



## MINUTES

Oakley City Planning Commission  
Regular Meeting  
May 7, 2025 6:00 p.m.  
Zoom Meeting Platform was available

### AGENDA

#### 1. Open Meeting.

**Public Comment:** \*Public comment is for any matter not on the agenda and not the subject of a pending land use application. If you would like to submit written comments to Commission, please email [stephanie@oakleycity.com](mailto:stephanie@oakleycity.com)

#### 2. Chair Report

#### 3. Possible Action: Approval of meeting minutes from 4.10.2025

#### 4. Public Hearing and Possible Action: Conditional Use Permit for landscaping, nursery, and farm business, including greenhouses, nursery area, material and equipment storage on parcel ELKHRN-A, 1050 E. Weber Canyon Road.

#### 5. Public Hearing and Possible Action: Conditional Use Permit includes an event and reception center for corporate events, weddings, and family reunions on parcel OT-6, 950 E. Weber Canyon Road.

#### 6. Planner Items

- a. Schedule meeting to discuss amended MPD application.

#### 7. Adjourn

### MINUTES

#### 1. Call to order and roll call:

- a) Planning Commission: Chairman Richard Bliss; Commission Member: Jan Manning, Kent Woolstenhulme, Cliff Goldthorpe, Doug Evans, Steve Maynes
- b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
- c) Other: Shad Sorenson, Matt Wirthlin, Chris Webb, Gary Beroset, Mary Beroset, Annie Pieper, Stacey Kaminer, Kevin Barker, Charlene Barker, Dick Woolstenhulme, Stephanie ?, Nancy Liepman, Rebecca Roberts, Karlee Christiansen, Michael Hutchings, Jan ?, Steve Smith, Brenda Scher., Seth Stewart

Zoom: Lori's iPhone, Mike Richmond

**Public Comment:** Public comment is for any matter not on the agenda and not the subject of a pending land use application.

**Citizen** – asks for an update on the green cemetery if there is one. **Planner Stephanie Woolstenhulme** lets her know that there has not been any testing or contract that has been entered into.

**Nancy** – asks for the status on the Pinion Bridge. Planner Stephanie Woolstenhulme lets her know that the bridge replacement is still happening, but unsure on the exact timing of it.

2. **Chair Report.**

**Chairman Richard Bliss** briefly discusses the Conflict of Interest Policy & the Civility Policy Rules of Decorum.

All members of Planning Commission individually confirm they have read both policies.

3. **Possible Action: Approval of meeting minutes from 4.10.2025**

**Jan Manning** makes a motion to approve the minutes from 4.10.2025 as recorded.

**Cliff Goldthorpe** seconds the motion.

All in favor

4. **Public Hearing and Possible Action: Conditional Use Permit for landscaping, nursery, and farm business, including greenhouses, nursery area, material and equipment storage on parcel ELKHRN-A, 1050 E. Weber Canyon Road.**

**Matt Wirthlin**, who represents the Deer Meadows group, shares the following with Planning Commission:

- Small landscape yard for an existing landscape business
- Landscape materials would be loaded and unloaded, but not stored there
- No manure on site
- Will include space for 4-5 trucks and trailers – most will be taken home at the end of the day by the employees.
- Tractors will be there loading and unloading materials
- Build six green houses and have a small tree farm
- Green houses will be hydroponic
- An existing 1000 square foot space that will turn into a few office spaces
- Nursery may have up to 20 employees – especially during harvest time
- Green houses will be 12-18 feet tall – Potentially see 8 feet of green houses from the road due to 10 foot slope off the road.
- Future lean to shed
- Plan on meeting all of the Dark Sky Compliance requirements
- Deliveries will be during normal operating hours

- Natural screening of the nursery for the neighbors on the west side
- Does not feel like there will be any effect on traffic from this small business
- They will use the existing entrance and driveway on the site plan
- Will not be open to the public
- No signage on the road – address sign only
- No delivery trucks along the shoulders of the road
- Any parking will be shielded from the Elk Horn Ranch subdivision homes with landscape screening.
- They will comply with all fire and safety regulations
- Secondary water will be used on the property and the nursery

