



MINUTES

Oakley City Planning Commission
Regular Meeting
August 6, 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

2. Possible Action: Approval of meeting minutes from 6/4/2025 and 7/15/2025

3. Presentation of City Center project by Applicant's development team

4. Public Hearing and Possible Action: Amended Master Planned Development Application Oakley City Center.

5. Public Hearing: Conditional Use Permit for proposed gas station and convenience store at approximately 4867 North SR 32 affecting parcels OT-25, OT-31, OT-22.

6. Public Hearing: Conditional Use Permit for proposed restaurant at 4865 N. Millrace Road affecting parcel OT-117.

7. Discussion and Possible Action: Next steps for City Center application(s).

8. Discussion and Possible Action: City to formally initiate proceedings to amend the municipality's land use regulations in a manner that would from this point prohibit approval of the applications concerning conditional uses as submitted.

9. 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; City Attorney, Joel Yellowhorse

c) Other: Gary Beroset, Mary Beroset, K.C. Jones, Kathy Lyne Jones, Kathy Sorenson, Ed Sorenson, Tammy Goldthorpe, Charles Lawler, Lynne Lawler, Mike Burns, Cheryl Burns, Carl Roehmann, Max Hansen, Shad Sorenson, Norine VT Wrathall, Adam Murphy, Erryn Murphy, Jeff Juip, Kymm Hansen, Kelly Jacobs, Craig Jacobs, Amy Regan, Thomas Schulz, Blake Frazier, Hailey Hadean, DeAnn Woolstenhulme, Anna Hortin, ElRoy Hortin, Rog Hortin, DelRay Hatch, Patsy Hatch, Steve Morrison, Christy Atkinson, Pat Cone, Debbie Bump, Rick Shapiro, Neal VanCott, Brenda VanCott, Dan Balls, Stephanie Balls, Seth Stewart, Ron Bowen, Rebecca Roberts, Kelly Edwards, Kevin Barker, Charlene Barker, Chris Hanson, Amy Lecocq, Becky Edwards, Kurt Schnubel, Heather Massa, Scott Quai, Heidi Smart, Joe Santos, Paula Trater, Wally Larsen, Diane Larsen, Eric Rose, Patty Clark, Todd Clark, Susie Petrizzio, Nate Millard, Bree Millard, Ed Smart, Diane Evans, Matt Wirthlin
Zoom: Karen Maynes, Kerry Bringham, Krista Kelley, Kristine Weller, Michael Weiss, Whitney Weiss, Steve Smith, Tom Smart, Pixel 9 Pro XL, Samsung SM-S918U

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

None.

2. **Possible Action:** Approval of meeting minutes from 6/4/2025 and 7/15/2025

Doug Evans makes a motion to approve the minutes from 6/4/2025 as shown.

Jan Manning seconds the motion.

All in favor

Cliff Goldthorpe makes a motion to approve the minutes as drawn up from 7/15/2025.

Kent Woolstenhulme seconds the motion.

All in favor

3. **Presentation of City Center project by Applicant's development team**

Matt Wirthlin shares the following with the Planning Commission and public:

- They are here to listen and learn from everyone there and are looking forward to the input.
- They recognize that this is a transformative and generational project for the City of Oakley.
- The client recognizes that this is sacred ground to longtime members of the community and wants to do something good that the entire city can be proud of.

Matt Wirthlin presents City Center project slide to Planning Commission.

4. **Public Hearing and Possible Action:** Amended Master Planned Development Application Oakley City Center.

Chairman Richard Bliss opens up the Public Hearing for comment.

This portion of the meeting (public comment) is taken directly from the transcript of the meeting.

