



CITY OF OAKLEY

CITY CENTER REDEVELOPMENT AND GUIDELINES

EXISTING CONDITIONS REPORT



JUNE 2008

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INTRODUCTION

Located just 45 miles east of Salt Lake City on SR 32 in the beautiful Kamas (Rhodes) Valley, Oakley City (elev. 6500') is a Gateway to the High Uintah Mountains. With a total land area of 6.3 square miles, Oakley had a population of 948 people as of the 2000 census. Oakley is predominantly an agricultural city, with a great deal of equestrian property. It was once well known for dairy products, but has more recently taken to hay-ing and keeping animals and is most famous for its annual July 4th Rodeo.

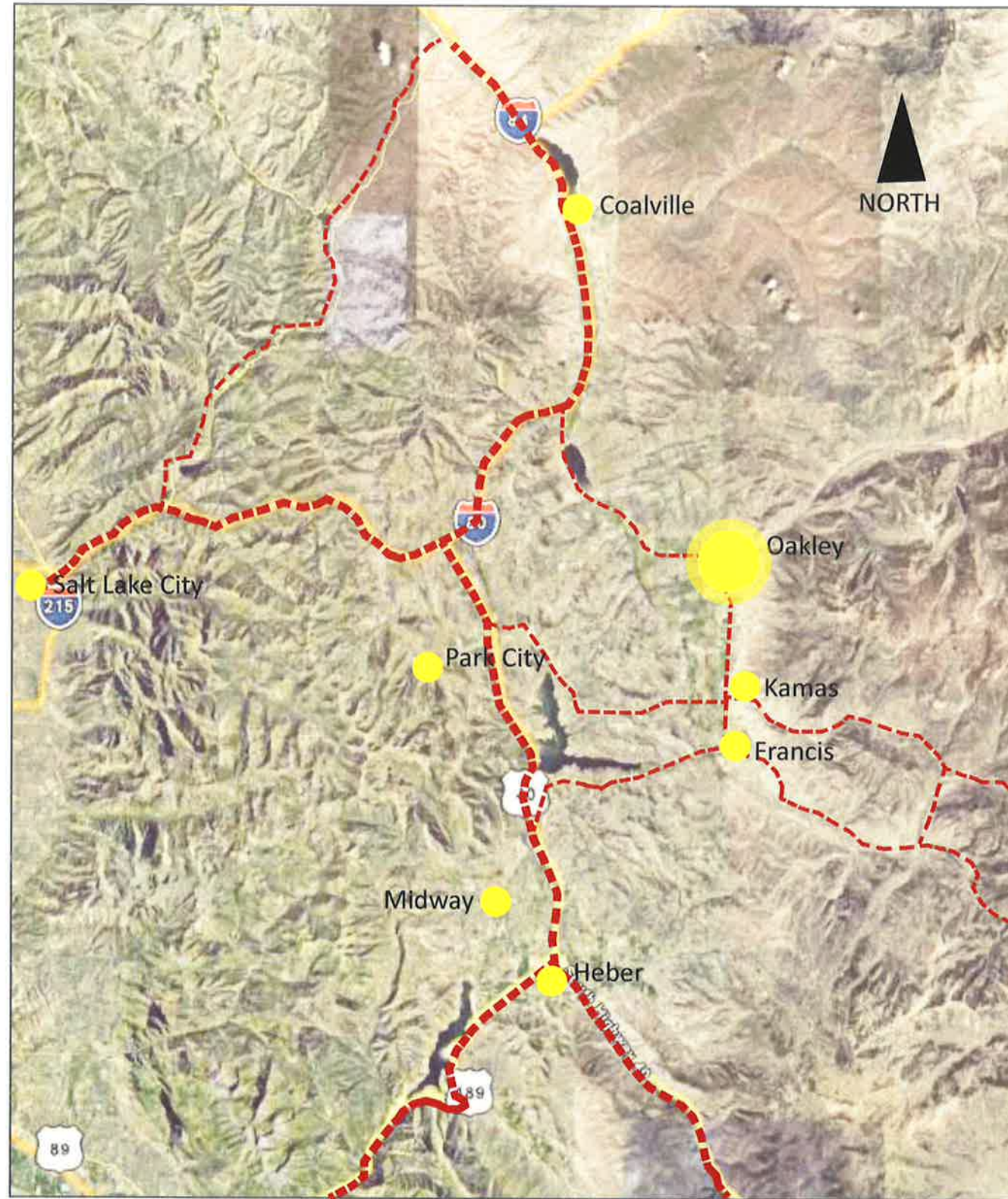
Oakley is located in close proximity to larger towns such as Heber, Park City and Kamas.

DEMOGRAPHIC DATA:

Population estimate (2006) – 1299 people
Population density – 150/sq. mile
Housing units (2000) – 330
Median household income – \$61,250



