



MINUTES

Oakley City Planning Commission
June 3, 2026 6:00 p.m.
Zoom Meeting Platform was available

Work Session:

1. Open Meeting. Chairman Richard Bliss.
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 5.6.2026 (ACTION ITEM) Approval/Denial
4. Public Hearing with Possible Action.
 - a. Development Agreement Second Amendment for River Haven Subdivision. (ACTION ITEM) Approval/Denial
 - b. Plat Amendment for River Haven Subdivision. (ACTION ITEM) Approval/Denial
5. Public Hearing with Possible Action.
 - a. Conditional Use Permit. Accessory Building in excess of 2000 sq ft. at 1175 West 5930 North. (ACTION ITEM) Approval/Denial
6. Discussion. Short-term rental regulation.
7. Discussion. Amendment to City Code 13-4-19, Land Use Matrix.
8. Adjourn

Minutes:

1. Call to order and roll call:

Planning Commission: Chairman Richard Bliss; Commission Member: Jan Manning, Cliff Goldthorpe, Kevin Barker, Kent Woolstenhulme
City Staff: Stephanie Woolstenhulme, City Planner; Amy Rydalch, City Recorder
Other:
Zoom: Lisa Watts Baskin, City Attorney, Krista Kelley, Kaitlyn Gortat, Lauren Bolger
2. Public Comment: If you would like to submit written comments to Commission, please email stephanie@oakleyut.gov

38 None

39
40 3. General Business

41 Meeting minutes from 5.6.2026 (ACTION ITEM) Approval/Denial

42 No discussion. Cliff Goldthorpe motions to approved the minutes from 5.6.2026 as
43 written. Second by Jan Manning. No further discussion. All in favor.

44
45 4. Public Hearing with Possible Action.

46 a. **Development Agreement Second Amendment for River Haven Subdivision.**
47 (ACTION ITEM) Approval/Denial

48
49 Planner Stephanie Woolstenhulme presents the Staff Report to the Planning
50 Commission.

51
52 General discussion regarding northeastern fence.

53
54 Lauren Bolger, legal counsel for developer, comments "Hi guys, I just wanted to clarify one
55 thing. So one of your council members just stated that they wanted Trevor to deal with this
56 with the property owners, and I just wanted to clarify that. The way the DA is written right
57 now, we're not even though your code allows these fences in this particular project, it says no
58 opaque fencing, except for what's allowed along Mill Race Road. So, what we're asking for is to
59 remove that provision, or at least modify it to what Trevor's asking for. We can't really work
60 with the neighbors if our DA says we can't, can't do that. So I just wanted to make sure that
61 was, that was clear. I know your code allows it. We just want to make sure that the DA doesn't
62 also prevent it. If you want us to work with our neighbors."

63
64 Concerns expressed by Commissioner Manning regarding a deed restriction and it's
65 enforcability. Commissioner Barker also expressed his preference for conservation
66 easement.

67
68 Motion by Commissioner Richard Bliss to going into public hearing. Second by
69 Commissioner Kevin Barker. Role call vote:

70 Richard Bliss: Aye
71 Kevin Barker: Aye
72 Cliff Goldthorpe: Aye
73 Kent Woolstenhulme: Aye
74 Jan Manning: Aye

75
76 This portion of the meeting (public comment) is taken directly from the transcript of the
77 meeting.

78
79 Monte Hurt. 4627 State Road 32. "We live right next, on the east side, of the Oakley Polar
80 King, so we're affected by quite a bit of this. What's going on, unfortunately, Trevor, you know,
81 bought the property. He asked me if I was mad that this is going, and I said, well, I'm not happy