Tad Campbell – “I’ve been proud to call Oakley my home since 2018. Like many of you, I didn’t choose a place to live. I chose a way of life. I came here because Oakley offers something rare. A quiet town, rooted in values, surrounded by natural beauty, and built on a foundation of community not commercial ambition. Tonight I stand before you not to oppose progress, but to raise a red flag about a kind of change that could fundamentally alter who we are as a town and not for the better. Many of you are aware of the large scale development being proposed by Steve Smith. He’s a familiar name to some. Someone who left Oakley, made his money elsewhere, and now has returned with a vision that frankly doesn’t reflect the Oakley that we all know and love. Let’s be honest about what’s being proposed here. A C-Store with a multi-pump gas station and car wash, a full size grocery store, a restaurant and creamery, multiple retail shops, and three multi-unit apartment complexes. This isn’t a corner store or a local café. This is a commercial hub. A dramatic transformation of our rural landscape into something far more urban and far less Oakley. Let me be clear, I’m not against thoughtful growth. Responsible community-driven development that honors our values and scale that has it’s place. What’s being proposed here isn’t thoughtful, it’s excessive and out of sync with the character of this town. We have a Dark Sky Ordinance for a reason. We value our starry nights, our open fields, and the silence that comes with living in a place where you can still hear the wind in the trees. That peace, our peace, will be replaced with traffic, noise, and light pollution. And it won’t stop there. This kind of development puts enormous pressure on our infrastructure, our sewer systems, our roads, our power grid, and our stormwater. None of them are built for this scale of growth. The upgrades needed could cost tens of millions of dollars. Let’s be real, those costs will fall on us the residents through higher property taxes and utility bills. But beyond the dollars and logistics, this development threatens something much deeper, the soul of Oakley. We must ask ourselves, are we willing to trade our quiet way of life for convenience and commercialism? Who truly benefits from this project? The families who live here, or the investors behind it? How does this align with our city’s master plan, which I know you have one. Are we truly willing to trade our peace?”

Kevin Barker – “Good evening. It’s always good to come to the meetings and see everybody here. From when this plan first came forward, I supported it in principle. I actually remember talking to Steve about it, and I think in general something better than a dirt lot, yeah we need that. My frustration tonight is I went back and I reviewed the original plan from the Red Barn meeting and I reviewed the revised plan from the November 23rd meeting and fundamentally, nothing has changed. I mean there is stuff around the margins, but the size of the retail square footage is all the same, and we now have the addition of apartments which we do all think we need attainable and affordable housing. Fundamentally, I’m just wondering how much have you listened to the community about the size, type of stores, and things like that and what we want and have that reflected because I really did not see any changes. That was the comment I wanted to make. Thank you.”

Carl Roehmann – “I’m immediately south of the creamery end of the project, which seems to be not a lot being talked about down there. It just kind of seems to be tacked on and I

135 have several concerns. Of course the one I already mentioned is the underground tunnel
136 would be a submarine. The water table is only one foot below the earth there. The other
137 concerns I have, I'd like to see the lighting that's going to be in that lower lot in more detail.
138 The setback seems awfully close. It's only 5 feet down there. The one setback map I saw was
139 20 feet between the apartment buildings and SR 32, but when the map came up it was only
140 10. It seems like those are kind of tight to me. The last concern I'm going to express here,
141 the walking path. Right across the street here we have a park and then there's the canal just
142 on your side of the fence. For children's safety, I would like to see probably some kind of
143 screening or fencing to keep unfortunate accidents happening from the walking path into
144 the creek. Also 21 years of living on the parade route, one thing I know is all the kids like to
145 throw stuff into the creek. Rocks, sticks, and garbage. Damning the creek is a pastime for
146 every child. We know that, we were all kids at one time. Those are some of my concerns,
147 thank you for listening."

148
149 **Blake Frazier** – "I've only been here since 1950, when I was born here. My parents were
150 born here. My grandparents were born here. My great grandparents lived here. I have seen
151 the city from nothing to growing to what it is. Couple of concerns I have on this
152 development, I think the fueling station that's being proposed is on the wrong side of the
153 road. I think your traffic going into it off that hill is going to be horrendous. It needs to be
154 over down where the apartments are and the apartments over where the fueling station is.
155 There will be far less traffic from those apartments then there will be from 16 fuel pumps.
156 Second thing is, this development is going along here on the north. My family owns all the
157 property just east of it, and I'll be damed if we've heard a word from a developer on what
158 we would like to see there or what type of screening or a thing about it. All the way through
159 the block is owned by my family, so I would like to see a little input from the locals that
160 actually live there. Just a couple other quick questions. Timeline? Two to three years ago,
161 when this started, it was said 5 years. Now we've been two to three years. What is a
162 timeline on some of this? When is it going to happen? Is it going to happen? Have they
163 bought the property? I think the city still owns the majority of the property that we're
164 talking about. I don't think there's any final negotiations on that. How can we approve
165 anything without knowing that the city is even going to sell the property? Just a point that I
166 think needs to be taken in here. Thank you."

