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## Oakley City Planning Commission

### STAFF REPORT

**To:** Oakley City Planning Commission  
**From:** Amy Rydalch, City Planner  
**Report Date:** September 10, 2019  
**Date of Meeting:** September 12, 2019  
**Type of Item:** Conditional Use Permit – Public Hearing, Possible Action  
**Process:** Administrative Review

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**RECOMMENDATION:** Staff recommends that the Planning Commission review and approve the proposed Conditional Use Permit for an accessory dwelling according to the findings of fact, conclusions of law, and conditions of approval in this staff report.

### PROJECT DESCRIPTION

**Project Name:** Larsen Accessory Apartment  
**Applicant(s):** Wallace and Diane Larsen  
**Property Owner(s):** Wallace and Diane Larsen  
**Location:** 5248 North New Lane  
**Parcel Number(s):** OT-80-D-1  
**Size:** 1.5 acres  
**Zone District:** A-5 (1 dwelling unit per 5 acres)  
**Adjacent Land Uses:** Residential/Agricultural  
**Existing Uses:** Residential/Pasture  
**Public Hearing:** Public notice was given for a public hearing at this Planning Commission meeting

### PROPOSAL

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

The square footage of the proposed 3 car garage with RV storage is 1,880 with an additional 1,000 square feet of living space located above the garage. The location of

the detached garage is planned to be located in front of the existing single-family home on the lot. The applicant will use the existing access/driveway from New Lane Road. (See Exhibit A).

### **FINDINGS OF FACT**

1. The proposed project is located at 5248 North New Lane Road, Oakley UT
2. The property is located in the Agricultural 5 Acre (A-5) zone.
3. Accessory Dwellings are a permitted conditional use in the A-5 zone.
4. The lot is 1.5 acres.
5. The access to the property is from New Lane Road.
6. The living quarters meet the square-footage requirements for an accessory dwelling.
7. The size and design of the building is compatible with development in the immediate area.

### **CONCLUSIONS OF LAW**

1. The proposed Conditional Use as conditioned complies with the requirements of the Oakley City Land Use and Development Code.
2. The use is not detrimental to public health, safety and welfare, as the roads and public services in the area are sufficient to accommodate the increase in intensity of the use.

### **CONDITIONS OF APPROVAL**

1. All necessary permits and fees relating to the building permit process of Oakley City must be obtained and paid prior to the commencement of any construction activity related to the proposed project.
2. The applicant will grant the necessary utility easements to the City related to the proposed project.
3. The applicant will meet with representatives from the Oakley City Public Works department and the Summit County Health Department to ensure that the structure either has the appropriate water & septic service for the additional dwelling and agrees to make the necessary modifications if any.
4. The applicant agrees to the use of the existing driveway for ingress/egress for both the existing single-family dwelling and the accessory apartment.
5. The new structure will meet all required setbacks as set forth in the Oakley City Land Use and Development Code.

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.

ATTACHMENT: EXHIBIT A – GIS Screen Shot OT-80-D-1

# Summit County Parcel Viewer

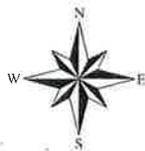
Summit County Parcel Viewer Application

Printed on: 9/11/2019



SUMMIT

1 in = 94 feet  
imagery courtesy of Google



This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.