OAKLEY STUDY AREA



OAKLEY VICINITY MAP



COALVILLE



KAMAS

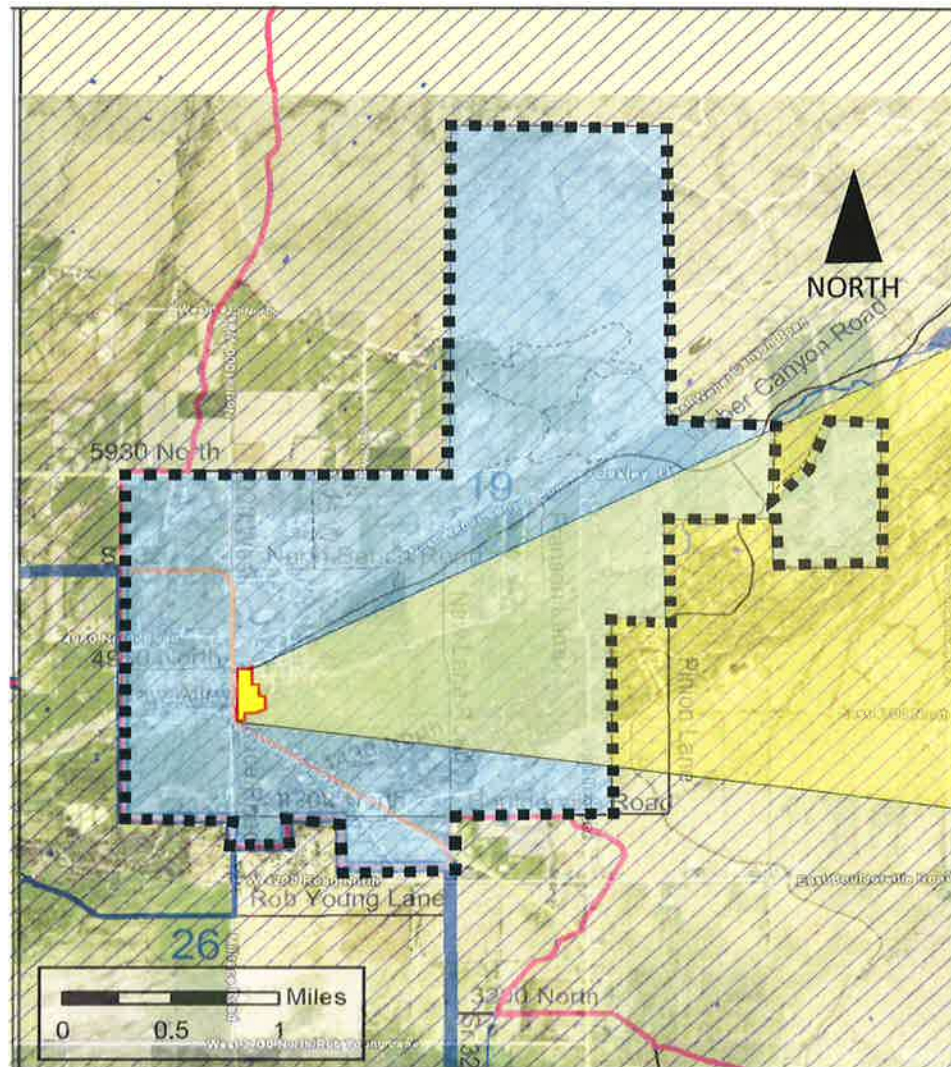


UINTAH

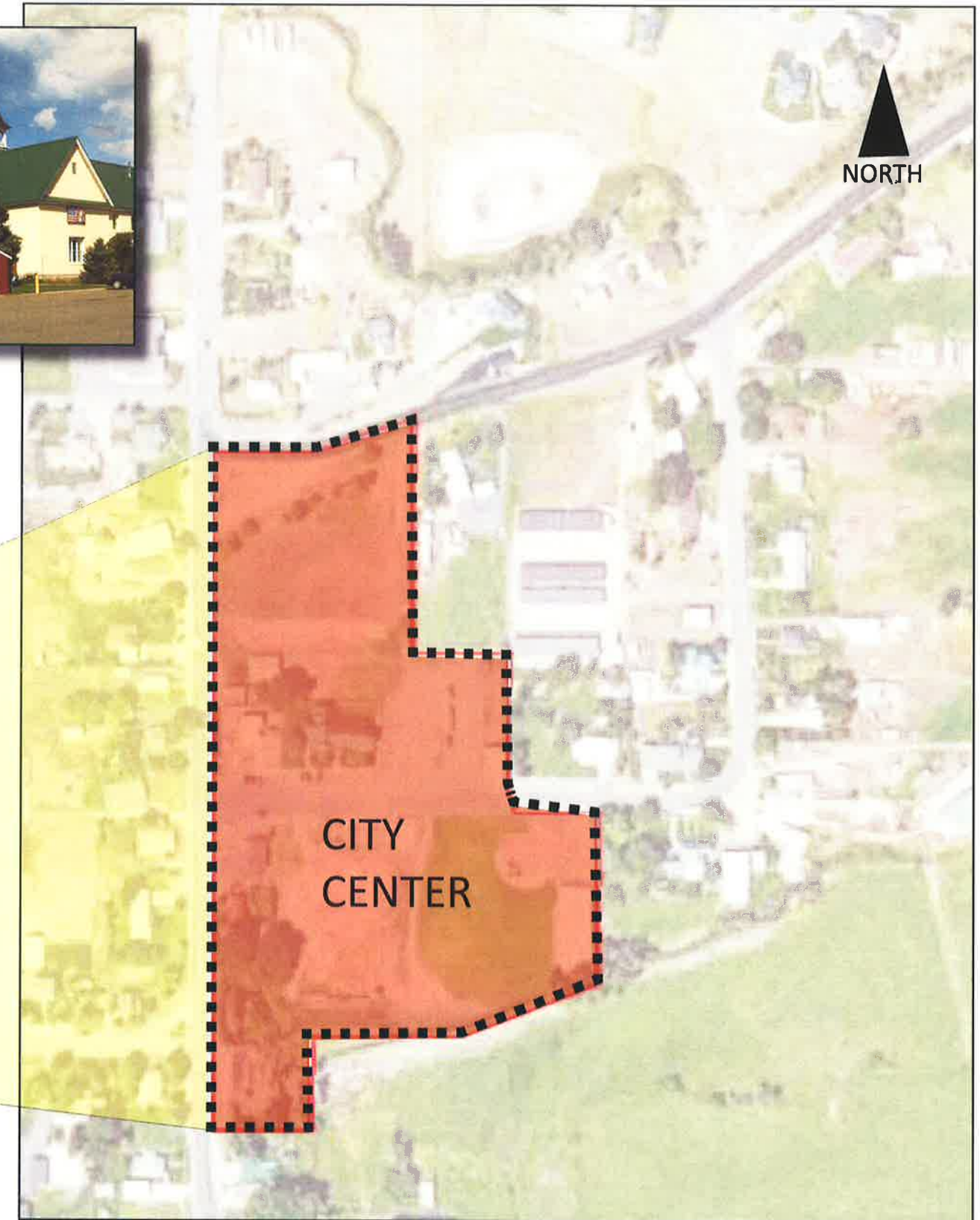
OAKLEY CITY CENTER

Located along State Road 32, the Oakley City Center site is approximately 11 acres and currently serves as the civic and commercial heart of Oakley. The site includes the Oakley City Hall, the Post Office, the Cattlemen's Hall (a community center), the city park, a small grocery store, a gas station, a new diner, a small house, and a few other buildings.

It is located near the most heavily populated parts of Oakley City, providing strong and easy pedestrian and vehicular connections for most residents. These connections will be essential to the success of the City Center and will help reduce parking needs and vehicular congestion if pedestrian access is maximized.



OAKLEY CITY BOUNDARY

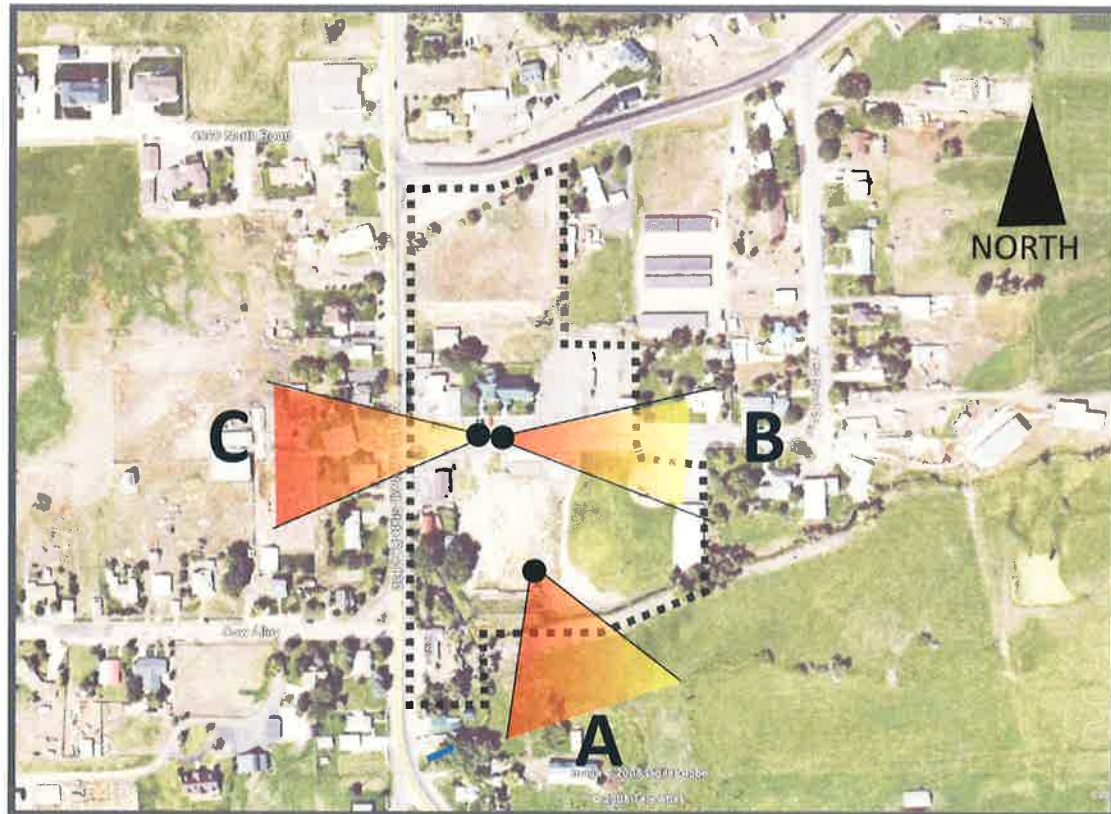


TOTAL AREA OF CITY CENTER = APPROXIMATELY 11 ACRES

VIEWS FROM SITE

The City Center site provides great views toward the Uintah Mountains and Kamas Valley, which should be preserved and incorporated into the plan for the site.

The photos on this page are taken from the locations indicated and show these views along with existing on-site and off-site features and conditions.



A - VIEW SOUTH

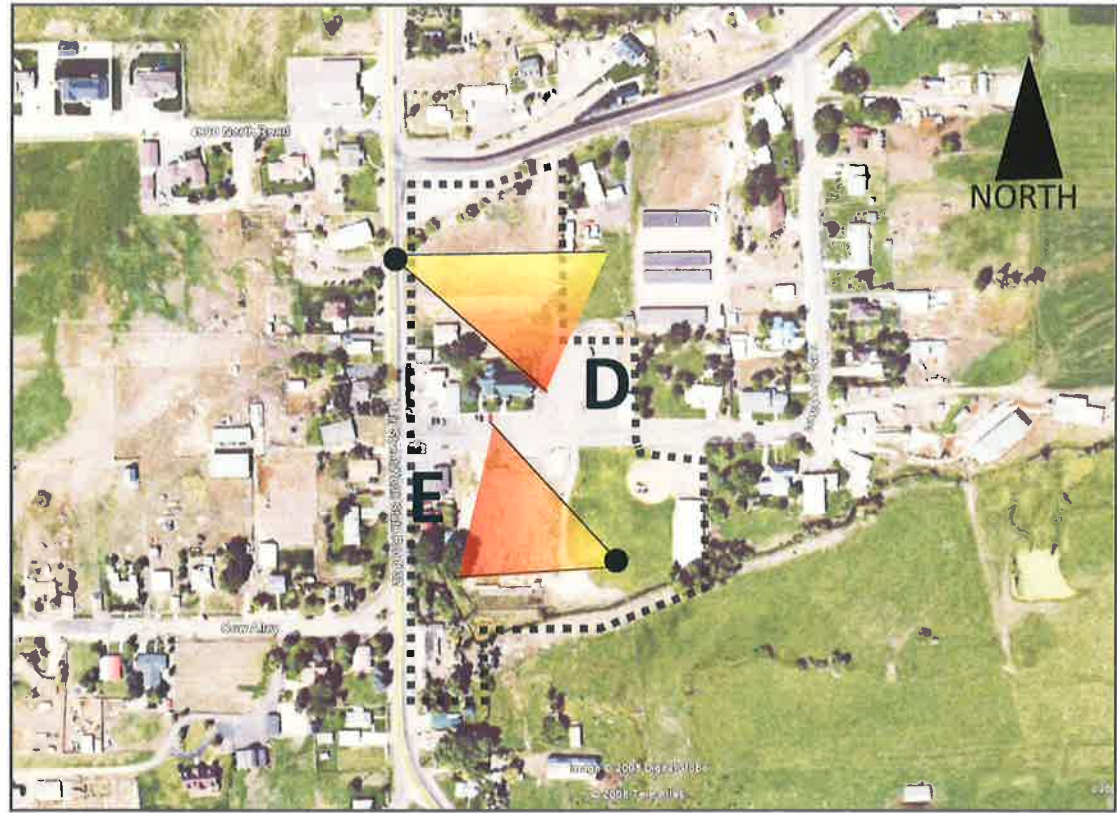


B - VIEW EAST



C - VIEW WEST (West Center Street toward Sate Road 32)

VIEWS OF SITE



These photos of the site, taken from the locations indicated, highlight the relationship between vacant lands, open spaces, and existing buildings.



