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## 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:** Possible Extension Approval for Preliminary Plat Subdivision  
**Process:** Administrative Review

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**RECOMMENDATION:** Staff recommends that the Oakley City Planning Commission approve the proposed extension of approval for the Preliminary Plat for the RWW Subdivision previously approved by the Oakley City Planning Commission on July 28, 2016 and by the Oakley City Council on September 12, 2016.

### PROJECT DESCRIPTION

**Project Name:** RWW Subdivision  
**Applicant(s):** Tiny Woolstenhulme  
**Property Owner(s):** Arla Woolstenhulme  
**Location:** Approximately 5030 North State Road 32  
**Parcel Number(s):** OT-42-B  
**Size:** 1.75 acres  
**Zone District:** A-5 (1 dwelling unit per 5 acres)  
**Adjacent Land Uses:** Residential/Agricultural  
**Existing Uses:** Residential/Pasture  
**Public Hearing:** Public notice was given for a public hearing at the Oakley Planning Commission meeting held July 28, 2016 and City Council Meeting September 12, 2016.

**PROPOSAL**

The RWW preliminary plat was approved in a city council meeting held on September 12, 2016 with the condition of approval being that the applicant secure approval from UDOT for access onto State Road 32. Approval from UDOT has been lengthy and has impaired the applicant from seeking final plat approval. It appears that the applicant is nearing approval from UDOT for access onto SR 32 and is preparing documentation for final plat approval.

Section 13.25.090 of the Oakley City Land Management Development Code states that the validity of a preliminary plat approval is two years from date of approval. The planning commission may grant an extension of one year if the plat still complies with the development code and city ordinances. The applicant is outside of the two year preliminary plat validity but is requesting an extension of the approval as the plat is unchanged, it still conforms with current zoning and land use ordinances, and the applicant was unaware of the time restrictions as they were working with UDOT. The extension allows for the applicant to finish the approval process with UDOT and make preparations for final plat approval in the near future.

Preliminary plat is attached. (See Exhibit A).



State of Utah

GARY R. HERBERT  
Governor

SPENCER J. COX  
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.  
*Executive Director*

SHANE M. MARSHALL, P.E.  
*Deputy Director of Engineering and Operations*

TERIANNE S. NEWELL, P.E.  
*Deputy Director of Planning and Investment*

September 25, 2019

Subject: RWW Subdivision - SR-32 in Oakley Utah

Dear Oakley City,

I am writing to relay the intent of UDOT Region 2 Permits. An access permit to RWW Subdivision has not yet been issued, however since there is currently only one home on the lot and they are only planning on adding one more lot, UDOT sees no issues with relocating the gated access. UDOT intends to issue a permit to Mr. Woolstenhulme, as long as all comments from UDOT are addressed meeting UDOT's engineering requirements, safety requirements, and all required docs are acceptable. I do not see any major hurdles in approving an access permit.

If you have any questions or concerns regarding this project, please give me a call at (801) 975-4810.

Sincerely,

Nazee Treweek  
UDOT Region 2  
Access Coordinator