82 after 30 some years of looking at the open meadow that I'm going to see someone's backyard
83 or two backyards. So, I said it wasn't in my books to buy it and put one home back there, which
84 was a dream property, I think, should have been kept that way, but it is what it is. My concern
85 is, I have a couple things. That ugly ass railroad tie fence, you're not planting 1700 railroad ties
86 in that backfield. I don't want the creosote in the ground. I have high water problems. I don't
87 want the stink. I don't want the..if you rub up against it, if you've been plagued with old railroad
88 ties, you're full of splinters, and they infect like crazy. They're a mess. No, if we're going to build
89 a privacy fence, nothing says welcome to the neighborhood then I don't want to look at you.
90 One thing that bothers me is they have a nice fence on the other side. If you want a privacy
91 fence, put a metal one like that on my side. And then two in the morning, I'll go up and ring the
92 bell about every half hour, depending on that thing with the metal deal. My proposal, in talking
93 to a couple of the homeowners behind us and my neighbor next to us is to make it a natural
94 fence. Why not plant a bunch of lilacs? Yeah, it's going to take a while to grow in. I planted trees
95 to help block the view back there. What I can in my yard, I know my neighbors don't want to
96 lose the big willow tree in the corner, and if you put a fence in there like that, they're going to
97 lose that willow tree. Any privacy fence just tells me you don't want to be part of the
98 community, and that just to me is really sad. It's going to happen here. I worked at Wolf Creek
99 Ranch for 17 years. I know what it's like shutting people out. They didn't put fences up, but they
100 made sure that public couldn't enjoy their property up there, which is fine. I understand that,
101 but views are views. If it's done right, I don't mind what's going on back there, but this fence is a
102 nightmare. My last conversation about this is there's some guy in a red truck. I don't know if
103 he's living in your trailer, Trevor, or what's going on back there. He's pulled a trailer in with
104 tarps over it. He was there today, and I don't know what he owes you, but having him remove
105 weeds with the pickaxe is the craziest thing I've ever seen in my life. There's a guy over on 248,
106 we have his name and number, and he rents goats. If you want to eat those weeds down and
107 get rid of them, bring in goats. Don't bring some guy at the pickaxe out there to sweat in the
108 sun. That's about all I got to say.

109
110 Robert Beck. 4613 N State Road. Creosote is a known carcinogen, and I don't want that. I don't
111 want to smell it. I don't want to be around it, and yeah, the privacy fence, it seems like they
112 don't want to be part of the neighborhood, they don't want to be part of our neighborhood or
113 us theirs, and I just don't get that. I like being able to see the whole. It was supposed to be a
114 beautiful community full of flowers. Why can't I see that? I just wonder, you know, what
115 Trevor's thinking. Why cut everybody off from each other? It's like rich people come in and
116 push people around and build fences and kill all of the habitat, and that's exactly what's
117 happening, so you know I don't like it, but no to creosote.

118
119 Carol Webb. 4412 Millrace Road. I'm Carol Webb. I live 4412 Mill Race Road, and in this
120 discussion I heard talk about putting a fence along the south side of the properties that have
121 property on the other side of the river that the development wants to access, but they didn't
122 mention my lot. They only mentioned A, we're in B, and we have property all along that river on
123 development side, so I would like, and we've been told from the beginning that he would help
124 put up a fence, and he seems to be resisting that now. One other thing, I am, I've been
125 concerned because the first meeting that we went to, we talked about how important it was to

126 leave as much natural setting for this, and how he was going to keep it natural, and he would
127 replace what he takes down with plants that would were indigenous to the area, me leveled it
128 there. There's the wetlands that are still there, and, and, but I look out and I'm, I'm looking at
129 the highway, and I'm not used to seeing that, so I can imagine what it's like for the people that
130 are living along the highway that are trying to live with what's going on in the development, so
131 my concern is that I've been told certain things and none of those are coming to fruition, or I
132 don't see that there's a plan for them from the city, who has approved this to protect our views,
133 and the wildlife has changed. It's huge. I've been.. it's have a huge impact on the natural
134 migration of the animals through the area, and those are concerns to me. If you are ecologically
135 inclined to be concerned about these things, I think that's also needs to be taken into
136 consideration. That I have had people coming onto our property who are exploring, and I can
137 see why they would want access to the river from that from that side, but that's not part of the
138 development, and there needs to be some way to inform the people of that, because when
139 they sell the property, they sell it as riverfront property. Thank you.

