



MINUTES

January 28, 2026

Oakley City Council Meeting

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 Steve Wilmoth; Councilmembers: Joe Frazier, Chris Dillman, Dave Neff, Amy Regan, Tom Smart.

City Staff: City Recorder, Amy Rydalch; City Attorney, Lisa Watts Baskin.

Other City Administration: None.

Members of the Public: In Person: Kevin Barker, Chris Hansen, Jerrie Hansen, Marissa Dillman. Via Zoom: Krista Kelly

1. Mayor Wilmoth opened the meeting.

- Invocation or Expression: **Councilmember Chris Dillman**
- Pledge of Allegiance: **Mayor Steve Wilmoth**

2. OATH OF OFFICE – COUNCILMEMBER ELECT: Chris Dillman

Recorder Rydalch administered the Oath of Office to Chris Dillman for the elected office of City Councilmember.

Mayor Wilmoth addressed the public that there was an oversight on the agenda and the item for public was inadvertently left off the agenda. As it is not noticed on the agenda for this evening's meeting no public comment will be received. However, the item will be placed on all future City Council agendas.

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3. CONSENT CALENDAR

- a. Minutes
- b. Approval of the Bills Against the City of Oakley

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

4. ELECTED OFFICIALS TRAINING:

- a. **Utah Open Meetings Act: City Attorney Baskin** presented a video that summarized and reviewed the Utah Open Meetings Act Statute. Upon conclusion of the video **Attorney Baskin** presented a quiz to test understanding and to provide clarification on points from the training.
- b. **Ethics in Office: City Attorney Baskin** presented power point slides that reviewed ethical considerations of elected officials and employees of the City. She discussed conflicts of interest, reporting suspected fraud, and how to avoid the appearance of impropriety.
- c. **Rules of Procedure: City Attorney Baskin** asked the Council to consider her version of civility policy and rules of procedure. She recommends that the Council expand the City's current policy. This is to be reviewed at an upcoming meeting.

5. PUBLIC HEARING: CONSIDERATION OF ORDINANCE 2026-01 ADOPTION OF THE 2006 EDITION OF THE UTAH WILDLAND-URBAN INTERFACE CODE IN ACCORDANCE WITH UTAH H.B. 48 EFFECTIVE JANUARY 1, 2026.

Recorder Rydalch presented a summary of the Wildland-Urban Interface Code and how it relates to HB 48 and the mandate for the City to adopt the code and future map. Adopting the ordinance adopts building and development standards for wildfire-prone areas; local governments must, with local fire authority input, identify high-risk WUI areas on a specific map and apply standards such as vegetation mitigation, fire perimeters, specifications on building materials etc. The new building standards are for new construction only but do provide incentives for existing structures to make mitigation changes. She discussed the fees associated with the WUI areas and discussed that these fees will be set by the state or state agency. Currently it is anticipated that the fee will be based upon square footage and then later converted to a flat fee. This fee will appear on the property tax notice as a separate line item. The fee will be collected by the County and distributed to the State for earmarking for state firefighting resources. She confirmed that the City has no control over the fee amount or collection.

She discussed that the State adopted a map that designates the areas where the fees will be assessed. The City does not have the authority to change or adopt a map that will designate the areas to be assessed but the City can adopt its own map designating WUI areas where the WUI building code regulations apply. The City will be working with the local fire marshal to determine

84 areas within Oakley City that are identified at higher wildland fire risk. This map will be brought
85 back to Council for adoption at a later date.

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87 **Councilmember Smart** pointed out that insurance companies already require many of the
88 mitigation measures (e.g., removing pine trees), and suggested the new state requirements
89 seem redundant.

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91 **City Attorney Baskin** clarified for the Council that this legislation is really a mandate from the
92 State, and the City really does not have much discretion in the adoption of the ordinance. She
93 agreed that the direction from the state has been confusing and is hopeful that the new
94 legislative session will provide some clarity on the application of the maps for WUI.
95 She recommended that the Council work with the South Summit Fire District in developing the
96 Oakley WUI map for the building code requirements.

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98 **Councilmember Frazier** motioned to open the public hearing for consideration of Ordinance 2026-01
99 Adoption of the 2006 Wildlands-Urban Interface Code. **Councilmember Neff** seconded the motion. **All**
100 **voted in favor.**

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102 **7:18 PM Public Hearing Opened for comment:**

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105 **This portion of the record was taken directly from the transcript of the Zoom audio recording of the**
106 **meeting.**

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108 **Kevin Barker, 612 East Weber, Canyon Road:** "Thank you all for letting me speak tonight. I've
109 actually read this ordinance in detail multiple times and gone through a lot of the supporting
110 documentation, and I'm really here represent, I think the community, because I have a couple of
111 concerns. First, having read this and understanding where it's going, this is going to be the
112 baseline for insurance companies. They're going to be using this to assess their customers and
113 then determine whether or not to carry their insurance for them or not. And yes, they will also
114 use that to say, yeah, get that tree out of there. But the thing that I'm concerned about is I've
115 looked at the map that the FFSL has put out. And number one, it's impossible to read, but also,
116 it's not in alignment with, for example, the risk map that the city of Oakley has attempted to do,
117 and my reading of the ordinance as or the bill that has come forward, and the original 2006
118 verbiage says this is the map. There's no input from the city or the county fire to actually modify
119 or change the map that the state is being is decreeing area by area based on their assessments,
120 and having again, looked at this as best I could with a crappy FFSL, map, it there are areas that I
121 perceive as being assessed. Anything that is high is impacted. If you're a moderate you're not
122 paying even the \$28 fee, which, by the way, that's only for two years. After two years, it will
123 definitely go up. That's to be determined. And so, my ask of the city, and probably specifically, of
124 our city attorney is to really validate. Can the city put input into what will that map be that the
125 state is going to use for these assessments? And honestly, if they can't, perhaps the city, in

