



Oakley City Planning Commission

STAFF REPORT

To: Oakley City Planning Commission
From: Amy Rydalch, City Planner
Report Date: October 6, 2019
Date of Meeting: October 10, 2019
Type of Item: Conditional Use Permit – Public Hearing, Possible Action
Process: Administrative Review

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: L. Morrison Accessory Apartment
Applicant(s): Linda Morrison
Property Owner(s): Linda Morrison and Terry Morrison
Location: 4867 North State Road 32
Parcel Number(s): OT-31
Size: 1.00 acres
Zone District: R-1 and A-5 (Split Zoning)
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, Linda Morrison is requesting conditional use approval for an accessory dwelling. She would like to assign/designate the existing dwelling located on the property as an accessory dwelling. The intent is to designate this existing dwelling as an accessory dwelling allowing for main dwelling to be built in the rear at a future date.

The square footage of the existing dwelling is 844 square feet of living space. The proposed primary dwelling would be located in the rear of the existing home and would share the existing access to SR 32.

(See Exhibit A).

FINDINGS OF FACT

1. The proposed project is located at 4867 North State Road 32, Oakley UT
2. The property is located in the R1 & A-5 zone (split zoning).
3. Accessory Dwellings are a permitted conditional use in both zones.
4. The lot is 1.0 acres.
5. The access to the property is from State Road 32.
6. The existing dwelling meets 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 including permits with the county, state and fire district.
2. The applicant will grant any 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 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 proposed single-family dwelling and the accessory dwelling.
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-31

Summit County Parcel Viewer

Summit County Parcel Viewer Application

Printed on: 8/22/2019



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.