140
141 Pat Cone. 4410 Millrace Road. My name is Pat Cone. I live 4410 Mill Race Road. Carol Webb is
142 my neighbor. Of course, it's pretty standard, I think, when you put in a subdivision or something
143 to talk about perimeter fencing, and I guess I'm wondering why the south fence hasn't been
144 addressed. If you see with the original, that's from the original marketing, right there, that
145 River Haven claimed 1300 feet of riverfront. That's not true. They have about 600 feet. We own
146 about 50 to 80 feet of the north side of the river from the high-water mark. Why is that
147 important? Because people are coming down to the river, which is on our private property.
148 Carol's got some pictures, just from like a month ago. People down there, I think, as people are
149 going to see the property, they think its great. We got the river right here, but they don't.
150 We've talked to Mr. Williams about putting in some kind of a fence, just to separate that. May
151 5, 2023 in a meeting, he told my wife, Trish, that he would build the fence. It's not in the
152 minutes, but it's in the recording. But I think it's important to do something like that. I think
153 Kent, you just said this is a civil, civil issue. We're also worried about attractive nuisance, so in
154 other words, if there's no fence and somebody comes down on my property, it gets hurt in the
155 river, I could be liable for them getting hurt or drowned or something in the river. The bottom
156 line is, it's my property, our property on the north side of the river, and we would prefer, we
157 want people not to come down. And I guess I'd like to know this. The marketing materials, like I
158 said, that came out. How many people, if it was represented that they had river access, that we
159 went and talked to the people who've already bought the lots, were they told they had river
160 access, of course, on the east side they do have some of that, but it's also through private lots,
161 so I guess I'd like you to include perimeter fence, including on the south side, we're talking not a
162 stockade like we're talking here, but something like a welded wire fence that's basically
163 invisible, but basically to just keep people from coming down and trespassing on our property,
164 cost of a fence, something like this, about five to \$6,000 just T posts, welded wire fence, cedar
165 posts on each end to hold it up, but I don't understand why we would have to go ahead and
166 spend our money to do that, the fence in, fence and fence out thing. I don't know if this makes
167 sense to you, but I am. We were very disappointed to see him market. In fact, the photos in
168 that, the two photos in right there, are of my property that he's marketing this development
169 with, which didn't sit very well with us, because this is not their river. My grandfather got that

land in 1927 Reed Stevens, and he bought the north side of the river as well, for the exact purpose that people would not build over there or come on the riverbank, because it affects our privacy. Hopefully, this makes some sense, and you'll include it in the development amendments, just like you're doing the mill race fence and the northeastern fence. Thank you.

Lauren Bolger, Hi, Lauren Bulger, again, attorney for the developer. I just wanted to clarify a few things from our side. I think Trevor's telling me he did not know about the, you know, dangers of creosote. That was the first time he heard about that, so he's happy to put in a natural wood fence over there, you know, we're not inflexible, we just, we would like to kind of have the same benefit as other people do under your code right now for that north side, and I believe it's my understanding that Trevor is not opposed to a fence along the southern boundary, however it's a little bit trickier there, you know. There's a lot of wetlands, and he's also, I think, would prefer to split the cost. Typically, I understand what these adjacent property owners are saying. Obviously, we don't want trespassing. We're happy to put up signs, however, typically we fence people out of properties, and anyway, so we're just thinking that we'd be happy to put a fence there. We would like to work with the neighbors on that, just as you're asking us to work with the neighbors on the other side. However, it's a little bit trickier on that south side, definitely, just because of the conditions there. I think those are those are my main comments. You know, we're definitely happy to work with people and don't want people trespassing. And then I'm here for if you have questions later. Thank you.

Motion by Commissioner Cliff Goldthorpe to close the public hearing. Second by Commissioner Kent Woolstenhulme. All in favor.

General discussion. Commissioner Kevin Barker supported not allowing the railroad tie fence and reiterated preference for conservation easement. Commissioner Jan Manning stated that she was in support of less privacy fencing and more landscaping barriers and expressed preference for the conservation easement as well.

Commissioner Kent Woolstenhulme expressed that he is strongly in favor of keeping the original fencing restrictions and against changing the river setback. Commissioner Cliff Goldthorpe stated that the south fence should be handled between property owners. He is against fencing the property in, and he is against changing the river setback.

Lauren Bolger states "Okay. Thank you. I just wanted to clarify that the developers not asked, well, I think it was the city's request, and we've, you know, joined in to help to amend those river setbacks, so it's not something that we're asking for. We're just trying to help fix a mistake and make everybody's life easier at the city, but I understand your guys' concern with that. And then I just wanted to reiterate our flexibility on a privacy style fence along that northeastern boundary. I think rather than, I mean, if you would entertain it, would be interested in something even shorter than six feet. We understand we don't want to fence everybody out, but it's, you know, as I'm sure many of you know, nice to have a perimeter fence on your property, so those are those are my two clarifications, and like a, like I mentioned earlier, we'd be happy to put in a natural wood fence. We're, please scratch the railroad tie idea. Thank you."

Chairman Richard Bliss allowed a public comment from Kaitlyn Gortat.