**Chris Webb** shares the following with Planning Commission:

- Green houses are 5,000 square feet each – 30,000 square feet total of green houses
- They are 16 feet tall at the apex – 8 foot tall sides (no pictures to show)
- Won't be using yard lights
- The hydroponic system uses less water per square foot
- No bulk material stored – does not serve them a lot of purpose

**Doug Evans** has the following questions/concerns:

- Will the greenhouses be ventilated?
- What will the lighting be?
- Will there be any problem treating the gravel for dust control?
- Would like to know if they would put in berms along the Elk Horn Ranch side of the property with planted trees? This would help capture runoff.

The following is **Chris Webb's** responses to **Doug Evan's** questions/concerns:

- Greenhouses will have an open vent system with fans on one end which will run in the daytime when the temperature is too hot. They could run all night if there is a heat wave.
- Greenhouses will have supplemental winter light with a morning and evening period which would go off at a certain time. No overhead lights in the greenhouses, but it is a translucent fabric so light will be admitted towards the base.
- He has no issues treating the gravel for dust control.
- He has no issues doing berms along the Elk Horn side of the property with planted trees to help capture runoff. He says he would even do something around the edges of the greenhouses for runoff as well.

**Steve Maynes** has the following concerns:

- Feels they were led to believe that you would only see 8 feet of the greenhouse from the road, when in fact you will see the entire structure.
- Would like more detail on what the greenhouses will look like.
- Has major concerns with the environmental impacts
- Would like to know what the plan is for the house on the property. If it is going to be a short-term rental on the property, there are huge liabilities being that close to a commercial landscaping business.

**Chris Webb** agrees that you will see the entire greenhouse from the road and it will stick up about 8 feet above the road.

**Matt Wirthlin** feels that the environmental impacts are something that can be included in the conditions of the permit and that the house on the property will turn into a short-term rental.

**Jan Manning** has the following questions:

- Will the fans act as heaters in the winter?
- Number of work vehicles listed on the Applicant's Proposal and how often their semi-truck deliveries will be?

**Chris Webb** responds with the following:

- They are looking at different heat methods with blowers or radiant water.
- As far as the vehicles go, the landscape business would have 8. Harvest time, there could be up to 20 vehicles.
- Semi-truck deliveries would be possibly 3 times a year. For the nursery, it would be another 3 times a year.

**Cliff Goldthorpe** asks if the landscaping company will be doing snow removal 24/7. **Chris Webb** confirms that there will be a couple of vehicles pushing snow, but the employees will be taking those plows home.

**Kent Woolstenhulme** asks if this is the same landscaping business that was running out of Steve Smith's driveway all summer long last year. Feels it is hard to approve or not approve anything without actually seeing what they are going to do so they can put the appropriate conditions on it. Concerns with the size of the greenhouses and that even though they will comply with Dark Sky, they will still be glowing in the dark.

**Chairman Richard Bliss** opens up the Public Hearing.

**Mary Beroset 6021 N Pinion Lane** – Concerns with the amount of noise that will be generated from 7 AM to 7 PM. Environmentally it is a huge concern. Dog business that used to be on Pinion Lane, the barking would just echo off of the mountains.

**Gary Beroset 6021 N Pinion Lane** – Very frustrated with this entire idea. Feels sorry for everyone in Elk Horn Ranch with all of the noise that will be going on. Feels there will be in and out vehicles all of the time. He can hear Steve Smith's noise all of the time. Does not care what the legislature says, he feels that this can be stopped in Oakley. This should be in a commercial area and not in a neighborhood.

**Annie Pieper 5787 Weber Bend Lane** – Appreciates what has been mentioned regarding the environmental impact. The impact of putting in Elk Horn Ranch and what occurred with the river and damage to her property and other people's property who live on the river. Concerns with the wildlife on the blind corner. Trucks and cars going in and out and the issues it would cause on Weber Canyon Road. Feels the area needs to stay residential.

**Stacy Kaminer 1000 E 5200 N** – Wants to make sure that whatever is in the Conditional Use Permit is enforceable. Also, looking for the noise ordinance to be enforced.

