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**MINUTES**

Oakley City Planning Commission  
Meeting

September 6, 2023

Oakley Red Barn. No Zoom available.  
6:00 PM

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10 \*\* this meeting was setup for audio recording, but due to technical difficulties, there is no audio  
11 recording. Meetings of this meeting were taken in real time and are provided below.

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14 AGENDA

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1. **Open Meeting.**

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2. **Public Comment:**

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\*Public comment is for any matter not on the agenda and not the subject of a pending  
18 land use application. If you would like to submit comments to Commission, please email  
19 [stephanie@oakleycity.com](mailto:stephanie@oakleycity.com) by 5:00 p.m. on Monday, Sept. 4, 2023.

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3. **Update: Oakley City Survey. Doug Evans**

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4. **Presentation. Development team will provide presentation on Master Planned  
22 Development Application for City Center North.**

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5. **Presentation. Development team will provide presentation on Zone Amendment for  
24 OT-22/OT-31/OT-25.**

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6. **Presentation. Development team will provide presentation on Zone Amendment for  
26 OT-117.**

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7. **Public Hearing: Master Planned Development Application for City Center North. Zone  
28 Amendment for OT-117. Zone Amendment for OT-22/OT-31/OT-25.**

29

8. **Adjourn**

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31 MINUTES

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1. **Open Meeting.** Chairman Goldthorpe called the meeting to order and thanked the public  
33 for attending. Roll call:

34

a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Richard  
35 Bliss, Kent Woolstenhulme, Jan Manning, Doug Evans, Steve Maynes

36

b) City Staff: Stephanie Woolstenhulme, City Planner; Amy Rydalch, City Recorder

- 37 c) Other: Nancy Tosti, Tom Tosti, Gene Atkinson, Shane Bowden, Jim Mitchell, Gloria  
38 Mitchell, Steve Smith, Elroy Hortin, Anna Hortin, Joanne Aplanalp, Kelly Kimber,  
39 Kaitlen Blacksher, Nancy Ramaley, David Ramaley, Tad and Michelle Campbell, Goog  
40 Beroset, Diane Evans, Jay and Laurie Jensen, Mike Richmond, Shad Sorenson, Roger  
41 Laws, Thomas Schultz, Tod Wadsworth, Dick Woolstenhulme, Charles Lawler, Jim  
42 Alexander, Ed Smart, Lori Haslem, Paul Woolstenhulme, Kelly Edwards, Chris Webb,  
43 Ed and Penny Lunt, Rick Shapiro, Kerbee Leavitt, Heidi Smart, Jake Stevens, Makaela  
44 Herran, Kenna Frazier, Arla Woolstenhulme, Kevin and Charlene Barker, M. Daniel  
45 Balls, Stephanie Balls, Jan ?, Mary P?, Kathy Lyne Jones, Ed and Kathy Sorenson,  
46 Chris Hanson, Carrie Neff, B?, Robert Beck, Scott Bates, Jennifer Leslie, David  
47 Hansen, Rebecca Roberts, Jeff Juip
- 48 2. **Public Comment.** Chairman Goldthorpe opened the meeting for public comment for any  
49 items not on the agenda. There were none.
- 50 3. **Update: City Survey.** Doug Evans explained that the Oakley Community Survey was now live  
51 and invited the public to participate. Doug also explained that Oakley had retained the  
52 services of an independent survey company, Polco, to administer the survey. Polco would  
53 collect information of property owners, but the information would not be shared with  
54 Oakley City. The link can be found in an orange banner at the top of the Oakley City  
55 website. Survey will close September 30. Doug also thanked everyone on survey committee  
56 for their hard work.
- 57 4. **Presentation. Development team will provide presentation on Master Planned**  
58 **Development Application for City Center North.**

59  
60 Chairman Goldthorpe gave the following statement regarding the proceedings of the  
61 meeting.

