



MINUTES

October 11, 2023

**Oakley City Council and Planning Commission
Work Session 7:00 PM
Oakley City Hall**

**Zoom Meeting Platform
Meeting ID 820 258 4629
Passcode 777869**

Anchor Location: 960 West Center Street, Oakley UT 84055

In Attendance:

City Administration: Mayor Zane Woolstenhulme; Councilmembers: Joe Frazier, Kelly Kimber, Dave Neff, Steve Wilmoth, Tom Smart; Planning Commissioners: Chairman Cliff Goldthorpe, Richard Bliss, Jan Manning, Doug Evans, Kent Woolstenhulme, Steve Maynes (Absent).

City Staff: City Recorder Amy Rydalch; City Planner Stephanie Woolstenhulme (Via Zoom)

Members of the Public: Zoom: KPCW, Heather (?), Kevin Barker, Krista Kelly, Pat Cone. In person: Dick Woolstenhulme, Connor Thomas, Nancy Tosti, Norine VT Wrathall, Kelly Edwards, Joyce Gillett Paul Woolstenhulme, Steve Smith, Scott Bates, Heidi Smart, Dave Giles, Abe Nielsen, Sam Aplanalp, Kevin and Charlene Barker, Anna Hortin, Paula Trater, Goog Berosett, Charles Lawler, Chris Hansen, Heidi King, Kris Longsen.

1. Mayor Woolstenhulme Opened the meeting.

- Invocation: **Councilmember Kimber**
- Pledge of Allegiance: **Councilmember Smart**

2. PUBLIC COMMENT: MEMBERS OF THE PUBLIC MAY ADDRESS THE CITY COUNCIL. COMMENTS LIMITED TO 3 MINUTES.

Joyce Gillett of Franson Lane expressed concern about the state of the trails in Franson Park. There is significant water that does not allow for use of the trails without waders or upon horseback. It's dangerous and needs to be addressed.

Mayor Woolstenhulme asked **Councilmember Smart** to speak with Ms. Gillett after the meeting to get further information.

3. CITY SURVEY PRESENTATION OF RESULTS – Doug Evans, Survey committee member

Doug Evans briefly introduced the members of the survey committee, chaired by Nancy Tosti, and acknowledged their hard work. Members of the committee included Tom (Nancy's husband), Rick Shapiro, Deb Shelton, Kelly Kimber, Doug Evans, and Stephanie Woolstenhulme, City Planner.

The justification for choosing an outside survey company, Polco, was explained. Polco hosted the surveys, ensured the privacy of user information, and provided compiled results to the city without sharing any personal data. The committee considered paper surveys but deemed them potentially intrusive.

The survey aimed to collect public input for future policymaking, particularly for updating the city's general plan, which relies heavily on public input. The information from the survey would also contribute to future zoning and land use regulations, infrastructure projects, and possibly grant applications. The benefit of using surveys, as opposed to other methods like petitions, was highlighted as it educates the public and draws from multiple sources.

The survey had 301 registrants, with 202 participants. The survey aimed to gauge public perceptions of various city services and gather feedback on what people liked about Oakley and areas for improvement.

The top ten things' people appreciated about Oakley included a small-town feel, rural living, open spaces, quiet neighborhoods, community pride, agriculture, friendliness, natural beauty, trails, and people.

Responses to statements about the quality of life, city services, diversity acceptance, overall image, sense of community, living quality, the city's direction, and satisfaction with city government were discussed. The survey also revealed key areas for improvement, including the development of an inviting city center, SR 32 paths, additional trails, traffic safety, protection of dark skies, water and sewer improvements, affordable housing opportunities, improved outreach, and communication. Additional comments were received referencing concerns about junk cars and the condition of bridges in the City.

Community Improvement Suggestions: The survey also included questions about what was missing in the community and what could be beneficial. Two prominent areas of improvement suggested were the development of recreation trails and elements that promote community character, with a focus on enhancing the city center and community events.

Maintaining Services: The survey inquired about the importance of maintaining various services at current levels. Responses showed that services related to city planning and zoning, Fourth of July

celebrations, water and sewer, public roads, and fire and emergency medical assistance were considered essential.

Private Property Rights and Public Land Use Regulation: Participants were asked about their feelings regarding private property rights and public land use regulation, with a majority leaning towards a balanced approach that protects private property rights.

Sources of Public Information: The city sought to understand where residents primarily obtained public information. The top sources were the city webpage, social media, and newsletters.

City Center Business Preferences: The survey included questions about the types of businesses residents would like to see in the city center. The preferred options were sit-down restaurants and medical and instacare businesses.

Suggestions for City Center Improvement: Open-ended questions were used to gather suggestions for improving the city center. The top 10 suggestions included keeping it simple and small, creating a community gathering place, considering heritage preservation and a historical museum, incorporating open space, connecting trails with the rest of the community, and potentially including a splashpad, fishpond or ice-skating rink.

Additional Business Ideas for the City Center: The survey also sought suggestions for other businesses that could enhance the city center's appeal. The results were more evenly distributed, with no single option standing out significantly.