**Stephanie 5045 E Weber Canyon Road** – Concerns with the traffic. Wants to know if the Conditional Use Permit will be with Oakley City or Summit County.

**Mike Richmond 1086 E Elkhorn Lane** – Feels there have been a lot of great comments made. Would like to make sure that the southern part of the property also has berms. He can toss a rock from his property onto the proposed greenhouses. Feels he will lose value in his property if this goes in. Does not want things stored on site especially manure.

**Chairman Richard Bliss** closes the Public Hearing.

**Matt Wirthlin** addresses the Planning Commission again with the following:

- The legal requirements are not that you eliminate any effects, it's that you can mitigate them.
- It is zoned agricultural and the decision has been made already to allow this use with a Conditional Use Permit.
- Legal requirements say you shall approve a Conditional Use Permit as long as conditions can be imposed to mitigate those issues.
- Welcomes all reasonable conditions and asks them to be imposed on them.
- Number and size of greenhouses are allowed on this property
- At a loss for a more detailed design because it was not a requirement of the application.
- Does not see that there will be much change in the traffic on Weber Canyon Road.
- Has to meet legal requirements for storing fertilizer, but if the city wants to require that it is stored in a certain area then include it as a condition.

**Jan Manning** states that neighbors have already been reporting that the noise is pretty disruptive without this business even being up and running. Unsure how there can be any mitigation when it is already pretty bad according to the neighbors. **Matt Wirthlin** states that they have to meet the noise requirements of the city. They are not asked to eliminate the noise. They won't do that and can't do that, but will abide by the law. Berms will help with the noise and would like those to be conditions.

**Cliff Goldthorpe** doesn't agree with the comment made by **Matt Wirthlin** that the Planning Commission shall grant the Conditional Use Permit. A Conditional Use shall be granted as long as it doesn't harm too many people or other surrounding areas. Feels this is totally out of line asking him to grant this without knowing what is going on. Would like to know what the buildings look like, what will be stored there, and when people will be coming and going. This is not meeting his requirements for a Conditional Use that he understands it to be.

**Kent Woolstenhulme** concurs with Cliff's comments. How can he put conditions on something that he can't see. Would like to table this so they can sit down and analyze the property and put the proper conditions on it. This business came in for a permit last year and then pulled their permit and feels they ran their business anyways.

**Steve Maynes** feels there are all kinds of issues. Can't imagine the thought process of putting a nightly rental on the property with a commercial operation going on. He feels that a condition should be placed that there is no nightly rental on what's going to be conditioned as commercial property. Feels the city will face a significant liability when there is an injury that occurs in a nightly rental on a commercial property. Biggest concern is that there is already some type of business functioning there which defies coming in and getting a permit. Also feels that one of the conditions needs to be that an Environmental Impact Study is done so that they understand the impact on agriculture and residential.

**Doug Evans** feels this can be conditioned in a right way, but there needs to be more information. Would like to see the specs on the fans and buildings, need to address the environmental issues, property is on sensitive lands, protecting the canal, berms, dealing with dust, noise, and light. Need to address the nightly rental and if there will be a live in manager.

**Planner Stephanie Woolstenhulme** shares that while we want to know specifics, when a Conditional Use Permit comes to them, it is not a yes or no answer. Yes, in the sense that it is an allowable use, but it gives the Planning Commission an opportunity to tell them what they want and how they foresee it being run. What conditions can be placed on it that will allow it to operate in a symbiotic relationship with the people around it. At the end of the day, their ability to place conditions to get the property to the appropriate place for all parties involved is really what they are after.

**Doug Evans** reiterates that this is an allowed use and they need to make it as beautiful as possible. They need to build off of the Items of Consideration/Possible Conditions of Approval from the Staff Report and include the following:

- Berming – what that will look like
- Look of the greenhouses – not exact, but a general idea
- Lighting in greenhouses
- Type of fan being used on the greenhouses
- How many employees will be there during different times of the year
- Timing of deliveries
- Timing of vehicular traffic
- Winter time operations
- Look at environmental impact – How are chemicals being stored, run it by the Summit County Health Department

**Doug Evans** makes a motion that they come back to the Planning Commission with the additional information items listed above along with the list from the Staff Report and they will put together a Conditional Use Permit.

