

Oakley City Council Meeting
Monday February 27, 2017
Cattlemen's Hall 6:30 p.m.

Attending: Mayor Woolstenhulme, Councilors Lorrie Hoggan, Joe Frazier, Tom Smart, Steve Wilmoth and Tiny Woolstenhulme

City Staff: City Treasurer Konni Thompson and City Recorder Tami Stevenson

Others Attending: See attached attendance roll

Excused:

1. Call to Order and Roll Call

2. Preliminary Items

- A. Welcome & Introductions: Mayor Wade Woolstenhulme
- B. Pledge of Allegiance & Prayer: Pledge by Frank Matheson and prayer by Richard Bliss

Mayor Woolstenhulme explained to the public that this was an informative meeting only. The Council had asked Councilor Smart to pursue the idea of a trail through Oakley City; this became known as the Weber River Corridor project. He and Councilor Smart had met with the Summit County Council to see if there was grant money to move forward with the plan. The County Council awarded the City a \$500,000.00 grant to go toward purchasing land and easements towards trails and open space in the Weber River Corridor Project.

Councilor Smart then met with the land conservancy for help in purchasing and procuring land and easements along the Weber River Corridor. The Land Conservancy purchased the first parcel located off Millrace Road. The parcel was owned by Bill Stevens and contains 23.7 acres. The Conservancy used the money as collateral to purchase the land. If the City does not use the money within three years it goes back to the County. The land conservancy has received \$145,000.00 in donations from 161 donors. They will sell the house and apply the money to the loan. The remainder 21 ½ acres will then become a nature park with trails and fishing access, owned by Oakley City.

Howard Sorensen thanked the Council members for all of their hard work. He explained to everyone in attendance the reasons he moved to Oakley. He grew up in SLC where there was open space, a place where you could ride bikes, run and play. He saw development take over, he wants to see Oakley stay rural and changes are coming our way. This project is the ability to preserve the river corridor.

Tom Smart stated this project goes far beyond a trail; it is how we can preserve the land and the heritage of Oakley City. The group is all for the ranchers and people who want to use their land for agricultural purposes. South Summit Trail foundation is a non-profit organization; they cannot take land by eminent domain.

Doug Evans had a power point presentation (see attachment #A). The Core Project Objectives are focusing on the river bottom. Once the land is put in a conservation easement it is protected forever.

The group doesn't want to make it more difficult for people to develop their land they just want to preserve the river bottoms, provide flood control and restore nracs. The first conservation easement in the City is one created where the City's well is located, thus protecting the water source. Next, the sewer has the biggest impact on density.

The initial goal was to connect the land from the City Park to Fransen Estates. He recognized the importance of honoring a family that has done a lot for the community, by naming the newly acquired land after the Bill Stevens.

Councilor Hoggan stated the City had not agreed to add any more density.

Councilor Smart discussed all the various land owners he had approached. He described what the land owners would want in order to provide an easement for a trail and access to the river. In some cases, the land owners toward the east end of the City would like to change the density from 1 per 40 to 1 per 5 acres. With one particular owner by changing the density it would create 17 extra building lots. When you change density it doesn't mean the land owners will use all the density.

In regards to the Stevens property there are 3 lots of record, with the help of the conservancy and the money from the County this land will be kept in its natural state forever.

Tom Noraker spoke representing the South Summit Trails. South Summit Trails is a 501c3 nonprofit organization. The group has added \$12,000.00 to the money the Conservancy has raised and there was a matching donation up to \$20,000.00 from the High Star. The group received \$15,000.00 from an anonymous donor which triggered the matching donation from High Star. The group has \$40,000.00 to maintain trails before any trails are even created.

Mayor Woolstenhulme opened the meeting to the public

Carol Stenbridge Wilde – She is one of the property owners of land off Millrace road. They have been approached by the board. They are against having a trail on their property. With trails come people, animals and trash, there is no way to control it. She asked if this trail was next to your property would you want this. It is wonderful to have open space but remember there is a property owner that has paid for their property and pays property taxes. We all want to enjoy these open spaces but I don't have the right to go on to someone else's property that have an indoor arena and ride my horse anytime I want. They have been approached by the City and have lowered the density, they have given Oakley City enough. The Stenbridge family is against this project.

Craig DeRoy – He has written a letter that has been dropped off at the office. He has summarized the letter and will hopefully have it less than 4 minutes. 4445 Millrace rd . They have been coming part time for the last 25 years. They love Oakley and treasure its cultural history and natural environment. He and his wife involved in conservation efforts and land conservancy for more than 30 years, his wife has served 20 years on the board and has been a project manager in 2 of their projects , what they have learned is it takes the right project for the right area , good planning and early public involvement. Projects aimed at preservation can ultimately have a reverse effect. Ask first, what are we protecting, do we have a short term and long term goal? Who is this project benefiting, Oakley residents or others seeking recreation. It seems with the land acquisition we have gotten the cart before the horse. It sounds like there have been a lot of discussions with land owners , all in good faith but these things have happened before this first meeting, before public input and specific before planning commission or City Council input. What will the impact be on this sensitive area, wild life and the river? What is the budget to take care of trespassers, adjacent land owners, camping, parking and fire? He has spoken with the Planning Commission Chair and has been told it hasn't come before the commission.