Katilyn Gortat (taken directly from transcription.) Hey, yes. hey, I'm just talking for myself, my parents, my aunt, and my uncle, who own all of this property along the north end of this, and I'm glad to hear the railroad tie idea is out, because I don't think that's environmentally helpful, so but we would like a privacy fence, and at least six feet tall. It's very invasive, especially into our personal backyards. I mean, like literally they can see every single thing we're doing, and it's just.. it's really a huge invasion of privacy, right there, especially in my backyard, and that they took every tree.. like, I mean, I get it, it's their property, right? But, like, it's also like I can see all the way to Mill Race Road, at the at this point now, so rather than just having like a short fence, we would rather have at least a six foot fence, and preferably like a wood fence or something that is not see through, because I don't want to look at that all day, every day, and I don't want people looking into my space either. So that was just the comment from my parents, Tyrone and myself, my aunt Lori, and my uncle Brian. Thank you.

Continued discussion regarding fencing.

Comment from Lauren Bolger. No problem. I think Trevor, Trevor made a good point and clarification. There is this is just a request to clarify the DA right now. The DA has language that we can only have opaque fencing in the project, except for a long Mill Race Road, or, I mean, not opaque, I'm sorry, see-through fencing, geez, sorry about that, in the project, except for a long Mill Race Road. It, I understand, Stephanie saying she thinks we, we have that right still. I, I would be uncomfortable protecting my clients' rights if you guys think that he can put in a privacy fence, leaving that language in there. So that's, that's, I think the clarification we're looking for is that we want to, we want to let our client or the property owners in there now, the lot owners who've purchased, we want them to be able to put in a privacy fence, and we think it would be okay if you clarified or specified the type of fence that goes in. If you guys aren't interested in specifying, but you still want to allow people to put a fence in, that's fine too. We can do that in our CC&Rs, and then the, yeah, that we can do that in our CC&Rs, but you know, I want to make sure that if you want to allow the right, let's make sure it's clear and we allow a privacy fence to go in "piece mail," but that's, that's, I think, an important clarification for the DA.

Motion by Commissioner Kent Woolstenhulme to grant a 10-year effective period for the Development Agreement. Second by Commisioner Kevin Barker. All in favor.

Motion by Commissioner Kevin Barker to approve item 3.8 of the proposed development agreement as written. Second by Kent Woolstenhulme. All in favor.

Motion by Commissioner Kent Woolstenhulme to deny Millrace fence. Leave it as it is in the development agreement. Second by Commissioner Cliff Goldthorpe. All in favor.

Motion by Commissioner Cliff Goldthorpe that we keep it (Northeastern fence) as stated in the original agreement. Second by Commissioner Jan Manning. All in favor.

Motion by Cliff Goldthorpe that we do not change (the 100' river setback.) General discussion amongst Commission and Developer regarding change to setback.

Comment by Lauren Bolger Oh, I was just gonna say, I think everyone.. I think what.. well, I don't want to speak for Stephanie, but it seems to me that the implication with the existing plot is that where the building envelope is it. Is where it's buildable on the lot, and that's where the, that's where the mistake is. So I think clarifying for everyone, or using adjusting a building setback that, or a building envelope that either uses the wetlands setback, if it's farther than the 100 foot, or is adjusted to some new different river setback I think works for clarity's sake, and I think that's a lot of what everyone's looking for with this amended plot is to clarify who can build where, and that's the issue with the existing plot, is that it's just it's just showing places that you can build that you know maybe, maybe you can, maybe you can't, and that's I think what everyone's looking for, and oh, I also wanted to point out that these, the new lot owners are all going to have to sign the DA, so they're they're aware of what's going on, and so I think if, if your attorneys are trying to protect you in that way, I think that's, that's, I mean, it's not an easy task, but it's something they can definitely do in the DA, because all of these law owners are signing,

Continued discussion regarding river setback.

Commissioner Cliff Goldthorpe motions again to recommend to City Council to keep the river setback at 100'. Second by Commissioner Jan Manning. Commissioners Bliss, Manning, Woolstenhulme, and Goldthorpe vote aye. Commissioner Barker votes no. Motion passes 4-1.

Motion by Commissioner Kent Woolstenhulme to positively recommend this development agreement to City Council including the changes made. Second by Commissioner Cliff Goldthorpe. All in favor.

b. Plat Amendment for River Haven Subdivision. (ACTION ITEM) Approval/Denial

Planner Stephanie Woolstenhulme explains that the purpose of the plat is to change the building envelopes to reflect a possible change in river setback. In consideration of not recommending a setback change, Planner Woolstenhulme asked whether the Commission would like a plat amendment to change the building envelopes to reflect the setback or leave the plat alone and property owners will need to comply with setback regardless of building envelope on plat.