167
168 **Thomas Schulz** – "My comment is, and this is what always bothered me, same as Blake is
169 that to keep the character of this town the way it is, I think the houses on the west side of
170 the road should be either repurposed into office or living space with the parking behind
171 them, in which it appears on the overlays of where the houses are versus the property size
172 that parking could be behind. I think that's always bothered me about just tearing those
173 houses down that have been a part of this community. Most of us that are commenting
174 tonight would like to see it stay the way it is as much as possible.
175 I think there is plenty of space right out this window for a new gas station. God knows what
176 we need 16 pumps for in this town. Something more subtle like the post office and that
177 small retail place can go at the back and help Blake's concerns. I'd agree with not much has
178 changed here. I hope you'll take my comments seriously and look into them. Thank you."

179
180 **Robert Hortin** – "Longtime resident. Some of you I don't know. My brother and sister-in-law
181 live a couple of houses north. My concerns, first and foremost, are that convenient store
182 location coming down that hill. I've been in the convenient store industry for well over a

decade and that's going to be an absolute nightmare. With the trucks and everything that are coming on this road as busy as that road is, it's going to be a death trap to somebody. With as many kids that are in this neighborhood and in this valley, somebody's going to get hurt in my opinion. I've seen it and have been involved in it. It's not something that needs to happen. There needs to be more input with UDOT and there needs to be more input with the city. It all looks fine and dandy on some nice slides in Powerpoint, but when it comes down to it, is it really going to work? I don't think it will where it's located. If you were to move it to the east side of 32 or move your farmer's market and put it there off the south side of center, I think it would be a lot better. A lot more safe. My next concern is you talk about dark skies, those 36 apartments across the road from where I was born and raised, you're gonna lose the charm of the town. Born and raised here when the rodeo was there, that was a big part of the town. A lot of people that I know in the valley would come up here because of that. Because it was that hometown feel. It almost feels like Oakley is losing that hometown feel and if we continually push that, we're gonna become something other than a city that's got that hometown. We're gonna become, I like to call them city savages. I apologize, but that's what we always called them. I don't want to lose the dark sky. I don't want to see three levels of apartments sitting out my mom's front window. There are other concerns when it comes to the water rights and things like that that we'll address later in different meetings, but thanks for your time, I appreciate it."

Goog Beroset – "I moved here 38 years ago for the inconvenience of this place and for for the rural community. The fact that I love that Park City has a Home Depot now, a McDonald's, and everything else, but I never wanted it here. I tend to be against any development really unless it's logical. My concern here is we should be talking just about City Center. Forget about the restaurant, the gas station, and the apartments. That wasn't in the original part of City Center I don't think. I think we should concentrate on the City Center. We should make sure that we have the funding prior to any development agreement being signed. For the sewage and for the highway, make sure they are capable of handling this kind of 30 to 60 to 70,000 square feet and we should do those prior. If you build a house, it's about the foundation and what you do in preparation. We are moving way too fast. I think the buildings are pretty and I like them. However, let's look at what we can control. Let's look at the commercial center and think about that. A gas station in Oakley has no value to me as a resident. I go to Dutch's. I know Dick, Kelly, Nate, and Billy, and so does everybody else. A post office has value. Our Postmaster delivers mail by himself because he doesn't have the employees or the space for the Amazon orders so that's important. The grocery store, if there's no Ken's Kash, that would be important. That would be a value to me. The gas station not so much. So let's look at the priority here and think about what we really can control and not let things just go out the window. I want to see what this developer does. I want to see if we can have faith in him. I want to see if he does exactly what he says or he does what he says prior to us even accepting it. I want to see what this developer is made about, and if he's not the one let's get another developer. So basically the whole gist is let's look at the commercial space. Let's look at that area and do it right. Let's get the Post Office and maybe the grocery store and maybe the food pantry. Those are all great ideas. Let's not run Dutch's Service out of business. Let's keep that viable business there. I just don't get why we need all this. It doesn't make any sense to me. The road has to be addressed prior. The sewer system, the money has to be there because I guarantee you our sewer system can't withstand 70,000 square feet of development. Thank you."

