



Oakley City Planning Commission

STAFF REPORT

To: Oakley City Planning Commission
Report Date: October 8, 2019
Meeting Date: October 10, 2019
Author: Amy Rydalch, City Planner
Type of Item: Twilight Moon Subdivision Preliminary Plat
Public Hearing/Possible Action
Process: Administrative

RECOMMENDATION: Staff is recommending that a positive recommendation be forwarded to the Oakley City Council for approval of the Twilight Moon Subdivision preliminary plat with specifications of conditions to be decided upon by the Oakley Planning Commission.

PROJECT DESCRIPTION

Project Name: Twilight Moon Subdivision
Applicant(s): Dewain and Jenny Campbell
Owner(s): Dewain and Jenny Campbell
Location: Approximately 425 East Boulderville Road
Parcel Number(s): OTBV-254-A
Size: 16.13 acres
Zone District: A-5
Density: 1 Dwelling unit per 5 acres
Adjacent Land Uses: Residential/Agricultural
Existing Uses: Residential/Pasture
Public Hearing – Public notice was given for a public hearing at this Planning Commission meeting

PROPOSAL:

The applicant wishes to create a subdivision on 16.13 acres. This will be a 2-lot subdivision. Current zoning is A-5.

BACKGROUND:

Applicant has included copies of a non-exclusive easement agreement and a license agreement with the Bureau of Reclamation for the Provo Canal and access to the subdivision. There is an existing home in the subdivision that is located on Lot 1. The applicant would like to provide water to the subdivision via well as the existing home is serviced by well and eliminates bringing city water over the canal. Sanitary waste disposal will be by septic as city sewer lines are currently not available in this area.

ENGINEER'S REPORT: (Dominion Engineering – Farley Eskelson)

- Would like applicant to Extend 8" Water Line from Boulderville Road to end of Lot 2.
- Water line should be installed on the west property line in the Public Utility Easement.
- The water line will be designed to attach to the bottom of the existing bridge crossing the Weber-Provo Diversion Canal and be in an all-weather metal casing. There will be a valve where connected to existing Oakley Water Line in Boulderville.
- Installation of a fire hydrant within 250 feet of home is required.
- The culinary connection will be from the 8" waterline to the proposed home. A blow off valve at the end of the 8" water line is required.

**Additions to preliminary plat – needs to include drawings for a culinary water line.*

STANDARDS FOR APPROVAL: The city must find that the application meets all codes and ordinances pertaining to the creation of a subdivision.

ORDINANCES AND STATUTES THAT APPLY: Oakley City Land Management and Development Code – Chapters: 12 & 13.

FINDINGS: Application appears to meet all Oakley Land Management and Development Code requirements.

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.

Items for consideration:

- All easements including access, ditches, waterways and utilities should be recorded on plat.
- Public Works/City Utility requirements.
- Right to farm provision

