



## Oakley City Planning Commission Staff Report

### PRELIMINARY PLAT – Oakley Bench Subdivision Applicant: Wes Harwood

**To:** Oakley City Planning Commission  
**From:** Stephanie Woolstenhulme, City Planner  
**Date of Meeting:** August 3, 2022  
**Type of Item:** Preliminary Plat – Possible Action. Public Hearing held August 3, 2022.  
**Process:** Administrative Review

---

**RECOMMENDATION:** Staff recommends that the Planning Commission hold a public hearing, review and recommend the Oakley Bench Subdivision preliminary plat to Oakley City Council according to the findings of fact, conclusions of law and any condition set forth by the Commission.

### PROJECT DESCRIPTION

**Project Name:** Oakley Bench Subdivision  
**Applicant(s):** Wes Harwood  
**Property Owner(s):** Wes Harwood  
**Location:** 570 W. Weber Canyon Road  
**Parcel Number(s):** OTNB-238-A-3  
**Size:** 6.11 acres  
**Zone District:** RR-2 – Rural Residential 2. 1 building right per 2 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 the Oakley Bench Subdivision on 6.11 acre parcel. Subdivision consists of 3 lots.

### FINDINGS OF FACT

1. Located at approximately 570 W. Weber Canyon Road.
2. Property is in RR-2 zoning. 1 density right per 2 acres..
3. Proposed Lot 2 includes a primary dwelling.
4. Water – proposed 8 inch water main from Weber Canyon Road to be connected in Oakley Bench Estates 6" line. Looped line. \*Note below.
5. Easement agreement for access across parcel OT-36-A-1, Rebecca Lamphier
6. Easement agreement with PEOA SOUTH BENCH CANAL AND IRRIGATION COMPANY for access across buried irrigation line
7. Encroachment permit issued from Summit County for access onto Weber Canyon Road. City Engineer left determination of access to Summit County. Access complies with current Oakley City code.

- a. *13-9-8-E. Driveway Access: The maximum grade of a driveway shall not exceed ten percent (10%). Twelve percent (12%) grades may be allowed for up to but not to exceed two hundred fifty (250) linear feet. **The minimum width of a driveway shall be twelve feet (12').***
8. Existing 10' PUE around all lots in Oakley Bench Estates subdivision.
9. 6" waterline from North Bench Road into east side of Oakley Bench Estates subdivision.

## CONCLUSIONS OF LAW

1. This type of development is allowed in RR-2.
2. Planning Commission must find that neither the public nor person are materially injured by the proposed subdivision.

## CITY ENGINEER COMMENTS

1. Access
  - a. Cut & Fill Calculations?
  - b. Wall Material (natural not white)
  - c. Wall Design?
  - d. Soils report for road and walls?
  - e. Slope Protection Plan?
  - f. Revegetation Plan?
  - g. Guard Rail Plan?
  - h. Width? Road 20 Feet of asphalt?
  - i. Road Cross Section Grading?
  - j. Runoff Water Handling Plan?
2. SWPPP plan approved by Summit County. Storm water comes down onto County Road.
3. Water Line
  - a. 3 fire hydrants at 4+00, 8+00, and end of road.
  - b. Hammerhead added. Awaiting Fire Marshall clearance.
  - c. See public works note.
4. Sewer Line
  - a. See public works note.
  - b. Need Geotech report on material and percolation test if not connecting to Oakley City Sewer.

## CITY PUBLIC WORKS COMMENTS \*Dallas Hansen consulted Larry, State Water consultant, and Nick, water engineer with Aqua-Engineering for comments.

1. Sewer is not a good option due to the uphill tie in at Oakley Bench Estates. Septic recommended.
2. Waterline must be tied-in to water main in cul-de-sac of Oakley Bench Estates and taken back to Weber Canyon Road.
  - a. Waterline cannot come up from Weber Canyon and dead end. Pressure will not be sufficient.
    - i. Pumps in-house cannot be used on a municipal line.
    - ii. City will not want to assume ownership of a pumphouse at bottom of hill, especially for 2 (possibly 3) lots.
  - b. The line in Oakley Bench Estates is a 6" line, but line for this project should be 8" for hydrant flow. Waterline will increase from the 6" line to 8" line all the way to tie-in at Weber Canyon. A looped line will actually benefit the entire system.