231
232 **Michelle Campbell** – “I am a full time resident and I have a lot of the same concerns as
233 Goog. Got a lot of the same concerns that we’ve all expressed. There’s been talk about like if
234 it’s been purchased, if it’s not been purchased. I’m understanding that this was all
235 purchased already with the plan. I understand there’s been businesses already done without
236 permission, by the developer. I moved here because I love this small town feel and all the
237 private businesses. We went to the Oakley Rodeo and you get all of these small businesses
238 family owned and all of this is going to be owned by one developer. There’s no community,
239 and diversity and businesses here. I’m for some growth, but this whole thing, the scale of
240 this is going to max us out. This isn’t for us. I think we all appreciate what we have. I think a
241 grocery store a little bit bigger, half the size of Kamas. Dutch’s could have been expanded a
242 little bit, maybe 2 more pumps, but I don’t think we all need that. This is going to be the hub
243 where everybody stops. We’re coming from Brown’s Canyon. People come from there.
244 We’re the 1st stop. We get all the big trucks. That gas station is huge, and like the other
245 gentleman said, there is a death trap waiting to happen. We got the curve. We got the hill.
246 That road is not big enough. We’re going to have to build out the infrastructure. The sewer,
247 that’ll cost 20 million. My husband knows this, he works for the county. Where is all of this
248 going to come from? Our homes, our values. Yep, great. I think we all love the fact that our
249 values have gone up, but where does that put us 5, 10, 20 years from now? Those of us that
250 are retired and we’re on a fixed income. We won’t be able to afford out taxes with all of
251 this. This is being made into a little Jackson Hole and the developer is who will profit. We
252 will be left with the mess, with the traffic, and the lack of safety and security and
253 our town will be ruined and it cannot be changed. I run these roads. Weber Canyon’s
254 already getting busy enough. I can’t even run anymore out there. Imagine Smith and
255 Morehouse. We won’t be able to go up to the lake anymore because it’s already packed.
256 This will be the hub for everything. The light pollution, they can say all they want that we
257 can meet the standards. You can’t meet the standards with that size of development. We
258 need to stay within the planning, the Master Plan. There should be an architectural
259 committee that enforces code so as whatever gets developed, it’s enforced. We don’t have
260 the wrong things coming in. We don’t have the wrong design coming in either. So I think the
261 same things that Goog mentioned. Little bit of a grocery store. The Post Office, I know needs
262 to be redone, food pantry. Slow progress that’s responsible. I’m scared to death. I had an
263 accident last week on 32 because someone pulled out in front of me and I’m going 50. I
264 went off the road, almost died, and almost killed the guy. Thank God I didn’t kill him. That’s
265 just with what we’ve got now. This place is going to explode. So I would encourage and ask
266 that we do studies on traffic. What is this going to look like for us? It will not be safe
267 anymore. We’re going to have all these outsiders, and we’ve got to have apartments to
268 employ his businesses. It’s not for us. It’s to employ his businesses. I’m sorry, that’s what
269 that’s about. So we’re all just fine. A little bit of growth is good. All this is not going to
270 benefit us and I’m sure I have more, but I know I took up my timing. Thank you.”

271
272 **Mary Beroset** – “Some people know me as Medea. I’m also Goog’s wife and neighbors to
273 some of the people that spoke. I just want to say that I am so for what my husband said, as
274 well as Michelle quite a few people. We’ve been here since ’87 and again we moved here
275 because as my husband said, the quiet, the beauty, it’s Oakley, it’s stunning. I’m sorry I
276 wasn’t born here and to experience more of it. Now as we go into Salt Lake, Heber, Kamas
277 you’re coming home and it’s just like all the stress just comes out of your body. We’re so
278 lucky to be here. I feel like this development is going to be the end of that. We’re going to

279 have so much more here. So much traffic and then how do we mitigate the traffic and the
280 accidents that Michelle was talking about? Then it's going to be signals. Signals are the only
281 way it's going to fix that. So now we have this big town center, even though it's pretty and
282 architecture is good and then we have signals. We have the comment of brining in higher
283 clientele for a higher end restaurant. Well go to Park City. I mean, are we taking a little piece
284 of Park City and dropping it here. That's not what I think Oakley is."

285
286 **Amy Regan** – "I echo a lot of what has been said by a lot of the other folks. I've always
287 known that we've needed to redevelop the City Center since the rodeo left, which was a sad
288 day for us. Going to the other side of SR 32 and putting a gigantic gas station with 16 pumps
289 and a car wash and whatever else is over there, that was never part of the equation. For me,
290 it's like this is the City Center. Why are we going over to the other side of the street to ruin
291 those home and to ruin the neighborhood. I mean a lot of people in this room live right
292 along here and we're going to have a 24 hour gas station with lights and sound and
293 everything else right next to our homes. I just think all of it is too big. The scale is too big.
294 The grocery store is too big. Five hundred parking spaces in the middle of Oakley. Not sure
295 we need that. You've got a place for a great big farmer's market. If you've been to the
296 farmer's market this year, there's like 3 vendors. I just think we need to step back a little bit.
297 It's too big, it's too much, and keep it in the City Center. Thank you."

298
299 **Hailey Hadean** – "I second what everybody said, Goog, Madea, all the neighbors here. I
300 totally agree."

