

Oakley City Council and Planning Commission Staff Report City Center Development Site Plan Discussion



Date: March 4, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant: Steve Smith

CONTEXT and FINDINGS:

- October 1, 2025, The Planning Commission voted to approve the following motion:
 - o Commissioner Steve Maynes; Second: Commissioner Cliff Goldthorpe.
“I move that this [matter] proceed to the City Council for evaluation, enumerating the considerations that have been articulated by the Planning Commission.”
Motion passed 4-1. Opposed: Kent Woolstenhulme

- On October 8, 2025, the City Council made separate motions as follows:
 1. “To accept the Planning Commission's recommendation." Motion passed 4-1.
 2. “To authorize city staff, city attorney, and development group to prepare a draft development agreement subject to and taking into consideration the Planning Commission's concerns." Motion passed 5-0.

- November 5, 2025, there was a joint work session of City Council and Planning Commission. After much discussion, there was a consensus in favor of a new post office at same location and grocery store. “It was discussed that access through the south city center lot was generally agreed upon but that inclusion of the easement in a development agreement may not be necessary and could be managed as a separate matter.” (Meeting minutes 11.5.2026)

- November 12, 2025, in City Council meeting, “Councilmembers expressed general support for the revised layout, particularly the reduced scale, increased open space, and improved walkability.” (Meeting minutes 11.12.2025)

APPLICABLE STATUTES AND ORDINANCES:

- Utah Code Ann. § 10-20-508
- Oakley City Code 13-4-14 (Village Mixed-Use Zone); 13-5-15 (Master Planned Development); 13-9-9 (Development Agreements); 13-9-22 (Parking)
- Oakley City General Plan

MEETING OBJECTIVE:

Discussion is not intended to re-hash prior conversations, rather it is for the Commission to add context to the items of discussion.

ITEMS OF DISCUSSION

1. Building Considerations and Locations.
 - a. Proposed locations.
 - b. Phased approach to development.
 - c. Building heights. SB 284 (pending in legislature)
 - d. Screening or fencing concerns.
2. Transportation
 - a. SR32 accesses
 - b. Drive-thru
 - c. Traffic flow
 - d. Parking concerns
 - e. Pedestrian safety and trails
 - f. Connectivity to future development
3. Open Space

ATTACHMENT(S):

Attachment A. Site Plan from 11.12.2025.