## ITEMS OF CONSIDERATION/DISCUSSION

1. Water line
2. Access road drawn at 12' width.
  - a. *13-9-8-E. Driveway Access: The maximum grade of a driveway shall not exceed ten percent (10%). Twelve percent (12%) grades may be allowed for up to but not to exceed two hundred fifty (250) linear feet. The minimum width of a driveway shall be twelve feet (12').*
  - b. *13-8-8-C-8. Variations: Variations of the street design standards developed to solve special hillside visual and functional problems may be presented to the planning commission for consideration and approval. Examples of such variations may be the use of split roadways to avoid deep cuts, one-way streets, round-about, and modifications of surface drainage treatments, sidewalk design, non-paved road surfaces on private roads, or the extension of a cul-de-sac.*
3. Location of hammerhead.
  - a. *Turnaround/Cul-De-Sacs: ...On certain low occupancy private roads, a "Hammerhead" or "Y" turnaround may be approved by the Planning Commission provided the total length of the "Hammerhead" or "Y" is one hundred twenty (120) feet in length.*

### **CONDITIONS OF APPROVAL**

1. Subdivision fully corrects and receives City Engineer approval, including approval of access.
2. Fire Marshall preliminary approval of subdivision, especially the access and turnaround.
3. The following plat notes included on plat:
  - a. *Oakley Bench Road is private access way, and the owner and all successors shall be responsible to maintain, repair and replace the private street. The City has no obligation to maintain, repair and replace the private street arising from this plat.*
  - b. **Recorded information regarding CCRs**
4. Any plat notes and information found on original plat be transferred over.
5. Water line and Public Utility Easement of 20ft (10' either side) on plat.
6. Water Line Extension agreement signed giving ownership of water main to Oakley City after construction.
7. Water line design be constructed per the drawings including, but not limited to:
  - b. Installation of fire hydrants at 4+00, 8+00 and end of line.
  - c. Air/Vac valve at end of line.

### **ATTACHMENTS TO THIS REPORT**

1. Preliminary plat – version 3.24.2023
2. Access site plan – version 2.21.2023
3. Water Line Plan

The Planning Commission is empowered to require additional and reasonable improvements to mitigate any detrimental effects to surrounding property and residents and to safeguard the general welfare of the future inhabitants of the subdivision.

