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## Oakley City City Council

### STAFF REPORT

**To:** Oakley City Council

**Report Date:** January 19, 2018

**Meeting Date:** January 22, 2018

**Author:** Tami Stevenson, City Planner

**Title:** Chip off the Old Block Amended Subdivision

**Type of Item:** Amend Subdivision - possible recommendation

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**EXECUTIVE SUMMARY:** The applicant purchased the property from Jack and Barbara Sargent. The original subdivision consisted of 2 smaller lots and 1 larger lot. Tiny Woolstenhulme and Larry Leifson are amending the subdivision to lot 2 – 0.95, lot 3- 4.24 acres and lot 4- 2.00. There is no new density. This subdivision was the Sargent Saw Mill. The planning Commission approved the amended subdivision plat at their regular meeting on January 18, 2018.

#### A. Project Description

- **Project Name:** Chip Off the Old Block Amended Subdivision
- **Applicant(s):** Tiny Woolstenhulme and Larry Leifson
- **Owner(s):** Same
- **Location:** 4521 N New Lane
- **Parcel Number(s):** OTBV-307-C, COTOBS – 3, COTOBS – 2
- **Size:** 7.19 acres
- **Zone District:** Light Industrial
- **Density:** Light Industrial
- **Adjacent Land Uses:** Residential/Agricultural
- **Existing Uses:** Saw Mill/Residential/Agricultural
- **Preliminary Plat** – provided
- **Public Hearing** – Public notice was given for a public hearing at this Planning Commission meeting

#### B. Background

Applicants own the existing lots in the subdivisions and are reconfiguring the lot size for better use of the Light Industrial Zone.

**Community Review**

The map looks good; they are not changing the character of the subdivision. All of the original stipulations will be in forced. The planning commission did ask for some sort of easement or access letter for lot 2. Tiny will provide access through his property until he determines what he will do with lot 3.

**D. Identification and Analysis of Issues**

Zone related considerations - i.e. lot size, frontage & density etc. & impact on neighboring property owners.

**E. Findings/ Code Criteria and Discussion**

Application appears to meet all Oakley Land Management and Development Code requirements.

**Public Infrastructure – None**

**Standards for Review:** The city must find that the application meets all codes and ordinances pertaining to the creation of a subdivision.

**Ordinances and Statues that Apply:**

Oakley City Land Management and Development Code – Chapters: 10, 12 & 13. (*See below*)

**G. Recommendation(s)/Alternatives**

Conditional Affirmative - Staff recommends that the City Council approve the amend subdivision plat with the stipulations from the planning commission. The planning commission asked for some sort of easement or access letter for lot 2. Tiny will provide access through his property until he determines what he will do with lot 3.

**ORDINANCE REVIEW:**

**10.07 E Width and Road Frontage Requirements (Zone A-5)**

The minimum width requirement for any building site shall be one hundred (100) feet plus twenty (20) feet for each additional dwelling unit, which shall abut along a public road or private right-of-way.

**12.3 Residential Driveways**

**12.3. A Driveways** - all residential lots - min. 12 feet approach

**12.5 Fire Hydrants** - Installed by the developer to City & Fire District specs

**12.7 Drainage Systems** - Must handle all runoff from a 100 year storm to city specs.

**12.8 High Water Table Areas** - Mitigation required?

**12.10 Natural Waterways** - - identification and alteration required?

**12.17 Monuments** - Survey monuments must be indicated on the final plat and accurately installed by a licensed land surveyor before any subdivision improvements are accepted.

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**12.18 Easements**

**12.18.a** Easements for utilities and drainage must be provided where necessary as determined by various public utility agencies and the city.

**12.19 Public Utilities**

**12.19.b** Utilities must be buried as determined by the city.

**12.19. c** Utility structures must be included as on construction drawings submitted with the final plat.

**12.23 Lots**

**12.23. a** Every parcel of land must comply with the City Zoning Ordinance and be platted as part of a subdivision. No parcel may be left un-platted or undevelopable.

