



Oakley City

STAFF REPORT

To: Oakley City Planning Commission
Report Date: August 25, 2017
Meeting Date: August 28, 2017
Author: Tami Stevenson, Community Planner

Title: Nygaard 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 12.38 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:** Nygaard Subdivision
- **Applicant(s):** Jane Davis and Gretchen Durham
- **Owner(s):** Nygaard Trust
- **Location:** 4135 N. New Lane, Oakley, UT
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- **Parcel Number(s):** OTBV-306
- **Size:** 12.38 acre
- **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 2 new lots and 1 lot with the existing home. Three homes were placed on this land prior to the subdivision statue. I don't have

the current acreage for each lot, as I have asked the surveyor to make changes to the original plat application. The original application only made reference to two lots in the subdivision. This left a remainder piece of ground. I am supposed to have a new plat map for Monday's meeting.

C. **Community Review**

Application date was July 5, 2017. Applicant presented a preliminary plat on July 31, 2017.

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**

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.

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. Curbs, gutters, and sidewalks required?

11. Other details as required by the planning commission

ORDINANCE REVIEW:

10.06.3 Width and Road Frontage Requirements (Zone R1-0.5)

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

12.4 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.

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-plated or undevelopable.

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.

PUBLIC NOTICE

The Oakley City Planning Commission will hold a public hearing on Monday August 28, 2017 at 6:00 p.m. at Oakley City Hall, 960 W. Center, Oakley, UT.

The purpose of the hearing is to discuss, with possible recommendation a preliminary plat for the Nygaard Subdivision. The property is located at 4135 N. New Lane. The applicants are Jane Davis and Gretchen Durham. The property tax id is OTBV-306.

Comments on the proposed application may be made at the hearing or submitted in writing to Tami Stevenson, City Recorder, prior to 4:30 p.m. on the day of the public hearing.

In compliance with the Americans Disabilities Act, individuals needing special accommodations during this hearing should notify the City recorder, Konni Thompson at (435) 783-5734 at least 3 days prior to the hearing.

PUBLIC NOTICE is hereby given that the Oakley City Planning Commission will conduct its regular meeting at the above time and place specified. Posted in 3 Places, and e-mailed to Summit County News for publication on August 11th & August 18th 2017.