62  
63 *Welcome to tonight's Public Hearing of the Oakley City Planning & Zoning Commission*

64  
65 *Public testimony is a vital part of the land use process in Oakley. We thank you for*  
66 *attending tonight. The Planning Commission will be reviewing the Oakley City Center*  
67 *North Master Plan application and two (2) rezones for property located at 4867 N SR 32*  
68 *and 4685 N MILLRACE RD.*

69 *Ultimately, the Planning Commission will make a recommendation to City Council, as*  
70 *required by Oakley City code, for the master plan and rezone applications. No decision*  
71 *will be made on these applications tonight. The purpose of the public testimony is to*  
72 *help the planning commission and applicant better understand neighborhood and*  
73 *community-wide concerns that may be crafted into the decision or conditions.*

74  
75 *In order for the Commission to conduct the hearing in an orderly manner, the following*  
76 *procedure has been posted and will be followed for tonight's meeting:*

- 77  
78 • *Any person wishing to testify should have signed in on the sign-in sheet*  
79 • *Please be respectful of everyone in the room. No cheering, booing, yelling, or applause*  
80 *will be tolerated.*

- 81 • *The applicant will then be given the opportunity to present their proposal and respond to*  
82 *any questions from the Commission;*
- 83 • *Public Hearing will be opened by Chairman Goldthorpe and public comment accepted.*  
84 *Please come to the podium, and **Please state your name and address clearly for the***  
85 ***record***
- 86     o *Please keep testimony under three (3) minutes. At 3 minutes a timer will sound*  
87 *and you comment should be concluded.*
- 88     o *Please provide your unique testimony and do not repeat what has already been*  
89 *shared*
- 90     o *The opportunity to share your testimony is not a time to have a back-and-forth*  
91 *conversation with the Planning Commission, staff or the applicant. No immediate*  
92 *response will be provided to your comments*
- 93 • *Applicant can respond after the public comment to clarify any points, provide additional*  
94 *details or to answer questions of the commission;*
- 95 • *If the public testimony is concluded and the public hearing is closed, no additional public*  
96 *comments will be accepted; If there is substantial public opinion, the public hearing will*  
97 *be continued to next meeting.*
- 98 • *The Staff and the applicant may provide clarification on the information given and*  
99 *answer additional questions from the Commission.*

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101 Chairman Goldthorpe added that at the recommendation of the City Planner, the public hearing portion  
102 of the meeting would be left open for a week to allow for citizens to digest information and provide  
103 comment to Planner Woolstenhulme via email.

104

105 Chairman Goldthorpe turned the time over to Kris Longson, development group, for the  
106 presentation for the Master Planned Development. Presentation can be found as an  
107 attachment to these minutes. Summarized here:

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- Development to occur on property between diner and town hall
- Gave the development group's takeaways from the previous work sessions
  - o Keep Kens Kash
  - o Keep Dutch's
  - o Post office and community gathering spaces
  - o Pedestrian connectivity and pathways
  - o Truck dock access to grocery
  - o Landscape entry features on Center Street
  - o Road connection between Weber Canyon Road and Center Street
  - o Preserve barn on Millrace property
  - o Slope and speed of traffic on SR32. Work with UDOT.
  - o Truck/Tractor fueling for locals
  - o Focus on services and amenities for locals, not just for tourists
  - o Sustainability of the uses year round
  - o Preservation/Restoration of City Hall
- Visual of Center Concept
  - o Outlined location and size footprint of buildings

- 125 ○ Parking spaces
- 126 ○ Green space
- 127 ○ Sidewalks and roads
- 128 ● Presented design elements and conceptual elevation drawings of for building fronts

129  
130 Chairman Goldthorpe entertained questions from the Planning Commission. None. Chairman  
131 Goldthorpe opened the meeting for public comment regarding the master planned  
132 development application.

133  
134 PUBLIC COMMENT MPD CITY CENTER NORTH:

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136 **Gene Atkinson:** Asked about the number of residential units will there be in the mixed use  
137 portion. Concerned about the traffic coming from Center Street onto SR 32 and the need for a  
138 stop light.