Mayor Woolstenhulme asked Mr. DeRoy to conclude and the Council would review the letter he has submitted (see attached letter).

Bradley Marchant - I am from Peoa and his comments are not about the trail but about the park. He knows there are minutes being taken and he just wants to go on record that several people have a right-of-way on the property to irrigation head gates and wants this on record.

David Lake- I don't speak to this because I'm out of my element. I like to be kind, the proposed trail request has crossed purpose does not preserve the river corridor, this is done through zoning. Much of the land has current zoning of 1 per 40. It has been explained that the purpose is to provide public access for fishing and viewing wildlife. Currently it is my understanding that anyone can fish the river. I haven't denied access to my property to any hunter or fisherman. The trail brings new challenges, traffic and our fishing population, fishing is stressed. The other concern is increased cost to resident not only for maintenance but these trails become a haven for illicit illegal activity. My last concern is my animals; a year ago I had to put down a bull that had become aggressive. The reason I did this was because I was concerned that it would attack someone's family member. I buried \$1,800.00 because he was dangerous. Thank you (see attached letter)

Dave Brown – Oakley Downs road, I live her in Oakley because of a conservation easement and trail system that was put in place where I used to live. So I would like to share my experience of living next to a trail. A conservation easement on about 110 acres was put in place followed by a trail. I am seeing the same pattern that concerns and frustrate me. With an emphasis on conservation which is then replaced by recreation. Of the 6 homeowners next to the conservation area 4 moved out. Traffic increased with the average speed of 56 miles per hour in a 25 mile an hour zone. Home and car burglary went up, and trespassing on adjacent properties which were not a part of the conservation. From the last survey that was done fewer than 10 percent of the trail users were residents. I am very much against this.

Jen Butler – she has watched this place grow, they live on Boulderville and no one goes 25 miles an hour. She loves to hear the river and if there were trails it would be safer to walk and enjoy the river. They do support this, building is coming and they would like to see some of the land preserved.

Tom Shultz - He lives in Oakley and is very much in favor of the project. He doesn't like to live in fear like Dave has suggested. He believes in our community and that volunteers will make this work for everyone. People that have land around the river will develop their land and he believes the trail will be an asset for them. Again he walks a lot on the roads of Oakley and is very much in favor of a trail.

Steve Brown – He lives on the corner of 750 W and North Bench Road. I'm a Development consultant; I have been involved in developments in vail Colorado, Jackson Hole and Salt Lake City. In my experience over the last 30 years if you have opportunity to preserve open space you better do it. I think is prudent to do so, to create a legacy for people that are coming after us to allow them to appreciate and value what we are all her for.

Bonnie Jones – She lives in Oakley and she is very opposed to river project. It will increase traffic and trash on the river, the fish are already distressed, and the river levels are so low in the summer some areas the water just pools. It will also increase road traffic; she is very much opposed to the project.

Jed Millburn - He just move to Oakley about 3 months first off he does have High regard for the Council and thank you for your service, I'm undecided on the trail. I have met with Tom Smart and have

some concerns. First is what's already been said, the trash that can accumulate, I have access to a home in Huntsville where there is a corridor around pine view reservoir. It's a constant battle to keep the trash picked up; loitering is a problem you don't know who's going to be using the trail, is there some sort of patrol on the trail to monitor if someone is camping or loitering? Will people be safe? Finally 95% of the people that use the trail in Huntsville are not from the area. Again I am not for or against the trail, just food for thought

Andy Woolstenhulme- My biggest concern (maybe it's my banking background) is the lack of study into the budget. It sounds like the initial investment is taken care of and groups have had a lot of donations. What is it going to cost going forward? Currently 30 to 40 percent of the budget comes from one source during July. I would hate to have the trails added into those revenues.

Trish Murphy Cone- 4410 Millrace Road, she applauds the efforts the city has put forward, if we don't act now this land will disappear. This opportunity (it sounds like people are pretty hesitant to have a trail) but preserving this land now is essential, so I'm related to a Stevens and we are delighted with the name. Let's keep moving forward on the trails. I use trails all the time at least 50 miles a week and I've never seen trash, rapists, bad people, all I have ever seen is enthusiastic people using the trail. It will bring outsiders but I'm an outsider when I use trails.