D- VIEW SOUTHEAST



View toward the mountains



Canal along edge of site

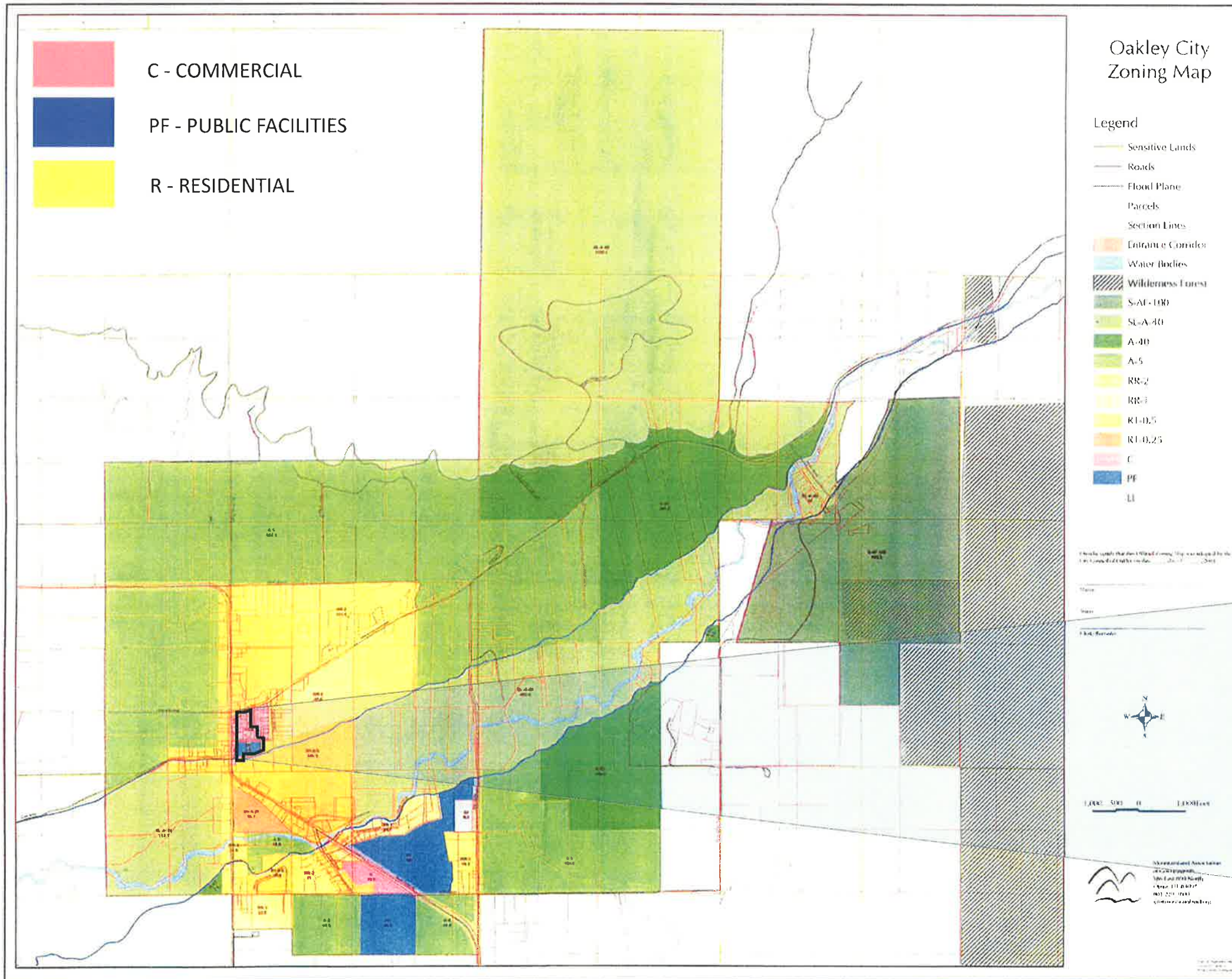


Mature trees on site

E- VIEW NORTHWEST



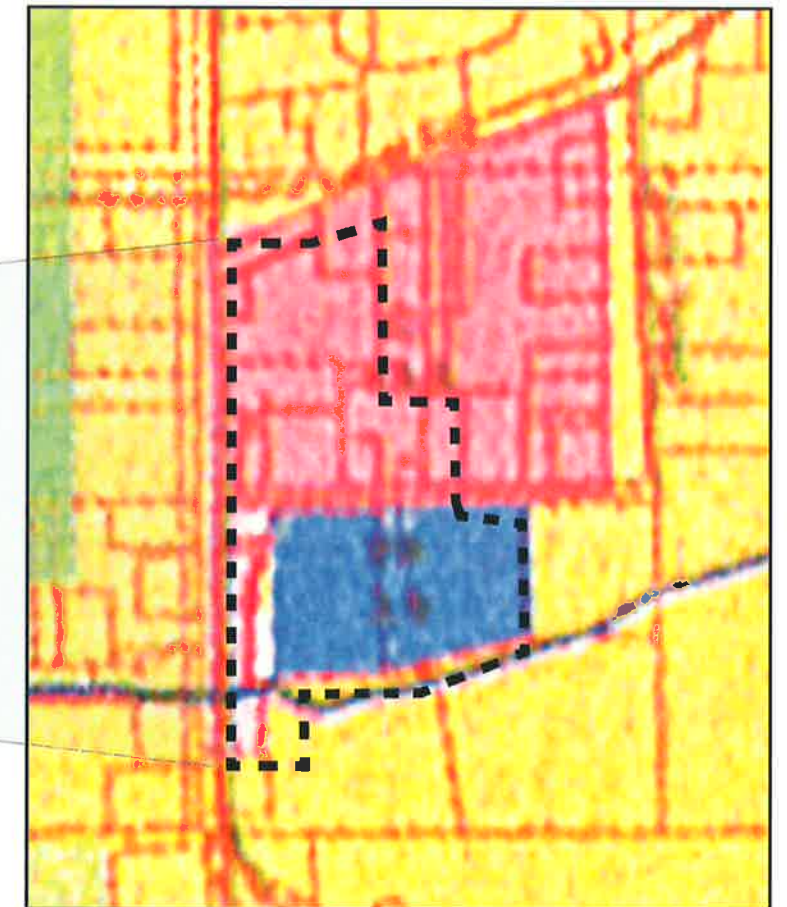
EXISTING ZONING



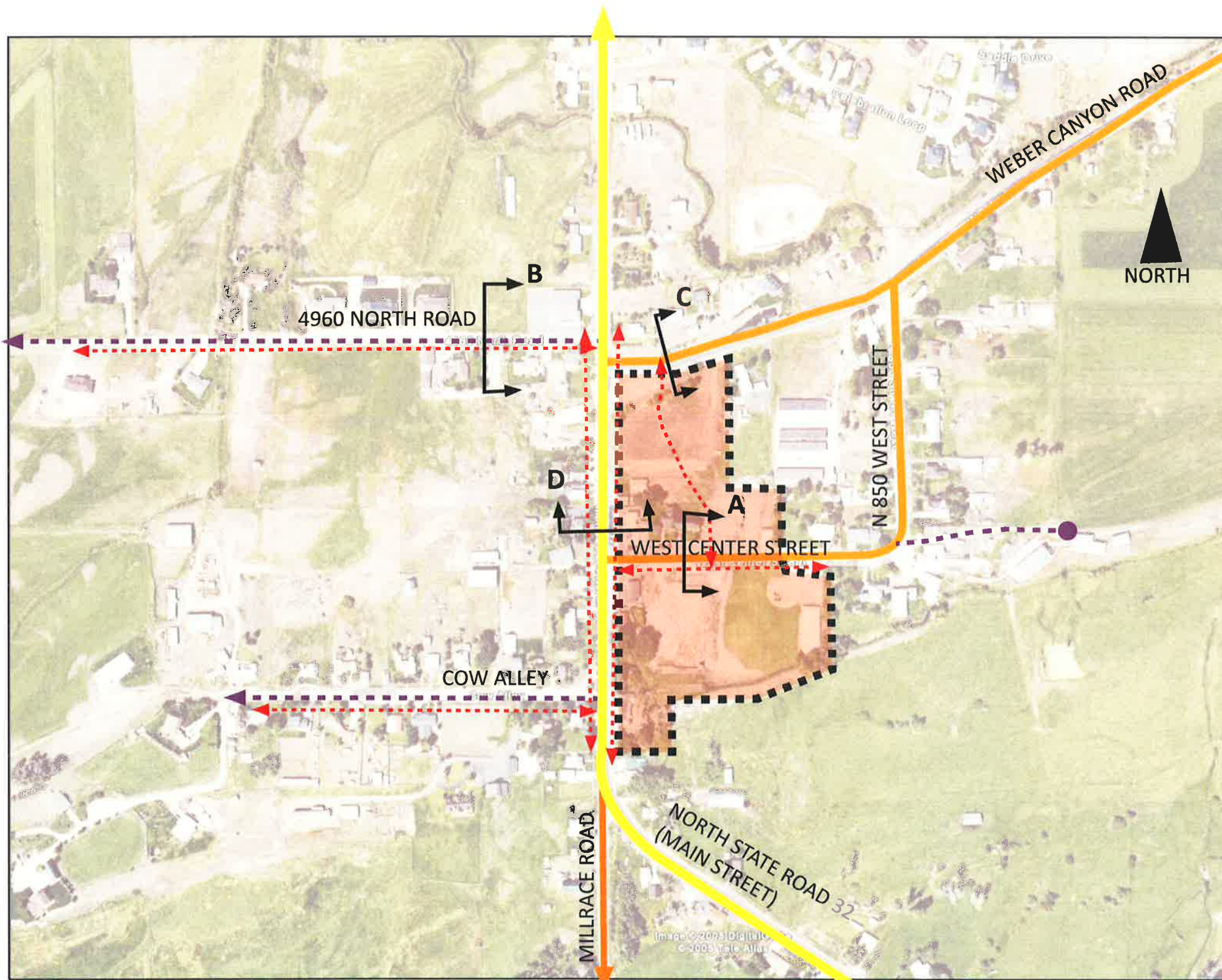
OAKLEY CITY ZONING MAP





The City Center site is currently zoned for commercial uses and public facilities. Of the land surrounding the site, some to the north-east is zoned commercial, while the remainder is zoned residential. With the cooperation of adjacent land owners, the city center could be expanded into the areas zoned commercial, and potentially into areas zoned residential.

To accommodate the City Center vision, some of the area zoned Public Facilities may need to be rezoned to accommodate commercial uses. An additional zone may also need to be created to accommodate the types of mixed uses proposed in the vision document prepared by the Community Center Concept Committee.



ACCESS AND CIRCULATION



-  STATE HIGHWAY
-  MAJOR ROADS
-  LOCAL ROADS
-  PEDESTRIAN PATHS

The Oakley City Center site is centrally located with regard to vehicular access and circulation. State Road 32, which is the primary access road into Oakley and the main connection with neighboring towns, delineates the City Center site on the west. Weber Canyon Road, abutting on the