



**Oakley City Council Meeting  
Monday April 22<sup>nd</sup>, 2019  
Oakley City Town Hall  
6:00 p.m.**

**Attending:** Mayor Wade Woolstenhulme, Councilmembers Joe Frazier, Lorrie Hoggan, Steve Wilmoth, Craig Rydalch and Tom Smart

**City Staff:** City Treasurer Konni Thompson, City Planner Amy Rydalch

**Others Attending:**

**Excused:**

**1. Call to Order and Roll Call, Councilmember Hoggan & Mayor Woolstenhulme**

**2. Preliminary Items**

- A. Welcome & Introductions: Mayor Woolstenhulme
- B. Pledge of Allegiance & Prayer: Pledge by Councilmember Wilmoth and prayer by Mayor Woolstenhulme
- C. Approval of Minutes
- D. Report and Approval of Bills to be paid

***Councilmember Wilmoth made a motion to pay the bills. Councilmember Hoggan seconded the motion. Motion passed 5-0.***

**3. NEW BUSINESS**

- A. Summit County Horse 4-H  
Youth from the 4-H program asked for, and received approval to continue using the arena.
- B. South Summit High School Rodeo  
Zack Lewis representing the high school Rodeo group requested access to the indoor and outdoor arenas for 15-17 August 2019 for the South Summit High School Rodeo. It was granted.
- C. **Oakley Civic Club – Tree Arbor Day. They will come next meeting**
- D. **Contract on Oakley Pavilion – charge on contract**

41 **Mayor Woolstenhulme requested a payment of \$500 to Jon Christenson for his work on his**  
42 **contract for the bidding of the construction of the Oakley Pavilion. Councilmember Tom Smart**  
43 **updated the board on the money and land by the new lane for trails.**

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45 *Councilmember Smart made a motion to pay JC Contractors. Councilmember Frazier seconded the*  
46 *motion. The motion passed by unanimous vote (5-0).*

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48 **E. Public Hearing with possible motion for zone change – Applicant Steve Wheelwright**

49 City Planner Amy Rydalch presented a proposed zone change for Steven Wheelwright's property  
50 from SL- A 40 to SL – A5. Mr. Wheelwright seeks four lots. Ms. Rydalch displayed the proposed  
51 change and the concessions Mr. Wheelwright will make. In exchange for the zone change Mr.  
52 Wheelwright is willing to give 23 feet of land along the corridor, \$10,000 for trail maintenance, and a  
53 15-foot strip of land along Wild, investigate drainage issues, and other possible concessions.

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55 **Public Comments**

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57 Mayor Woolstenhulme opened the meeting to public discussion of the proposed zone change and  
58 clarified that nobody on City Council has received or accepted any money before this meeting.

59  
60 There was public discussion over access and water pressure. Members of the public expressed  
61 concern over where access will be for each lot. Lots 3, 4, and 5 would come off Weber Wild Road.

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63 Discussion ensued over maintaining Oakley as a rural community and it was stated by some  
64 attendees that the proposed zone change will bring more density to a rural area. Ms. Rydalch stated  
65 that any future sale of the land would reflect the latest zoning change. David Neff, Tim Evans, and Jed  
66 Milmurin spoke in support of Mr. Wheelwright and the proposed zone change. Questions about the  
67 safety of Weber Wild Road were raised. It is currently too narrow and is dangerous during winter  
68 weather and drainage in the entire area is an issue. A lawyer representing concerned residents raised  
69 issues about changing the land from its current agricultural use which preserves the rural feel of  
70 Oakley. Hailey Hadean lives down Weber Wild Road and said the traffic and water flooding are both  
71 concerns. Ms. Rydalch, City Planner, said that while Weber Wild Road is a private road, it is required  
72 to have public access because of the county land around it. Shane Moore stated that he has done  
73 work on the road and that the additional land granted by the proposed zone change would be  
74 helpful.

75  
76 Doug Evans, former Oakley mayor, stated that he wrote the development code for Oakley City and  
77 that, at the time, people wanted the density to stay within the city center and keep outlying lands  
78 rural. He stated that growth is inevitable and that making concessions can benefit the city like the  
79 Maple Ridge Development did years ago. He recommended getting the developer to help with  
80 engineering and water issues.

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82 Mayor Woolstenhulme closed the meeting to public comments

83  
84 Councilmember Smart said he would like to have a discussion before they make a motion.  
85 Councilmember Rydalch asked everyone to work together to find the best solution. The Council  
86 acknowledged that drainage and septic issues are concerns as is Weber Wild Road. The residents  
87 along Weber Wild Road will have to work together to coordinate decisions and maintenance of the  
88 road.

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Mayor Woolstenhulme stated that the council is doing a great job hearing all sides. Ms. Rydalch suggested to table the public hearing and get together with both sides of the neighbors and come back to the council and make a motion.

*Councilmember Hoggan made a motion to table the zoning application until the committee meets in a work session to agree on a plan. Councilmember Wilmoth seconded the motion. Motion passed (5-0).*

**F. Charles Gillett – Regarding Jason Debus Heigl Foundation Kennel Conditional Use Permit**

Neighbors to the Heigl’s raised multiple concerns about the dog kennels. Charles Gillett lives east of the Heigl Kennel and stated that there are more than seven dogs. He stated that there are more than ten dogs and that they bark incessantly, causing a loud disturbance to neighbors. Other neighbors said that the barking is very loud. One neighbor stated that a loose pit bull concerns him since he has young children.

There were questions raised about the ambiguous wording of the conditional use permit that was issued by the city. The City Council will send a letter to the Heigls asking them to come to the next Planning Commission meeting to discuss the issue.

**Updates on Humbug Well – Councilmember Craig Rydalch**

Doug Evans, former Oakley mayor and local watershed expert, updated the City Council on the Humbug Well. The well has technical issues that make cleaning it difficult. Wells need to be cleaned every 10-15 years and it has been over 20 years for the Humbug Well. The damage on the well will cost \$146,952.48. Chad Kramer, Head of Public Works and Water Operator, said it will be 6-8 weeks to pull the pump and it either needs to be done in the next three weeks, or it will have to wait until the fall.

*Councilmember Rydalch made a motion to approve the bid. Tom Smart seconded the motion. Motion passed 5-0.*

**G. Approvals of Hires**

*Councilmember Wilmoth made a motion to hire Amy Rydalch as the Oakley City Planner. Councilmember Frazier seconded the motion. Motion passed (5-0).*

**4. Executive Session- Employees**

*Councilmember Rydalch made a motion to leave closed session. Councilmember Wilmoth seconded the motion. Motion passed (5:0).*

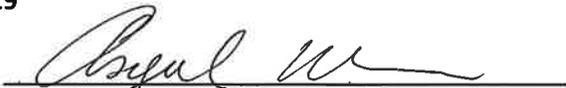
*Councilmember Rydalch made a motion to adjourn. Councilmember Frazier seconded the motion. Motion passed 5-0*

**Meeting adjourned**

**Minutes accepted as to form this 15 day of August, 2019**



**Mayor Wade Woolstenhulme**



**City Recorder Abigail Morrison**