



Oakley City Planning Commission

STAFF REPORT

To: Oakley City Planning Commission

Report Date: October 20, 2017

Meeting Date: October 23, 2017

Author: Tami Stevenson, City Planner

Title: Maple Ridge Amended Subdivision

Type of Item: Amend Subdivision - Public Hearing with possible recommendation

EXECUTIVE SUMMARY: The applicant owns lot 5 & 6 in Maple Ridge Subdivision. He wishes to amend the lot line between the two. Lot 6 will change the area of disturbance and the building pad slightly. There will be no added density and the building pad is still the same size. Applicant is Alex Nieroth. I am recommending the planning Commission approve the amended subdivision plat.

A. Project Description

- **Project Name:** Maple Ridge Amended Subdivision
- **Applicant(s):** Alex Nieroth
- **Owner(s):** Same
- **Location:** 5950 N. Maple Ridge Trail
- **Parcel Number(s):** MRR-5-AM and MRR-6-AM
- **Size:** 9.68 and 9.37 acres
- **Zone District:** Agricultural-40
- **Density:** One dwelling unit per 40 acres.
- **Adjacent Land Uses:** Agricultural
- **Existing Uses:** Residential/Agricultural
- **Preliminary Plat** – provided
- **Public Hearing** – Public notice was given for a public hearing at this Planning Commission meeting

B. Background

Applicant owns both lots and his round-a-bout about is located partially on lot 6. He is changing the lot line so if he decides to sell lot 6 his round-a-bout will be on his lot.

Community Review

The map looks good; they are not changing the character of the subdivision. All of the original stipulations will be in forced.

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 planning commission conduct a public hearing pursuant to section 13.04.d of the development code and forward a positive recommendation to the town council or make recommendations for change.



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

12.6 Sanitary Sewer Systems - To each lot to meet City's specs for properties within 300 feet of the sewer main.

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.

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.