north, is the access road to Smith and Morehouse reservoir and Thousand Peaks Ranch, two popular recreation areas. The site is clearly visible from both of these regularly travelled roads, and each provides opportunities for entrances into the City Center.

West Center Street passes directly through the middle of the site and connects to State Road 32 on the west and Weber Canyon Road on the north. However, it is not part of a major highway and does not function as a significant access road, and therefore has very little traffic. This, combined with its central location, could make it an ideal venue for activities and festivals.

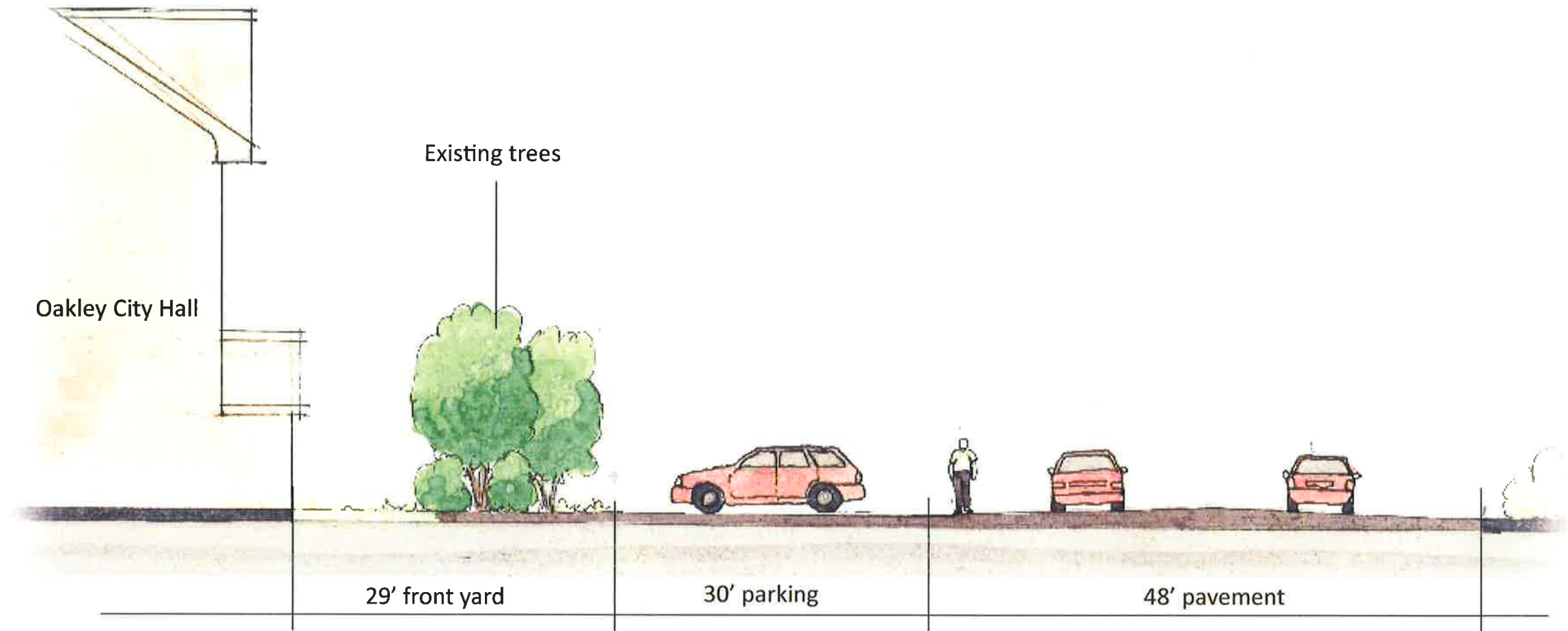
Pedestrian circulation in the form of trails or sidewalks is lacking in this part of Oakley City. Pedestrian traffic within the City Center will be essential to the vitality and commercial success of the project. In addition, strong, safe pedestrian connections to the center, and from the center to other areas of the city, will unite the community and further contribute to the City Center's success.

Note: Sections A, B, C, and D, indicated on the map, are shown on the following pages.

ACCESS AND CIRCULATION

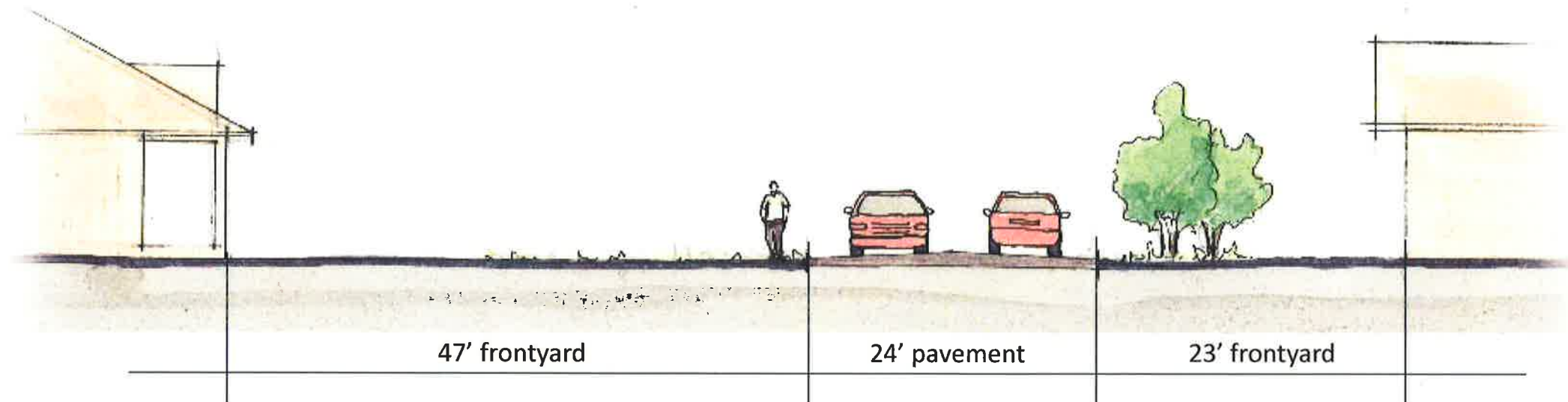
These cross sections represent typical Oakley City Center streets and frontages. The actual dimensions may vary.

