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## Oakley City Planning Commission

### STAFF REPORT

**To:** Oakley City Planning Commission  
**From:** Amy Rydalch, City Planner  
**Report Date:** October 8, 2019  
**Date of Meeting:** October 10, 2019  
**Type of Item:** Potential Subdivision  
**Process:** Discussion

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**RECOMMENDATION:** Staff is seeking discussion and direction regarding a potential four lot subdivision on parcel OTBV-285.

### PROJECT DESCRIPTION

**Project Name:** None  
**Property Owner(s):** Justin Harding  
**Location:** 4450 New Lane Road  
**Parcel Number(s):** OTBV-285  
**Size:** 26.6 acres  
**Zone District:** A-5 and A-40(Split Zoning)  
**Adjacent Land Uses:** Residential/Agricultural  
**Existing Uses:** Residential/Pasture  
**Public Hearing:** N/A No application has been made

### PROPOSAL

Mr. Harding, the property owner, is considering a four-lot subdivision on the above referenced parcel. On site there is currently one single family home, an accessory dwelling, and barn. Access to property is from New Lane Road.

Mr. Harding has been apprised that he will need to seek a conditional use permit – retroactive for the existing smaller home/cabin. The square footage of the cabin will most likely qualify for the square footage requirement of an accessory dwelling.

Mr. Harding would like to apply for a zoning change for the one area of the parcel that is in A-40 to A-5. He is in possession of a zoning map from 2004 that shows that area as A-5 zoning.

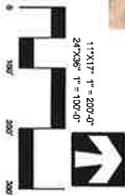
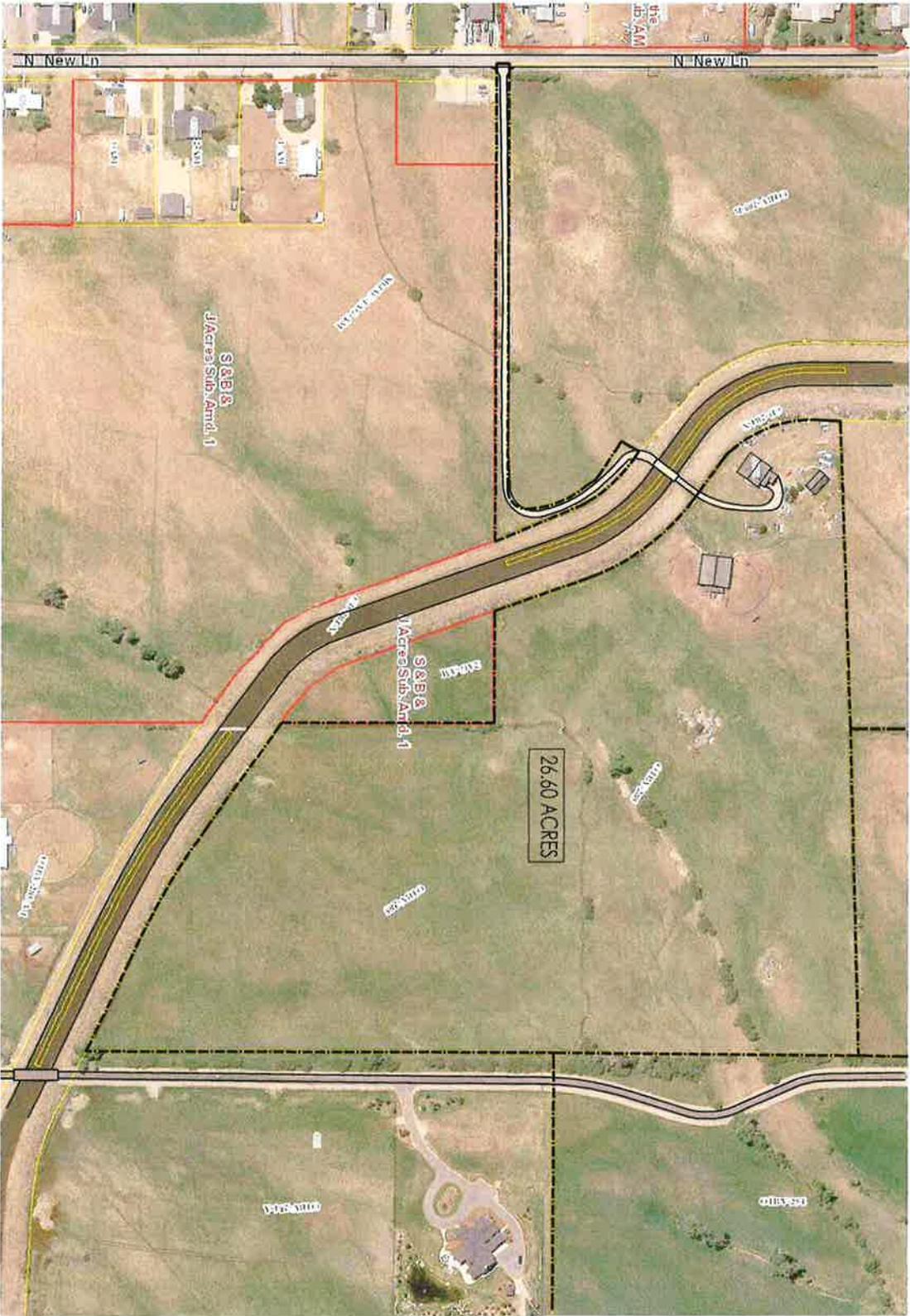
He is seeking input from the commission as to favorable circumstances/conditions for the development.

Possible Items for discussion:

- Access from New Lane and over the canal – need a secondary access?
- Access to city water? Share in infrastructure costs with Twilight Moon Development.
- Fire protection – requirements, hydrants, access, turn around.
- Open to a zoning change?

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.

**ATTACHMENTS:** Drawings 1- GIS screenshot AS IS, 2-GIS screenshot 4-lot development, 3-GIS screenshot 5-lot subdivision.



1"=100'  
247000" = 1.0000'

PARCEL ID:  
OTBV-285

ZONE:  
A-5

Existing  
Site Plan  
LA1

**Justin Harding  
Subdivision - 26.60 Acres**

Oakley, Utah 84055

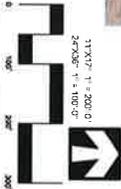
2018-107  

**LANDCURVE**  
 LANDSCAPE ARCHITECTURE

2846 Beverly Street  
 Salt Lake City, Utah 84105  
 P 801.209.1072  
 E info@landcurve.com



PARCEL ID 073V-285
ZONE: A-5



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