendar. **Councilmember Smart** seconded
45 the motion. All voted in favor. **Consent Calendar items approved.**

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47 **4. GOVERNOR'S OFFICE OF ECONOMIC OPPORTUNITY UPDATE: Lori Haslem, Outreach Manager**
48 **for the Governor's Office of Economic Opportunity.**

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50 **Ms. Haslem** discussed the Rural Community Opportunity Grant available for economic
51 development projects in rural counties and cities. She gave the dates for the application
52 opening September 16th and closing October 30th. She emphasized that the applications need to
53 be for well-planned projects ready to execute within two years. She stated that she would
54 follow up with additional information and examples of historical successful applications.

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56 **5. REVISIT CITY COUNCIL DECISION AND FORMAL MOTION FROM OCT. 26,2022 MEETING RE:**
57 **MASTER PLANNED DEVELOPMENT CONSIDERATION FOR CITY CENTER NORTH PROPERTIES.**

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59 **Mayor Woolstenhulme** informed the Council that the City has received an amended master
60 planned development application from the Steve Smith group for the City Center development.
61 This amended application includes consideration of City-owned property on the south side of
62 Center Street. For the amended application to be processed, the Council needs to revisit their
63 decision from the October 26th Meeting where a formal motion was approved that stated:

64
65 "The Oakley City Council is in favor of working with Deer Meadow Enterprises LLC on the
66 development of the City owned property on the north side of Center Street." The motion was
67 put forward by Councilmember Kimber, seconded by Councilmember Smart. All voted in favor
68 except for Councilmember Wilmoth who was absent.

69
70 Several Councilmembers asked for clarification. It was confirmed by City Recorder Rydalch that
71 the South Side properties had been included in public hearings related to the project and are
72 eligible for consideration should the council amend their decision.

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74 **Councilmember Frazier** reiterated the change of formal decision was to allow for the
75 consideration of the amended application and not for a decision to dispose of city property.

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77 **Richard Bliss, Chair of the Planning Commission**, addressed the Council and stated that in order
78 for the Planning Commission to move forward in working on the application they need the
79 amended decision from the Council in order for the commission to address any issues or
80 considerations of the application for the south side.

He also informed the Council that the Master Planned Development application, with the consent of the City Attorney, is being combined into one application, including zoning changes and CUP's related to City Center. This will allow for a more simplified process with public hearings in front of both bodies to address the City Center development in its entire scope.

Councilmember Frazier motioned to amend the City Council decision of October 26, 2022, to include City Center South Parcels OT-38-A-X and OT-32-X for consideration in an updated and amended master plan development application received by the City from the Steve Smith City Center Development Group. **Councilmember Smart** seconded the motion. **All voted in favor. Decision amended to include South side City properties for consideration in the application.**

6. RESOLUTION 2025-01 CONFLICT OF INTEREST POLICY

Recorder Rydalch indicated to the Council that this is the revised policy that was proposed in a previous Council meeting. It has been simplified and includes further clarification of relationships that could pose a conflict. In addition, it contains a provision for any official or employee to reach out to the City attorney if there is any question regarding a potential situation.

Councilmember Smart motioned to approve Resolution 2025-01 Oakley City Conflict of Interest Policy. **Councilmember Wilmoth** seconded the motion. **All voted in favor. Policy adopted.**

7. PUBLIC HEARING: ORDINANCE 2025-01 REGULATIONS FOR MOTORIZED VEHICLES AND E-BIKES ON CITY TRAILS AND PATHWAYS

Recorder Rydalch presented the updated ordinance to the council pointing out the elimination of several previous proposed regulations and an overarching simplified statement. The changes reflect the use of all classes of E-bikes on Oakley City commuter and multi-use trails and pathways that are paved, soft surfaced and eight feet or wider. The largest change applies to single track trails where only class one and class two bikes are permitted, exceptions to this clause are for individuals aged 55 and older or those with mobility impairments.

Councilmembers revisited the discussion around the age exception but did not elect to amend the ordinance.

Mayor Woolstenhulme opened the Public Hearing for comment on proposed ordinance 2025-01 Regulations for Motorized Vehicles and E-Bikes on City Trails and Pathways.

Comments for the Public Hearing are taken directly from the audio transcript of this meeting.

Heidi Smart, 635 West 4200 North, Oakley UT: "I understand all that, and I think it's great. I do have a little bit of an issue with throttles. I think that puts us in another area. I kind of worry about that causing problems maybe in the future, because it can tie into, you know, there's electric motorcycles too. My brother has one. There's a big difference between a any bike that

you have to pedal versus when you can just throttle. So I don't know, I don't know if that's could be a consideration. Is any class where you actually have to pedal, even with you have full access, because if you've ridden any bike and you put it on, there's like, a. Yeah, what's the level where you get, like, a boost or something? You stop to pedal that man, you hardly have to pedal. So I'm, I guess I still ride a an analog bike, like over at Round Valley, where people, if you're an analog biker and somebody's on eBay, you're the person who has to keep pulling off let other people go, it's tough, but I'm totally 40 bikes. I just would like maybe a consideration on maybe no, okay, I don't know, just a thought. Yeah, all right, thank you."

Richard Bliss, 4336 N Meadow Lane, Oakley UT: "If the bike has pedals, it's a bike. If the bike doesn't have pedals, it's a motorcycle, which would then require either an off-highway tag, I'm assuming, or a street legal tag, which makes it fall under the motor vehicle thing, as opposed to something on the trail. And I don't know whether that helps to add clarification into something, but so they would that would be illegal on our correct so, yeah, so that eliminates anything without pedals and an electric motor that goes fast, right? Okay, Thanks."

