

OAKLEY CITY ORDINANCE
No. 2025-02

**AN ORDINANCE OF THE CITY COUNCIL OF OAKLEY ANNEXING
CERTAIN UNINCORPORATED PROPERTY IN SUMMIT COUNTY
IDENTIFIED AS COUNTY PARCEL CD-258 TO BE KNOWN AS
“DEER MEADOWS RANCH”**

The following findings describe the intent and purpose of this ordinance:

WHEREAS, on May 7, 2025, the Oakley City Planning Commission (the “**Commission**”) held a public hearing for the Conditional Use Permit application for an Event and Reception Center located at 950 E. Weber Canyon Road, which traverses Oakley City (the “**City**”) and Summit County (the “**County**”) boundaries; and

WHEREAS, as a condition of approval of the Conditional Use Permit, the Commission required annexation of Parcel No. CD-258, to be known as Deep Meadows Ranch (“the **Property**”); and

WHEREAS, on August 14, 2025, the County notified the City that it was in receipt of a notice of intent to file an annexation petition for the Property, seeking to annex the Property of approximately 11.53 acres in size as described in “**Exhibit A**” hereto; and

WHEREAS, on September 10, 2025, the City Council (“the **Council**”) passed Resolution 2025-06 of its Intent to Annex the unincorporated Property pursuant to Utah Code Ann. § 10-2-812; and

WHEREAS, upon adoption of Resolution 2025-06, the City Recorder posted timely Notice of Intent to Annex; and

WHEREAS, as required by law, the Council must consider comments from affected entities, if any, in compliance with the requirements of Utah Code Ann. § 10-2-810; and

WHEREAS, the Council held the public hearing on October 22, 2025; and

WHEREAS, the Council has determined that the Property meets the requirements of the City’s annexation policy plan; and

WHEREAS, the Council has determined the Property meets the annexation requirements of Utah State Code, including but not limited to the annexation procedures set forth in Utah Code Ann., Title 10, Chapter 2, Part 8; and

WHEREAS, the council endorses the intent of Utah Code, Title 10, Chapter 2, Part 8; and finds that the Petition meets the criteria for annexation of the Property into the City pursuant to Utah Code Ann. Subsections 10-2-804 and 10-2-811(10) because:

1. the property to be annexed, the boundary of which is as legally described on Exhibit "A" constitutes an unincorporated peninsula, as that term is defined in Utah Code Ann. §10-2-801; and
2. the Property is a contiguous area and contiguous to the corporate limits of Oakley City and is identified within an expansion area in the City's annexation policy plan; and
3. annexation of the Property will shrink the unincorporated peninsula but will leave remaining an unincorporated peninsula; and
4. the Council finds that not annexing the entire unincorporated peninsula, and leaving such remaining unincorporated peninsula, is in the City's best interest; and
5. a majority of the Property consists of residential or commercial development with fewer than 800 residents; and
6. the City has provided Culinary Water service in excess of one year; and
7. the area to be annexed is no more than 50 acres; and

WHEREAS, the Council has determined that adopting this ordinance is in the City's best interest; and

WHEREAS, after closing the public hearing, the Council may proceed to annex the Property because written protests, as permitted pursuant to Utah Code Ann. Subsection 10-2-812(6)(a), have not been filed; and

WHEREAS, the Council has held the appropriate public hearings, given appropriate notice, and received public input pursuant to Utah Code Ann. Subsection 10-2-810(7).

NOW, THEREFORE, BE IT ORDAINED by the City Council of Oakley, Utah:

- Section 1. Annexation. The Property known as Parcel No. CD-258, Deer Meadows Ranch, as described in the attached Exhibit A, is hereby annexed into the City of Oakley.

Section 2. Amending the Zoning Map. The Oakley City zoning map, as adopted, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property shall be in the City's AR-40 Zone.

Section 3. Effective Date. This Ordinance shall take effect immediately upon its posting pursuant to Utah Code Ann. §§ 10-3-711 and 63G-30-102(1).

PASSED AND APPROVED by the majority of the City Council of Oakley Utah, this 22nd day of October 2025.

Joe Frazier
Mayor Pro Tem Joe Frazier

Attest and Countersign:

Amy Rydalch
Amy Rydalch
City Recorder



Roll Call Vote:

