

Oakley City Planning Commission
Thursday, January 17th, 2019
Oakley City Hall

Planning Commission: Commissioner Chairman Gerald Young, Commissioner's Christopher Hanson, Richard Bliss, Stephanie Woolstenhulme, Eric Woolstenhulme

City Staff: City Treasurer Konni Thompson, City Planner Tami Stevenson

Other's Attendance: Cliff Goldthorpe, Scot Wallace, Ortrun Wallace, Steve Wheelwright, Margaret Wheelwright, Nancy Liedmann VanDuzer, David Nickerson, Hilary Adams, Tad Campbell, Mitchell Campbell, Kelly & Denise Kimber, Mark & Becky Hansen, Darrell & Brenda Scharman, David Hirchi, Dave Neff, Pam McCombs, Jed Millburn, Rocky Millburn, Dano N. Mibnan, Tyler Thacker, Linda Myrick, Karen Amundsen, Tim Evans, Rebecca Rositi, Gary Beroset, W. Ross Wilson, Tom Green, Miekey O'Bagy, Dylor Crawford

Approval of Minutes:

Commissioner Hanson made a motion to approve the minutes for November 29, 2018. Commissioner Bliss seconded the motion. All voted in favor. Motion passed.

1. Meeting called to order by Commissioner Young

2. Public Hearing – Possible motion to approve a zone change from SL-A-40 to A-5. Applicant is Steven Wheelwright

Tami Stevenson stated 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 28th, 2016. 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 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.

Steve Wheelwright give the board a little history on his property. He would like to change the zone from SL-40 to A-5.

Commissioner Young opened the Public Hearing up to the public for comment.

Tami Stevenson read some letters of citizens that couldn't attend the meeting; Hailey Hadean, Emily Paul, Matthew Wheelwright, Mark Hansen, Bonnie Barry, Richard & Joanne Thomson, George Roumpos, Scott Wallace (See attachment A)

36 Mark Hansen stated he lives on River Lane and his house faces the field in question. He thanked the
37 board for listening to their concerns. On River Lane there are 16 full time residents on that road. What
38 would the impact be on the homeowners? We love Oakley City and we don't want to see Oakley
39 change. He would like to see a detail plan of what they're going to do with the property.

40 Scott Wallace stated he bought his home on River Lane in 1980. He is worried about the egress into the
41 property and then there would have to be away out as well. The garbage can are a hazards on the road.
42 The impact on the roads would be bad. You know that Weber Canyon is a special place now treat it like
43 that.

44 Dave Neff has lived in Oakley City for 18 years. He stated his brother put a subdivision in the field by his
45 property, so his kids could live in Oakley City. He stated he doesn't want change either but he thinks land
46 owners should be able to do something with their land.

47 Margaret Wheelwright stated she is a mother of five and has 20 grandkids. She owns the property and
48 she bought this property so their kids could one day build a home in Oakley.

49 Jed Millburn lives on Boulderville Road and his family has a cabin on Weber Canyon Road. He is in
50 support of the subdivision. He thinks A5 is low density and is reasonable.

51 Cliff Goldthorpe stated he's a full time resident of River Lane. He is a developer and he wanted more
52 information on the plan of the subdivision. He is not against the rezone of A-5, but his concerns were
53 the impact on the roads and more traffic in the area.

54 Tami stated that the information Cliff wanted would be provided in the subdivision process. None of
55 that information is required in a zone change.

56 Darrell Sharman stated he bought some property down Weber Wild. He shares Cliff Goldthorpe's
57 concerns there should be more information about the subdivision. What will the houses look like and
58 will they go with Oakley City building. He is in support of the A-5 zone.

59 Tim Evans stated he lived on Boulderville Road for a long time. I'm in support of the A-5 rezone because
60 he would like to develop his property one day for his family.

61 Hilary Adams stated she lives on Weber Wild Road. She is opposed to the zone change. She believes
62 everyone has rights with their property, but should have looked into the zone before they bought the
63 property.

64 David Nickerson stated everything has been said and didn't want to repeat it again, but he is opposed of
65 the zone change.

66 Karen Amundsen stated she is concern about the water and she is also concern about how big the
67 homes would be and all the other buildings they would be built on the property. It would block her view.

68 Gary Beroset stated he knows the Wheelwright, but he is concern with the impact on the road and the
69 traffic. What kind of septic system and he would need to see a detail plan of the subdivision.

70 David Hirschi stated he has been working with the Wheelwrights for many years and they have helped
71 the community out. He agrees with Tami on taking care of the zone change and the subdivision will be at
72 the next stage. Reasonable growth is what we want because the growth is coming.

73 Linda Myrick stated she lives on River Lane. She is agreement with everyone else on the zone change.

74 Rebecca Rositi stated she lives on 1661 River Lane. She has lived there for 3 years. Her first concern is
75 the area is swampy and her second concern is there is no plan on the subdivision. It is very important
76 the Wheelwright see our concerns too.

77 Michelle Campbell stated she was concern with the road and would it be a private road? Tami stated it
78 would be a private road, but there needs to be an egress in and an egress out. She was wondering if
79 Steven knew it was SL-A-40 when he bought the property. Steven stated yes, he knew. She wanted more
80 information about the subdivision before they approve it. How many times has he changed the zone?
81 He had come before the planning commission in 2016 for 1 acre zone and it was denied.

82 Commissioner Stephanie Woolstenhulme feels her responsibility at this time is not to address the
83 subdivision concerns as this public meeting is for a zoning change and not subdivision approval. She
84 does not feel like this zoning change would be congruent with the master plan of the city and its "city
85 centered density" plan, and she feels that the density increase would have negative implications on the
86 surrounding land, homeowners, and roads.

87 Commissioner Hanson stated he disinclined to vote for this mostly without something for the city he
88 would like to see the promise of open space trails and the city should gain something out of this besides
89 homes. He agrees with Commissioner Stephanie Woolstenhulme to stay constant with the General Plan.

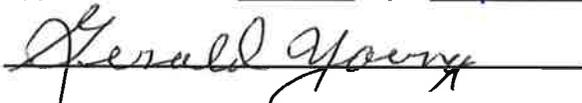
90 Commissioner Young stated if we were to allow the zone change it would be spot zoning and wouldn't
91 comply with Oakley City General Plan.

92 *Commissioner Stephanie Woolstenhulme made a motion to reject the zoning from SL-A-40 to A-5.*

93 *Commissioner Hanson seconded the motion. Commissioner Eric Woolstenhulme abstained from voting.*
94 *The motion passed.*

95 Commissioner Hanson made to adjourn.

96 Approval is to form 21 day of February, 2018.

97 

98 Gerald Young, Chairman

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Konni Thompson, City Treasurer