

Oakley City Planning Commission
Thursday, September 12, 2019
Oakley City - City Building
6:00 pm

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

City Staff: City Treasurer Konni Thompson, City Planner Amy Rydalch

Absent: Commissioner Stephanie Woolstenhulme

Other Attendance: Walley Larsen, Steve & Tami Morrison, Ialien & Clyde Rydalch, Mike Johnston, Amanda Valenti, Farley Eskelson City Engineer

1. Call the meeting to order: Commissioner Gerald Young

2. Approval of minutes: The June 13th, 2019 planning commission meeting will be approved at the next planning commission meeting

3. Conceptual Design discussion for Wheelwright Subdivision

The applicant, Steve Wheelwright, is requesting discussion regarding a conceptual design for the Oakley Pasture Subdivision. He is looking for input on a four-lot subdivision prior to the preparation of a preliminary plat.

City Planner, Amy Rydalch presented some background on the Wheelwright Subdivision. On June 10, 2019 the Oakley City Council agreed to a zoning change on parcel OT-201 from SL A-40 to SL A-5. This zoning change was contingent upon conditions set forth in a signed and recorded development with the city, dated June 10, 2019 (See Attachment B) The development agreement is subject to the following conditions, restrictions, and right:

1. The subdivision is limited to four lots: one to be located on the southwesterly portion of the property (the area of the Trivett home), and the remaining three lots in the northerly portions of the property with building pads to be located in the northeasterly one-third of the property.
2. The Developer agrees to hire a professional engineer to determine and address any issues of drainage associated with the proposed future construction on the four lots and to provide the city with a mitigation plan as required by the subdivision and permitting process.
3. Primary access to the three northerly lots will be via Weber Wild Road and through the eastern end of Lot 4, providing further access to Lots 2 & 3.
4. Upon final subdivision approval the developer will convey to the City a 23' strip of land along the easterly border of the property (as shown on the conceptual drawing). Developer is also responsible to place a fence between the remaining property and the 23' strip (trail/road widening area). The City will grant an easement over the 23' strip to the property owners in the subdivision to gain access to the northeast area of the property.

- 43 5. Upon final subdivision approval the developer will also convey a 15' strip of land along the north
44 easterly border of Pinion Lane. The City will grant a 30' easement across this strip for secondary
45 access to the property for construction, agricultural, and emergency vehicle access. The City will
46 further grant a 20' easement for a driveway to Lot 1.
- 47 6. The Developer also agrees to grant utility easement to Dominion Energy for a gas line from an
48 existing stub to Weber Wild Road. The Developer also agrees to grant Oakley City a utility
49 easement for a city water line running north-south across the property.
- 50 7. Upon final subdivision approval the developer agrees to grant an easement over approximately
51 1800 square feet of the property located just east of Weber Wild Estates Subdivision Plat B Lot
52 56 for a turn-around on River Lane.

53 The developer, an engineer of the developer's choice, the city planner and city engineer have visited and
54 walked the property and proposed building sites. The conceptual drawing is the product of this site visit
55 and further discussion.

56 The City Planner and City Engineer recommend the following items for inclusion on a preliminary plat:

- 57 1. Plat note that indicates that the property is subject to a development agreement and is limited
58 to four units of density.
- 59 2. Plat note indicating that on Lots 2, 3, 4 all building except for agricultural buildings must be
60 limited to the top third of the northeast end of the property.
- 61 3. Plat note that indicates a time frame for improvements, i.e., water, fire hydrants.
- 62 4. Utilities and fire hydrant locations are indicated/designated on the site plan, as well as the
63 building envelope for all four lots.
- 64 5. River Road turn around easement is designated on the Oakley Pastures Plat.
- 65 6. All easement are granted and designated on the Plat:
66 Utility Easements (gas, water, PUE)
67 Easement across lots 3, and 4 for access to lot 2
68 Easement for access across city property (3 points of access, 1 from Weber Wild, 2 Pinion Lane)
- 69 7. As already indicated on conceptual plan that the City is granted ownership of committed tracts
70 of ground as required in the development agreement.
- 71 8. The City engineer is not requiring further engineering studies at this time for the prosed building
72 sites. However, if building envelopes/sites change further studies may be required.