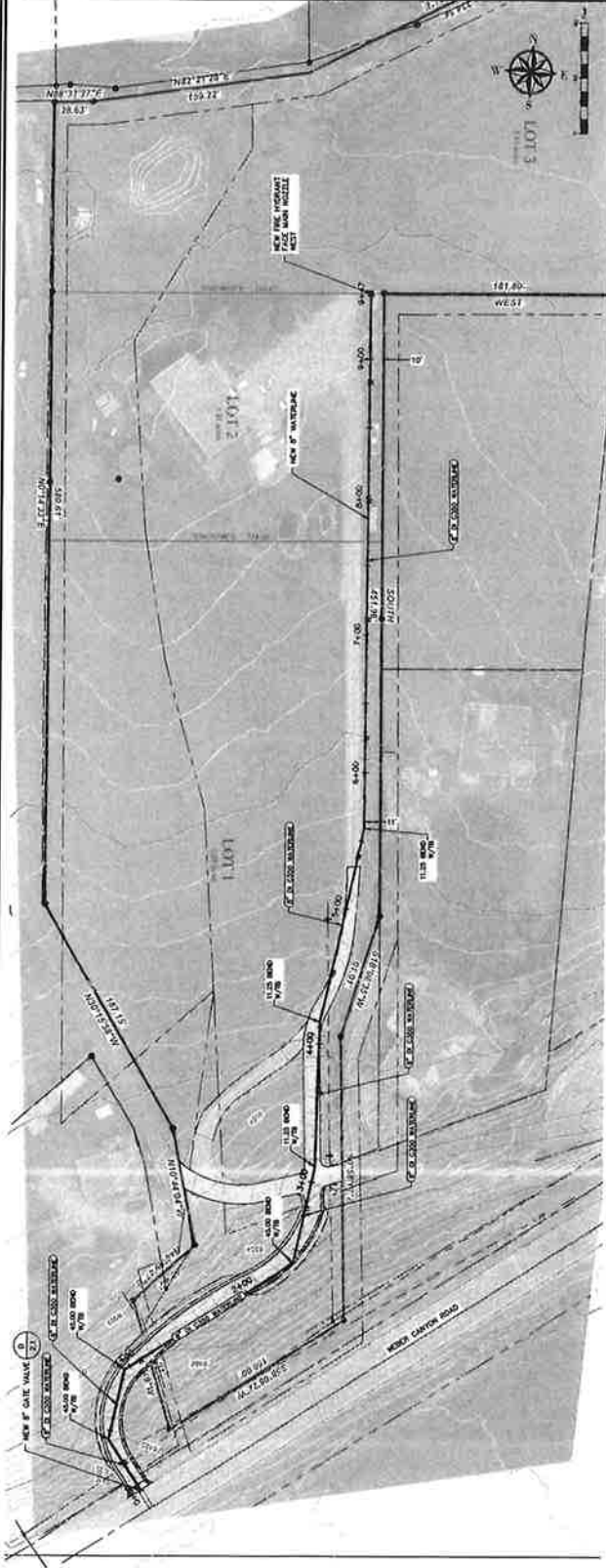




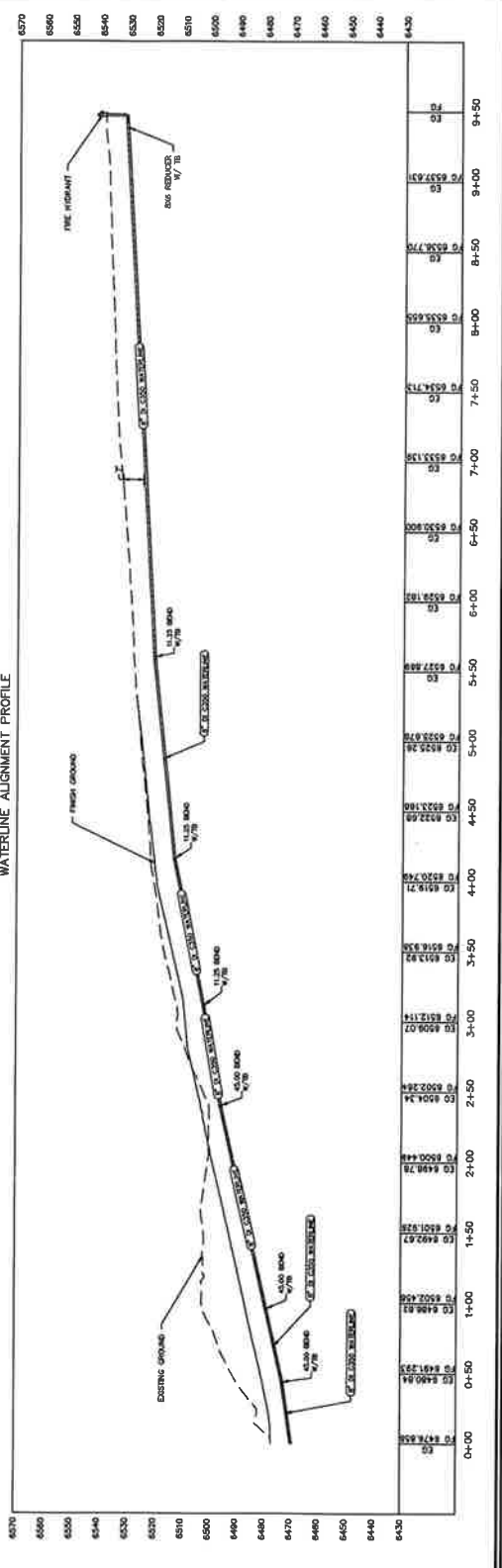
NO.	REVISION	DATE



**SHEET 1.2**  
 WATERLINE TO MOUNTAIN AREA W/PROBABLE  
 OF 7' FROM FINISH GROUND.



WATERLINE ALIGNMENT PROFILE



**PLAN SUBMISSIONS**

**REINROCK ENGINEERING & DEVELOPMENT**

**CALL BLANK STAMPS PRIOR TO DOWNSHIP**

**PROJECT NAME**  
**570 W WEBER CANYON RD**

**PLAN SUBMITTAL**  
**SUBMITTAL**

**REVISION SET**  
**6/20/22**

**SHEET NUMBER**  
**1.2**