139  
140 **Jennifer Leslie:** Provided the Commission with her qualifications to speak to the application. She  
141 has Master Degree in planning with small town emphasis. She is supportive of a downtown  
142 concept however is concerned that the plan presented today is a missed opportunity regarding  
143 housing. Poor pedestrian connectivity – there will be lots of walking in this space. Building  
144 placement could be improved – more concentrated. Setbacks should be relative to size of  
145 buildings. Not a lot of consideration for bicyclists. Concerned about the amount of parking–  
146 wasted space that could be open/ green space. Cars appear to be the dominant land use.  
147 Voiced concern about congestion/access from SR32. Images on vision board are on the right  
148 track – but based on the layout of the preliminary site plan it is not conducive to the vision board  
149 images.

150  
151 **Joanne Aplanalp:** Expected to see more open space and gathering areas, maybe with a pond –  
152 concerned about the level of parking. Not enough community emphasis. Looking for a  
153 community gathering space.

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155 **Kaitlyn Blacksher:** She lives and owns a business that is in close proximity to the proposed  
156 development. She is excited about the concept and the proposed uses for the city center north  
157 development. She sees a need for the parking in the area, particularly during the summer  
158 months and 4<sup>th</sup> of July Celebration. Stated that for those that are concerned about how the  
159 development will change the aesthetic of Oakley she made the point that the overall aesthetic of  
160 Oakley is not just City Center. It is the Weber River, the annual rodeo, the trail system, the  
161 Oakley Polar King, and access to Smith and Morehouse. We need amenities for people that are  
162 visiting. Excited about the opportunity to have an upgraded Ken's Kash. Appreciative of the  
163 efforts.

164  
165 **Paul Woolstenhulme:** Is impressed with what he sees so far. Concerned about the congestion in  
166 such a small area of land. Does not want the City Center to look anything like Park City and SR  
167 224.

168

169 **Roger Laws:** Concern about relocating Dutch's to the west side of SR32 and foot traffic that will  
170 likely cross SR32 from City Center to the gas station. Asked the Commission to consider the  
171 quality of life of the residents in the area before granting the relocation.  
172

173 **Michelle Campbell:** Loves the quietness of the East side of town (Weber Wild). Excited about  
174 the restaurant. Wondering about the gas station? Feels a bit overwhelming. Concerned about  
175 congestion – trucks and trailers. Wants to know why trucks and trailers are being given so much  
176 consideration. Expressed concern over the retail portions, what business or services will be  
177 located there. Does not want chain fast food. Is worried about road widening and is it a  
178 consideration? Does not want the feel of Oakley to change – worried about the aesthetic.  
179

180 **Patrick Cone:** Introduced himself as a former Summit County Councilmember and from the  
181 ancestral Stevens family that has resided in Oakley for 160 years. He feels that the design  
182 presented this evening is an appropriate design for West Valley City not for Oakley. He asked the  
183 developer and Commission to consider uses more related to heritage tourism – as this is not  
184 only popular but preserves the heritage and character of Oakley. He stated that the presentation  
185 is missing a town square or gathering area. Application is also missing an opportunity for more  
186 open space. He stated that it is hard to address the development plan without talking about the  
187 rezoning that is tied to this application. He stated that he strongly believes it would've been in  
188 the interest of the city to pursue additional RFP's for the City Center area. Brought up  
189 inappropriateness of City Councilmembers present at Planning Commission meetings. Cited the  
190 County attorney's opinion from when he served on the County Council. Feels like this is an  
191 experiment with Sim City – doesn't fit.  
192

193 **Ed Sorensen:** Hard to orient himself with the drawings presented this evening. Would find it  
194 more helpful if there was an overlay of what exists currently.  
195

196 **Gary "Googs" Beroset:** Came from Draper 36 years ago to escape what Draper was becoming.  
197 Having a difficult time viewing the maps – screen too small. Understands that the City needs to  
198 develop but would like to see a reference to our culture. Asked about including a horse drawn  
199 carriage or paths for horse traffic. Wants to see more culture of Oakley. Looking for ice cream  
200 on the lawn and less parking of trucks and camper trailers. Find something that looks more like  
201 Oakley.  
202