West Center Street may not be typical of Oakley with its excessive width and perpendicular parking. In addition, the area right in front of City Hall has one of the few sidewalks in the city center. Street trees and street furniture, including lighting, are notably missing.



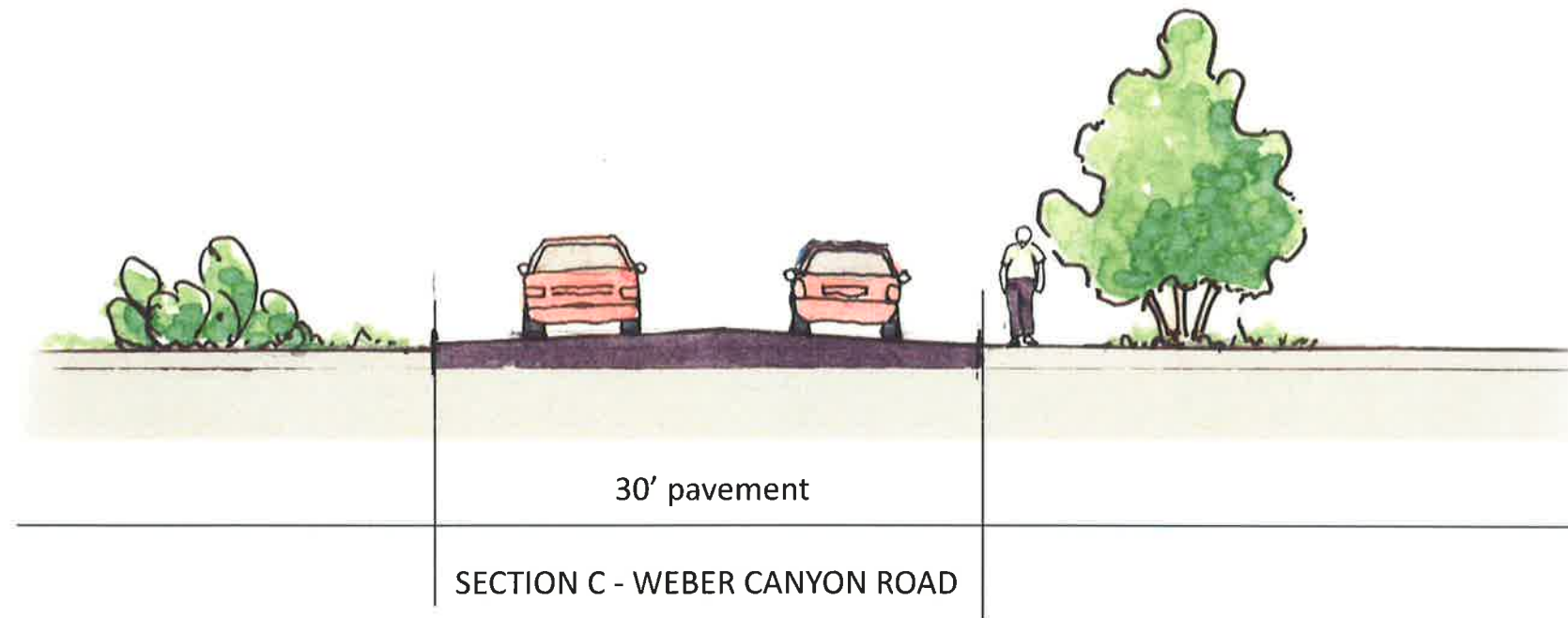
SECTION A - WEST CENTER STREET

The cross section for 4960 North is typical of the older residential areas of Oakley and appropriately scaled. Front yards vary in size and paved roads are somewhat narrow. There are no designated sidewalks and pedestrians walk along the street edges. Street trees are notably missing.



