



## MINUTES

September 10, 2025

Oakley City Council

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: Tom Smart, Steve Wilmoth; Via Zoom: Kelly Kimber. *Councilmembers Joe Frazier and Dave Neff-Absent*

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

**Other City Administration:** None.

**Members of the Public:** In Person: Kelly Edwards, Chris Dillman, Kevin Barker, Kate Sattlemeier, David Darcy, Terina Darcy, Kerbee Leavitt. Via Zoom: Krista Kelly

### 1. Mayor Woolstenhulme opened the meeting.

- Invocation: **Mayor Zane Woolstenhulme**
- Pledge of Allegiance: **City Recorder Amy Rydalch**

### 2. PUBLIC COMMENT:

**This portion of the Minutes is taken directly from the transcript of the meeting from the audio recording of this meeting held on 9-10-2025.**

**Kelly Edwards, 246 West 4400 North, Oakley UT:** "I just want to voice my concern of Dutch's of service. I'm hearing things from people. Stating the fact that where I'm to be announced here soon. TBD To be announced? What's going to happen to our corner? That's a concern. I have not

41 been contacted by any official person to determine what we're going to do with our corner. So  
42 I'm concerned. That's all I have to say. Thank you."

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44 **Mayor Woolstenhulme:** "I appreciate that. Um. So we need to make note of that in case anyone  
45 says anything. I expect if there is an announcement, you'll be the one to make it."

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47 No Additional Comment was Received.

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49 **3. COMMUNITY INVOLVEMENT DISCUSSION:**

50 **Mayor Woolstenhulme** reminded Council of the City's donation in FY 2025 to the Kamas  
51 Veterans Memorial. **Terina Darcy**, who is coordinating the installation of the memorial was  
52 present to get the information the Council wanted inscribed on the memorial bench. Council  
53 decided that they would give this consideration and have an inscription for her in two weeks to  
54 take to the engraver for design options.

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56 **Recorder Rydalch** addressed the Council on behalf of the Community Action Center (Food  
57 Pantry) and their request to have a Councilmember sit on their General Board based out of  
58 Provo, Utah. **Councilmember Smart** indicated that there might be a perceived conflict of  
59 interest due to the City already subsidizing their use of space in the City Hall facility. Other  
60 Councilmembers stated their support of the service but indicated that the time commitment  
61 outside of our local community was problematic. The Council opted not to accept the Board  
62 invitation.

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64 **4. CONSERVANCY CONSIDERATION OAKLEY CITY PARCEL OT-270-X**

65 **Kate Sattlemeier from Summit Land Conservancy** summarized a potential letter of  
66 understanding regarding a potential conservation easement on the Oakley City -owned parcel  
67 OT-270-X located on the east side of Pinion/Boulderville Road.

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69 The council discussed the conservation easement for 83 acres of land focusing on protecting a  
70 watershed area and public recreational trails. They agreed to put the matter on the next council  
71 agenda for formal action, which would allow them to proceed with legal documentation and  
72 potentially finalize the easement by December.

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74 **5. RESOLUTION 2025-06 INTENT TO ANNEX PROPERTY KNOWN AS SUMMIT COUNTY PARCEL cd-  
75 258 "DEER MEADOWS RANCH"**

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77 **Recorder Rydalch** presented a resolution with the intent to annex a 11.58-acre property known  
78 as Summit County Parcel CD 258. She stated that the parcel is contiguous to Oakley City legal  
79 boundaries and is in an existing unincorporated peninsula. She also indicated that the  
80 annexation is required as a condition of a previously approved conditional use permit for an  
81 event center that sits on two parcels – one within Oakley City and one in unincorporated  
82 Summit County. She then explained that the process for this annexation differs from aallowsal

annexation because the parcel exists in a peninsula which allows for the City to expedite the process with the county's support to reduce the size of the peninsula. It was discussed that this parcel is also the location of an airstrip for small aircraft and the annexation would require the property owners to apply for a conditional use permit for the airstrip in the AG-40 zone. There were some questions from Council about whether a current county permit for the airstrip would transfer to the city jurisdiction.

**Councilmember Smart** motioned to adopt Resolution 2025-06 Intent to Annex Property Known as Summit County Parcel CD-258 "Deer Meadows Ranch." **Councilmember Wilmoth** seconded the motion. No further Discussion. Roll Call Vote:

**Councilmember Joe Frazier – Not in attendance**  
**Councilmember Kelly Kimber – Aye**  
**Councilmember Dave Neff – Not in attendance**  
**Councilmember Tom Smart – Aye**  
**Councilmember Steve Wilmoth – Aye**  
Motion Passes. Resolution 2025-06 is adopted.

## 6. MAYORS REPORT

- a. **Cattail Well Financing:** The council discussed several key items, including the upcoming closure of financing for a new well, with Oakley reporting that the transaction would finalize after signing paperwork, resulting in a 40-year debt at 2.5% and 3.1% interest rates.
- b. **RAP TAX 2025 Grant Application:** Discussion regarding possible projects for the 2025 Application. **Councilmember Smart** introduced several ideas relating to continuation of the City Master Trails Plan. Councilmembers authorized **Councilmember Smart** to make application for the improvements discussed.

## 7. CLOSED SESSION: Utah State Annotated 52-4-205 to discuss the disposition of City Property.

**Councilmember Smart** motioned to go into closed session. **Councilmember Wilmoth** seconded the motion. Roll Call Vote of Councilmembers in attendance at the meeting:  
**Councilmember Kimber – Aye**  
**Councilmember Smart – Aye**  
**Councilmember Wilmoth – Aye.**

**Mr. Kelly Edwards was in attendance for a portion of the Closed Session**

**8:02 PM Council went into closed session.**

**8:44 PM Council Adjourned.**

Approval is to form this 10 day of December, 2025.

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Zane K. Woolstenhulme, Mayor

  
Amy Rydalch, City Recorder