

1 **Oakley City Planning Commission**

2 **Thursday, May 9, 2019**

3 **Oakley City – City Building**

4 **6:00 p.m.**

5
6 **Planning Commission:** Commissioner Chairman Gerald Young, Commissioner's, Stephanie
7 Woolstenhulme, Eric Woolstenhulme, Christopher Hanson, Richard Bliss

8 **Absent:** City Treasurer Konni Thompson

9 **City Staff:** City Planner Amy Rydalch

10 **Other's Attendance:**

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12 **Approval of Minutes:**

13 **Commissioner Bliss made a motion to approve the minutes for April 18th, 2019. Commissioner S.**
14 **Woolstenhulme seconded the motion. All voted in favor. Motion passed.**

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16 **Badlands Ranch – Conditional Use Permit Review**

17 Commissioner Young asked Amy to give some background on the situation. Amy stated that in February
18 of 2017 the planning commission approved a conditional use permit for the Badlands Ranch LLC for a
19 kennel. The conditions set forward at that time were that the dogs were to be housed in the existing
20 facility, the facility would meet the summit county animal control requirements for a kennel and that
21 they would keep approximately 10 dogs on the premises. At the April 22, 2019 City Council meeting, a
22 member of the community addressed the city council and voiced concern that the animals had been
23 moved from the existing facility to a new facility which was in violation of the conditions of the permit.
24 There were other members of the public that were acknowledged at the meeting that voiced concern
25 over other possible infractions of the Summit County kennel ordinances. Amy stated that Summit
26 County Animal Control performed a surprise inspection on April 22, 2019 and there were no violations
27 noted. There has been an additional accessory building constructed on the site since the permit was
28 issued in February of 2017 and it is alleged that the dogs have been moved to this building. This is a
29 possible violation of the conditions for the permit and would be grounds for revocation.

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31 Commissioner Young asked what the biggest complaint was from the citizens at the city council meeting.
32 Amy stated it was the noise from the dogs. Commissioners discussed the proximity of neighbors.

33 Commissioner E. Woolstenhulme asked where the dogs were located when the county inspected on
34 April 22nd 2019. Amy stated they were in the new facility.

35 Commissioner Bliss clarified the location of the new facility/building on the property for the other
36 commissioners. Commissioner S. Woolstenhulme sought clarification on whether there had been new
37 construction. Commissioner Young if the permit is revoked who follows through with getting revoked.
38 Amy stated it will be the city administration and the county. Amy also stated that since the new facility
39 was built for the purpose of housing the animals her recommendation was to amend the permit.

40 Commissioner S. Woolstenhulme stated that according to the original conditions the dogs would not be
41 moving to a new facility. Commissioner Young stated that the planning commission has not been
42 notified by Badlands Ranch of any changes to their plan. Commissioner Hansen asked if they sought a

43 building permit from the city. Amy stated yes a building permit was issued by the city for an accessory
44 building. Commissioner Young reiterated that the conditional use permit is very clear that the animals
45 are to be housed in the existing facilities and that is the area of concern for the commission.
46 Commissioner Bliss asked if the city had heard from Badlands Ranch LLC. Amy stated no. A letter was
47 sent on April 23rd 2019 notifying them of the planning commission meeting and the possible violations of
48 their conditional use permit, but there is no record of Badlands Ranch LLC having received it.
49 Commissioner Bliss suggested that we send a certified letter to Badlands and give them an opportunity
50 to respond. Commissioner Young asked that those that raised complaint at the city council be notified of
51 the proceedings taking place.

52

53 **Commissioner Bliss made a motion to continue the discussion regarding the Badlands Ranch LLC**
54 **conditional use permit until the June 13th planning commission meeting with the following actions and**
55 **stipulation: that Badlands Ranch LLC or it's representative are notified prior to the next scheduled**
56 **meeting by certified letter of the complaint and their requested appearance before this commission;**
57 **courtesy notice of the upcoming meeting and agenda to the community members that raised the**
58 **complaint; that failure of a representative from Badlands Ranch LLC at that scheduled planning**
59 **commission meeting will not preclude the commission from amending or revoking the permit.**
60 **Commissioner S. Woolstenhulme seconded the motion. All voted in favor.**

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62 Commissioner Young discussed scheduling conflicts with planning commission meeting dates. Discussed
63 changing dates of the meetings to the second Thursday of each month.

64 **Commissioner Hanson made a motion that the planning commission move all regularly scheduled**
65 **planning commission open meeting dates from the third Thursday of each month to the second**
66 **Thursday of each month.**

67 **Commissioner Bliss seconded the motion. All voted in favor.**

68 **Planner Items:**

69 Amy notified the commissioners that the city has received the petition for annexation from the
70 Clawson/Heigl properties. Discussed the current county zoning on the parcels and the zoning and
71 conditions they are seeking upon annexation. Plat amendment/lot line adjustment in Maple Ridge will
72 be coming before the commission soon. The city council is hearing a petition from Steve Wheelwright
73 for a zoning change conditioned upon by a development agreement. Discussed the proposal by Mr.
74 Wheelwright and the conditions the city would like to see included in a development agreement.

75 **Commissioner Hansen made a motion to adjourn.**

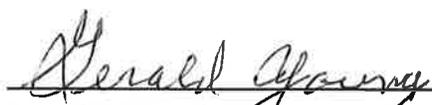
76 **Approval is to form 13 day of June, 2019**

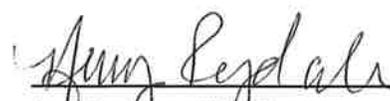
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Gerald Young, Chairman


Amy Rydalch, City Planner