



Oakley City Council

STAFF REPORT

To: Oakley City Council
From: Amy Rydalch
Report Date: November 13, 2019
Meeting Date: November 14, 2019
Type of Item: Plat Amendment/Boundary Line Adjustment
Process: Administrative: No Public Hearing Required – Possible Action

SUMMARY: Robert and Don Branca are the property owners in the two-lot Hanes Ranch Subdivision. Robert Branca is the owner of parcel HRS-1 and Don Branca is the owner of parcel HRS-2. The applicants wish to amend the boundary lines between the two parcels. This boundary line adjustment does not change the building pad sites nor give the applicants any added density. It should be noted that the applicants have secured a utility easement from the neighboring property owner to the west for installation and connection to city water lines. The connection to city water has been completed and inspected. Installation of fire hydrants is complete.

Project Description

- **Project Name:** Hanes Ranch Subdivision – Plat Amendment
- **Applicant(s):** Robert and Don Branca
- **Owner(s):** Same
- **Location:** approximately 500 East Weber Canyon Road
- **Parcel Number(s):** HRS-1 and HRS-2
- **Size:** 17.70 and 10.00 acres
- **Zone District:** Agricultural-40
- **Density:** One dwelling unit per 40 acres.
- **Adjacent Land Uses:** Residential/Agricultural
- **Existing Uses:** Residential/Agricultural
- **Public Hearing – Not Required: See Staff findings and recommendation.**

STAFF RECOMMENDATION: Because there are only two parcels in the subdivision and both parcel owners are the applicants there is no public hearing required as cited in the Utah State Code section 10-9a-608. The applicant is appeared before the City Council prior to review by the Oakley Planning Commission due to calendar and lender constraints. City Council gave conditional approval of the Hanes Ranch subdivision plat amendment. The City Council approval is contingent upon approval from the city engineer, city attorney, fire marshal and the Oakley City Planning Commission.