**Steve Maynes** seconds the motion.

**All in favor**

- 272 5. **Public Hearing and Possible Action: Conditional Use Permit includes an event and**  
273 **reception center for corporate events, weddings, and family reunions** on parcel OT-6, 950  
274 E. Weber Canyon.  
275

276 **Planner Stephanie Woolstenhulme** shares that there is a tiny part of the property that goes  
277 onto parcel CD-258. She has spoken to Summit County, and they will require annexation of  
278 that property for the Conditional Use Permit to work.  
279

280 **Matt Wirthlin** presents the following to the Planning Commission:  
281

- 282 • Wedding receptions, reunions, corporate events
- 283 • Up to about 180 guests
- 284 • 179 potential parking spots available
- 285 • The event center is already existing and built
- 286 • Is currently in compliance with Dark Sky
- 287 • Decent amount of distance from the nearest property
- 288 • Hours will be limited from 8 AM to 10 PM
- 289 • Nothing outdoor after 10 PM
- 290 • No amplified outdoor music
- 291 • The doors and windows will remain closed during an event
- 292 • Feels there will not be more traffic than what is at Newport Academy
- 293 • All vehicles will be handled on site – long driveway, no parking on Weber Canyon  
294 Road
- 295 • No dust from any of the use – it is all paved or on grass
- 296 • Driveway will remain clear for safety reasons
- 297 • Parking on the grass is down below  
298

299 **Jan Manning** has the following questions/concerns:

- 300 • Feels this event center will be so popular that there will be weddings there every  
301 weekend from May to September.
- 302 • Weddings serve a lot of alcohol – 11 PM you are letting all of these people out on a  
303 dark road. As part of the mitigation, they should require that people are shuttled in,  
304 especially if it is an event that is serving alcohol.
- 305 • Feels that part of the mitigating should include no open firepits – **Matt Wirthlin**  
306 confirms that there won't be any.
- 307 • These are big events and does not understand how they will not affect the  
308 neighbors.  
309

310 **Matt Wirthlin** responds that there will be impacts and that is why they are here. They can't  
311 eliminate the impacts, but they want to mitigate them. If there are concerns with noise,  
312 they will keep everything contained inside.  
313

314 **Doug Evans** asks the following questions:  
315

- 316 • Size of the event center? Chris Webb 2400 – 2500 square feet
- 317 • Septic systems are sized for bedrooms in homes – when you get to commercial, they  
318 have to look at the capacity of the restrooms.

- The lower parking is in sensitive lands

**Cliff Goldthorpe** has the following questions/concerns:

- Will there be any overnight stays at the event center? **Matt Wirthlin** confirms that there will be no overnight stays.
- What was the original intent written on the permit for this structure? **Chris Webb** states that it was all private/family.
- If the building was for residential, there should be a septic system designed that has to deal with number of bedrooms. If there are no bedrooms, then the building was built for the intent they are asking for now from day one.
- Would like to see the amount of bathrooms in this building.
- Asks if the parking is already built? **Matt Wirthlin** responds that the hardscape parking is in already.
- If the parking is in already, feels they have been mislead from the beginning.
- Concerns with the lower parking being available in the winter.

**Steve Maynes** shares that he started receiving phone calls a few years back saying that there was a convention center going in across the street. He called the city multiple times and asked and was told that the permit pulled was for residential. He would like to know what the original floor plan was that the permit was issued. If the original floor plan accommodates the convention center, with no lodging, then that is not a residence. Would like to see the as-builts. Feels that this will be too much traffic for the area. Would like to know if the landing strip will be going away. He gives an overview from the FAA on private landing strips. His house has been buzzed multiple times below the FAA regulations on airspace.