Mayor Woolstenhulme noted to the public in attendance that as this rolls out and trails are utilized more with bike traffic; this ordinance can be amended to address problems that become notable. He asked the public to keep the Council informed on how the usage unfolds.

Mayor Woolstenhulme closed the public hearing. Given no further discussion- the Mayor asked for a formal motion.

Councilmember Frazier motioned to approve Ordinance 2025-01 Regulations for Motorized Vehicles and E-Bikes on City Trails and Pathways. **Councilmember Wilmoth** seconded the motion. Roll Call Vote:

Councilmember Frazier – Aye

Councilmember Kimber – Aye

Councilmember Smart – Aye

Councilmember Wilmoth – Aye

Councilmember Neff – Not in attendance – Absent.

Ordinance 2025-01 Regulations for Motorized Vehicles and E-Bikes on City Trails and Pathways is adopted.

8. CELEBRATION ITEMS:

- a. **Rodeo Parking, South Summit Softball Coach Cody Bowen:** At the request of **Councilmember Kimber, Coach Bowen** came to report on issues with parking for the 2024 rodeo and to propose solutions for a more effective parking system for the upcoming celebration. He mentioned specifically the number of volunteers and vendors have increased and are using a significant amount of parking that used to be available to

166 the public. Corporate picnics and understanding whether they should be paying or not
167 is also an issue. He suggested looking at soccer fields and designating special areas for
168 corporate picnic/event parking. Discussion amongst councilmembers regarding
169 additional concerns and solutions. Determined that it would be best to meet with staff
170 to develop a better plan for the 2025 rodeo.

- 171 **b. Float Discussion: Mayor Woolstenhulme** proposes having a City float designed and
172 constructed by Modern Display for the Parade. The cost would be \$12,000 and could be
173 used for multiple years if store correctly. The Council discusses the pros and cons of
174 buying vs. building a float. Some councilmembers expressed a preference for volunteer-
175 led efforts. The Council decided to forgo the idea of purchasing a float through Modern
176 Display and to continue to pursue volunteer assistance for building the float.

- 177 **c. Other Items as needed.**
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179 9. MAYOR'S REPORT

- 180 **a. CSL Executive Summary:** Informs Council of the upcoming executive summary of the
181 feasibility study in their next meeting. He would like to invite BDK Construction
182 Management to be present to assist the City in determining next best steps. Council
183 concurs.
- 184 **b. Master Lease Agreement for Vehicles and Equipment:** Mayor Woolstenhulme discusses
185 the value of a master lease in assisting with the ongoing budgeting, financing, and
186 replacement of vehicles and equipment owned by the city. He recommends utilizing a
187 contact with JP Morgan to put together a Master lease structure for the City to initiate a
188 replacement plan. Council concurs and would like to explore this further.
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191 10. CITY STAFF ITEMS

- 192 **i. Farmers Market Proposal:** David Diehl has turned over the Farmers Market
193 responsibilities to the Kamas Action Group. They would like to combine the
194 Kamas and Oakley markets in the summer so that there is only one market for
195 the valley. They propose holding the market across from City Hall on Saturdays
196 beginning June 21st thru August 2nd. The Council agrees to the donation of space
197 across from City Hall and to allow advertising banners at the complex and
198 Cattlemen Hall.
- 199 **ii. Dog Park Improvements:** Several citizen requests regarding the Dog Park. Many
200 would like to have an access through the cable fence along SR 32 to access the
201 Dog Park for quicker access. Only access is further east by the Pickleball/Softball
202 access road. In addition, there have been suggestions to green-up the dog park
203 and trim trees so that the space is more aesthetic. Council approved adding an
204 access and discussed the need to improve the dog park by intermittent watering
205 and adding amenities so that it is more identifiable as a dog park.
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(COUNCIL TAKES A SHORT RECESS PRIOR TO THE NEXT ITEM ON AGENDA)

11. CLOSED SESSION: Utah State Code Annotated 52-4-205 allows for the governing body of the city to enter closed session for reasons stated in the referenced Utah State Code. (UACA 52-4-204-1Aa)

Councilmember Wilmoth motioned to go into closed session. Councilmember Smart seconded the motion. Roll Call Vote: Councilmember Frazier – Aye, Councilmember Kimber – Aye, Councilmember Smart – Aye, Councilmember Wilmoth – Aye. Councilmember Neff not in attendance - absent.

8:42 PM Council went into closed session.

9:20PM Council Adjourned.

Approval is to form this 28 day of May, 2025.


Zane K. Woolstenhulme, Mayor


Amy Rydalch, City Recorder



CLOSED MEETING AFFIDAVIT

STATE OF UTAH)
)
SUMMIT COUNTY)

Having been duly sworn, comes now Zane Woolstenhulme, who deposes, states, and affirms as follows:

1. I am a duly elected or appointed member of the Oakley City Council or Mayor.
2. A meeting of the City Council of Oakley was held on April 23, 2025.
3. I presided over that City Council meeting.
4. During the course of the meeting, upon affirmative vote of a quorum of the Oakley City Council present, the meeting was closed for the sole purpose of discussing:

"The character, professional competence, or physical or mental health of an individual."

Further Affiant sayeth naught.


Zane K. Woolstenhulme, Mayor of Oakley City

SUBSCRIBED AND SWORN to before me this 28 day of May, 2025.


Amy Lind Rydalch, Notary Public

