



Oakley Planning Commission

STAFF REPORT

To: Oakley City Planning Commission

Report Date: June 11, 2019

Meeting Date: June 13, 2019

Author: Amy Rydalch, City Planner

Title: Wiberg/Maple Ridge Ranches 5957 N Triple Crown

Type of Item: Amended Subdivision - Public Hearing with possible recommendation

EXECUTIVE SUMMARY: The applicants wish to amend the Maple Ridge Ranch Subdivision. Lot 9 will be amended as will Open Space Lot 1. to 2.02 acres.

A. Project Description

- **Project Name:** Maple Ridge Ranches Lot 9 Amended Subdivision
- **Applicant(s):** Jon Wiberg and Jennifer Wiberg
- **Owner(s):** same
- **Location:** 5957 North Triple Crown - MRR -9
- **Parcel Number(s):** N/A
- **Size:** 6.05
- **Zone District:** SL A-40
- **Density:** No new density
- **Adjacent Land Uses:** Residential/Agricultural
- **Existing Uses:** Residential/Agricultural
- **Preliminary Plat** – Yes
- **Public Hearing** – Public notice was given for a public hearing at this Planning Commission

B. Background

Jon and Jennifer Wiberg would like to relocate the limits of disturbance on Lot 9 of the Maple Ridge Ranches Subdivision. The relocation of this area of disturbance is to accommodate a more suitable building location that does not impede neighboring properties views. In order to accommodate the relocation the applicants are seeking a lot line adjustment of an equal addition and vacation of acreage (3.0 acres) with OS Lot 1 (open space). This will not add any new density nor affect the compliance of the two referenced lots. The applicants have submitted a letter of approval from the Maple Ridge

Ranches Architectural and Environmental committee and Board of Trustees for the relocation and lot line adjustment. This document is on file with the Oakley City.

C. **Findings/ Code Criteria and Discussion**

Application appears to meet all Oakley Land Management and Development Code requirements. See Chapters 10,12, & 13. All of the original stipulations set forth in the subdivision/development agreement remain in force. The Planning Commission is empowered to require additional, reasonable improvements to mitigate any detrimental effects to surrounding property and residents and to safeguard the general welfare of the future inhabitants of the development.

D. **Recommendation**

Staff recommends that the planning commission conduct a public hearing pursuant to section 13.04.d of the development code and forward a positive recommendation to the town council..