**Kent Woolstenhulme**

- Clearly there is not a septic system up there that can handle 180 additional guests
- Permit pulled as a residence – neighbors spent lots of money to be by another residence, not an event center
- Neighborly thing is not to mislead the city or your neighbors
- Falls back to the intention on what this was being built for in the first place – this would have helped other people who have built or purchased nearby to decide if they wanted to be that close to an event center.
- Why didn't they just come in and get the correct type of permit in the beginning
- Unethical to do this to your neighbors – feels it was intentional
- If this goes through – Is this fair to your neighbors to send 40-80 cars down that driveway at 10 PM?
- Feels that if this gets approved, a condition needs to be that they all get shuttled in
- Conditions can be put on this, but not all can be controlled
- Proposing that if this has to go through, that they take these things into consideration and be a good neighbor.

**Chairman Richard Bliss** opens up the Public Hearing.



**Kevin Barker 612 E Weber Canyon Road** – He lives a quarter of a mile away from the event center. The road that would be used to access this is less than 100 yards from his living room, dining room, and master bedroom. Before they started building, they determined that this was a residence. If they would have known it was an event center, they never would have started construction. Feels very misled. He did type out a list of conditions that needed to be examined for a Conditional Use Permit to be issued. This was sent to Planning Commission prior to the meeting. Gratified to see that for the residents of Elk Horn Ranch there was a provision to make sure they won't be impacted by the parking. He is the one who will have 180 cars go right by his back porch, and he does not see mitigation efforts put forward for that. Also concerned with statements regarding hours of operation and number of people attending. 8 AM to 11 PM with no caps on hours during the week or weekends. He was misled and has taken two and a half years of his life for nothing.

**Annie Pieper 5787 Weber Bend Lane** – Would like to know who is going to police all of this. Concerns with people possibly smoking and throwing live cigarettes on the ground and people walking on the wetlands. They want to live there, not police it. She doesn't want to have to constantly be calling the city over this. Feels it has been demonstrated that the credibility of the potential developer has not complied with the Planning Commission's requirements. Believes that the requirements of the Planning Commission should be respected as far as what they need to make a good decision.

**Mary Beroset 6021 N Pinion Lane** – Number of workers that will be leaving the property an hour or two later after guests have left. Feels this also needs to be considered.

**Stacey Kaminer 1000 E 5200 N** – Read up on the Utah State Code and the definition of a Conditional Use Permit and that it takes into consideration the potential impact on the surrounding neighbors. Therefore, you don't have to issue it. She is a direct neighbor of the event center and she would have been to the city earlier if she would have known that this was the purpose of the building from the beginning. Does have an impact on their property values and how do they mitigate that. Didn't come here to live next to a wedding venue. They should go buy the event center at High Star that is for sale. Those people built their home knowing that it would be next to an event center.

**Shad Sorenson, part of a family that owns property on Weber Canyon Road** – Feels they will be impacted one way or another. Tonight he has heard allegations of unethical behavior that is concerning to him. Everyone is entitled to an opinion, but it's that, only an opinion. No one knows the true intent of the person themselves or the owner of the property. He believes that this was built as part of a residence and it is attached to the residence. They will be the ones most impacted by any event that is held. It was built because they have a family and they would like to have family reunions, family gatherings, and trainings for multiple businesses that they own. He has attended a wedding there and a celebration of life and paid close attention to the traffic. There were no traffic jams, no accidents, and to his knowledge no complaints from neighbors. This was built for the intent of family business events. He grew up here and would love nothing more than for his children to be able to get married here. I cannot speak for the owner, but he truly believes that allegations should not be made when it is tied to the owner's personal residence.

**Sue Pollard 8475 Weber Drive** – If the intent of this was to be done as a personal residence, she feels it is fraudulent. If that was the case, then don't get paid for it. If it's going to be used for family weddings, family gatherings, trainings for his own businesses, then it shouldn't be commercial.

**Rebecca Roberts 5833 N Pinion Lane** – has concerns that according to the Summit County records, parcel OT-6 is owned by Steven Smith and that is not who is being referenced. The Summit County parcel website in the tax records, it shows his name personally.

