



Oakley City

STAFF REPORT

To: Oakley City Planning Commission
Report Date: January 17, 2018
Meeting Date: January 18, 2018
Author: Tami Stevenson, Community Planner

Title: BAIK Subdivision

Type of Item: Subdivision - Preliminary Plat - Public Hearing with possible recommendation

EXECUTIVE SUMMARY: The applicant wishes to subdivide their property into 3 lots. The property has 15.20 acres and is located in an A-5 zone. This subdivision meets all requirements in the Oakley Land Use development Codes.

A. Project Description

- **Project Name:** BAIK Subdivision
- **Applicant(s):** Mitch Dumke
- **Owner(s):** Mitch Dumke
- **Location:** 5825 N Star Lane (625 W.) Oakley, UT
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- **Parcel Number(s):** OTNB2-209-A-4-1
- **Size:** 15 acres
- **Zone District:** Agricultural 5 (A-5)
- **Density:** One dwelling unit per one 5acre
- **Adjacent Land Uses:** Residential/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 wishes to subdivide their property into 3 lots. Each lot meets the minimum lot size for the A-5 zone. The applicant is creating 3 lots. 2 lots are 6 acres and one lot is 2.8 acres with a home on it.

C. **Community Review**

Application date was December 2017. Applicant presented a preliminary plat. There is a parcel A along the North property line. We left it a parcel because there is a discrepancy between the fence line and the actual property line. Creating parcel A allows density for the total 15 acres and in the future if there is an issue over the fence line we won't need to amend the plat.

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 – 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. City survey monuments
3. Permanent markers to identify lot corners (as required by Oakley City Engineering
4. Fire hydrant?
5. Fire code compliance
6. Other details as required by the planning commission

ORDINANCE REVIEW:

10.06.3 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.

12.4 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.

12.18.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.b All lots must have the required square frontage on a dedicated and /or an improved street.

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.