Doc Woolstenhulme – My concerns are for the people that lease the property next to the trail. How are the cattle supposed to get back and forth? What happens if the cattle get out? Whose responsibility is it to retrieve them? Dogs not being on a leash is another problem, what will guarantee that the dogs won't be chasing our cattle?

Erin Bragg - She has been in Oakley for 4 years. I know people are heated right now; I have worked for a land conservancy. This is a good start but there is a lot of work ahead. I have to get in my car and go other places to use a trail because people are speeding on North Bench Road. It would be really nice to have a trail close to home.

Amy Regan- I live on Cow Alley, I have served on the planning commission for 9 years so I want to say thanks for all the work you've done. I'm glad the City is forward thinking. It's a crucial time to get these open spaces. I walk every day; I've never seen bad people. There is still a lot of work that needs to be done. The places where we used to walk, we no longer have access to. We need to get the kids off the roads. I am whole heartily for this and I would even get back on the planning commission to see it happen.

Peter Sorensen – I live on Weber Canyon Road; I'm not right on the Weber River Corridor. I live up above the Stuart's property, there is a possibility of higher density and it might change my view. I would love to keep the open fields but I recognize that development is coming. Fransen Estates and the mouth of Weber Canyon it is 1 to 5 acres. I am a trail user; I log in about 100 miles a week. I have used the rail trail and Park City trails. I have never seen a lot of trash and am surprised by how little impact there is at the trail heads. I hear of more rapes on the College Campuses than I do on trails in Summit County.

Katelin Gortat – I live at 4543 N State Road 32. This project would be directly in my back yard. I have only seen probably 2 bikers use the trail in Marion. Who's to say people won't trespass on your property to get to the trail. Who's to say they won't park in my driveway instead of the trail head. Who's to say they won't leave trash. I have 2 little children I want them to feel safe in their back yard. I don't want

strangers or drug deals going on in my back yard. I've lived here my entire life. People do shady things, I am fully aware of things that happen in Oakley. Personally for my kids, my dogs and myself I really, really don't want a trail.

Devan Earl – I'm from Kamas, by day I'm a civil engineer, it just about broke me to move here but I love it here. What I love is the recreation possibilities. As a civil engineer I see the growth and its coming. I wish it would slow down, I look at this trail and there's a lot to work out. I would love to take my son down to fly fish on a Sunday. Going forward there will be a significant amount of people who will help maintain them.

Dall Mcewan – I moved up here 17 years ago I think this could be a thing. All great things are hard to do. If it's easy it's probably not worth doing. The comment was made the cart before the horse. If you wouldn't have gone out and talked to people you wouldn't know if it would work. There are concerns on both sides. The opportunity to have this in our valley for our kids and our future we have one chance to get it right. If we can address these issues and every trail have issues. We believe in volunteers so it won't be a big issue but it will be a big asset.

Mike Osguthorpe – I was born and raised in Park City so I know all about trails. I want to talk about open space and working with the conservancy. The Osguthorpe family created their first conservancy back in 1990. My dad had a vision what was to come so he created another conservation easement with another 121 acres. I have 5 brothers and a sister, some conservancy doesn't work but for our family it was great. They can't sell their land to anyone who doesn't want to use it for agriculture purposes.

Josh Anderson – I lived on Cow Alley for amount 10 years. I'm opposed to the project as it currently stands. I don't want to see a trail go up the Weber River. I do believe there will be trash and illicit activity along the trail, I've seen it personally in other areas and there is not a rape every day on every trail that's true but however they do happen quite often. Take the camp grounds at Rockport and Jordanelle, it does happen and you probably don't even hear about it. Also, the trash and traffic will become a problem as I have seen in other areas. I know there is good intention here, everyone would love to see the land be preserved for future generations, but I don't think this is what we want to bring in the heart of our town.

Dana Vernon- I have lived here forever, my big concern is what the property owners have the say. If they don't want it then we don't. I am adamantly against giving anymore density. I am not against the trail. I am against giving more density. It will put more tax on my water system.

Nancy Russel – We live in Oakley. We wanted to come and representing those people that want to use the trail. We started a mountain bike team at the high school and we need places locally to ride. We're trying to get kids outside and off their phones and video games. We need somewhere that is safe for them to go fish and ride. They pick up the trash when they use trails.

Jackson Dean- I don't see a lot of kids here, but I know they would use the trails. I'm on the cross country team and I live on Cow Alley. When I want to run I have two options, running along SR 32 with no shoulder or going down Mill Race road that is the only place to go unless I drive up 20 miles into the Uinta's or Park City Trails System. We need places to go run and have fun.

Councilor Frazier made a motion to adjourn

Minutes accepted as to form this 20 day of March, 2017

Mayor Wade Woolstenhulme

City Recorder Tami Stevenson