The final part of the city council meeting covered the demographic data gathered from the Oakley city survey:

1. **Geographic Data:** Participants were asked where they lived in the city, helping to divide the responses into different geographic areas. The committee plans to analyze this data to understand if there are specific concerns in different areas of the city.
2. **Responses by Neighborhood:** The data indicated that some areas had a significant response rate, while others, particularly the Oakley Meadows subdivision and North Bench Farms, had a lower initial response rate. However, in the later weeks of the survey, more responses came in from these areas.
3. **Demographics:** The demographic breakdown showed that Oakley is primarily a white community, with a higher percentage of women (57%) participating in the survey. A surprising finding was that 30% of the survey participants had lived in Oakley for five years or less, while nearly half had been residents for ten years or less. Only 10% had been in Oakley for 41 years or more.
4. **Education:** A significant number of survey respondents had bachelor's or graduate degrees, indicating a highly educated population.
5. **Household Income:** Household income levels in Oakley were notably high, with a significant portion falling in the \$75,000 to \$200,000 income range.
6. **Ages:** The age distribution showed that older residents, aged 75 and above, were less likely to participate in the online survey, prompting consideration of a paper survey option for future data collection.

126 **Mayor Woolstenhulme** stated that the official survey results and presentation would be made available
127 on the city website.
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131 **4. CITY CENTER PLAN UPDATE: Kris Longsen and the City Center Development Team**
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133 **Mayor Woolstenhulme** addressed members of the public and reminded the gallery and those
134 participating online that this portion of the meeting is informational and is not a Public Hearing.
135 Therefore, no public comment would be taken during this portion of the meeting.
136

137 **Mr. Kris Longsen** addressed the Council and Commission about the purpose of this work session. He
138 indicated that the development team met recently with the City Council to get the Council's input on a
139 potential land exchange regarding properties in the proposed development of City Center. The Council
140 indicated they were interested. The purpose of the joint meeting tonight is to flesh out the design and
141 land uses for the proposed properties in question prior to reaching an exchange agreement.

142 **Mr. Longsen** also indicated that they were appreciative of the feedback received thus far at the initial
143 public hearing and from the Planning Commission. They have made efforts to take that input and
144 incorporate it into the design being presented this evening.
145

146 A site plan was presented that showed proposed locations for gathering areas, communal spaces, the
147 post office, Ken's Kash, retail space, office space, parking, gas station, and reception restaurant area.
148 The presentation also included street view boards to further indicate landscaping, hard surface design
149 and initial size and scope of structures. Uses of public areas for events such as farmers markets etc.
150 were also pointed out.
151

152 **Mr. Longsen** informed the Council that they had initial meetings with UDOT regarding SR 32 and
153 pedestrian crossings, traffic, etc. More conversations will need to occur. **City Planner Woolstenhulme**
154 is involved with the UDOT discussions.
155

156 Further discussion and presentation of proposed parking areas, open space, pathways, the move across
157 the street of the gas station/body shop and the reception center located on Millrace. More detail was
158 provided for the City Plaza areas, signage and possible sculpture by local artist, Don Weller.
159

160 **Chairman Cliff Goldthorpe** stated that one of the concerns is the pedestrian traffic across State Road 32
161 and the amount of large truck traffic on the highway.
162

163 **Kris Longsen** responded that working with UDOT and the County will be needed -to address these
164 concerns. Both entities are aware of the concern.
165

166 **Commissioner Bliss** asked if the corner of State Road 32 and Millrace was part of the discussion with
167 UDOT.

168
169 **Kris Longsen** responded that it was not discussed.
170

171 **Commissioner Evans** asked about the business area in the City Center Northeast corner. Wanted
172 further clarification of the second story space. Advised that this small office space on the second level
173 could be looked at for affordable housing.
174

175 **Councilmember Frazier** asked about the size of the Convenience store.
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177 **Steve Smith** stated that it is approximately 2500-3000 Square feet. He clarified that this is not
178 comparable to a Maverik type of convenience store. Further discussion of the scale of the service
179 station area.
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181 **Councilmember Neff** expressed being pleased at the inclusion of the gathering space and open space.
182

183 Further discussion that the parking on the South side of the City Hall would be developed by the Smith
184 development team as parking but ownership would be retained by the City. This area could be
185 considered temporary parking until further development and buildout of City Center South.
186

187 **Councilmember Smart** expressed concern about the current repair shop parking and that he felt like this
188 plan goes a long way to resolving that issue.
189

190 **Councilmember Kimber** asked if they would consider charging stations for electric vehicles as part of
191 their plan.
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193 **Mayor Woolstenhulme** reminded all present that the purpose of the joint meeting this evening was for
194 Council to report to the Planning commission that they met in closed session with the development
195 team at their last regular meeting and discussed a possible land exchange that involves property in the
196 City Center North areas shown here tonight. The joint meeting tonight was to inform of uses and
197 purposes of the land involved in the exchange i.e., specifically the western corner lots on either side of
198 Center street. He stated that this meeting was to inform the Planning Commission that the City Council
199 is generally in favor of the land exchange and wants the Planning Commission to move forward in their
200 process with the exchange in mind.
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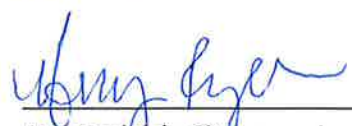
202
203 The development team will proceed working with the Planning Commission to continue the discussions
204 related to the Master Plan Development Application. The City Council awaits the Commissions
205 recommendations.
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209 **A. Adjournment.**

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Approval is to form this 8 day of November, 2023.


Zane Woolstenhulme, Mayor


Amy Rydalch, City Recorder