



**Oakley City
Planning Commission
Staff Report**

**CONDITIONAL USE PERMIT – 950 E. Weber Canyon Road
Applicant: Shad Sorenson**

To: Oakley City Planning Commission
From: Stephanie Woolstenhulme, City Planner
Date of Meeting: May 7, 2025
Type of Item: Conditional Use Permit – Public Hearing, Possible Action
Process: Administrative Review

RECOMMENDATION: Staff recommends that the Planning Commission hold a public hearing, review and deny the Conditional Use Permit according to the findings of fact, conclusions of law and any condition set forth by the Commission.

PROJECT DESCRIPTION

Project Name: Deer Meadows Ranch Event Center
Applicant(s): Shad Sorenson
Property Owner(s): Deer Meadows Ranch, LLC
Location: 950 E. Weber Canyon Road
Parcel Number(s): OT-6 and CD-258
Size: 42.81 acres
Zone District: A-40 (1 unit of density per 40 acres)
Adjacent Land Uses: Residential/Agricultural
Existing Uses: Residential;
Public Hearing: Public notice was given for a public hearing at this Planning Commission meeting

APPLICANT PROPOSAL:

Event Center

- Intended use: Deer Meadows Ranch Event Center will use the proposed property portion at 950 E Weber Canyon as a rentable event center used for events such as meetings, group parties, weddings, etc. The anticipated number of guests for any one event will likely range between 50 – 180.
- Hours of operation: Events will be scheduled throughout the week between the hours of 8 AM and 11 PM.
- Employee count: As needed, based on event scale and scope, event coordinators, catering staff, and security personnel.
- Traffic considerations: The parking spaces (59) adjoining the event center and along the center's primary access are asphalt/gravel/turf paved. Up to 120 additional parking spaces are designated in the overflow parking area located in the open field located south east of the event center. Access to all parking is through the existing driveway stemming from Weber Canyon Road.
- Delivery of goods and supplies: Deliveries will pass through the same driveway.
- Activities on-site: Events will be limited to 180 people.
- Possible construction: None anticipated.
- Impact to surrounding property owners: Parking is located away from the Elkhorn Lane property owner to the east with stalls pointing south east toward the river, which provides natural screening and vegetation, and north across property owner's vacant property.

Address: 950 East Weber Canyon

FINDINGS OF FACT

1. Parcel is located at 950 E. Weber Canyon Road. Project includes 2 parcels: OT-6 in Oakley City Municipal Boundary and CD-258 in Summit County Boundary.) Oakley zoning for parcel OT-6 is Agricultural 40. Summit County zoning for parcel CD-258 is AG/Grazing 10.
2. **Oakley City Code 13.4.19** – Allows for “Event Center” with a conditional use permit.
3. **Oakley City Code Appendix A: Definitions:** *EVENT CENTER: An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to banquets, weddings, anniversaries and other similar celebrations. Such a use may or may not include: a) kitchen facilities for the preparation or catering of food; b) the sale of alcoholic beverages for on premises consumption, only during scheduled events and not open to the public; and c) outdoor gardens or reception facilities.*
4. Adjacent property uses are agriculture and large residential lots.
5. Summit County will not allow for a cross boundary conditional use permit to be issued. Parcel CD-258 will need to be annexed into Oakley City boundary.

CONCLUSIONS OF LAW

1. Per state law, the Planning Commission “shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” Full elimination of all detrimental impacts generally cannot be required, so long as the impact can be substantially mitigated through reasonable conditions.
2. The Planning Commission must find that neither the public nor person are materially injured by the proposed use.

CITY PLANNER COMMENTS

ITEMS OF CONSIDERATION/POSSIBLE CONDITIONS OF APPROVAL CONDITIONS OF APPROVAL

Operational Hours

- Proposed business hours of 8 a.m. to 11 p.m.
- Allow overnight stays?

Occupancy Limits

- Proposed 180 guest limits.
 - Fire code limits?
 - Include employee numbers?

Traffic.

- Traffic management plan submitted for events? Only events greater than ____?
- Traffic, including deliveries, should not impede traffic on Oakley City roadways or impede emergency vehicular traffic.

Parking.

- Driveway and Emergency access/turnarounds clear at all times
- Both ingress and egress available for use at all events

Dust.

- Gravelling or hard surface on all roadways. Parking areas?

Noise.

- Must comply with Oakley City’s Noise Ordinance.
- Renters will respect the rights of adjacent property owners.
 - Amplified music is only allowed indoors?
- Event must end music at least 30 minutes prior to closing time.

Light.

- Must comply with Oakley City’s Dark Sky code.
- All outdoor lighting must be shielded and directed away from neighboring properties
- No floodlights or strobe lights allowed.
- Lighting shut-off hours.

Building utilization

- All parts of property used?
- Appropriate fire protection?

Alcoholic Beverages

- Allowed service of alcoholic beverages during event hours
 - Must be appropriately licensed.

Fireworks or similar items

- Fireworks or anything similar are prohibited.
- Campfires?

Exterior Advertising.

- No exterior advertising
- Signage must comply with Dark Sky code. No internally lighted signage.

Management

- Site manager present, on-site, during all events. No exception. Contact information provided to Oakley City.

Summit County Property

- Conditional use permit should be contingent on annexation of parcel CD-258 into Oakley municipal boundary.

The Planning Commission is empowered to require additional and reasonable improvements to mitigate any detrimental effects to surrounding property and residents and to safeguard the general welfare of the future inhabitants of the subdivision. In making its decision, the Planning Commission should identify the specific conditions of approval and what impacts those conditions are addressing. The Planning Commission can approve the CUP subject to the conditions described above, or can impose different or more reasonable conditions, based on evidence of impact and objective standards.