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MINUTES

Oakley City Planning Commission
Meeting
March 29, 2023
Zoom Meeting Platform
7:00 PM

AGENDA

- 1. **Call the meeting to order**
- 2. **Public Comment:** This is an opportunity for the Public to address the Planning Commission with items that are not listed on the agenda or items which are on agenda but not as a public hearing. Please limit your comments to 3 minutes. Comments may be submitted prior to the meeting to be read in as part of the official record.
- 3. **Public Comment regarding City Center:** Opportunity for the Public to address the Planning Commission with comments related to City Center design/development.
- 4. **Discussion/Possible Action:** Oakley Diner Signage. Final Review. Staff Report available.
- 5. **Discussion/Possible Action:** Oakley Bench Subdivision. Preliminary Plat. 3rd Review. Staff Report available.
- 6. **Discussion/Possible Action:** River Haven Subdivision. Parcel OT-92 at approximately 4500 N. Millrace Road. 14 lots proposed. Conceptual review. Staff Report available.
- 7. **City Planner/Commissioner items:**
- 8. **Adjourn**

MINUTES

- 1. Call to order and roll call:
 - a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Richard Bliss, Kent Woolstenhulme, Jan Manning, Doug Evans, Steve Maynes
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Tom Smart, Brent Turner, Wes Harwood, Trish Murphy Cone, Rebecca Roberts, Trevor Williams, Tara Carroll, Pat Cone

37 2. **Public Comment:** This is an opportunity for the Public to address the Planning Commission
38 with items that are not listed on the agenda and are not the subject of a pending land use
39 application.

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41 None.

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43 3. **Public Comment regarding City Center:** Opportunity for the Public to address the Planning
44 Commission with comments related to City Center design/development.

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46 None.

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48 4. **Discussion/Possible Action:** Oakley Diner Signage. Final review. Staff Report available.

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50 **Planner Stephanie Woostenhulme** shares that the Diner Sign Application was sent back to
51 the drawing board. They came back with what Planning Commission was asking for. Signs on
52 building will remain the same size, sign on Weber Canyon Road (free standing sign) is gone,
53 free standing on building sign over vestibule is gone, only difference is sign on SR 32 may be
54 bumped from 20 to 30 square feet which is allowable. Biggest change since Staff Report is
55 bulbs are dimmable too. Signage on back for bottom business will come in later under a
56 different signage permit.

57
58 **Richard Bliss** makes a motion to approve the signage information as presented today that is
59 within the allotments for signs numbered previously as 1, 2 & 4. We are open to any
60 possible addendums being presented for any additional signage that is within the square
61 footage allotment or negotiated.

62 **Steve Maynes** seconds the motion.

63 No further discussion.

64 **All in favor.**

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66
67 5. **Discussion/Possible Action:** Oakley Bench Subdivision. Preliminary Plat 3rd Review. Staff
68 Report available.

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70 **Planner Stephanie Woolstenhulme** shares that the easement agreement has been reached
71 and recorded with Peoa Ditch Company. Also, the easement agreement has been adjusted
72 to compensate for the change in access across the neighboring property. Water has been
73 changed to a deadend line coming off North Bench. It will bring fire protection to all of those
74 lots.

75
76 General discussion amongst Planning Commission members.

77
78 **Doug Evans** makes a motion that Oakley Bench Subdivision Preliminary Plat be approved
79 conditioned upon the Staff Report and further findings and determinations of the City
80 Engineer regarding utilities and access and that this be passed on to City Council.

81 **Jan Manning** seconds the motion.

82 **Doug Evans** makes note that he would have hoped that everyone could have gotten along
83 on this and figured out a better access.

84 **All in favor.**

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6. **Discussion/Possible Action:** River Haven Subdivision. Parcel OT-92 at approximately 4500 N. Millrace Road. 14 lots proposed. Conceptual review. Staff Report available.

Planner Stephanie Woolstenhulme shares items from the Staff Report. (See Attachment)

Trevor Williams presents their designs for conceptual review.

General discussion between **Trevor Williams** and Planning Commission.

Planner Stephanie Woolstenhulme shares that the steps going forward will be to make any changes from tonight, bring Preliminary Plat back for a Public Hearing, depending on that outcome, Planning Commission can at that point send it on to City Council for a Public Hearing.

7. City Planner/Commissioner items:

- Move all Planning Commission meetings to 6 PM – All Planning Commission members in favor of time change.
- Work session scheduled for April 11th at 6 PM with Steve Smith.

8. Adjourn

Richard Bliss makes a motion to adjourn the meeting.

Minutes accepted as to form this 3rd day of May, 2023.


Cliff Goldthorpe, Chairman


Tristin Leavitt, City Treasurer