Commissioner Goldthorpe motions that we open the public hearing to discuss the plat amendment for River Haven Subdivision. Second by Commissioner Woolstenhulme. Role call vote. All in favor.

No public comment.

Motion by Commissioner Barker to close the public hearing. Second by Commissioner Woolstenhulme. All in favor.

Motion by Commissioner Goldthorpe that we deny the plat amendment for River Haven subdivision in favor of the 100' setback. Second by Commissioner Barker. All in favor.

5. Public Hearing with Possible Action.

a. Conditional Use Permit. Accessory Building in excess of 2000 sq ft. at 1175 West 5930 North. (ACTION ITEM) Approval/Denial

Planner Woolstenhulme presents the staff report.

No initial discussion from Commissioner.

Motion by Chair Bliss to open for public hearing. Second by Commissioner Barker. Role call vote. All in favor.

This portion of the meeting (public comment) is taken directly from the transcript of the meeting.

Steve Martin. My name is Steve Martin. I live at 5725 north 1000 west over Big Piney Ranch Road, or whatever else they're trying to call it. Anyway, my main concern is that it's not going to be used for a commercial truck repair or anything like that with construction stuff, and from what I gather, it's for private use only. Okay, and that's what I needed. It was just that with all the building up in Horse Hollow and, yeah, up along that upper road, there, there's just trucks going by all the time, and it's they're not doing 25 miles an hour. That's all. Thank you.

Marie Claire Martin. I live at the same place, 5725 north, 1000 west, and as my husband mentioned about the trucks, and I talked to our neighbor, also Jared Froerer, and we both have the concern about trucks going 4050 miles an hour down our road, and we wondered if it would be possible to have temporary, or forever, speed bumps that would be before their, the force by our property and by the Andersons to slow them down. Alright, I hope you do it well. (Chair Bliss explains that request for speed bumps should go to City Council.) Can you put a good word? I don't know, they listen to what I'm gonna say, I don't think they like my word to speak in front of them, you're able to speak in front of them. (Chair Bliss explains that City Council has a public comment period at the beginning of their meetings and the next meeting is next week, June 10.)

Robin Freed. I live at 1305 west, 6000 north, directly across from this bucket list wish, whatever you want to call it. I agree with the woman who was just up here talking about the traffic. The traffic has been horrendous up there, and I will admit guilt. I built a home up there, and I was very conscientious. Couple of my concerns about this structure: one is when I built, we don't have fire hydrants, alright? Road is very narrow. I was told by Summit County to drop a 5000 gallon water suppression tank which I did. I built a barn. I worked very closely with Summit County and was told no barndominiums. My concern with this project is, is it going to be a business? Part of this road runs parallel with a road that is owned by Kon Wadsworth and my husband and I, which we use as an easement for Horse Haven and Horse Hollow. My concern is fire. Nobody up there has a water suppression tank but me. Okay, the other thing is, is I'm concerned about working late nights. I'm concerned about a project that may never get completed. I'm concerned about it blocking a view, and this parcel has several other dwellings on it, and I guess I'm just curious as to why we're not utilizing or removing a couple of these other dwellings up there. That's my concern. I do need to be very clear that that road up there. It's very convoluted up there with the roads, I know that, but there will be no entrance off our private road into this lot. Um, it's, you know, we oppose that. We're trying to hurry everybody up with our projects, so we can stop with the trucks. Okay? No, but it is a private road, and we, I, personally pay for it, and so do my neighbors. We do the snow repair, or the pavement and the snow removal, and yeah, I mean, some of you people have your own private roads. I don't know.

