



MINUTES

October 22, 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:

20 **City Administration:** Councilmembers: Joe Frazier, Kelly Kimber, Dave Neff, Tom Smart, Steve Wilmoth;
21 *Mayor Zane Woolstenhulme – Absent.*

23 City Staff: City Recorder, Amy Rydalch

25 Other City Administration: None.

27 **Members of the Public:** In Person: Shad Sorensen, Marissa Dillman, Chris Dillman; Via Zoom: Amy
28 Lecolque, Stacy and Susan Arent, Krista Kelly, Kerbee Leavitt.

1. **Mayor Pro-Tempore J. Frazier** opened the meeting.
2. **Meeting called to order:**
 - Invocation: **Councilmember Kimber**
 - Pledge of Allegiance: **Councilmember Steve Wilmoth**

3. PUBLIC COMMENT:

None Received.

4. CONSENT CALENDAR (ACTION ITEM) Approval/Denial

39 Councilmember Smart motioned to approve the consent calendar items. Councilmember Wilmoth
40 seconded the motion. No further discussion. All voted in favor. **Consent Calendar Approved.**

42 **5. GENERAL BUSINESS**

43 **Mayor Pro Tem Frazier** informed the Council that there will need to be special session called for
44 the Canvass of the 2025 election. The County will not have the official canvass report ready
45 until November 17th and by law we need to have the certification of the election completed by
46 November 18th. He asked the Council to make note of the special meeting scheduled for
47 Tuesday November 18th.

48 **Councilmember Reports:**

49 **Councilmember Wilmoth** reported on the most recent rodeo committee meeting. He
50 reported that the rodeo committee would like to eliminate the drone show and apply those
51 funds toward increased prize money. The Mayor has communicated that he would like to
52 potentially keep the drones for the celebration on the 4th. This will be discussed at one of the
53 November meetings when he is back in town.

54 No further reports from Councilmembers.

55 **6. PUBLIC HEARING: CONSIDERATION OF OAKLEY CITY ANNEXATION OF SUMMIT COUNTY**

56 **PARCEL CD-258 "DEER MEADOWS RANCH" AND ADOPTION OF ORDINANCE 2025-02 (ACTION**
57 **ITEM) Approval/Denial:**

58 **Recorder Rydalch** presented Council with Exhibit A (Oakley City Map) indicating the current
59 legal boundaries of the city as well as the area of the unincorporated peninsula. She pointed
60 out the location of the parcel under consideration and explained that the parcel splits county
61 and city jurisdictions with the home/facility situated across the jurisdictional boundary.

62 She summarized the process to date. The City initiated the process by adopting a resolution in
63 the September 10th City Council meeting that declared an intent to annex CD-258; notice was
64 posted and given for 30 days, and a public hearing is scheduled. There have been no formal
65 protests received and the County has expressed they are amenable to the annexation. After the
66 Public Hearing, the Council may take formal action regarding the annexation. As an information
67 item she stated that by code any properties being annexed into the City automatically are
68 assigned zoning of Agricultural Residential -40.

69 She then reviewed the statutory requirements that the City believes have been met: the area
70 must be primarily residential or commercial, the city must provide municipal services (provides
71 culinary water), must have a population under 800 persons, the total area is under 50 acres
72 (11.53 acres) and is located within the City's annexation area.

73 **Councilmember Wilmoth** asked about the various boundary lines on the map depicting the
74 unincorporated peninsula and whether any of the other property owners in the area were open
75 to annexation. **Recorder Rydalch** stated that the other property owner was reached out to and
76 they do not at this time have an interest in annexation.

84

85 **Councilmember Wilmoth** motioned to open the Public Hearing to receive comments on the possible
86 annexation of Summit County Parcel CD-258. **Councilmember Neff** seconded the motion. All voted in
87 favor.

88

89 **8:23 PM Public Hearing opened for comment.**

90

91 **Chris Dillman, 35 East Oakridge Lane, Oakley UT:** "So, the property is being serviced by Oakley
92 city water existing, I heard there's a cost associated potentially with the annexation. So, first
93 question is, do we understand what that cost would be and how that gets born? And then the
94 second would be, is there any other obligations to the city, once that property is annexed in.
95 Thank you."

96

97 **Recorder Rydalch** indicated that there would be minimal survey costs and a recording fee at the
98 County.

99

100 **Councilmember Wilmoth** asked for confirmation that the County was in favor of the
101 annexation.

102

103 **Recorder Rydalch** stated that the County would prefer the City move forward with the
104 annexation.

105

106 **No further public comment received.**

107 **Councilmember Smart** motioned to close the Public Hearing. **Councilmember Wilmoth** seconded the
108 motion. All voted in favor.

109 **8:29 Public Hearing Closed.**

110

111 **Councilmember Smart** motioned to adopt Ordinance 2025-02 Annexation of Summit County Parcel CD-
112 258. **Councilmember Neff** seconded the motion. All voted in the affirmative. **Ordinance 2025-02
113 adopted.**

114

115 **7. RESOLUTION 2025-07 ADOPTION OF OAKLEY SEWER INSTALLATION DESIGN STANDARDS AND
116 SPECIFICATIONS. (ACTIONABLE)**

117

118 **Recorder Rydalch** described the updated sewer installation design standards prepared by Aqua
119 Engineering with input from Water Operator, Dallas Hansen, and Wastewater Operator, Daxton
120 Hansen, as well as Larry Hall with Aqua Environmental. The standards are intended to provide
121 builders and contractors connecting to sewer and culinary water will have the sizing, material,
122 bedding type etc. the City prefers. She noted that two items will need to be added to the
123 standards later – specifications for grease trap systems and private sewer pumps for below-
124 elevation residents within statutory proximity.

125

126 **Councilmember Neff** motioned to adopt Resolution 2025-07 Adoption of Oakley City Sewer Installation
127 Design Standards and Specifications. **Councilmember Kimber** seconded the motion. All voted in favor.
128 **Resolution adopted.**

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130

131 **8. POSSIBLE CLOSED SESSION – NO SESSION WAS HELD**

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133 **Councilmember Smart** motioned to adjourn the meeting.

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136 Approval is to form this 14 day of JAN, 202.

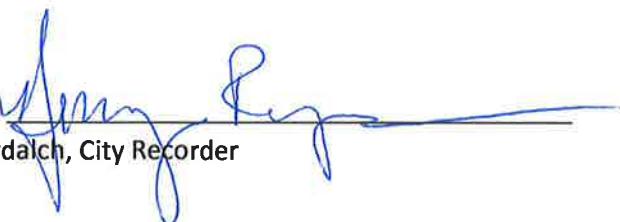
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141  Steven M. Wilmoth, Mayor

 Amy Rydalch, City Recorder