301
302 **Pat Cone** – "By the way, that's my grandfather's creamery. I downloaded the PDF that was
303 sent as far as the notice. I guess I would have liked to have seen this ahead of time instead.
304 This was quite marginal something like that. I want to talk broadly here for a second, and I
305 know your job is to address the application. That's what you're supposed to do, but since
306 this was 1st proposed a couple of years ago, I really was trying to pressure the council, which
307 is not you guys, of course, to look a little bit broader, maybe put out an RFP. Try and get
308 some new ideas about how to address this. I would like to rename this from the City Center
309 to the Village Center and make this a village and not a city, which is what's being proposed
310 right here. Couple years ago, during the public hearing, on the 1st application, I don't see a
311 lot of difference. In fact, if anything, I see an expansion of what this is right now. It's an
312 urban solution in a rural area. I think we have an opportunity to do something really special
313 and make this a village. Well, you know where people congregate, where you don't have a
314 16 stall gas pump across the street and 500 parking spaces. That's crazy. I know this is a
315 public hearing just for these first two things right here, and then you're going to open public
316 hearing for the other ones. I was a County Commissioner for a while. We used to have a
317 saying, everything's been said, but not everyone's said it. I do agree with people that some
318 of these things are in the wrong place. At one point Doug Evans mentioned how many
319 people go down New Lane Road from Kamas to go up Weber Canyon. Why are we putting
320 the gas station here when, if you're a businessman, you think you'd want to capture as
321 many clients as you could possibly out on the corner of SR 32. I just think we need to look a
322 little bit bigger. I don't think this is a good solution. I wish the applicant would have listened
323 to us two years ago when we said we didn't want this. The survey said we didn't want
324 something like this and here we are again. So I hope you guys do the right thing. Thanks."

325

Rick Shapiro – “I’m not asking you to answer this question now, but one of the things that I want to understand, I believe in property rights, as I think most of you do, and most folks in this room do. I’d like to better understand as we go through this process the role, I know it’s somewhat limited. You guys have code responsibilities and understanding what the Planning Commission can do and cannot do so long as it acts with objectivity, fairness, and without bias towards the applicant. Which I would think is a given, no matter who the applicant is. Broadly speaking, a lot of these quality of life amenities seem very good to me. I understand the concerns, but nonetheless, there’s a lot of value to some of these quality of life amenities. I think someone questioned whether or not holding Steve to his word. We’ve got two examples already in this community of what he’s done in the last few years. The diner and Ken’s Kash and I would give him an “A” plus for both. So I mean, we do have some proof as to how this developer, how this individual, the applicant delivers on his promises. There were also some insinuations, outright attacks on the applicant, but I have personally witnessed multiple acts of public and private generosity by this individual. There are literally almost a thousand students in this county who have received scholarships from the South Summit Education Foundation because of the leadership of Steve. He’s in the process of playing a pivotal role in the formation of a Kamas Valley Community Foundation, which is going to be much broader in scope than just education. I know that’s not something that’s necessarily going to be considered, but at least one person here questioned whether his word could be taken for what it is, and I would argue that the proof is in his actions. Thank you.”

Jeff Juip – “Part of the cool thing I think about Oakley is going to the Post Office and then walking across to Ken’s Kash and talking to Stephanie for a while and hanging out. Thanks for the presentation Matt. I would just challenge you guys to think about the walkability of what’s proposed because right now it looks a little bit like a Kimball Junction job. If I was getting something from the Amazon store I’d get in my car to drive up to the retail at the north end. There were a couple of images that you showed on the screen of two of the examples that you guys are trying to hit. One was buildings in a parking lot, and one was buildings along a road like a main street. I think this area is right for some kind of development. I would just question to do it with the input of the community and focus on the walkability and the interactions. I think there’s those chance interactions that we have. What if the residential was part of the retail, like they’re not separate. It’s kind of a Main Street if you will. I think there’s great opportunity here, and I look forward to seeing what happens. Thanks”

