



Oakley City Planning Commission Staff Report

PRELIMINARY PLAT – Oakley 1886 Subdivision/Master Planned Development Applicant: Wes Harwood and David Berger

To: Oakley City Planning Commission
From: Stephanie Woolstenhulme, City Planner
Date of Meeting: October 2, 2024
Type of Item: Preliminary Plat – Possible Action
Process: Administrative Review

Staff Report completed 10.1.2024. Subject to change prior to open meeting.

RECOMMENDATION: Staff recommends that the Planning Commission hold a preliminary plat review of Oakley 1886 Subdivision plat according to the findings of fact, conclusions of law and any condition set forth by the Commission.

PROJECT DESCRIPTION

Project Name: Oakley 1886 Subdivision
Applicant(s): Wes Harwood and David Berger
Property Owner(s): Wes Harwood and David Berger
Location: 266 E Weber Canyon Road
Parcel Number(s): OT-78, OTBV-256, OT-74, OTBV-248
Size: 62.47 acres
Zone District: 42.26 acres in Agricultural 5. 20.21 acres in Agricultural 40
Adjacent Land Uses: Residential/Agricultural
Existing Uses: Residential/Pasture
Public Hearing: 10.2.2024

PROPOSAL:

The applicant wishes to create the Oakley 1886 Subdivision on cumulative 62.47 acres. Subdivision consists of 13 lots. 10 lots from the parcel zoning (8 lots in A5 and 2 lots of record in A40), 2 lots from Quest Trail Agreement (Entry No. 01202284) and 1 lot (Lot 13 keeping existing home as an affordable housing unit.)

FINDINGS OF FACT

1. Located at 266 E. Weber Canyon Road.
2. Property is in AR-5 and AR-40 zoning.
3. Water – Oakley City water
4. Sewer – Septic

CONCLUSIONS OF LAW

1. This type of development is allowed in AR-5 and AR-40.

2. Planning Commission must find that neither the public nor person are materially injured by the proposed subdivision.

CITY ENGINEER COMMENTS –

- If one-way water line, pipe diameter sufficient to have 2,000 gal/min at 20 psi minimum.
- Need a hammerhead turnaround at driveway end?
- Storm water plan
- Easement to Cottonwood Lane.
- Geotech report.
-

CITY PUBLIC WORKS COMMENTS –

- Looped line preferred.
- Upgrade water line to 8" for hydrants

SOUTH SUMMIT FIRE –

ITEMS OF CONSIDERATION/DISCUSSION

1. Access
 - a. Width. 50' wide private driveway easement. 26' of asphalt
 - b. Lot 13 access will remain to Weber Canyon Rd.
 - c. Gated road?
2. Water infrastructure placed in access right-of-way.
 - a. Upgrade line to 8" for pressure and hydrants.
 - i. Ownership of line?
 - b. Looped line ideal.
3. Irrigation water plan
 - a. Exchange of water shares
 - b. Pressurized irrigation system.
 - i. Possible extension of system.
 - ii. Easements around pressurized system
4. Affordable Obligation
 - a. 12 units – 8 unit exemption = 4 units x .15 = 0.6 AUE
 - b. Lot 13 with existing home
 - c. Needs to be deed restricted. Including limits on qualifying and price.

RELATED OAKLEY CITY CODE

13-4-7 Agricultural Residential-5 (AR-5)

Summary. 1 development right per 5 acres density. Lot size minimum is 1 acre. Applicable setbacks. 32' from natural grade height limit. Uses as determined by Oakley City Code.

13-4-1 Agricultural Residential – 40 (AR-40)

Summary. 1 development right per 40 acres density. Lot size minimum is 1 acre. Applicable setbacks. 32' from natural grade height limit. Uses as determined by Oakley City Code.

13.5.5.C Subdivisions Consisting of Four or More Lots.

13.6 Affordable Housing

13.9.8.C Road Standards: Public and private roads in subdivisions shall meet the following minimum right of way, surface, shoulder width, and other standards. Road surfaces shall be capable of providing all weather, year around access as approved by the Fire District and the City:

1. Width of Surface:

	DESIGN VOLUME						
DESIGN SPEED	<25	25-250	251-699	700-999	1,000-2,499	2,500-5,000	5,001+
20 mph	14	16	20	22	22	24	24
30 mph	16	18	20	22	22	24	24
40 mph	18	20	22	22	22	24	24
50 mph	-	20	22	22	22	24	

2. Roads designed to carry a large traffic volume per day at higher speeds may be required to be wider than described. This will be based on a determination of the specific design volume, speed, terrain and other characteristics to be calculated at the time of development application. Public roads, to be owned and maintained by the City, shall be a minimum of twenty-four feet (24') of paved surface width. In special circumstances, providing safety standards are met, the City Engineer and Planning Commission may reduce this width standard on a case-by-case basis to protect sensitive lands, hill sides, reduce visibility, or minimize maintenance.
3. ShoulderWidth:

	DESIGN VOLUME						
DESIGN SPEED	<25	25-250	251-699	700-999	1,000-2,499	2,500-5,000	5,001+
All Speeds	1'- 2'	1'- 4'	2' - 4'	2' - 6'	2' - 6'	2' - 6'	

Applicable fire code for hydrant locations and Y/hammerhead determination.

POSSIBLE REQUIREMENTS

Plat notes:

"Further subdivision of such lands, whether by deed, bequest, divorce, decree, or other recorded instrument, shall not result in a buildable lot until the same has been approved in accordance with the Oakley City Land Management and Development Code."

“The owners of property within Oakley City recognize the importance of agricultural lands and operations and small rural business enterprises. It is recognized that agricultural lands and operations and rural business enterprises have unique operating characteristics that must be respected. Owners of each lot platted in this subdivision/the owner of the residence constructed upon this Lot have/has been given notice and recognizes that there are active agriculture lands and operations and rural business enterprises within Oakley City and acknowledge(s) and accept(s) that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purposes of herding/moving animals, and other attributes associated with normal agricultural operations and rural businesses.”

This subdivision includes formerly irrigated properties. As such, any non-agricultural development constructed over or added to this subdivision in the future, including possible re-subdividing action, must deed to Oakley City water rights or agricultural irrigation shares in an acceptable quantity that can fully service the residential units and/or commercial development(s) in its final form. Permission from any relevant irrigation company will also be provided to enable the City to better file change or exchange application(s) to convert the water rights or agricultural water shares to municipal type uses within its established service boundaries and as withdrawn from any or all approved points of diversion of Oakley City. Water rights and irrigation company shares must be properly deeded to the City before building permits or development approvals can be finalized.

“Oakley City has committed to providing water service to the lots included in this plat.”

“All lot owners served by Oakley City (the City) within this plat agree to abide by all of the Water and Wastewater (if applicable) Rules, Regulations, and other Construction related Standards and Specifications of the City, including payment of all necessary fees prior to the issuance of a building permit. Lot owners also recognize that the City’s service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (albeit infrequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems. Further, the City shall have the right to install, repair, maintain, replace, enlarge, extend, and operate their equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water services within and without the lots identified herein, including the rights of access to such facilities and the right to require the removal of any obstruction including structures and trees, that may have been placed within the easements. The City may require the lot owner to remove all structures and vegetation within the easement at the lot owner’s expense. At no time may any permanent structures, including trees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the City. The City is further granted rights of access to any and all non-exclusive easements, including emergency or non-emergency access roads contained within this plat to enlarge and/or extend its services to any adjoining properties and plats.”

ATTACHMENTS TO THIS REPORT

1. Preliminary Plat

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.

ATTACHMENT 1. Zoomed in for better view.

