



Oakley City Council Meeting
Wednesday, July 31, 2019 6:00 PM
Oakley City Town Hall, 960 W. Center Street, Oakley UT

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

City Staff: Amy Rydalch, City Planner, Abigail Morrison, City Recorder, Chad Kramer, Public Works Director

Others Attending: Kent Leavitt, Robert Branca

Call to Order and Roll Call

Preliminary Items

A. Welcome and Introductions

B. Pledge of Allegiance & Prayer

C. Approval of Minutes – postponed until August 14, 2019

D. Report and Approval of Bills Paid

- a. Mayor Woolstenhulme said there was a last minute check that was used for the indoor arena. The South Summit Rodeo team made a contribution and Oakley City paid \$12,000. Councilmembers discussed the fees for the Indoor Arena and Councilmembers Rydalch and Wilmoth indicated they are working on a fee schedule.

Councilmember Smart made a motion to approve the bills. Councilmember Hoggan seconded. Motion passed (5:0).

New Business:

Proposal for Fire Hydrants:

Amy Rydalch, City Planner, discussed a piece of property where two homes are currently under construction. The property was subdivided in 1998 and building permits were applied for in April and May of 2018. During the subdivision process in 1998 there was no discussion concerning fire code. The applicants came in, received their permit, and were issued permits without being informed about a fire code requirements. They are currently hooked onto city water with a 1" line. Chad Kramer, Public Works Director, and the fire marshal have since met with the applicants and informed them that the property does not meet current fire code requirements. The property applicants met with Mayor Woolstenhulme, Chad Kramer, the fire marshal, and Ms. Rydalch to discuss the matter. City officials would like all new buildings in Oakley to follow fire codes and standards. The applicants stated that they were not informed and therefore feel that they should not have to bear the full cost. In order to meet

35 code, two fire hydrants would need to be constructed at a cost of approximately \$40,000. Mayor
36 Woolstenhulme stated that in the meeting with Mr. Branca, Mr. Branca stated that the city is liable
37 because they gave inaccurate information. Ms. Rydalch acknowledged that this was sometimes an issue
38 in the past and that the Brancas likely were not given the full information they needed. Ms. Rydalch also
39 stated that there is a new process in place for issuing building permits to ensure this will not happen in
40 the future.

41 Councilmember Hoggan asked if the residents/builders have access to the original plat and the fire
42 marshal's sign off. Mayor Woolstenhulme stated that if a person were to apply for a permit today, they
43 would receive a piece of paper with the full requirements. Mr. Branca stated that there was a
44 checkmark on the paperwork he was issued, but the language was ambiguous regarding requirements.

45 Councilmember Rydalch expressed concern with the precedent that would be set if the city waived
46 requirements for the Branca's to install the required fire hydrants. Ms. Rydalch, city planner, pulled up
47 the plat map where it showed that Del Ray Hatch, as fire marshal, signed off in 1998. The plat did state
48 that for future building they would need a larger water line. Mr. Branca stated that regardless of that
49 document, the city still issued a building permit. There was discussion about how and when people are
50 informed and how to enforce future requirements. It was noted by the council that there were
51 discrepancies in the documents. Councilmember Wilmoth asked Mr. Branca if he had every asked
52 specifically what he needed to do to satisfy fire code requirements. Mr. Branca stated that he did not.

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54 *Councilmember Wilmoth made a motion to table the issue until the next city council meeting.*
55 *Councilmember Hoggan seconded. Motion passed (5:0).*

56 **Kent Leavitt**

57 Kent Leavitt asked when a decision will be made regarding his land. Mr. Leavitt stated that he owns 6.5
58 acres on the south side of the river. Gene Anderson owns neighboring land. The Leavitts and Mr.
59 Anderson have been in conversation with the Trails Foundation and Summit County Conservancy. Mayor
60 Woolstenhulme clarified that the Conservancy is a separate entity from the Trails Foundation. The
61 Conservancy bought land in Stevens Grove and then resold the land to Oakley. There was discussion that
62 this is similar to what the proposal was to Mr. Leavitt. Councilmember Smart said that the Conservancy
63 already made such a proposal and he explained some of the past terms that were discussed. The
64 Conservancy would like to acquire the lands for conservation and possible trails. Mr. Leavitt stated that
65 he has problems with giving any land west of the river. He stated there are disagreements about fencing
66 and the valuation of the property. The Council and Mr. Leavitt discussed the possible use of his land. Mr.
67 Leavitt stated that he may want to use the land for other purposes in the future. Mayor Woolstenhulme
68 stated that the land was unbuildable, and the conservancy was giving a fair proposal. Mr. Leavitt said
69 that the Conservancy said they would only contribute to the cost and maintenance of the fence, a
70 condition that is unacceptable to Mr. Leavitt.