203 **Makaela Herran:** – Plan looks like a concrete jungle. Moved from Heber and believes Heber has  
204 not managed their development well. Would like to preserve Oakley's quaintness. This does not  
205 have quaint walkways, stores, or community spaces. Retail – how are they going to survive? Will  
206 they serve our local community? Would like to see restaurants and businesses that promote  
207 local products.  
208

209 **Kerbee Leavitt:** Completely against this plan. Has heartache that it's her grandpa's store, uncle's  
210 gas station, and grandparents homes that will be torn down. Believes residents like the character  
211 of Ken's Kash and don't want a larger store. Feels that this plan will be the death of the little  
212 community of Oakley. Stated that the plan is "Clear out in left field."

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**Trisha Murphy Cone:** Concerned that she only sees parking. Oakley is a rural community. Wants to see pathways for foot, horse, and bicycle traffic. Hard to make sense of this plan in isolation without consideration of the rezones and how the south piece of land is related. Not against economic development but believes it should be done carefully and thoughtfully. Concerned about staffing and viability of businesses.

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**Kaitlyn Blacksher:**(repeat) knows Smith family personally and believes that they have the best interests of the city in mind. Wants to publicly emphasize her support behind the project. This is not a money grab by the Smith family.

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**Tom Schultz:** Would like to see the gas station stay on the east side of the street. Concerned about pedestrian traffic crossing SR32. Also believes there is value in saving the three homes on the west side of SR32. They could be turned into B&B's and overnight housing. Maintain character of town by keeping the homes.

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5. **Presentation. Development team will provide presentation on Zone Amendment for OT-22/OT-31/OT-25.**

6. **Presentation. Development team will provide presentation on Zone Amendment for OT-117.**

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Chairman Goldthorpe turned the meeting over to Kris Longson, development group, for presentation regarding the 2 zoning amendments. Presentation included in PDF attachment to minutes. Summarized here from presentation and Staff Report:

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#### **SUMMARY OF ZONE AMENDMENT #1 – OT-22, OT-25, OT-31**

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- Residential (CR-2) to Commercial zoning
- Current use: residential
- Current adjacent uses: residential and commercial
- Proposed use: Gas service station with car wash and convenience store. See attached concept design.
  - Will require a Conditional Use Permits for gas station with convenience store AND auto repair with appropriate public hearing per Oakley City Code 13-4-19
  - Gas station specific lighting would need to comply with Dark Sky code

#### **SUMMARY OF ZONE AMENDMENT #2 – OT-117**

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- Residential (CR-2) to Commercial zoning
- Current use: residential
- Current adjacent uses: residential
- Proposed use: restaurant with event center space for weddings and gatherings
  - Will require a Conditional Use Permit for event center with appropriate public hearing per Oakley City Code 13-4-19
  - Restaurant is an allowed use in commercial zoning.

258 Chairman Goldthorpe allowed for questions from Planning Commission. Jan Manning asked  
259 about the proposed location for the restaurant location at OT-117. Chairman Goldthorpe  
260 opened the meeting for public comment.

261 **Charles Lawler:** Referenced parking at the Polar King and how congested the current parking is.  
262 Would like to see the Polar King have better parking. Stated that when he opens his windows he  
263 can't hear his TV – If it is that way for him how will a fancy restaurant on a highway that has a  
264 dump truck going by every 10 seconds fare?  
265

266 **Kevin Barker:** Very much in favor of the relocation of the gas station. Understands the value of  
267 the gas station as a heritage property but it's a pain in the butt to access. Moving it makes a lot  
268 of sense.  
269

270  
271 **Rick Shapiro:** Believes that directionally most of what has been proposed is good. He personally  
272 would like to spend more dollars in Oakley. Grocery dollars. Dining dollars. Knows that cities  
273 don't stay static. They need growth for viability. Pointed out that the earlier reference to Draper  
274 is a community of 55,000. His understanding is that with current zoning and available land in  
275 Oakley, the buildout is around 2500. He urged members of the public and Commission to keep  
276 these numbers in mind. Oakley is changing – different than it was 50 years ago, 15 years ago.  
277 Has confidence in the Planning Commission, City Council, and Steve Smith to improve upon this  
278 plan.  
279