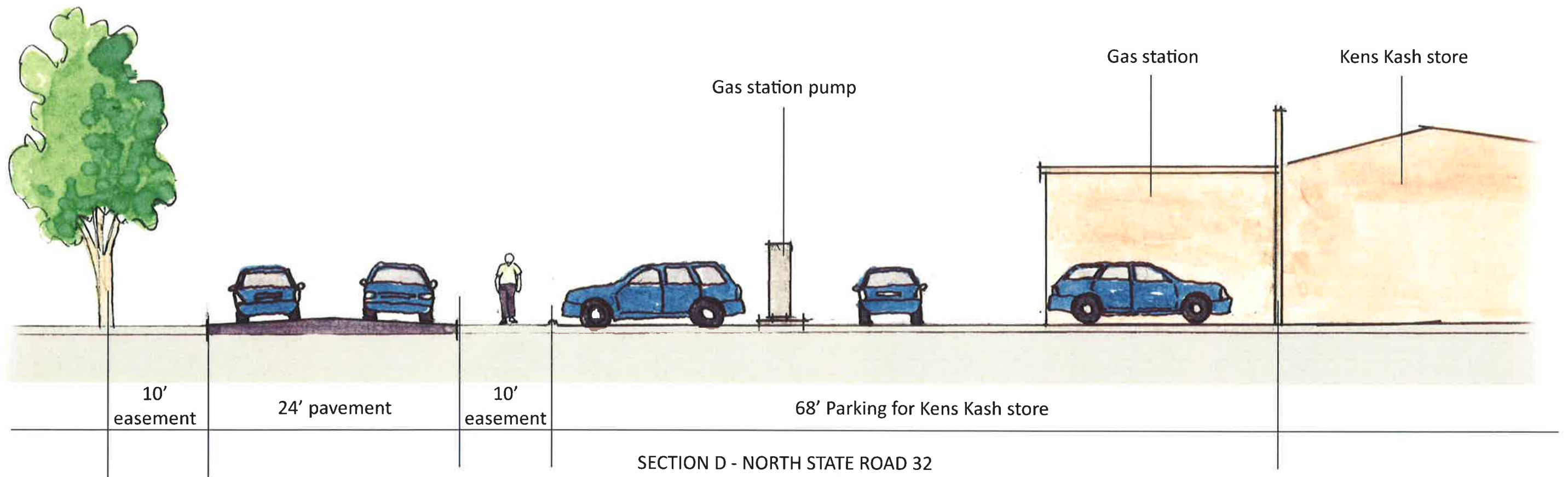
SECTION B - 4960 NORTH

ACCESS AND CIRCULATION

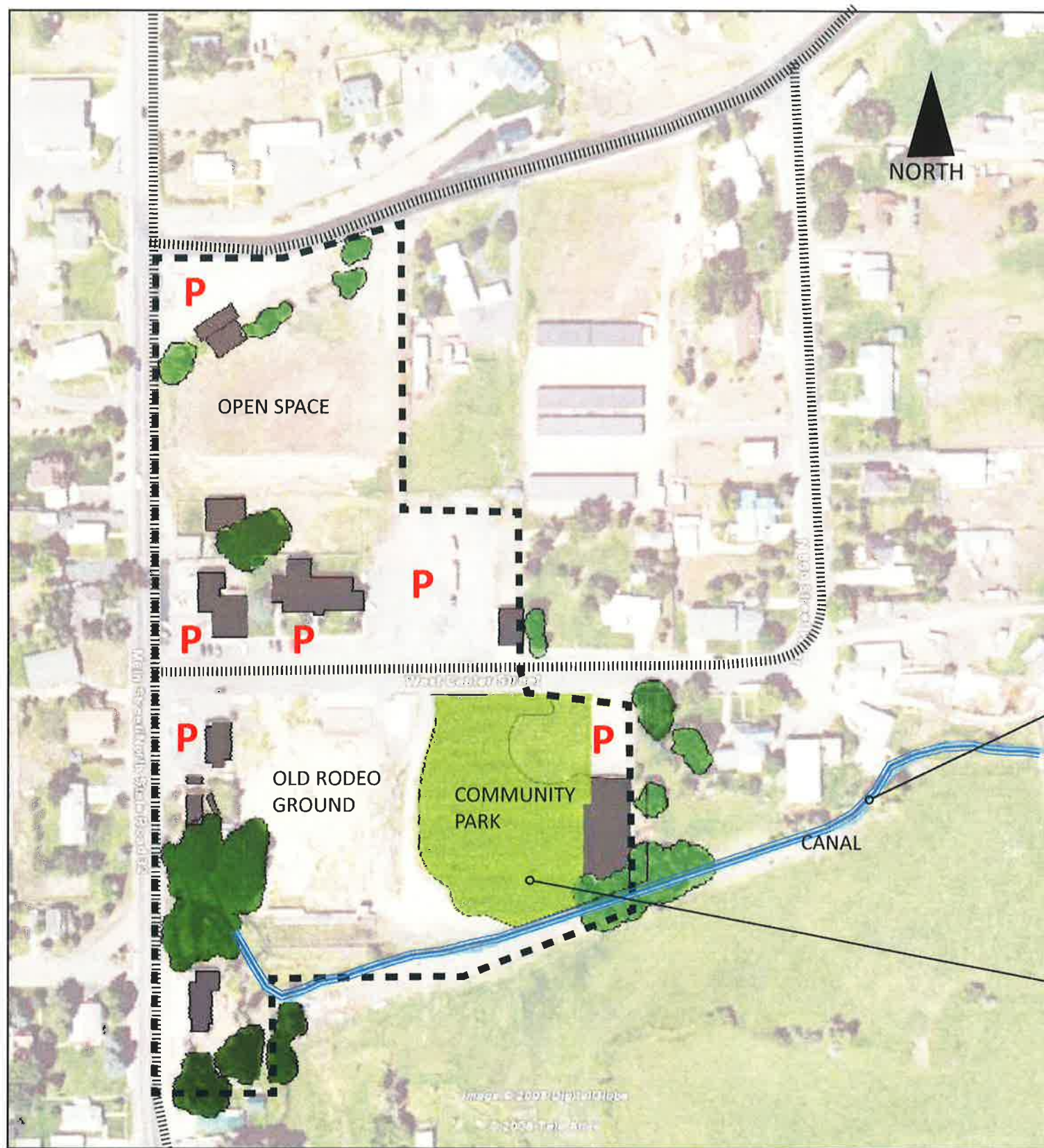




Weber Canyon Road serves as an access to Smith and Morehouse Reservoir and Thousand Peaks Ranch. The street focuses on vehicular traffic and has no sidewalks, formal street trees, or street furniture. It is narrow enough to allow pedestrians to cross easily.

North State Road 32 is a narrow state highway that links Oakley to other nearby towns. Within Oakley it is designated as Main Street and is fronted by commercial and service businesses. Like other roads in the city, SR 32 lacks sidewalks, formal street trees, and street furniture. It is well scaled for the city and allows pedestrians to cross easily.



SITE INVENTORY



-  EXISTING BUILDING
-  EXISTING TREES
- P** PARKING

As is shown on the map to the left, the site is largely comprised of open space. Much of this open space is vacant land ideal for development. The remainder is comprised of the community park.

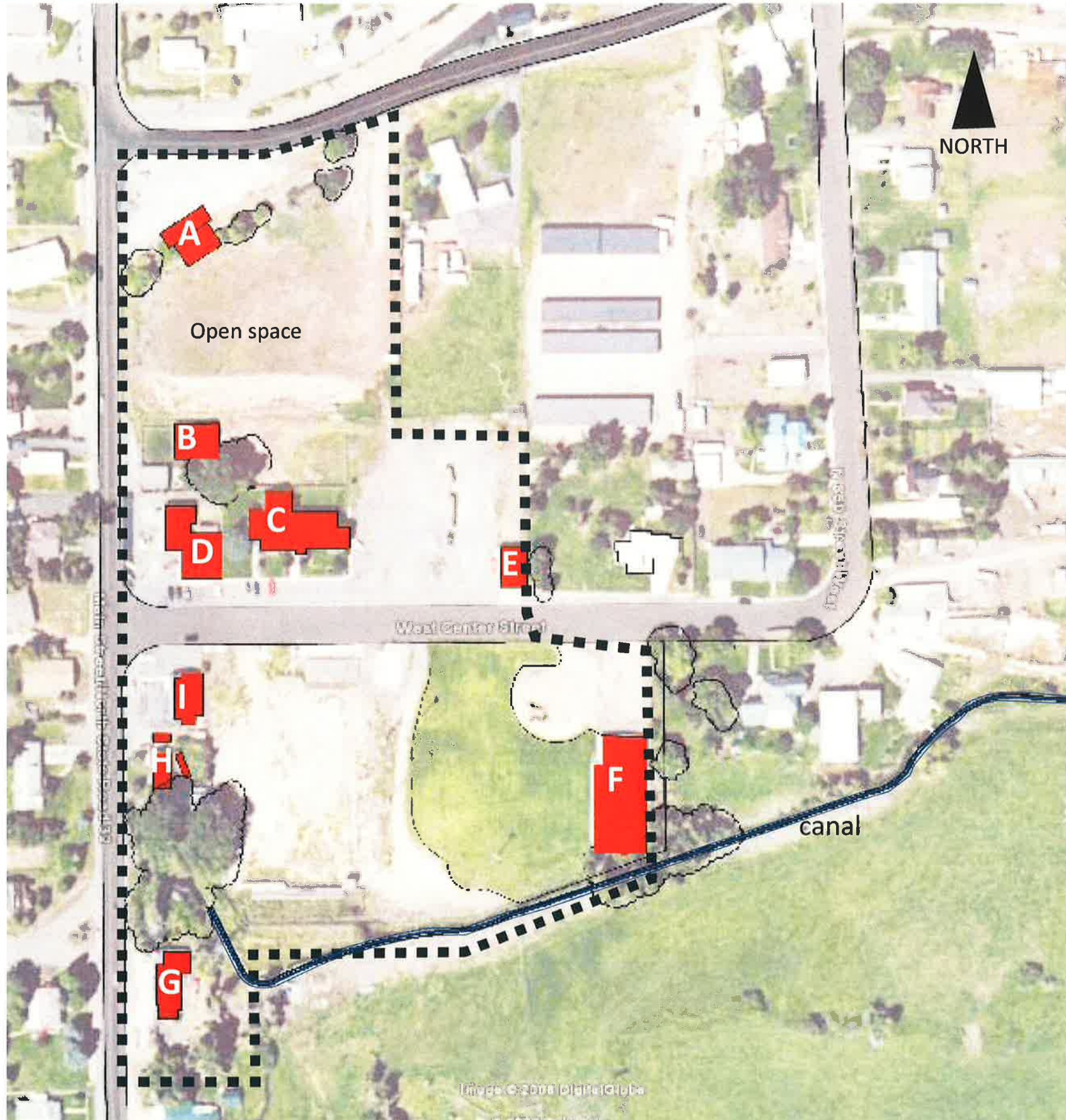
A number of mature tree stands are scattered randomly across the site. The health of these trees should be evaluated and, where practical, the trees saved and incorporated into the City Center plan. Mature trees can add a sense of age and stability to any landscape, as well as offering comfort and shade.

The Canal passing to the south of the site could be used as a visual or recreational amenity. It could be left in place or integrated with other amenities into the general city center plan.

Nine buildings occupy the site. Some of these have historical significance. A detailed building inventory follows on the next page.



BUILDING INVENTORY



EXISTING BUILDINGS

A



ROAD ISLAND DINER

B



EXISTING RESIDENCE

C



OAKLEY CITY HALL

D



KEN'S KASH MARKET

E



FIRE STATION

F



CATTLEMEN'S HALL
(Community Center)

G



HISTORIC CREAMERY
(Furniture store)

H



EXISTING OFFICE

I



POST OFFICE

SIGNIFICANT BUILDINGS AND LANDMARKS

Oakley is endowed with many significant buildings and historic landmarks. This page highlights those found within the City Center site. The highlighted buildings have architectural, historical, and functional significance.

