



Oakley City Planning Commission

STAFF REPORT

To: Oakley City Planning Commission

Report Date: January 17, 2018

Meeting Date: January 18, 2018

Author: Tami Stevenson, City Planner

Title: Chip off the Old Block Amended Subdivision

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

EXECUTIVE SUMMARY: The applicant purchased the property from Jack and Barbara Sargent. The original subdivision consisted of 2 smaller lots and 1 larger lot. Tiny Woolstenhulme and Larry Leifson are amending the subdivision to lot 2 – 0.95, lot 3- 4.24 acres and lot 4- 2.00. There is no new density. This subdivision was the Sargent Saw Mill. I am recommending the planning Commission approve the amended subdivision plat.

A. Project Description

- **Project Name:** Chip Off the Old Block Amended Subdivision
- **Applicant(s):** Tiny Woolstenhulme and Larry Leifson
- **Owner(s):** Same
- **Location:** 4521 N New Lane
- **Parcel Number(s):** OTBV-307-C, COTOBS – 3, COTOBS – 2
- **Size:** 7.19 acres
- **Zone District:** Light Industrial
- **Density:** Light Industrial
- **Adjacent Land Uses:** Residential/Agricultural
- **Existing Uses:** Saw Mill/Residential/Agricultural
- **Preliminary Plat** – provided
- **Public Hearing** – Public notice was given for a public hearing at this Planning Commission meeting

B. Background

Applicants own the existing lots in the subdivisions and are reconfiguring the lot size for better use of the Light Industrial Zone.

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 City 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.

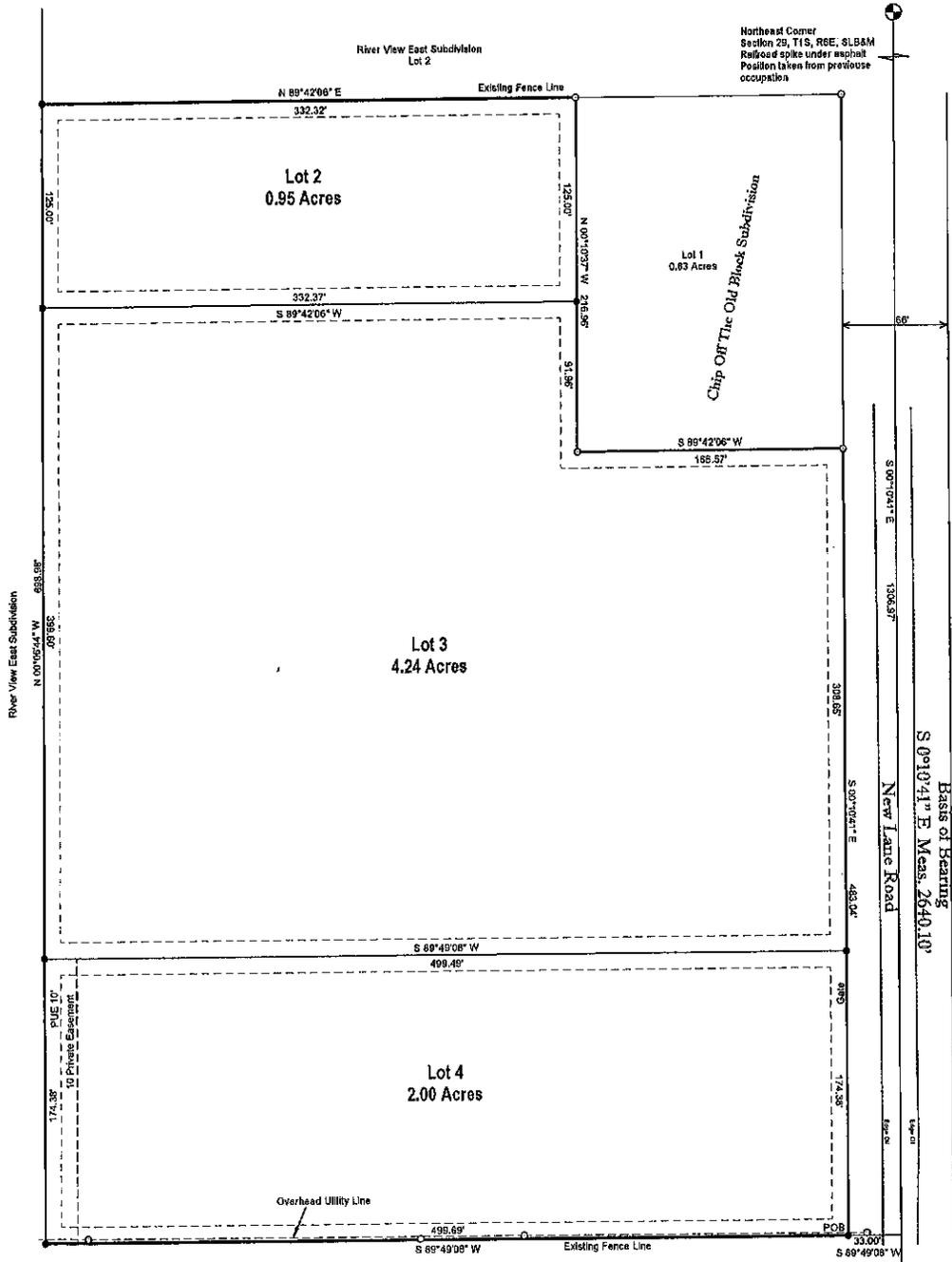
12.3 Residential Driveways

12.3. A Driveways - all residential lots - min. 12 feet approach

- 12.5 Fire Hydrants** - Installed by the developer to City & Fire District specs
- 12.7 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.

CHIP OFF THE OLD BLOCK SUBDIVISION

Located in the Northeast Quarter of Section 29, Township 1 South, Range
Oakley, Summit County Utah



DOMINION ENERGY

Approved and accepted this _____ day of _____, 20____

DOMINION ENERGY

By: _____

SOUTH SUMMIT SCHOOL DISTRICT

Approved and accepted this _____ day of _____, 20____

SCHOOL DISTRICT

By: _____

HIGH MOUNTAIN SURVEYING, LLC

P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
435-330-4210

Prepared For: Tny Wochstenhulme Prof. No. 1078-17

CITY COUNCIL APPROVAL

Presented to the Board of Oakley City Council this _____ day of _____, 20____

At which time this Subdivision was approved.

Mayer

City Recorder

CITY PLANNING COMMISSION

Approved and accepted by the Oakley City Planning Commission this _____ day of _____, 20____

Chairman

CITY ENGINEER

Approved and accepted by the Oakley City Engineer this _____ day of _____, 20____

Oakley City Engineer