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## Oakley City Planning Commission

### STAFF REPORT

**To:** Oakley City Planning Commission

**Report Date:** April 17, 2019

**Meeting Date:** April 18, 2019

**Author:** Tami Stevenson, City Planner

**Title:** Audrey Estates Subdivision

**Type of Item:** - Public Hearing with possible recommendation

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**EXECUTIVE SUMMARY:** The applicant wishes to create a subdivision on 7.23 acres. This will be a 3 lot subdivision. Current zoning is RR-2.

#### A. Project Description

- **Project Name:** Audrey Estates Subdivision
- **Applicant(s):** Susan Ogden
- **Owner(s):** Susan Ogden
- **Location:** Approximately 4360 N. Millrace Road
- **Parcel Number(s):** OT-87
- **Size:** 7.23 acres
- **Zone District:** RR-2
- **Density:** 1 Dwelling unit per 2 acres
- **Adjacent Land Uses:** Residential/Agricultural
- **Existing Uses:** Pasture
- **Public Hearing** – Public notice was given for a public hearing at this Planning Commission meeting

#### B. Background

Applicant has decided to subdivide the property to give grandchildren a lot to build on.

#### C. Community Review

The plat map has been sent to Farley for review. The subdivision is allowed in this zone. The road was widened when Hoyt Peterson created his subdivision with a roundabout on his property. Instead of amending that plat, the applicant agreed to put a hammer head on lot 2 bordering lot 3. This should be agreeable with the Fire Department.

D. **Identification and Analysis of Issues**

Zone related considerations - i.e. lot size, frontage & density etc. & impact on neighboring property owners. Impact on neighbors isn't a factor. With regards to the road the width is up to City standards. Egress and Ingress have been addressed with the hammer head.

**Findings/ Code Criteria and Discussion**

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

**Public Infrastructure** – Discussion of specific needs and requirements as appropriate.

**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**

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 City Council.

Items for review:

1. Surface water runoff drainage systems?
2. Subsurface water drainage systems as appropriate
3. Utilities and public infrastructure connections identified
4. Culinary water systems
5. Sanitary sewer systems
6. City survey monuments
7. Permanent markers to identify lot corners (as required by Oakley City Engineering)
8. Fire hydrant?
9. Fire code compliance
10. Other details as required by the planning commission

**ORDINANCE REVIEW:**

10.09 **Width and Road Frontage Requirements (Zone RR-2)**

The minimum width requirement for any building site shall be one hundred (100) feet plus ten (10) 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

**12.4 Culinary Water Systems** - provided to each lot to meet City's specs

**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. All ditches must have the required 10 foot easement on each side.

**12.18. d** Easements for public trails may be required by the city or other public agencies.

**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.