280 **Dick Woolstenhulme:** believes this is good for the City. The gas station across the road is a great  
281 idea. He has worked there for most of his life and it's "damn near unfunctional." Lived here his  
282 whole life and knows about change, the City of Oakley has changed in his lifetime. It has to keep  
283 changing.  
284

285 **Ed Lunt:** Backdoor neighbor to the restaurant on Millrace. Enjoys the fireworks on the 4<sup>th</sup> of July  
286 but it's a once-a-year event. Is concerned about noise late at night and on weekends. Other than  
287 that – don't have a problem with the location of the restaurant.  
288

289 **Jake Stephens:** Concern is the car wash. With the current water restrictions and having to drill a  
290 new well maybe the car wash should be reconsidered. A gas station and autobody is needed but  
291 he is concerned about the number of cars and noise. and light pollution. Doesn't like changing  
292 agricultural use to car wash/autobody.  
293

294 **Patrick Cone:** Stated that just because they ask doesn't mean it needs to be granted. Referenced  
295 the recent rezoning of the property on Millrace, believes that the zoning should stand. This is  
296 private property and should not be considered in the same light as city owned property in city  
297 center. He would like to keep commercial interests in the center of town. He also feels that  
298 there should be awareness of light pollution and cited the Oakley Diner with the amount of light  
299 that is visible at night. Referred to the County's dark sky ordinance and that it would be prudent  
300 for the City to consider like regulations. Doesn't believe re-zone should be approved. Believes  
301 this should all be tabled until the results of the survey are received.  
302

303 **Trisha Murphy Cone:** Expressed a desire that the rezones were considered in tandem with the  
304 MPD application. Asked if there was a map of the full area. Pointed out that Mr. Smith  
305 purchased four properties from private property owners. Why did he purchase these properties  
306 that are not zoned commercial when there is property in the city center that is zoned  
307 commercial on the south side. Concerned about the effects of granting rezones and it being the  
308 first of many rezones. Concerned about having the gas station and store on opposite sides of SR  
309 32. Building for cars but not people. Would really like to find a way around that and to  
310 centralize parking.

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313 Chairman Goldthorpe turned the meeting over to Planner Woolstenhulme. Planner Woolstenhulme  
314 explained that the intent of Planner, Planning Commission, and City Council was for the public to have  
315 the application/information as soon as they did. The application has been posted on the Oakley City  
316 website for approximately 3 week with the public notice of this meeting. Public Notices and City News  
317 can be found on the right side of the Oakley City webpage. Agenda and staff reports can be found in the  
318 calendar portion of the Oakley City website. Also, Oakley City is required to post all notices and agenda  
319 on the Utah Public Noticing website. Within that website, you can also subscribe to receive all Oakley  
320 City notices in your Inbox. Directions for this process can be found on the City website via this link:  
321 <https://www.oakleycity.com/citycouncil/page/receive-oakley-notices-your-inbox>  
322 Planner Woolstenhulme also explained that public comment and questions are welcomed. Please call or  
323 email her.

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325 Planner Woolstenhulme explained that from this point, the applications are in a “fine tuning” process  
326 with the Planning Commission which will take place in public meetings over the coming months. At  
327 some point, the Commisison will send a recommendation (approve or deny) to City Council. City Council  
328 is the land use authority on master planned development applications and zoning changes. Once sent to  
329 City Council, City Council will be required to hold public hearings for all applications seen tonight.  
330 Planner Woolstenhulme assured that nothing was being decided tonight.

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332 7. **Adjourn.** Motion for adjournment by Doug Evans. Second by Jan Manning.

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335 Minutes accepted as to form this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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339 Cliff Goldthorpe, Chairman

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Tristin Leavitt, City Treasurer