Oakley City
Planning Commission

STAFF REPORT

To:	Oakley City Planning Commission
From:	Amy Rydalch, City Planner
Report Date:	September 11, 2019
Date of Meeting:	September 12, 2019
Type of Item:	Temporary Use Permit – Public Hearing, Possible Action
Process:	Administrative Review

RECOMMENDATION: Staff recommends that the Planning Commission review and approve the proposed Temporary Use Permit for a Health and Wellness Retreat located at 288 West 4400 North Oakley, UT according to the findings of fact, standards for approval, and conditions in this staff report.

PROJECT DESCRIPTION

Project Name:	Valenti Temporary Use Permit
Applicant(s):	Amanda Valenti
Property Owner(s):	Blake Hendrix
Location:	288 West 4400 North
Parcel Number(s):	WRVR-1
Size:	3.88 acres
Zone District:	RR-1
Adjacent Land Uses:	Residential/Agricultural
Existing Uses:	Residential/Pasture
Public Hearing:	Not Required

PROPOSAL

The applicant, Amanda Valenti would like to host a Health and Wellness Retreat at the above referenced address/parcel on October 6, 2019. The purpose and intent of the Temporary Use Permit is to allow uses which are transitory in nature, as accessory or seasonal uses.

BACKGROUND

The Health and Wellness Retreat would be a one day event. The applicant is expecting between 8-12 participants (the number of participants is capped at 12). The retreat would begin at 9:00 AM and end at approximately 6:00 PM the same day. The applicant will make sanitary provisions by providing Honey bucket port-o-potty and hand washing station. All parking will be on-site. The applicant and co-event organizer carry general liability and malpractice insurance.

FINDINGS OF FACT

1. The proposed project is located at 288 West 4400 North
2. The property is located in the RR-1 zone.
3. This use requires a Temporary Use Permit
4. The lot is 3.88 acres.
5. The access to the property is on 4400 North
6. There is adequate space for parking on-site
7. The applicant is the owner of WRVR-1

STANDARDS

1. Acceptable space shall be available for off-street parking and traffic circulation. **COMPLIES:** parking will be on-site on WRVR-1.

2. Sanitary facilities shall be available for waste disposal for protection of community health and safety. **COMPLIES:** Port-o-potty and hand sanitizing station will be provided.

3. Night lighting shall conform to Oakley City Ordinance. **NOT APPLICABLE:** Event hours are 9:00 AM to 6:00 PM.

4. Hours of operation shall be compatible with adjacent uses. **COMPLIES:** 9:00 AM-6:00 PM.

5. Only wall signs will be allowed and must be approved by Planning Commission. **COMPLIES:** Applicant does not intend to use signage.

6. No use shall be place in the public right-of-way. **COMPLIES:** Event will occur on private property.

CONDITIONS OF APPROVAL

At the recommendation of the Planning Commission.

ATTACHMENT: GIS Site plan and vicinity map.

Summit County Parcel Viewer

Summit County Parcel Viewer Application
Printed on: 9/11/2019

SUMMIT

1 in = 376 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.