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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:** Conditional Use Permit

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

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**EXECUTIVE SUMMARY:** The applicant wishes to build an 991 SQ FT Accessory apartment. Current zoning is A-5.

#### A. Project Description

- **Project Name:** The Roundtop Ranch
- **Applicant(s):** Amber McMullin
- **Owner(s):** Amber McMullin
- **Location:** 5505 N Bench N Bench Mark Road
- **Parcel Number(s):**
- **Size:** 5.06 acres
- **Zone District:** A-5
- **Density:** 1 Dwelling unit per 5 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 applicant is building a 991 sq ft. apartment to live in while they construct their home. 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.