



MINUTES

November 12, 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, Dave Neff, Tom Smart, Steve Wilmoth

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

Other City Administration: City Attorney, Lisa Watts Baskin

Members of the Public: In Person: Dick Woolstenhulme, Tyson Mumford, Amy Regan, Wade Woolstenhulme, Matt Wirthlin, Jerrie Hansen, Kevin Barker, Kelly Edwards, Rebecca Roberts, Cliff Goldthorpe, Shad Sorensen, Anissa Henry, Neitha Moore, Shane Moore, Marissa Dillman, Chris Dillman, Heather Massa.

1. **Introduction:** Mayor Woolstenhulme opened the meeting.
2. **Call Meeting to Order:**

- Invocation: **Councilmember Joe Frazier**
- Pledge of Allegiance: **Councilmember Kelly Kimber**

Mayor Z. Woolstenhulme addressed those in attendance and apologized for any confusion regarding the previously noticed and then canceled Public Hearing regarding an application before the City for a Code amendment for consideration of Gas Stations as an allowable use in the Mixed-Use Zone. After the

41 notice had been posted, the applicant decided to pull their application which is why the hearing was
42 canceled

43
44 **3. PUBLIC COMMENT:**

45 **This portion of the meeting pertaining to public comment is taken directly from the transcript**
46 **of the audio recording from this meeting.**

47
48 **Kevin Barker, 612 East Weber Canyon Road, Oakley UT 84055:** "this may sound a little bit off
49 the wall, but living here in Oakley this summer has been absolutely interesting as Rocky
50 Mountain Power seems to generate a power outage every other day, and I was wondering if
51 there's anything the city could do in conjunction with Summit County or other cities locally to
52 reach out and get some answers as to why? On a perfectly calm morning Two days ago, there is
53 an outage that affected the entire town and the surrounding areas. So that's my comment."
54
55 **Mayor Z. Woolstenhulme** responded to Mr. Barker's concern that he believes this is a common
56 concern in the community and that he has some information to share in a later agenda item that
57 relates to this inquiry.

58
59 **4. CONSENT CALENDAR:**

60 **a. Minutes**

61 **b. Approval of Bills Against the City of Oakley in the amount of \$51,568.67**

62 **c. Approval of Contract for Naylor Wentworth (Recreation Complex/Arena Site Plan**

63 **Project)**

64 The consent calendar included approval of the contract with Naylor Wentworth for the site plan
65 and master plan, with the presentation scheduled for the next meeting on the 10th. **Mayor Z.**
66 **Woolstenhulme** confirmed the contract amount is consistent with the original proposal and
67 received concurrence from Chris Kartchner with BDK. No further discussion regarding this item.
68
69 **Councilmember Smart** motioned to approve the consent calendar. **Councilmember Neff** seconded the
70 motion. No further discussion. All present voted in favor. **Consent Calendar approved.**

71
72 **5. GENERAL BUSINESS:**

73 **5.1 Rodeo Committee Request – Purse Money:**

74 **Mayor Z. Woolstenhulme** summarized the request from the Rodeo Committee to increase
75 the rodeo purse by \$5,000 per event (nine events), totaling \$45,000; and to forgo the drone
76 show. **Councilmember Willmoth** raised concerns about the cost of the drone show cost
77 (about \$60,000) and uncertainty on final pricing for the 2026 event. He communicated that
78 the Rodeo Committee would like to apply the monies budgeted for the drone show to the
79 purse money.

80
81 **Mayor Z. Woolstenhulme** proposed celebrating the city's 250th anniversary with a big
82 production: keep the drone show, make fireworks bigger, and if purse increases are needed,

83 raise ticket prices by a couple of dollars; he emphasized the event's purpose is to entertain the public, not to elevate rodeo stars. **Councilmember Kimber** supported raising the purse to \$50,000 and suggested raising ticket prices to cover costs, noting tickets are fairly priced and could be increased without pricing out attendees; he also endorsed a larger production for next year. **Councilmember Frazier** suggested adding a QR code survey in the program to gather audience feedback including attendees thoughts on fireworks and drones to help inform decisions regarding production in the future.