Chad Tomlinson. 1359 West Highlander Drive. I mean, my main concern is, and you know, I'm a strong advocate that it's your property, you can do what you want, but I just.. I want to know what a 2500 square foot garage in the middle of this property is going to do, and how that's going to affect any additional development on this property, because it sounds like it looks like from the plat, and I don't...I mean, it's not really a plot, but it's kind of smack dab, or pretty close, not smack dab, but how it's going to affect the overall future property development, because this is 29 acres, so you know you could potentially have additional houses on it, and also, you know, what is the use, because it looks like from the drawings that there's going to be some sort of upstairs, whatever, you know, it's not just the garage, you can see windows up high, it would be nice to have some sort of, you can't really see much from the current drawing is actually in the structure, yeah, like those, those upper floors, I mean, are those just the windows, or is that actually a room that could potentially be a dwelling Well, I don't want to be the name. (Chair Bliss explains that it is not zoned as living space now.) Okay, so what actually, so I mean, I'm not clear on what the processes of determining what a special use or conditional use is for it, but what I mean, what requirements are on there in terms of is that just going to be storage, I mean, is it going to be a place where he's just going to start collecting junk? (Planner Woolstenhulme explains that the conditional use permit is for the size alone, and we can put conditions on the permit that help mitigate any negative impacts by the size itself. As far as dwelling in there, there would not be, per the building permit process, a dwelling allowed. There's not utilities going out to this thing to that this will happen. It would be picked up during the inspection process, as well, so there can be conditions or limitations put on based on the use, but I can say that this would not be permitted for residential. There won't be any more other dwelling spaces.) Yes, yeah. So, the only utilities going out there is power? (Planner

Woolstenhulme: Yes.) Okay. Great. Yeah, I mean, I'm, yeah, it's their property, they can, they can do what they want with it, but it's just concern to me that the garage in the middle of the meadow, it's just going to start collecting garbage, but that's not your purview, so all right, thank you.

Todd Crow. Applicant. So this is what the plat doesn't show, is right here, where this, where this crit comes in, there's a massive depression, and then right here there's a depression, so it kind of limit where we put a building. Up here is about a seven acre piece of property where we've had cows raised in it, but nobody's going to cut it, we've had.. I don't think it's ever been cut, because it's rocky and whatever. Nobody's going to cut it. So, the only thing that's really good for agricultural is to let sheep and goats in the pasture for the hay. So, currently we have equipment all in this smaller farm, that's where we store all of our equipment. We just wanted more equipment there, and that's because of what comes down right here, and this right here, from here down, this, this is actually quite lower, and you couldn't, and it's not sure what that is. We bought it, so I already got patents? there. (Commissioner Manning asks how the property is accessed.) Then this is actually kind of more now a natural coverage, so that's not this is a big marshy pondy area, and so there's already a crossing point here, right? (Planner Woolstenhulme asks if the driveway to the proposed barn already exists.) Yeah, this, this is already this gravel drive is already in place. Yeah. My name is Todd Crow. I currently own that property.

Chair Bliss makes a motion to close the public hearing. Second by Commissioner Goldthorpe. All in favor.

Commissioner Manning asks for clarification on the road referenced with traffic issues. The access to this property is off City road. Private road starts further west. General discussion.

Motion by Commissioner Woolstenhulme to approve the accessory building at 1175 W 5930 N for the additional 44 sq ft. Second by Commissioner Manning. All in favor.

6. Discussion. Short-term rental regulation.

Planner Woolstenhulme explains that Commission has a draft of the proposed short-term rental ordinance. Ordinance addresses number of rentals, possible geographic limitations, requirement for live-in manager, contingent on business licenses which are annual renewals, good neighbor initiative, and inspections. Planner Woolstenhulme indicates that this will need a public hearing with Commission and then at City Council level. She ask Commission to review and let her know of any changes.

Commissioner Manning adds that rentals should require a minimum age of 25 to rent and age is proven at "key pick up" time. She would also like to see that only gas grills be allowed. City Attorney had some concerns with the age requirement. General discussion regarding age limitation. Question regarding how the City collects revenue from short-term rentals. Planner Woolstenhulme explains that revenue collection is through the transient room tax which has

not yet been implemented and is collected through sites like AirBNB and VRBO and distributed from the State. Discussion regarding liability insurance for properties and naming Oakley City as a beneficiary. Minimum million dollar policy. Planner Woolstenhulme asks Commissioner to review and comment for potential public hearing in August.

7. Discussion. Amendment to City Code 13-4-19, Land Use Matrix.

Planner Woolstenhulme explains that she is working on further regulation for allowed uses. Please review updated chart and let her know if there are other additions, concerns or changes. This will not be a public hearing in August.

8. Adjourn

Richard Bliss makes a motion to adjourn.

Cliff Goldthorpe seconds the motion.

9. Planner Woolstenhulme states as a matter of notice to Commission, the updated site plan for City Center development is on the agenda for City Council this next week, June 10, 2026 at 7:00 p.m.

Minutes accepted as to form this 5th day of August 2026.


Richard Bliss, Chair


Stephanie Woolstenhulme
Oakley City Planner