Heather Massa – “Tomorrow, 5 years ago, I closed on my home. I bought because this is exactly the small town living that I appreciate. A lot of the sentiments echoed here are mine. To look at this development as it sits right now makes me want to cry and I was not born here. Nobody I know, was born here. I’m just an invasive species, so to speak. I love walking from the Post Office and never waited in line at the gas station. I frequent Ken’s Kash, even though I do not appreciate what I feel is Steve’s motives. I feel like this is a pretty egregious plan for a quaint small town that we are. I want responsible growth. It would be nice to have some retail with apartments above. We don’t need the gas station. We don’t need a car wash. We don’t need a high-end restaurant. Look at High Star, look at the retail in Kamas. It’s just not what fits Oakley and the traffic is terrible. You want to put a police station in and get a full time officer so that we don’t have people running down the road killing cats, dogs, and deer, and making sure our children are safe. Is walkable, but through what a

parking lot? I really want for us to be prudent and thoughtful. I want us to be intentional. I feel like our taxes are very fair. If they go up great, but do I want to spend the millions of dollars that it's going to take to put in the infrastructure and to put in a submarine tube down the hill. You're banking on a lot of contingencies with UDOT, contingencies with your neighbor, contingencies of the land use, whether or not you're owning it or leasing it. Basically to turn what is our small, quaint, close-knit town into a stepping stone for the development that is to come up Weber Canyon if he gets his way with Trevor Milton's former property. It's sad. It makes me want to cry, but I will be at every meeting fighting all the way. I want responsible growth. I want for us to have the necessities, but I also want to meet more and more of my neighbors. I'm on the parade route and I meet new friends every year. I go to the Post Office and meet new friends everyday. I go to Ken's Kash even though I don't want to put money in Steve's pocket, because that's his ultimate goal, but when you need an onion for your porcini ragu, or you need a thing of creamer for your milk, fine. We have everything we need down the road in Kamas. We don't need to turn into something that we are not here. I really hope that everybody here thinks about that. I probably shouldn't do this, but all not in favor say no. Thank you."

Mark Hansen – "Been a full timer up here since 2005. I do understand that growth is difficult and you're going to get a lot of different opinions. Growth in a lot of cases is inevitable, but it needs to be extensively planned, it needs to be controlled, it needs to be financed, it needs to make sense, it needs to be broadly approved, and it should be, in my opinion, incremental. If you want an example of what a big gas station looks like, all you got to do is go down to Kamas on a weekend or a holiday, and go to Silver Summit. You will see what's going on there. The amount of traffic that's coming out of the Uinta highway to all of the amenities. Trailer dumps, 16 gas pumps, car wash, it's a beehive. That's potentially what your going to get at the bottom of the hill that has traffic. I also agree that growth in beneficial, but let's be smart about it and let's make sure it works for Oakley. Thank you."

Chairman Richard Bliss closes the Public Hearing.

5. **Public Hearing:** Conditional Use Permit for proposed gas station and convenience store at approximately 4867 North SR 32 affecting parcels OT-25, OT-31, OT-22.

Chairman Richard Bliss opens up the Public Hearing for comment.

This portion of the meeting (public comment) is taken directly from the transcript of the meeting.

Anna Hortin – "I would like to thank each of your for the considerable amount of time and consideration you've given to this matter. I appreciate that you're not taking this lightly, and are giving careful consideration to the gravity of this decision. The question that has kept coming to my mind, is what is the overall goal? I found the answer in Oakley City's General plan, stating our overall goal and vision is to preserve our agricultural legacy and community spirit, while also preserving unique green spaces, hertiage, beauty, open space, clean air, and clean water. I do not feel the proposal to rezone these residential areas to commercial aligns with the overall goal and vision of Oakley City and it's residents. Allowing commercial expansion to the west side of SR 32 would only further blur the location and identity of our already confused Oakley City Center. Where does it stop? Putting commercial in the middle

of residential adversely impacts the welfare of the people living in that area. These areas were zoned residential for a reason. There are plenty of spaces for commercial and in the middle of residential in not the place. Why would you zone an island of commercial in a sea of residential, when there is plenty of room in the area already considered the City Center. We have acres of undeveloped property already. Why would you look to expand commercial into residential zones? Another question that I've had is, if any viability studies have been done to show that rezoning these properties to commercial would be successful. Many have brought up High Star and the high end restaurant at High Star. How does High Star sit now? Would neighboring residents be left with bankrupted and abandoned commercial buildings. I appreciate that the safety and welfare of our community and its visitors is of the highest priority to our city leaders. Allowing commercial in the middle of residential, does not create a safe environment or provide the high quality of life that we enjoy in Oakley. Thank you."

Gary Beroset – "I just want to ask the question, do we have to rezone this property by the legislature or whoever else is involved? Are we committed to rezoning this property? So City Council can override the Planning Commission? They better realize that we vote in November.

Michelle Campbell – "I just have a follow-up question. Let's say it's not recommended and it goes to City Council, how do we participate in that?"

Thomas Schulz – "My comment is going to be short and sweet. I just don't feel like you can make this decision until you have this Master Plan that we already just discussed."