73 **Wheelwright's Engineer, Mike Johnston** presented Mr. Wheelwright's position to the commission. Mr.
74 Wheelwright intends to continue using the property for agricultural purposes until building commences.
75 Discussion as to timing of the utilities and when the improvements i.e. water, hydrants, road need to be
76 put in. Discussion regarding a trigger for those improvements. Nothing definitive decided. Mr. Johnston
77 noted that the water line is already there. Fire Marshall wants the fire hydrants designated on the plant.
78 The city wants to make sure that there is adequate fire protection for all three lots on the north easterly
79 portion of the subdivision. Mr. Johnston stated that he will meet with the fire marshall and discuss what
80 the requirements. The fire marshall will have to sign off and read the plat. There was further discussion
81 on the utilities that the wheelwright will need put in. Mr. Johnston will put together a plan and bring it
82 back to the board. The language needs to put right on the plat about the fire hydrant. They will also get
83 a perk test for the septic as well. Discussion regarding the access to the lots, the Weber Wild access,
84 access to lot #1 and the agricultural access.

85 The city wants all plat notes to be included on the plat, including a trigger for improvements i.e. fire
86 hydrants, road, etc. As well as the subdivision being tied to the development agreement. The
87 commission agreed to move forward to preliminary plat based on the changes and discussion in
88 tonight's meeting.

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90 **4. Public Hearing for Conditional Use Permit for Wallace and Diane Larsen Accessory Dwelling located**
91 **on parcel #OT-80-D-1 with possible action**

92 The applicant, Walley and Diane Larsen, are requesting conditional use approval of an accessory
93 dwelling in a soon to be constructed detached 3-car garage with RV storage at their current residence
94 located at 5248 North New Lane Road.

95 The square footage of the proposed 3 car garage with RV storage is 1,880 with an additional 1,000
96 square feet of living space located above the garage. The location of the detached garage is planned to
97 be located in front of the existing single-family home on the lot. The applicant will use the existing
98 access/driveway from New Lane Road.

99 **Commissioner Chairman, Gerald Young** opened the public hearing to any comments, there were no
100 comment from the public.

101 **Commissioner Chairman, Gerald Young** asked the commissioners if they had any comments or concerns
102 and there were none.

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104 **Commissioner Hanson made a motion to approve the conditional use permit for Wallace and Diane**
105 **Larsen Accessory Dwelling located on parcel #OT-80-1. Motion was seconded by Commissioner Bliss.**
106 **All vote in favor. Motion passes.**

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108 **5. Temporary Use Permit -Amanda Valenti with possible action**

109 **City Planner, Amy Rydalch** presented the temporary use permit. The applicant, Amanda Valenti will like
110 to host a Health and Wellness Retreat at the a288 West 4400 North, parcel WRVR-1 on October 6, 2019.
111 The purpose and intent of the Temporary use Permit is to allow uses which are transitory in nature, as
112 accessory or seasonal uses.

113 The Health and Wellness Retreat would be a one-day event. The applicant is expecting between 8-12
114 participants (the number of participants is capped at 12). The retreat would begin at 9:00 a.m. and end
115 at approximately 6:00 p.m. the same day. The applicant will make sanitary provisions by providing
116 Honey bucket por-o-potty and hand washing station. All parking will be on-site. The applicant and co-
117 event organizer carry general liability and malpractice insurance. Only wall signs will be allowed and
118 must be approved by Planning Commission.

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120 **Commissioner Hanson made a motion to approve the Temporary Use Permit for a Health and**
121 **Wellness Retreat, applicant Amanda Valent. Motion was seconded by Commissioner Bliss. All vote in**
122 **favor. Motion passes.**

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124 **6. Other business, at the discretion of the Chairman, as may properly brought before the commission**

125 **City Planner, Amy Rydalch** stated two more accessory dwellings coming before the board next month.

126 Some discussion on the Oakley City Development Code.

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7. Planner Items:

Some discussion on the Oakley City Development Code.

8. Adjourn

Commissioner Bliss made a motion to adjourn. Motion was seconded by Commissioner Hanson. All vote in favor.

Approval is to form 10 day of Sept., 2019


Gerald Young, Commissioner Chairman


Konni Thompson, City Treasurer