

Planning Commission Meeting
Thursday, August 23, 2012
Oakley City Hall
7:00 p.m.

Planning Commission: Commission Chairman Gerald Young, Commissioner's Rex Ballou, Lorrie Hoggan

City Staff: City Recorder, Konni Thompson; City Planner, Tami Stevenson

Absent: Commissioner Joe Frazier, Bob Rydalch

Others in Attendance: Charles & Suzanne Gillett, Tiny Woolstenhulme, DelRay Hatch, Kent Wilkerson, Jack Walkenhorst, Alex Young, Jean Walkenhorst Young

1. Meeting called to order by Chairman Gerald Young

2. Approval of Minutes:

Commissioner Hoggan made a motion to approve the minutes of Thursday, April 26, 2012. Commissioner Ballou seconded the motion. All voted in favor. Motion passed.

3. Public Hearing – Padfoot Ranch Accessory Apartment

Commissioner Young called for a public hearing on proposed Conditional Use Permit entitled: "Padfoot Ranch Accessory Apartment."

The applicant, Nancy Heigl, requests a conditional use permit to allow for a 900 square foot accessory residential living unit in a barn that is about to be constructed. The applicant assures that design specifications will meet city building codes and fire district standards.

Tiny Woolstenhulme explain that he was representing the applicant, Nancy Heigl. He explained to the board that Nancy Heigl wanted to build a barn with an accessory apartment. Commissioner Hoggan asked if they had existing power and could they can get a fire truck to the property. Tiny explained that the property was grandfathered in and already had easements.

Commissioner Young opened the public hearing up for comments.

Charles Gillett stated that he is the property owner that the easement affects. He understands that the property owners have access off of Boulderville Road and that is their legal right-a-way and that they have a legal right to build. He understands that they have obtained a utility easement off a private lane. They have a verbal agreement with Brad Smith and Rocky Mountain Power that the utilities will be put underground. He also has concerns about fire danger because the well has not been dug. He worries that a fire truck could not get in to fight a fire. He stated that he is not against what their doing, they do have a right to build. He thinks that they should have the utilities in before they are issue a building permit.

Chairman Young asked if we have documentation from Rocky Mountain Power on the power easement.

Tami stated that she received the easement from Brad Smith Friday, August, 18, 2012.

Jack Walkenhorst stated that he doesn't want them to use the private road.

Commissioner Hoggan stated that the power company can use any private road to take care of outages.

Chairman Young acknowledged the public input and expressed desire to get back to the conditional use permit. Commissioner Ballou asked if they would put the apartment in the barn. Tami stated that no the apartment will be adjacent with a connecting walk way. DelRay stated that he was the city official for building permits and he explain why the square footage was off. They will be changing the plans so the walkway will be with the barn and not the accessory apartment. Brad Smith will provide the city with a new set of plans for the barn and the apartment. It will then make the apartment under 1000 square feet.

Tami read a letter from adjacent property owner (see attachment A).

Commissioner Hoggan made a motion to give them the conditional use permit with the corrected building plans and the utilities easements are notarized and recorded.

Commissioner Ballou seconded the motion. All voted in favor. The motion passed.

4. Kent Wilkerson – Summit County Transportation Plan

Kent Wilkerson discussed with the board the basics of the Summit County Transportation Plan (see Attachment B).

Commissioner Hoggan made a motion that Kent Wilkerson from the Summit County Transportation Plan to be put on the agenda for September 27th, 2012. The board would like to do some more research on the subject. Commissioner Ballou seconded the motion. All voted in favor. The motion passed.

5. Other Business

Commissioner Hoggan asked the board if they had looked at the sign ordinance and the board replied, no.

Tami asked the board to keep October 29, 2012 open, they are having a county planning meeting.

There being no further business to come before the Planning Commission, Commissioner Hoggan moved the meeting adjourned. Motion was seconded by Commissioner Ballou, all voted aye.

Approved is to form this _____ day of _____ 2012.

Gerald Young, Chairman

Konni Thompson, City Recorder