126 conjunction with other cities, could put forward a push to make changes now that the
127 legislature is in session to provide more flexibility at the city level for assessment of these
128 properties, visit the risk to the houses that reside within the city property. So that's it. I know a
129 lot about it, too much of it, actually.”

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131 **City Attorney Baskin** responded that there are three approaches, adopt the state map, go with
132 the fire marshal's designation, or a federal map. This allows the city to determine which map the
133 building code applies to but not the assessment.

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135 **Councilmember Smart** motioned to close the public hearing. **Councilmember Dillman** seconded the
136 motion. All voted in favor.

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138 **7:30 PM Public Hearing Closed.**

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140 **Councilmember Smart** asked for confirmation that this is a mandate from the State and that
141 City input is limited to development of a map for application of the WUI building code and not
142 the assessments. **City Attorney Baskin** affirmed his understanding.

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144 **6. ORDINANCE 2026-01 ADOPTION OF THE UTAH WILDLAND-URBAN INTERFACE CODE WITH**
145 **MAP TO BE DETERMINED AND ADOPTED AT A LATER DATE.**

146 **Councilmember Smart** moved to adopt Ordinance 2026-01 Adoption of the Utah Wildland-Urban
147 Interface Code. **Councilmember Regan** seconded the motion. All voted in favor. **Ordinance 2026-01**
148 **Adopted.**

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150 **7. MAYOR'S REPORT:**

- 151 a. **Cog meeting updates and leadership changes:** reported on the quarterly Cog (Council of
152 Governments) meeting: Summit County mayors and three county council members
153 attended; the transit tax discussion focused on how to prioritize and fund services, with
154 most decisions made at the Park City/Summit County level, minimizing direct impact on
155 the eastside. He noted that the COG elected a new chair and vice chair: Mayor
156 McCormick from Kamas was elected chair, and Megan McKenna (a county council
157 member) accepted vice chair; there is ongoing discussion about rotating leadership
158 every other year.
- 159 b. **SB 258 and HB 184: preliminary municipalities, fast-track projects, and community**
160 **response:** **SB 258** allows three landowners to create a preliminary municipality with a
161 chair, vice chair, and a third officer (recorder/treasurer), enabling them to set their own
162 rules and circumvent County or City land use regulations. He cited the employment of
163 this new regulation in Brown's Canyon with Ivory Homes. **HB 184** is aimed at fast-
164 tracking infill projects with a sketch-level submission to the city council within five days,
165 followed by a 30-day city council decision; he noted the League of Cities and Towns
166 opposes HB 184, and that this fast tracks projects and can supersede a municipality's
167 land use ordinance.

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- c. **City Attorney to Serve as Local Lobbyist for Legislative Policy Committee:** recommends having the Attorney monitor and vote on behalf of Oakley City regarding legislation that could impact the City. Also asked for two Councilmembers to also monitor and vote remotely on behalf of Oakley as Oakley is entitled to three votes. Councilmembers Smart and Dillman were assigned the responsibility in addition to the City Attorney.
- d. **2026 Rodeo Ticket Sales** reported on the plans for the locals only and public sales and how word was disseminated to the public. Asked for assistance from Council to be present in the office on the on-sale date to facilitate goodwill with the public.

8. COUNCILMEMBER CONSIDERATION OF PRIORITIES AND GOALS:

Mayor Wilmoth opened this portion of the meeting up for Councilmembers to share their thoughts regarding priorities and areas of focus for the City for the next year. He also stated that he would be open to postponing this item to a later meeting as the night was getting long.

Councilmember Smart brought up the SR32 Corridor study and proposed roundabout on Millrace and he would be in favor of pursuing this.

It was discussed that the City Planner would be presenting the study at the next City Council meeting and that further discussion would be more beneficial once the Council saw the presentation.

Councilmember Smart reported that Josh McReavy will no longer be sponsoring or producing the Oakley Pickleball Tournament.

Mayor Wilmoth asked Councilmembers to consider their preferred priorities and goals and bring those ideas to the next meeting.

9. EXECUTIVE (CLOSED) SESSION: The governing body of the city may enter a closed session for reasons authorized pursuant to Utah Code Annotated 52-4-205.

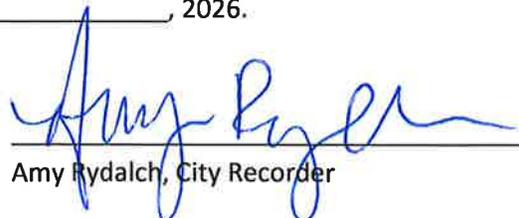
None Held.

9:10 PM Councilmember Frazier motioned to adjourn the meeting.

Approval is to form this 25 day of FEB, 2026.



Steve Wilmoth, Mayor



Amy Rydalch, City Recorder