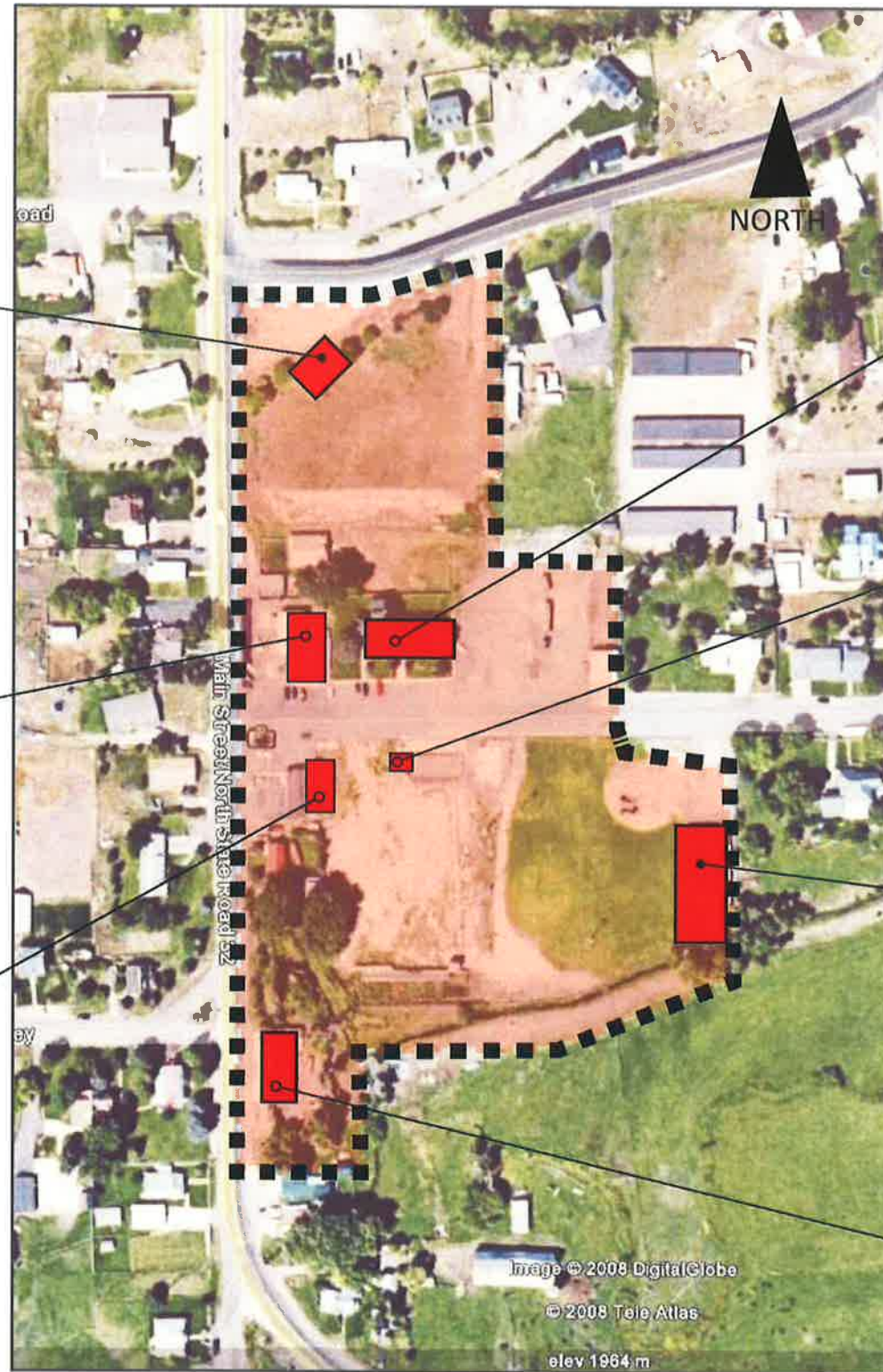
ROAD ISLAND DINER



KENS KASH STORE



POST OFFICE



CITY HALL



FLAG POLE MONUMENT

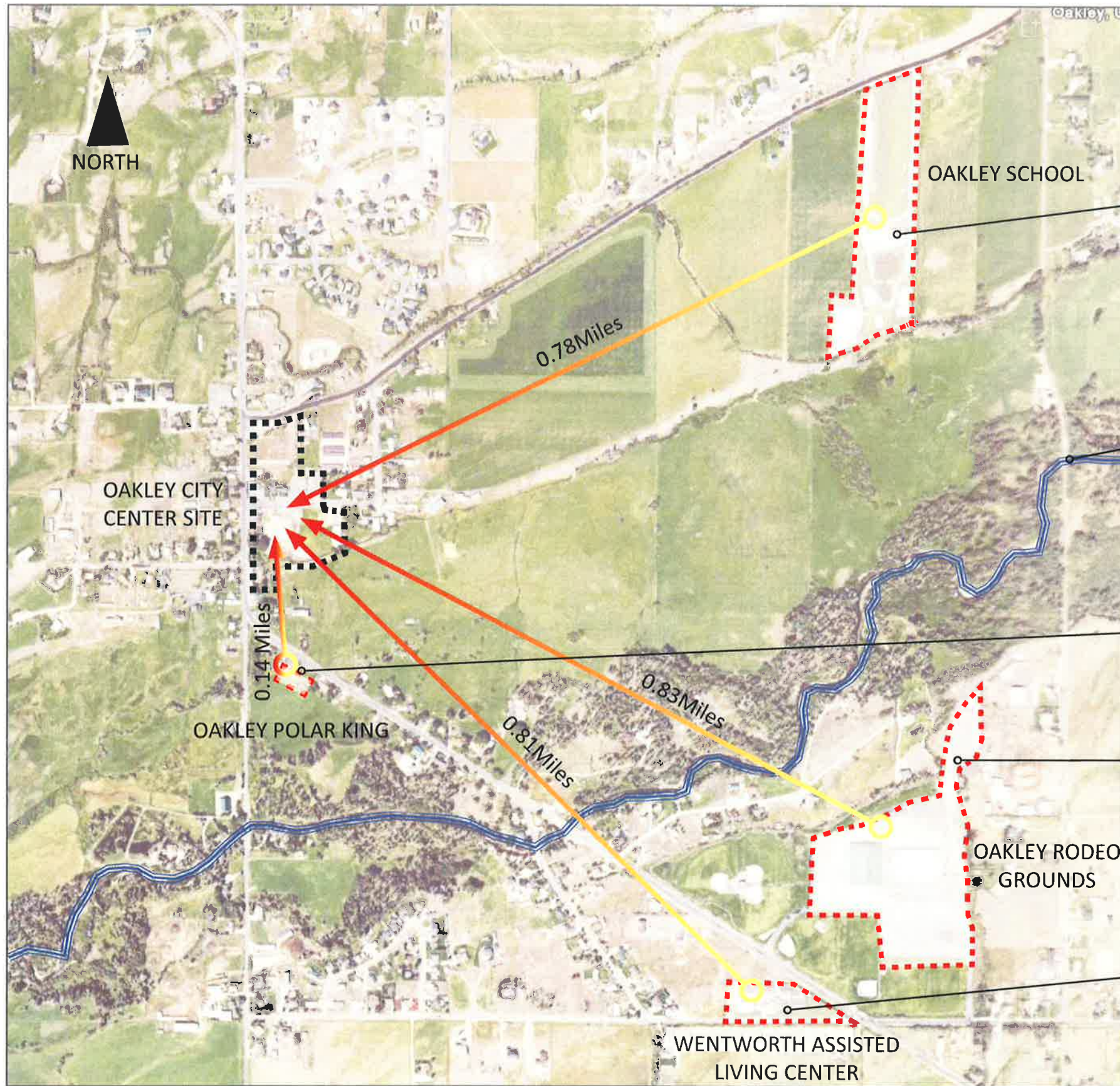


CATTLEMEN'S HALL
(Community Center)



HISTORIC CREAMERY
(Furniture store)

OFF-SITE ATTRACTIONS



OAKLEY SCHOOL



WEBER RIVER



OAKLEY POLAR KING



OAKLEY RODEO GROUNDS



WENTWORTH ASSISTED LIVING CENTER

Within Oakley City, but outside the City Center site, are a number of facilities that attract residents and visitors throughout the year. These provide recreation, care, education, and food and may contribute to a vibrant city center.

ARCHITECTURAL SURVEY

Over time, the architectural character of buildings in Oakley has changed due to changing needs and cultural preferences. With the exception of some fragmented examples, little remains of the earliest buildings. However, examples of styles from later time periods can be readily found. These later examples and earlier fragments could serve as valuable precedents for future buildings, in keeping with residents' desires to see an early to mid 20th century character in the City Center.

This section surveys the existing architecture in Oakley, both on and off the City Center site. The examples shown are organized by use/purpose. Differences in architectural character based on period of construction and purpose are apparent. The variety of styles provides a rich guide for future development.

COMMERCIAL ARCHITECTURE



Existing commercial buildings in Oakley have a single story with flat or hidden gable roofs.

Kens Kash Store has elements of a historic western facade.

The historic diner, manufactured in 1939, was brought in from Rhode Island. It still has its original finishes, with a contemporary addition to the back.

The gas station may have been built in the 1940's, and is a good example of architecture from that time period.

INDUSTRIAL ARCHITECTURE



Historic industrial buildings, originally for the dairy industry, are characterized by simple body massing and simple gable-end roofs. The buildings are one and a half stories in a single volume, with a few single story attachments.

The buildings reflect a ranch style with repeating windows, doors, and chimneys. Over the years, these buildings have been expanded and remodeled to accommodate changing uses.

The major materials for these buildings are brick or wooden siding, with shake shingle or corrugated aluminum roofing.

ARCHITECTURAL SURVEY

RESIDENTIAL ARCHITECTURE



The residential architecture of Oakley's homes has evolved over the years to reflect the area's major economic activities, the historic past, a changing society, and contemporary architectural styles.

The residential buildings may be classified as farm houses, ranch houses, and estate houses.

The farm houses are usually associated with families in an agricultural setting. They are typically single or double story and shaped like a "T". They are predominantly constructed with wooden siding and have simple gable roofs.

The ranch houses have a low horizontal profile, with parts of the building having 2 stories. They are usually constructed in brick or wooden siding and have elaborate front porches.

The estate houses have a traditional character with front porches, multiple roof gables, and chimneys. They have been influenced by more contemporary styles and have had many different interpretations over the years.