Paula Trater – "I think the worst part is the gas station in the residential area and destroying perfectly well maintained historic kind of cute little houses. It's a waste of resources. If you could use those somehow. If you google if you want to buy a gas station, the 1st thing they warn you about is leaky tanks. They over time need a lot of maintenance and there's some environmental concerns. I don't think any of us would want to live next to a gas station. Thank you."

Chairman Richard Bliss closes the Public Hearing.

6. **Public Hearing:** Conditional Use Permit for proposed restaurant at 4865 N. Millrace Road affecting parcel OT-117.

Chairman Richard Bliss opens up the Public Hearing for comment.

This portion of the meeting (public comment) is taken directly from the transcript of the meeting.

Jeff Juip – "Is there currently another restaurant going in across the street from that?"

Planner Stephanie Woolstenhulme answers that it is a residential subdivision.

Rick Shapiro – "I have a question, and maybe for the applicant, because I'm a little confused. You mentioned that the last public hearing for the gas station that it required rezoning. These were noticed both as Conditional Use Permits. Those are approved uses on

these properties. **Doug Evans** clarifies the process for **Rick Shapiro**. Process confirmed by the **City Attorney, Joel Yellowhorse**.

Chairman Richard Bliss closes the Public Hearing.

7. **Discussion and Possible Action:** Next steps for City Center application(s).

Doug Evans proposes the following:

- Separate the service station and the restaurant on Millrace from the Master Plan Development of City Center. Deal with the possible rezones at a later date.

Cliff Goldthorpe makes a motion to table the vote on the Development Agreement for at least 30-60 days in order to look at what's been said tonight from the residents of Oakley, and until they vote on the request for the rezone changes of the service station and restaurant properties. That way they can let Mr. Smith's development team know what their options are moving forward on the development of said properties, as well as City Center corridor. At that time, he feels that the city would be able to draft a Development Agreement that would fix the proposed development layout. It would then be reviewed by a newly formed Architectural Review Board of Oakley that should consist of five members, the City Planner, a representative from Mr. Smith's development team, and three certified/qualified Oakley residents that know building. The review board would approve the look of all of the structures being proposed. They need to look at this whole project as separate entities, but follow through with the zone change decisions first.

Kent Woolstenhulme seconds the motion, and makes an ammendment to include approval, on the applicant's behalf from the State of Utah, that their plan is even going to work, infrastructure studies need done, and a review of the developer's past projects before proceeding with the City Center development.

Cliff Goldthorpe accepts the ammendment.

Jan Manning seconds the motion.

Doug Evans has the following questions/comments/concerns:

- Asks **Cliff Goldthorpe** if in his motion, he is agreeing that the zoning should be seperated from the City Center? **Cliff Goldthorpe responds with yes**.
- Feels a lot of things mentioned in the motion, are things you put in a Development Agreement like an Architecture Review Committee.
- There has been an ongoing study on SR 32 for a year, including public hearings in Kamas.
- UDOT has been spoken to and will have concerns, but that's what goes in a Development Agreement. You can require a safety study, a pedestrian study, a highway study, before they build something in the City Center.
- Feels they need to establish the Development Agreement for the City Center to address these concerns.
- The city is doing a water and sewer study that has been going on for a year.
- There is an impact fee study being done because by State Law and by Oakley Policy, a developer has to pay all the costs of infrastructure impacts, both water and sewer.

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518 **Steve Maynes** has the following questions/inquiries:
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- 520 • Would it behoove the city to go through the process of posting to see if there are
521 any other developers who would have any alternative ideas or concepts to come in?
522 **City Attorney, Joel Yellowhorse** responds that that's not normally how things are
523 done. Usually, when a developer is in town, it's because they own some land in the
524 town they are looking at developing. The alternative is it would be a different
525 landowner. You'd still be talking to these landowners about how they're going to
526 develop their land. Generally, you're not trying to replace them, but you can always
527 reach out for proposals on other parcels and more information is not a bad thing.
- 528 • Is it true that a city has to be solvent? Able to support infrastructure that is either
529 city implemented or developer implemented, that has to be maintained for many
530 years into the future. **City Attorney, Joel Yellowhorse** responds that the city does
531 have a responsibility to be fiscally responsible.
- 532 • From his own perspective, how viable are all of these businesses? Feels the business
533 plan doesn't pencil out. **City Attorney, Joel Yellowhorse** responds that it does
534 concern the city, with regards to changing zones, if a commercial zone is viable. That
535 is a question you can ask as a City Official.
- 536 • The rezoning, specifically on the west end – Is the question if they meet all of the
537 conditions, then we grant the rezoning or should it be what do you want Oakley to
538 look like 50 years from now?
- 539 • Agrees with **Doug Evans** on separating out the zoning changes. Also feels that it's
540 not bad to step back and analyze the project.
- 541 • Has concerns about putting all the city's eggs in one basket. Feels it is not a good
542 business decision.
- 543 • Concerns about not seeing any roundabouts or stop signs anywhere.
- 544 • Concerns that property owners adjacent to property to be developed, have never
545 met the developer personally.
- 546 • Is the city going to require bonds to be posted? Feels everybody would like to know
547 that there is some type of financial foundation and security.
548

