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MINUTES

Oakley City Planning Commission
and
Oakley City Council Joint Work Session
March 4, 2026 6:00 p.m.
Zoom Meeting Platform was available

Special Session AGENDA:

- 1. **Open Meeting.**
- 2. **Public Comment:** If you would like to submit written comments to Commission, please email stephanie@oakleyut.gov
- 3. **General Business**
 - a. Meeting minutes from 1.8.2026 and 2.5.2026 (ACTION ITEM) Approval/Denial
- 4. **Discussion led by Mayor Steve Wilmoth. Oakley City Center Development.**
Items for discussion are relating to site plan and include: building locations, accesses, internal roadways, and open space. No action will be taken on this item.
- 5. **Adjourn**

MINUTES

- 1. **Call to order and roll call:**
 - a) Planning Commission: Chairman Richard Bliss; Commission Member: Kent Woolstenhulme, Jan Manning, Cliff Goldthorpe
City Council: Mayor Steve Wilmoth; Council Member: Joe Frazier, Dave Neff, Tom Smart, Amy Regan, Chris Dillman
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer; City Attorney, Lisa Watts-Baskin
 - c) Other: Shad Sorenson, Goog Beroset, Stacey Kaminer, Rebecca Roberts, Chris Hansen, Jerrie Hansen, Ron Bowen
 - d) Zoom: Krista Kelley, Heidi, L/

38 2. **Public Comment:** If you would like to submit written comments to Commission, please email
39 stephanie@oakleyut.gov

40
41 None

42
43 3. **General Business**

44 a. **Meeting minutes from 1.8.2026 and 2.5.2026 (ACTION ITEM) Approval/Denial**

45
46 **Kent Woolstenhulme** makes a motion to approve the minutes for 1.8.2026 and 2.5.2026.
47 **Jan Manning** seconds the motion.
48 **All in favor**

49
50 4. **Discussion led by Mayor Steve Wilmoth. Oakley City Center Development.**

51 Items for discussion are relating to site plan and include: building locations, accesses,
52 internal roadways, and open space. No action will be taken on this item.

53
54 **Mayor Wilmoth** opens it up by stating that he wants to move forward not backwards.
55 Anything that has happened in the past needs to stay in the past. Everyone has differing
56 opinions and no one is wrong and to please respect the opinions of others.

57
58 **Mayor Wilmoth** shares the following timeline:

59
60 Oct. 1, 2025 – Planning Commission voted to send the application to the Oakley City Council

61
62 Oct. 8, 2025 – City Council accepted the Planning Commission recommendation – not
63 favorable or against.

64
65 Nov. 5, 2025 – Joint meeting with Planning Commission and City Council – general
66 agreements on Ken's Kash and Post Office.

67
68 Nov. 12, 2025 – Developer presented an updated site plan.

69
70 **Planner Stephanie Woolstenhulme** shares the current site plan with Planning Commission
71 and City Council. She gives a brief description of site plan and location of buildings.

72
73 **SITE PLAN – Building Considerations/Building Locations**

74
75 **Cliff Goldthorpe** – He thinks that the Amazon lockers and the Post Office should be in the
76 same building. His objection to SR 32 access is because of the current layouts. Feels another
77 access could come off of Center Street.

78
79 **Amy Regan** – This version of development is the best so far. Likes the amount of green
80 space. Doesn't like drive-thru; feels it's problematic.

81
82 **Richard Bliss** – Doesn't mind the drive-thru. Better to have kids in cars and not running
83 through parking lot. Development is going to create traffic – it just is.

84

85 **Tom Smart** – If drive-thru works for developer, he is ok with it. Just wants it to be successful.
86 Likes the green space and walkability. Likes all the buildings that are being shown. If trail on
87 East side needs to be wider, it may shift things around a bit. Building height of 45' should be
88 taken down for the entire city. The county is 33'. Feels that this general plan is a pretty good
89 one.

90
91 **Jan Manning** – Generally likes this rendition. Rather see less parking and more park. Post
92 Office in current location is a challenge with deliveries. Too tight.

93
94 **Dave Neff** – Likes Post Office and Amazon together. Swap open space with proposed Post
95 Office/Retail space. Concerned about no trailer parking being shown.