**Mike Richmond 1086 E Elkhorn Lane** – Wants to know the end time for these events. At the end, there is a tremendous amount of clean up that needs to be done. If this gets approved, there needs to be an absolute drop-dead time that things end. You wouldn't spend millions of dollars to purchase a property if the event center was in existence. Invited guests of Mr. Smith are not going to come in and be unruly. He is not opposed to family events, but when it is for profit, you can't control your guests. He is concerned about the enforcement side of this. Appreciates Planning Commission hearing everyone's thoughts and concerns. When someone pays a lot of money to rent a facility, they will treat it like they own it.

**Charlene Barker 612 E Weber Canyon Road** – Just finished building their home. Concerns with the wildlife that travel across Weber River and onto Steve Smith's property and live in the hay fields. Hates to see this beautiful piece of land disrupted due to parties, traffic, and debris getting thrown all over the place. She does not want to live around that. She feels violated that they were thrown into this situation.

**Chairman Richard Bliss** closes the Public Hearing.

**Matt Wirthlin** addresses the Planning Commission again with the following:

- Appreciated the things they have heard
- Septic system was built for the capacity that is being proposed
- This was built for his own personal use – He has now decided to expand into a viable business.
- City Council already made the decision that an event center could be built there.
- Everyone thinks the very worst with Conditional Use Permits. This has to be a viable business that follows the law.
- They want to be good neighbors
- They will have on-site managers and employees that ensure the rules are followed
- Since this is already allowed, let's talk about the conditions that can be imposed
- Several hundred feet from any neighbors
- Encourages the Planning Commission to focus on the application before them and asks for an approval and impose the proper conditions to help mitigate the concerns.

**Cliff Goldthorpe** states that an on-site manager are not going to be able to stop the drinking or any other bad behavior that is happening especially when it is a larger number of guests.

**Kent Woolstenhulme** would like to know from the City Attorney what their legal right is. Does this have to be allowed since it will affect the neighbors.

**Planner Stephanie Woolstenhulme** speaks to what she knows which is the following:

- This is an allowable use in this zone with a Conditional Use Permit
- Conditional Use Permits are an allowable use – it gives them the opportunity to place conditions that will mitigate any detrimental affects on the neighbors
- The only way this wouldn't be allowed is if any of those conditions couldn't be mitigated reasonably with conditions.

**Kent Woolstenhulme** makes a motion to not approve any conditions until more information is obtained from the City Attorney.

**Cliff Goldthorpe** amends the motion to specifically include the harm to the neighbors and table any discussion as to conditions until the answer to that question.

**Kent Woolstenhulme** amends the motion to also include these conditions: no parking on site, set a time instead of 11 PM, 9 PM on weekdays and 10 PM on weekends and that means everybody is gone, making sure it is all up to fire code, proof of the septic system from the Summit County Health Department, amount of people and traffic going up and down that driveway. If this is going to have to happen, it needs to be done so that the neighbors don't even know it's happening.

**Cliff Goldthorpe** seconds the motion.

**Doug Evans** amends motion to also include that the applicant needs to show the type of screening that can be done on the east and west side of the property to help with the two most affected neighbors.

**Jan Manning** seconds the amendment.

No further discussion.

**All in favor**

## 6. Planner Items

**Planner Stephanie Woolstenhulme** shares some frustration and education. Once the city makes something an allowable use, their hands are tied. She has tried to engage the community to be involved and look at the Use Matrix and know what is allowed around your property. The moment for impact and change is not right now, it is at the City Code level. Homework would be to go home and know what your zoning is around you. This is an allowable use in this zone. Her plea would be to get involved and know your zoning. Give her a call and she will have a conversation with anyone on this.

### a. Schedule meeting to discuss amended MPD application.

Planning Commission agrees to do it in June, at the regularly scheduled meeting, and possibly start the meeting sooner.

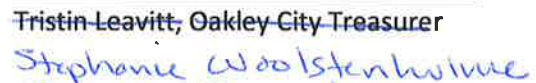
## 7. Adjourn

**Kent Woolstenhulme** makes a motion to adjourn.

507  
508  
509  
510  
511  
512  
513  
514

Minutes accepted as to form this 4 day of June 2025.

  
Richard Bliss, Chair

  
~~Tristin Leavitt, Oakley City Treasurer~~  
Stephanie Woolstenhulme  
Deputy Recorder