90 **Councilmember Wilmoth** motioned to raise the purse money by \$50,000 (to dual payout for team roping) for the 2026 Rodeo event. **Councilmember Neff** seconded the motion. All present voted in favor. **Budget request approved.**

95 5.2 2026 Rodeo Ticketing Policy – City Recorder, Amy Rydalch

96 **Recorder Amy Rydalch** (staff) presented a proposed 2026 rodeo ticketing policy:

- 97 • Continue a locals-only pre-sale as a one-day in-person event for residents within
- 98 Oakley city legal boundaries and 2025/2026 Celebration volunteers.
- 99 • Regular ticket price for locals (no discount)
- 100 • Office will open early and close late that day to accommodate residents work
- 101 schedules.
- 102 • Recommend limiting tickets to 25 tickets per night (stackable to 125 total over five
- 103 nights) for locals.
- 104 • General Public Sales to open for online sales and drop the "in-person" requirement
- 105 for purchase.
- 106 • General Public Sales limit tickets to 25 tickets. Software can restrict duplicate access
- 107 by credit card and email address. *(She presented Council with historical order data:*
- 108 *average order size is 17 tickets, with 69 orders of 40+ tickets and just over 790 total*
- 109 *orders).*
- 110 • Volunteers are included in the locals-only pre-sale.
- 111 • On-sale dates proposed: locals-only Monday, February 2, 2026; online general
- 112 public sales Tuesday, February 3, 2026; General Public in-person sales on the third
- 113 are subject to availability and cannot be guaranteed.

114 Discussion amongst Councilmembers regarding ticket limitation size, whom to consider

115 "local," accommodating large family groups, and equity. Council decided to table a

116 decision until the next meeting to contemplate the proposed changes.

123	6. PRESENTATION AND DISCUSSION OF OAKLEY CITY CENTER AMENDED MASTER PLANNED
124	DEVELOPMENT APPLICATION: Deere Meadows Development Group
125	
126	The developer presented a revised City Center development concept in response to prior
127	Planning Commission feedback. The revised proposal scaled back the original full north-south
128	buildout and instead focused on a phased, "bite-sized" initial development.
129	
130	<u>North Parcel Proposal (Phase 1):</u>
131	• Retains the grocery/market, post office, Ken's Cash relocation, hardware store, and Amazon
132	lockers/food pantry.
133	• Adds a restaurant and one mixed-use building with ground-floor retail and potential residential
134	or office uses above.
135	• Reduces the overall amount of retail previously proposed.
136	• Includes a centrally located park/open space to enhance walkability and create a community
137	gathering area.
138	• Emphasizes pedestrian-oriented design by limiting internal vehicular traffic and concentrating
139	access points along the perimeter.
140	• Proposed access points include:
141	○ Center Street (primary market access),
142	○ Weber Canyon Road,
143	○ State Road 32 (subject to UDOT approval), which was described as important for post
144	office operations and traffic management.
145	• Post office deliveries would utilize smaller trucks, not semi-trucks.
146	The developer explained that the added restaurant and limited retail are necessary for the
147	financial viability of the project and would create synergy among uses.
148	
149	<u>South Parcel Proposal:</u>
150	• All previously proposed multifamily housing, service station, and additional retail were removed.
151	• The creamery is the only element proposed for initial approval on the south parcel.
152	• A temporary easement would be requested to provide access to the creamery, with flexibility
153	for future redevelopment.
154	
155	<u>Council Discussion Highlights:</u> (Councilmembers Elect, Chris Dillman and Amy Regan were invited
156	to be a part of this discussion by Councilmember T. Smart and Councilmember D. Neff.)
157	• Council members expressed general support for the revised layout, particularly the reduced
158	scale, increased open space, and improved walkability.
159	• Questions were raised regarding:
160	○ Easement duration and flexibility for future development,
161	○ Trailer and parking accommodations,
162	○ Ownership of certain parcels and contingency planning,
163	○ UDOT approval risks for the State Road 32 access,
164	○ Architectural uniqueness, lighting, and non-strip-mall walkability features.

- The Planning Commission and City Council previously expressed consensus support for the grocery store, post office, and creamery; the added restaurant and mixed-use building are new elements under discussion.
- Council members emphasized the importance of adequate post office space due to its economic impact on the City.

Discussion Regarding Process and Next Steps:

- It was confirmed that the City Council previously authorized staff and the City Attorney to begin work on a draft development agreement.
- Council discussion focused on whether there is conceptual comfort with the revised project components (grocery store, post office, creamery, restaurant, mixed-use retail/residential, and associated easements).
- Staff clarified that the development agreement will:
 - Address land transactions, easements, design standards, timelines, and deviations from City code,
 - Be subject to public hearings before both the Planning Commission and City Council prior to adoption.

- Council indicated interest in continued discussion at upcoming meetings before providing final conceptual direction to proceed with drafting the development agreement.

No formal action was taken at this meeting; discussion was informational and directional.

7. OPTION FOR EXECUTIVE (CLOSED SESSION) – NONE HELD

8. MEETING ADJOURNED.

Approval is to form this 28th day of January, 2026.

Steve Wilmoth, Mayor

Amy Rydlich, City Recorder