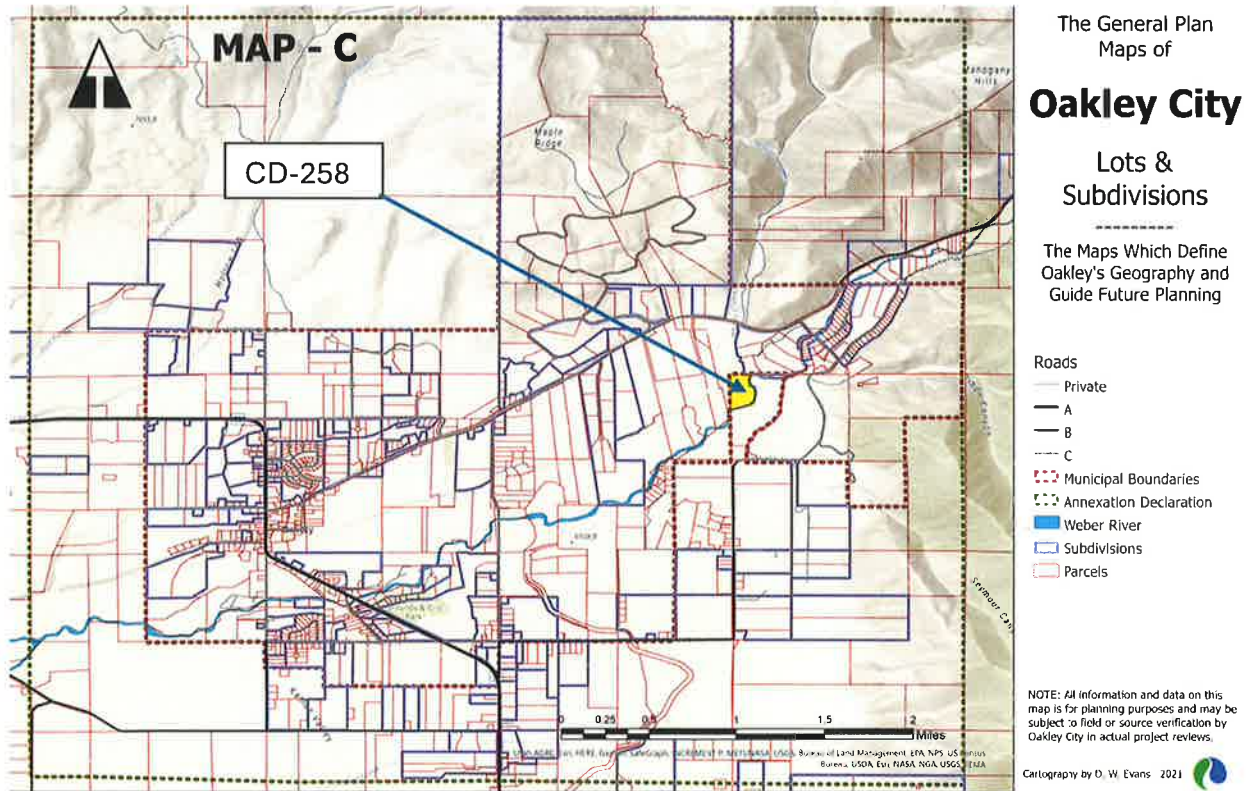
	Aye	Nay	(Not Present)
Councilmember J. Frazier	☒		
Councilmember K. Kimber	☒		
Councilmember D. Neff	☒		
Councilmember T. Smart	☒		
Councilmember S. Wilmoth	☒		

(Complete as Applicable)

Summary of ordinance posted to the Oakley City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to Utah Code Ann. §§ 10-3-711 and 63G-30-102 on October 23rd 2025.

Effective Date of ordinance: October 23, 2025

EXHIBIT A



LEGALLY DESCRIBED

Acres 11.53

Parcel Number CD-258

Legal THAT PORTION OF THE FOLLOWING 2 DESCRIBED PARCELS LYING IN THE NW 1/4 SEC 22,T1SR6E,SLBM; BEG AT THE W 1/4 COR OF SEC 15 T1SR6E,SLBM; TH S 1023.71 FT; TH W 351.59 FT TO THE PT OF BEG; TH S13*22'22" E 2643.22 FT TO THE WEBER RIVER; TH S 68*39'00" W ALG THE WEBER RIVER 334.89 FT; TH N 10*56'15" W 574.10 FT; TH N 10*10'40" W 151.16 FT; TH S 51*04'05" W 71.98 FT; TH N 10*19'47" W 401.87 FT; TH N 10*01'21" W 810.37 FT;TH N 09*41'07" W 541.52 FT; TH N 89*10'13" W 305.25 FT; TH N 0*11'50" E 366.08 FT TO THE S'LY BNDRY OF WEBER CANYON ROAD; TH ALG SD ROAD S 83*14'16" E 236.05 FT; TH ALG SD ROAD S 80*41'12" E 269.51 FT TO THE PT OF BEG CONT 3.51 AC IN SEC 22; ALSO: BEG AT THE W 1/4 COR OF SEC 15,T1SR6E,SLBM; TH S 1163.10

FT; TH E 191.12 FT TO THE PT OF BEG, SD PT BEG, SD PT BEING AT THE INT/SEC OF THE S'LY BNDRY OF WEBER CANYON ROAD, & THE C/T LINE OF WHITES CREEK; TH ALG SD CREEK THE FOLLOWING 11 DISTANCES; TH S 04*56'02" E 204.80 FT; TH S 07*16'07" W 89.10 FT; TH S 12*46'26" W 236.69 FT; TH S 02*42'33" E 183.52 FT; TH S 09*28'06" E 255.08 FT; TH S 64*40'03" E 80.66 FT; TH S 11*29'00" W 115.73 FT; TH S 68*16'44" E 55.76 FT; TH S 14*17'39" E 130.46 FT; TH S 04*21'51" E 210.45 FT; TH S 60*49'07" E 136.10 FT TO THE WEBER RIVER, & ALG THE WEBER RIVER THE FOLLOWING FOUR COURSES; TH S 0*09'00" E 185.00 FT; TH S 26*13'00" E 275.50 FT; TH S 03*49'00" W 352.80 FT; TH S 68*39'00" W 325.81 FT; TH N 13*22'22" W 2643.22 FT; TH S 80*41'12" E ALG THE S'LY BNDRY OF WEBER CANYON ROAD 259.75 FT TO THE BEG OF A CURVE; TH ALG THE ARC OF A 920.00 FT RAD CUR TO THE R 303.86 FT (CHORD BEARING & DISTANCE OF SD CUR BEING S 71*13'30" E 302.48 FT) TO THE PT OF BEG CONT 8.02ACRES IN SEC 22 BAL 11.53 ACRES IN SEC 22; M120-712 519-657 529-480 534-751 991-666 1881-200-2356-599 (2350-1288) 2364-222 2751-1490 2751-1490 2764-623 2802-1165