



Oakley City Planning Commission

STAFF REPORT

To: Oakley City Planning Commission

Report Date: January 14, 2019

Meeting Date: January 17, 2019

Author: Tami Stevenson, City Planner

Title: Zone Change

Type of Item: - Public Hearing with possible recommendation

EXECUTIVE SUMMARY: The applicant wishes to change the current zone of SL-A-40 to A-5.

A. Project Description

- **Project Name:** Zone Change
- **Applicant(s):** Steven and Margaret Wheelwright
- **Owner(s):** Oakley Pasture LLC
- **Location:** Off Pinion, between River Lane and Weber Wild
- **Parcel Number(s):** OT- 201
- **Size:** 31.22 acres
- **Zone District:** A-5
- **Density:** 1 Dwelling unit per 5 acres
- **Adjacent Land Uses:** Residential/Agricultural
- **Existing Uses:** Pasture
- **Public Hearing** – Public notice was given for a public hearing at this Planning Commission meeting

B. Background

The applicant applied for a zone change in 2016 asking for RR-1 zone. This zone change would have potentially created 31 lots for development. The Planning Commission denied the request for the zone change on January 28, 2016.

C. Community Review

In reviewing the Oakley City Zoning map all the zones in this area are SL-A- 40, S-AF-100 and A-40. The existing homes and lots located on River Lane and Weber Wild were annexed into the City as an established subdivision.

There is currently 1 home on the 31 acres. By changing the zone to A-5 there would be the possibility of 5 more homes on the property. This zone change would allow the land owner the ability to get the best possible use of the land without creating a major impact on the outskirts of the City. There would be minimal impact to the existing land owners. There will be minimal increase in traffic and impact to public infrastructure.

Included in the staff report is a concept of what the subdivision would look like if the zone change is granted. This is not the final subdivision plat.

As the Oakley City Planner I am recommending that this Zone change be allowed and forward a positive recommendation to the Oakley City Council.

BASE & MERIDIAN
ROCK AS SHOWN ON
RIDGE SUBDIVISION PLAT

DID NOT ACCEPT

APPARENT PROPERTY
OVERLAP

10' UTILITY EASEMENT

CENTER SECTION LINE

S 89°45'20" W (PLAT)
S 89°47'10" W
1030.24

FOUND & ACCEPTED
REBAR & CAP LS NO. 3837

FOUND 1/4" REBAR
@ FENCE CORNER

DIRT ROAD

APPROXIMATE LOCATION OF
ELECTRIC TRANSMISSION/DISTRIBUTION
SYSTEM EASEMENT
BOOK 3-A OF MISC./505
ENTRY NO. 90905

WHEELWRIGHT PARCEL
CONTAINS 30.93 ACRES

D REBAR & CAP
O. 145796
MIN 0.31 FEET OF LOT LINE)

R & CAP
96
FEET OF LOT LINE)

CAP
T OF LOT LINE)

FOUND LOT 3
300.296 sq ft
6.894 acres

DIRT ROAD

FOUND REBAR & CAP
LS NO. 145796
(WITHIN 1 FOOT OF EXISTENT LINE
AND LOT LINE INTERSECTION)

FOUND REBAR & CAP
(CAP NOT LEGIBLE)
(ON BOUNDARY LINE)

LOT 2
142.296 sq ft
3.265 acres

FENCED AREA

FOUND REBAR & CAP
LS NO. 25191
(ON BOUNDARY LINE)

FOUND 3" LOT 5
295.099 sq ft
6.777 acres

APPROXIMATE LOCATION OF
ELECTRIC TRANSMISSION/DISTRIBUTION
SYSTEM EASEMENT
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BEGINNING
ESTATES
THE SUMM
BOUNDAR
OFFICE ON
47'10" WE
TOWNSHIP
ALSO BEL
OF LOT 1
OF BEARY,
SAID SEC
89°47'10"
RIDGE SU
WESTERLY
AND OF 1
BEING NO
BOUNDAR
1 OF SAID
RIDGE 30
ESTATES
WEST 201
02'02" W
33'23'02"
SOUTH 4;
9.) SOUTH
FENCE LII
WEBER WI
LINE NOR
WEBER WI
WAY FENC
WILD EST/
FENCE LII
2.) NORTH
FEET; 4.)
173.69 FE

EXCEPT
WEBER WI
RECORDS

LOT 1, R1
RECORDED
THE OFFIC

EXCEPT
TOGETHER
RIGHT, WE

SUBJECT
WAY OF R