**12.23. b** All lots must have the required square frontage on a public road or private right-of-way.

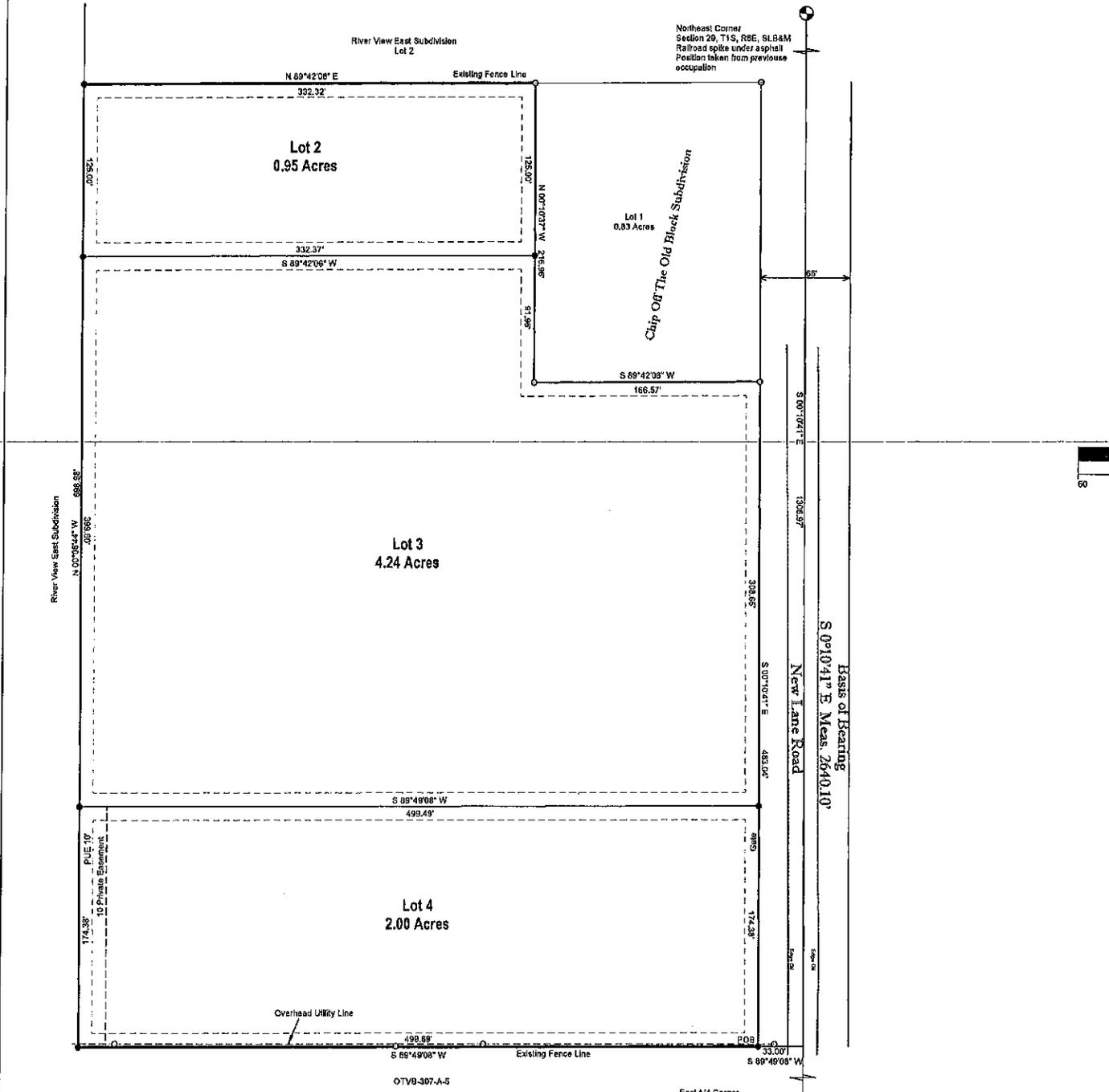
**12.26 Additional Requirements**

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.

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# CHIP OFF THE OLD BLOCK SUBD

Located in the Northeast Quarter of Section 29, Township 1 South, Range 10 East, Summit County Utah



**DOMINION ENERGY**

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

DOMINION ENERGY

By: \_\_\_\_\_

**SOUTH SUMMIT SCHOOL DISTRICT**

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

SCHOOL DISTRICT

By: \_\_\_\_\_

**HIGH MOUNTAIN SURVEYING, LLC**

P.O. Box 446  
1925 South Hoytsville Road  
Coalville, Utah 84017  
435-936-4210

Prepared For: Tiny Woolstenhulme Proj. No. 1078-17

**CITY COUNCIL APPROVAL**

Presented to the Board of Oakley City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

At which time this Subdivision was approved.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Recorder

**CITY PLANNING COMMISSION**

Approved and accepted by the Oakley City Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman

**CITY**

Approved and accepted by the \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Oakley City Engineer