

1 **MINUTES**

2 **Oakley City Planning Commission**

3 **Thursday, November 14, 2019**

4 **Oakley City - City Building**

5 **6:00 pm**

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7 **Commissioner Gerald Young opened the meeting, welcome those in attendance.**

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9 **Planning Commission:** Commissioner Chairman Gerald Young, Commissioner's Christopher Hanson,  
10 Richard Bliss, Stephanie Woolstenhulme

11 **Absent:** Commissioner Eric Woolstenhulme

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

13 **Others in Attendance:** Susan Wade  
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15 **1. APPROVAL OF OCTOBER 10<sup>TH</sup>, 2019 MINUTES:**

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17 *Commissioner Christopher Hanson made a motion to approve the minutes of October 10th, 2019 as*  
18 *written. Commissioner Richard Bliss seconded the motion. Commissioner Stephanie Woolstenhulme,*  
19 *Richard Bliss, Christopher Hanson, all voted Aye. The vote was unanimous, all in favor. Motion passed*  
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21 **2. Parcel Boundary Line Adjustment – Robert and Don Branca Administrative – possible action.**

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23 **Amy Rydalch, City Planner** explained to the planning commission, Robert and Don Branca are the  
24 property owner in the two-lot Hanes Ranch Subdivision. Robert Branca is the owner of parcel HRS-1 and  
25 Don Branca is the owner of parcel HRS-2. The applications wish to amend the boundary lines between  
26 the two parcels. This boundary line adjustment does not change the building pad sites nor give the  
27 applications any added density. It should be noted that the applicants have secured an utility easement  
28 from the neighboring property owner to the west for installation and connection to city water lines. The  
29 connection to city water has been completed and inspected. Installation of fire hydrants is complete.  
30 Because there are only two parcels in the subdivision and both parcel owners are the applicants there is  
31 no public hearing required as cited in the Utah State Code section 10-9a-608. The applicant has  
32 appeared before the City Council prior to review by the Oakley Planning Commission due to calendar  
33 and lender constraints. City council gave conditional approval of the Hanes Ranch subdivision Plat  
34 amendment. The City Council approval is contingent upon approval from the city engineer, city attorney,  
35 fire marshal and the Oakley City Planning Commission.  
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37 *Commissioner Stephanie Woolstenhulme made a motion to approval the plat amendment with the red*  
38 *line changes being met and conditions of the city engineer. Commissioner Christopher Hanson seconded*  
39 *the motion. Commissioner Bliss, Stephanie Woolstenhulme, Commissioner Christopher Hanson, all voted*  
40 *Aye. The vote was unanimous, all in favor. Motion passed.*  
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42 **3. Work Session – Non-conforming buildings, uses, and lots**

43 **Amy Rydalch, City Planner** is seeking input and discussion on a draft for a possible amendment to  
44 Oakley City Municipal Code. The intent is to draft language to address non-conforming buildings and  
45 uses in the city of Oakley. The current version of Oakley City Municipal Code does not include language  
46 to address non-conforming uses and buildings. As residents utilize their property there is a need to have  
47 language to facilitate determining what is considered a legal non-conforming building or use (see  
48 Attachment A).

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

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53 **Approval is to form** 12 **day of** December **, 2019**

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Gerald Young, Commissioner Chairman

  
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Konni Thompson, City Treasurer