CIVIC/ PUBLIC ARCHITECTURE



OAKLEY CITY HALL



POST OFFICE



COMMUNITY CENTER



OAKLEY SCHOOL

Most of the public buildings in Oakley are relatively new. The only historic public building is the City Hall, which used to be a church.

Most of the new buildings have low pitched simple gable roofs with exposed trusses and timber columns.

ARCHITECTURAL SURVEY

UTILITARIAN ARCHITECTURE



A variety of traditional barns and sheds reflect the agricultural and equestrian activities that have been part of Oakley's economy. These are part of the architectural character of Oakley.

These buildings are usually 2 to 3 stories in a single volume. They have simple roofs with two or more roof pitch angles. They are typically constructed with wooden siding and corrugated aluminum roofing.

HISTORIC REGIONAL ARCHITECTURE



HENEFER SCHOOL



HOYT MANSION



UPTON SCHOOL



OAKLEY CHURCH/TOWN HALL



STEVENS HOUSE



WANSHIP GENERAL STORE

Although the examples shown here have been demolished or remodeled, the historic regional architectural character they represent may still serve as a good precedent for new development.

ARCHITECTURAL SURVEY

ARCHITECTURAL ELEMENTS AND DETAILS

ROOFS

Buildings in Oakley employ a variety of roof styles, many of which have a traditional character appropriate for their applications. Residential buildings have multiple gables and dormers. Civic buildings such as the fire station and Cattlemen's Hall have low pitched simple gables. Barns have traditional mansard and simple gable roofs.

While not all of these roof types may be applicable in the City Center, an understanding of their general character will help unify the character of the city center with the rest of Oakley.



ARCHITECTURAL DETAILS



DOORS AND WINDOWS

Historic buildings in Oakley have metal framed glass windows with multiple sash divisions. A few buildings have plain glass wooden framed windows. Windows are usually set as single panes in a row. Some doors are narrow, with wooden frames and glass panels.



Chimneys are a common feature on buildings in Oakley. They are typically found on industrial and residential buildings, with most buildings having multiple chimneys. Historic chimneys are typically faced in wooden siding or brick. Metal chimneys have also been introduced.

CHIMNEYS



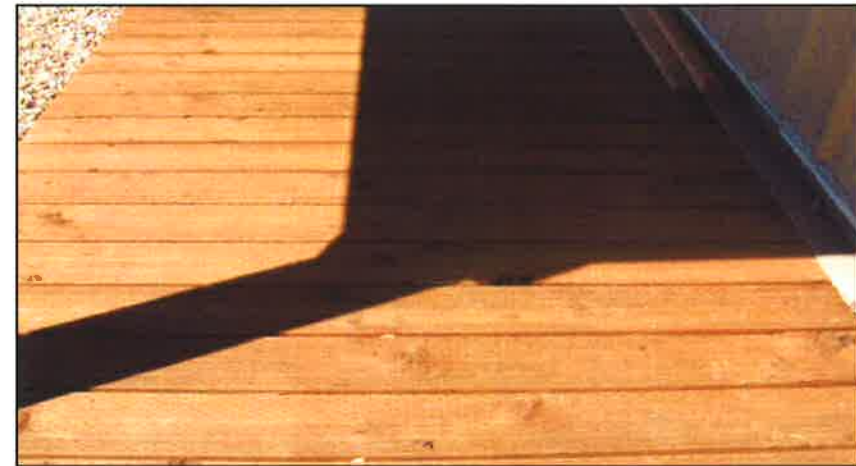
TOWERS

Towers are an important feature of some public buildings and barns in Oakley. The purposes of these towers range from expressions of authority and worship to functional concerns such as grain storage.

ARCHITECTURAL SURVEY

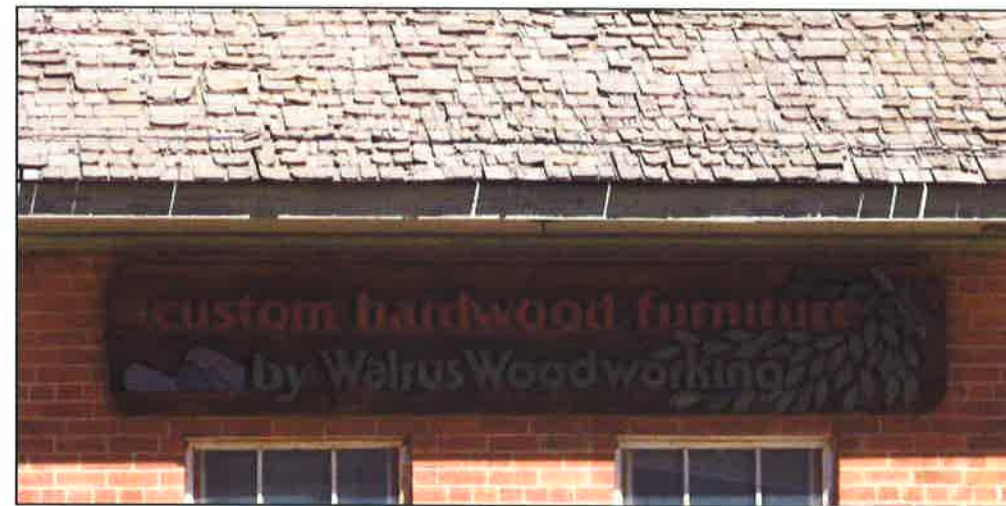
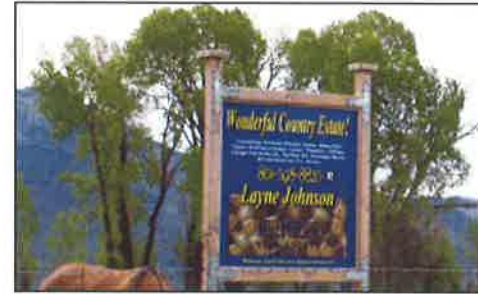
ARCHITECTURAL ELEMENTS AND DETAILS

UNIQUE ARCHITECTURAL DETAILS



Oakley City has some unique architectural features. Some of these reflect the city's agricultural history, while others are derived from the historic architectural character of the city. Some of these elements may be further studied and used in new buildings to maintain a cohesive architectural character.

SIGNAGE



Signage in Oakley is subdued and does not dominate the buildings or landscape. Colors are usually derived from the buildings on which the signs are posted. Some signs are carved from metal or wood and use earth tones. Fonts are usually small in size.

FENCES



Fences are common features in Oakley City. They are generally used to indicate property boundaries or to confine animals. They are typically chain link, wooden posts with barbed wire, or wooden threads. They are important elements in expressing the agricultural character of Oakley.

ARCHITECTURAL SURVEY

MATERIALS



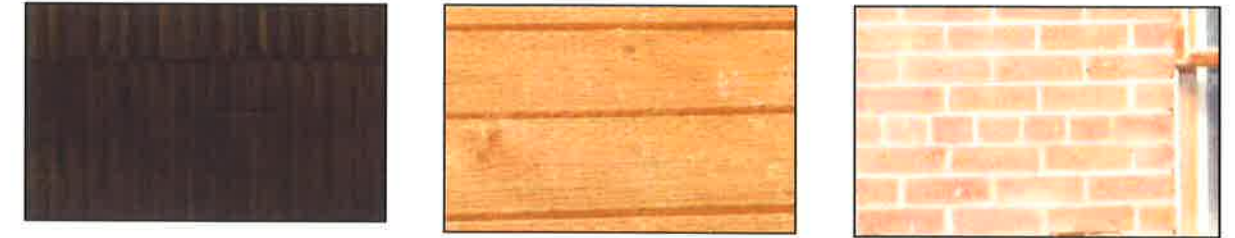
Red brick has traditionally been used as a major building material in Oakley. This has been combined with wood and roofing shake. Other building materials include stone, wooden siding, metal siding, and stucco.

SYMBOLISM



Oakley's rich agricultural past is reflected in the use of symbolic references to farming and ranching in building elements.

COLOR



Colors inherent to materials

Colors on buildings are usually inherent to the materials used. Where materials are painted, the colors are usually limited to whites, earth tones, and neutral colors. A few buildings, like city hall, the diner, and Kens Kash Store have brighter and more unique colors.



The unique green colored roof of the Oakley City Hall



Crimson painted walls of a residential building



The green, yellow, and silver of the Road Island Diner

SITE OPPORTUNITIES AND CONSTRAINTS

SITE OPPORTUNITIES

- Vacant open spaces for development
- Central location in Oakley
- Easy visual and physical access from SR 32 and Weber Canyon Road
- Mature trees
- Space around site available for future expansion
- Great views toward the Uinta Mountains and Kamas Valley
- Proximity to tourist attractions such as the rodeo grounds, the Weber River, the High Uintas, the High Uintas Wilderness Area, Smith and Morehouse Reservoir
- Water available in the form of the irrigation canal along the south edge of site

SITE CONSTRAINTS

- Limited designated pedestrian paths and trails
- Future connectivity
- Limited vehicular traffic through site
- Some historic buildings may lack structural integrity