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MINUTES

Oakley City Planning Commission
Regular Meeting
August 7, 2024 6:00 p.m.
Zoom Meeting Platform was available

AGENDA

- 1. **Open Meeting.**
- 2. **Public Comment:**
*Public comment is for any matter not on the agenda and not the subject of a pending land use application. If you would like to submit comments to Commission, please email stephanie@oakleycity.com
- 3. **Possible Action: Approval of meeting minutes from 6.5.2024**
- 4. **Discussion: Conceptual Development Design.** Presentation and discussion regarding conceptual development at 189 E. Weber Canyon Road.
- 5. **Discussion: Legacy Overlay Zone.**
- 6. **Planner Items**
- 7. **Adjourn**

MINUTES

- 1. Call to order and roll call:
 - a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Kent Woolstenhulme, Doug Evans, Richard Bliss, Steve Maynes, Jan Manning
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: David Diehl, Chris Hansen, Laurie Jensen, Jay Jensen, Tom Smart, Josh Call
Zoom: David Berger
- 2. **Public Comment:** Public comment is for any matter not on the agenda and not the subject of a pending land use application.

None.
- 3. **Possible Action: Approval of meeting minutes from 6.5.2024**

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Kent Woolstenhulme makes a motion to approve the minutes from 6.5.2024.

Jan Manning seconds the motion.

All in favor.

4. **Discussion: Conceptual Development Design.** Presentation and discussion regarding conceptual development at 189 E. Weber Canyon Road.

Planner Stephanie Woolstenhulme shares that there are four parcels involved in this conceptual design. The two at the top are AR-5 and the two at the bottom are AR-40.

Josh Call with Rimrock Engineering & Development shares the following with the Planning Commission:

- Responsibly develop 4 pieces of property that total about 63 acres.
- Two different land owners working together
- Single cul-de-sac dead end road that is approximately 2,240 feet in length
- 250 foot radius on the hydrants
- Oversized roadway – 26 feet of asphalt
- Generous 100 foot turn around at the end of the lane
- Both land owners & developers feel there is plenty of water to do this development
- Discussion to give water to the city
- Developers intend to preserve Lot 6 & Lot 7 for themselves
- Wes Harwood would be building the homes on these lots
- Preserving the trees currently along driveway
- Private roadway with Maintenance & Use Agreement
- House on proposed Lot 12 will be torn down and barn will be potentially relocated to Lot 7
- Want to plat an ingress/egress to the East for future development so there is a mechanism to connect.
- 10 foot Public Utility Easement around each lot
- Anticipates size of homes will be larger
- Does not think this will be a gated subdivision
- Utilities will be gas, water, and underground power
- Storm drainage will go back into the ground

Kent Woolstenhulme asks for clarification on where the current parcels divide.

Stephanie Woolstenhulme shares that Lot 12 through 8 are currently one parcel. Lot 1 through 5 are currently one parcel (with lot line going between house and barn), Lot 6 is currently 1 parcel (lot line between house and barn), Lot 7 is currently 1 parcel.

Doug Evans shares that because it is broken out in the notes like they are doing two different projects, it would only allow the Jensen piece to do 5 lots – 4 above and 1 below and the Berger piece to do 6 lots – 5 above and 1 below. If it is one entity coming in and doing the subdivision the allowable lots will be 12 – 6 lots on the Berger piece and 6 lots on the Jensen piece. Lot 6 & 7 will need a wetland delineation. He would also like to go on

86 record that he moved here to get away from this kind of stuff and does not want to see the
87 Jensens move.

88

89 **Steve Maynes** has same concerns has Doug. Will there be one entity applying for the
90 permits or will there be two permits issued to two separate legal entities. Could be a legal
91 issue because it will determine how many lots will be allowed. Would also like the following
92 questions answered:

93

94 • Wants to know what plenty of water means to them. Are they talking culinary water
95 or irrigation water?

96 • Will there be an HOA formed so legally there is an entity maintaining the road?

97

Josh Call answer: ***Maintenance & Use Agreement will be put in place.***

98

99 **Doug Evans** suggests having an ingress road and an egress road with the trees down the
100 middle so that they won't have to relocate them. Would like to see what the plan is for the
101 trees.

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103

Kent Woolstenhulme asks City Planner the following questions:

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• Will they be on city water and sewer? ***City water.***

105

***Not city sewer – water shares associated with the property and that bare
106 minimum they would be required to turn over the number of shares for the
107 number of homes and lots being put in.***

108

• Secondary irrigation system? ***Initial discussion was to install a secondary
109 watering system for these lots.***

110

111

Doug Evans shares that they will need to have designated building envelopes on these lots,
112 open space and non disturbed areas work well with pressure irrigation, landscaped areas
113 work well with culinary water, no privacy fences or vinyl fences, possibly make it a condition
114 that they can't be marketed as nightly rentals, and need to be Dark Sky compliant.

115

116

Kent Woolstenhulme wants to know how affordable housing will be implemented. Planner
117 **Stephanie Woolstenhulme** responds that it will probably be a Fee in Lieu.

118

119

Doug Evans shares that the water line that was just put in down Cottonwood Lane could
120 potentially tie into this development and make it a looped line. This would be up to the
121 engineer to decide.

122

123

Steve Maynes brings up that Franson Lane provides access to the trail system at the end of
124 their lane and if this would be a possibility at the end of this lane.

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126

Planner Stephanie Woolstenhulme shares that this number of lots was based on the
127 pretense of combining all parcels and acreage which would allow 12 lots. Feels that there is
128 questions on if they are meeting the density or exceeding the density. Planning Commission
129 would like to see the application come in under a joint entity however they can legally make
130 that happen.

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Doug Evans states that if you have one project, by one owner, you have 12 lots under the current zone. Notes that it would actually be 10 lots plus the two additional lots Berger's received from the Trail Agreement.

Richard Bliss shares that with what the legislature just did, they will have to meter the secondary water.

Chairman Cliff Goldthorpe shares that the building envelopes need to be inside the limits of disturbance.

5. **Discussion: Legacy Overlay Zone.**

General discussion amongst the Planning Commission.


6. **Planner Items**

None.

7. **Adjourn**

Doug Evans motions to adjourn.

Minutes accepted as to form this 4 day of Sept 2024.


Cliff Goldthorpe, Chairman


Tristin Leavitt, City Treasurer