96
97 **Joe Frazier** – Generally likes the layout. Consider keeping the old Ken's Kash building and
98 using it for food pantry and lockers. Likes the idea of keeping Ken's Kash building for
99 historical reasons.

100
101 **Chris Dillman** – Likes the idea of swapping the park and Post Office/Retail. Also feels that
102 moving the park by SR 32, you will lose some of the appeal. Town Hall is a concern for
103 parking. Feels it is too limited. Possibly swap the market with the retail.

104
105 **Kent Woolstenhulme** – Does not like the location of the Post Office. Likes the idea of Post
106 Office in store. Feels traffic will be a problem unless Weber Canyon Road and SR 32 can be
107 addressed. Feels phase 1 should be grocery store, Post Office, and Amazon lockers. If Fiiz
108 was not there and they didn't have a drive-thru, would the city want a drive around through
109 the city center? Would like to see the grocery store, Post Office, and Amazon lockers in the
110 same building. Feels the current Ken's Kash has ruined the corner since they pushed the
111 building out. Does not like 45' for building height. Too high.

112
113 **Mayor Wilmoth** – Likes the idea of the Post Office in the store. Deliveries would be better.
114 Likes having an opening door between Post Office and store. Also likes the park gathering
115 space. Brings up the idea of making a smaller drive-thru loop. One of the biggest issues will
116 be parking. Likes the phasing approach. It not only protects the city, but it also protects the
117 developer.

118
119 **ACCESSES – Additional SR 32 access**

120
121 **Cliff Goldthorpe** – Against because of the layouts. Feels another access would be good to
122 come off of Center Street into City Center.

123
124 **Kent Woolstenhulme** – Against. Will cause more traffic jams in City Center. He spends a lot
125 of time in the city, at all hours of the day, and is very concerned about the traffic.

126
127 **Chris Dillman** – Against. Too close to Center Street access.

128
129 **Joe Frazier** – Good with it. It would take more traffic off of Center Street for people that are
130 just using Fiiz and Bakery. Ken's Kash traffic will use other entrances.

131

132 **Dave Neff** – Open to SR 32 access. Does understand the concerns with the entrance being
133 problematic with the hill and close to Center Street access.

134
135 **Jan Manning** – Feels it is awkward. Especially with the parking spaces that are right there.
136

137 **Tom Smart** – Feels flow would be better with three entrances rather than just two. If
138 specialists come in and say it is a problem, then he would agree with their decision.
139

140 **Mayor Wilmoth** – Feels the general consensus between City Council and Planning
141 Commission is they all want this to work.
142

143 **Comissioner Richard Bliss** – He has seen things that are a lot worse. Feels it is workable, but
144 would defer to the developer and what their needs are.
145

146 **Amy Regan** – Does not have an issue with it. It would be easy access to the Post Office. If
147 the UDOT comes back and says it is a problem then they would need to figure something
148 else out.
149

150 **Mayor Wilmoth** – Has concerns with the drive-thru being right there. If there is a back log of
151 cars, they can't be out on SR 32.
152

153 **DRIVE THRU**
154

155 **Kent Woolstenhulme** – Against.
156

157 **Chris Dillman** – Against. Put Fiiz elsewhere.
158

159 **Joe Frazier** – For. Especially since we have already allowed it.
160

161 **Dave Neff** – For. Like's Mayor Wilmoth's rendition of in/out version of drive thru.
162

163 **Jan Manning** – Against. Feels it is awkward.
164

165 **Tom Smart** – For. What works for the developer to make it successful. Feels it makes Fiiz
166 successful.
167

168 **Richard Bliss** – For. Either current version or Mayor Wilmoth's version. Feels they both have
169 advantages and disadvantages.
170

171 **Amy Regan** – Against. Agrees with Joe's point of taking something away from the owner of
172 the facility that we've already granted.
173

174 **Cliff Goldthorpe** – Against. Possibly move the proposed restaurant into the lower level of
175 diner.
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177 **ROAD ROUTE** – **Weber Canyon Road to Center Street**
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Planning Commission and City Council agree that a curved road from Weber Canyon to Center Street through City Center would be better to help slow people down.

5. Adjourn

Kent Woolstenhulme makes a motion to adjourn.

Cliff Goldthorpe seconds the motion.

Minutes accepted as to form this 9th day of April 2026.



Richard Bliss, Chair



Tristin Leavitt
Oakley City Treasurer