71 Ms. Rydalch also brought up the Neimann property that abuts the city's property on New Lane and Mr.
72 Leavitt's property. Mr. Neimann is increasing the area of disturbance without any approval. Mayor
73 Woolstenhulme asked Ms. Rydalch to call Aaron Neimann about the issue.

74 The council and Mr. Leavitt discussed the river channel which was formerly diverted by other
75 landowners. Mr. Leavitt stated that there was originally a culvert that was destroyed during the winter.

76 ***Rental Policy Updates: Noise Ordinance and Security Deposit Increase***

77 Mayor Woolstenhulme stated that the city has a problem with people renting city buildings and not
78 cleaning. He stated that the current deposit fee is only \$100. Councilmember Rydalch suggested they
79 increase the deposit to \$500.00. There was discussion about the possible benefits of raising the fee.

80 *Councilmember Rydalch made a motion to increase the deposit to \$500 refundable based upon*
81 *inspection by a city employee. Councilmember Wilmoth seconded. Motion passed (5:0).*

82 Councilmember Wilmoth questioned if that amount prices out future customers. Mayor Woolstenhulme
83 stated that they will get the money back. Ms. Rydalch stated that the \$500 deposit could also help cut
84 down on customers renting in another person's name. Mayor Woolstenhulme asked Abigail Morrison,
85 City Recorder, to draft a new rental agreement with all cleaning requirements and explanation of all
86 requirements. Councilmember Frazier suggested that all reservations should be moved to an online
87 reservation system. Ms. Morrison stated that she is looking into programs to move all rentals online.

88 ***Campground Completion and Report from Councilmember Smart***

89 Councilmember Smart gave a progress report on the campground and New Lane Trail. There was
90 discussion about who the target audience is for the new campground. Mayor Woolstenhulme stated
91 that he wanted it to be primarily reserved for large family reunions as opposed to individual campers.
92 Ms. Morrison stated that she has allowed people to camp for the last two weeks for \$20 a night and told
93 interested parties that a new fee schedule would be established on July 31, 2019. Mayor
94 Woolstenhulme suggested opening registration for family reunions January-March and then allow
95 registration for individuals after that point.

96 Councilmember Smart gave other details about the tables, firepit, numbering system, and pavilion. In
97 whole, Oakley budgeted \$50,000 for the pavilion, but the total cost came to \$87,045.21.

98 *Councilmember Rydalch made a motion to amend the budget for the Oakley Pavilion as presented by*
99 *Councilmember Smart. Councilmember Frazier seconded the motion. Motion passed (5:0).*

100 Councilmembers discussed fees for campground use. Councilmember Wilmoth commented that
101 because the campsites require communal use of tables and the firepit, the price should not be more
102 than \$15.00.

103 *Councilmember Wilmoth made a motion to charge \$10.00 for a tent site and \$15.00 for a trailer site.*

104 ***Adjustments to Indoor Arena***

105 *Councilmember Smart made a motion to amend the budget to include improvements for the indoor*
106 *arena. Councilmember Hoggan seconded. Motion passed (5:0).*

107 ***Wiberg Maple Ridge Plat Amendment***

108 Ms. Rydalch presented information: Wiberg lot 9 abuts open space. They are requesting a lot line
109 adjustment to increase the area of disturbance and move the building pad. They would exchange equal
110 amounts of ground – three acres for three acres. The resulting land lot will look like a large triangular

111 ship. The HOA has already approved of this and neighbors are in favor. The Planning Commision and
112 passed the amendment unanimously.

113 *Councilmember Frazier moved that we move the Lot Line Plat Amendment to for the Wiberg land.*
114 *Councilmember Wilmoth seconded. Motion passed (5:0).*

115 Mayor Woolstenhulme thanked everyone for their time and input. Councilmember Hoggan referenced a
116 letter to send to Oakley residents concerning the well damage and repair on July 21, 2019.

117 ***Meeting adjourned***

118 **Minutes accepted as to form this 28 day of August, 2019**

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Mayor Wade Woolstenhulme



City Recorder Abigail Morrison

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