549 **Cliff Goldthorpe** wants to add the following to help answer a question for **Doug Evans**:
550

- 551 • He has major concerns in approving any Development Agreement the way it stands
552 right now because it states that Mr. Smith's Development Team can change their
553 mind on anything on privately owned property without coming back to the Planning
554 Commission. That gives the right for the developer to change in midstream without
555 any input from the city on his properties. That's not going to happen with his vote.
556 Get the zones figured out, get a decent proposal out to everybody that can be
557 agreed upon, and then start working through an agreement.
558

559 **Jan Manning** has the following questions/concerns about the agreement:
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- 561 • Agrees with members of the public who spoke about wanting to have a village. Plan
562 a village center with a post office and a little bit larger grocery store.

- Feels that this whole plan has started big, with hopes that it doesn't fail, when it should have started small with hopes that everything succeeds.
- Over 300 parking spots in a city center for a town of 1,500 people seems excessive.
- The walkability of the city, if you think about walking on SR 32 now, you'd get killed.
- Feels there are so many things that she has questions about. She would have a hard time passing this off to the City Council as it stands now.

Planner Stephanie Woolstenhulme asks for the motion to be simplified. Feels the motion is a little unclear at this point for everybody to understand what they're really voting on.

Cliff Goldthorpe makes a motion to table any approvals for up to 60 days to allow for further discussion.

Kent Woolstenhulme seconds the motion.

Roll Call Vote:

Jan Manning	Aye
Kent Woolstenhulme	Aye
Cliff Goldthorpe	Aye
Doug Evans	Nay
Steve Maynes	Aye

Motion passes with a vote 4 to 1

Cliff Goldthorpe makes a motion to proceed with a vote for zoning changes on the gas station and restaurant prior to any decision being made on City Center.

Kent Woolstenhulme seconds the motion.

Doug Evans asks for confirmation on gas station and restaurant not needing to be part of Master Planned Development, but just a zone change and Conditional Use Permit. **City Attorney, Joel Yellowhorse** responds that a *Development Agreement* might give you more flexibility, because once you do the zone changes, your conditions have to be applied according to case law. That's just if you're doing the zone changes.

Cliff Goldthorpe shares that the reason he thinks it becomes a major part of this Master Plan, is if the zoning changes don't go through, the gas station is coming over to City Center. That would change the entire development in City Center and the Master Plan would require an amendment.

Roll Call Vote:

Jan Manning	Aye
Kent Woolstenhulme	Aye
Cliff Goldthorpe	Aye
Doug Evans	Nay
Steve Maynes	Aye

Motion passes with a vote 4 to 1

Matt Wirthlin states that they will take what they have heard and will adapt and change as best they can. They will follow what is in the code and continue to move this process along.

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8. **Discussion and Possible Action:** City to formally initiate proceedings to amend the municipality's land use regulations in a manner that would from this point prohibit approval of the applications concerning conditional uses as submitted.

City Attorney Joel Yellowhorse shares with the Planning Commission that procedure has been formally initiated once they send out the notice to let people know that they are amending the code. Any applications that come in after that will not count.

Doug Evans makes a motion to formally initiate proceedings to amend the municipality's Land Use Regulations in a manner that would from this point prohibit approval of the applications concerning conditional uses as submitted.

Steve Maynes seconds the motion.

All in favor

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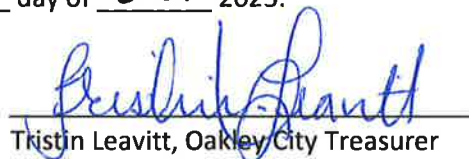
9. **Adjourn**

Cliff Goldthorpe makes a motion to adjourn.

Minutes accepted as to form this 1 day of OCT 2025.



Richard Bliss, Chair



Tristin Leavitt, Oakley City Treasurer