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MINUTES

Oakley City Planning Commission
Meeting
November 9, 2023
Zoom Meeting Platform
6:00 PM

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 the Commission, please email application. If you would like to submit comments to Commission, please email stephanie@oakleycity.com
- 3. Possible Action: Approval of meeting minutes from 10/4/2023
- 4. **Conceptual Subdivision: Discussion: Tarrant Subdivision 280 W. North Bench Road.** Conceptual 4 lot subdivision. No application pending. Conceptual discussion only.
- 5. **City Center North: Discussion:** City Center North Development team will re-present the information from the City Council meeting on October 11. Discussion to follow regarding MPD application and zoning amendment applications.
- 6. Planner Items
- 7. Adjourn

MINUTES

- 1. Call to order and roll call:
 - a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Kent Woolstenhulme, Jan Manning, Doug Evans, Steve Maynes, Richard Bliss
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Kelly Edwards, Dick Woolstenhulme, Debra Tarrant, Gary Beroset, Amy Fiedler, Michelle Campbell, Jana Smith, Steve Smith, Charles Lawler, Kris Longston, Jason Boal, Scott Bates, Abe Nielsen
- Zoom: J Stevens, Jeff Juip

38 2. **Public Comment:** Public comment is for any matter not on the agenda and not the subject
39 of a pending land use application.

40
41 **Michelle Campbell** – Curious if spring clean up will be happening. Lots of trash along Weber
42 Canyon Road that is building up.

43
44 3. Possible Action: Approval of meeting minutes from 10/4/2023

45
46 **Jan Manning** makes a motion to accept the minutes from 10/4/2023 as recorded.

47 **Kent Woolstenhulme** seconds the motion.

48 **All in favor.**

49
50 4. **Conceptual Subdivision: Discussion: Tarrant Subdivision 280 W. North Bench Road.**

51 Conceptual 4 lot subdivision. No application pending. Conceptual discussion only.

52
53 **Planner Stephanie Woolstenhulme** presents the following with Planning Commission:

- 54 • Nick and Debra Tarrant are looking to subdivide their parcel off North Bench Road.
- 55 • Currently it is two parcels (2 lots of record), the road and the large parcel.
- 56 • Larger parcel has acreage for 3 building rights and the road access parcel has 1
57 building right.
- 58 • Main access is only about 25' wide.
- 59 • Access for Lot 3 and 4 is being worked on via an easement over the dirt road on the
60 south.
- 61 • Sewer and water are in the Benchmark subdivision to the south and could
62 potentially serve Lots 2, 3, 4.
- 63 • Lot 1 has an old small cabin that is on well and septic but will be demo'd.
- 64 • New home will use well and septic.
- 65 • Tarrant's would just like to know Planning Commission's thoughts before submitting
66 a formal application.

67
68 General discussion amongst Planning Commission.

69
70 **Planner Stephanie Woolstenhulme** asks Tarrant's to address, with the surveyor, what the
71 footage distance is from where the water is now in that cul-de-sac up to those lots, as it will
72 be part of the decision making process, and address a turnaround for fire trucks.

73
74 5. **City Center North: Discussion:** City Center North Development team will re-present the
75 information from the City Council meeting on October 11. Discussion to follow regarding
76 MPD application and zoning amendment applications.

77
78 **Kris Longston** from the development team re-presents the information from the joint
79 meeting that was held on October 11th with City Council and Planning Commission.

80
81 General discussion amongst Planning Commission, Steve Smith, and Development team.

82
83 **Richard Bliss** shares his thoughts on comments he has been hearing about the affordable
84 housing component and how that could even happen even though it is not a requirement.

85 The city needs the gas station and the fuel tax it will provide to help repair roads. There is no
86 other property fitting for the gas station. Does have concerns with the property owners that
87 would be to the north and south of the proposed gas station, but if it's not to the north and
88 south it would to their east.

89
90 **Cliff Goldthorpe** shares that he has been getting asked if the proposed gas station can be
91 moved somewhere else. Also, increasing green space around the perimeter of the proposed
92 gas station to help with light pollution on neighbors. Concerns that if they approve two zone
93 changes on the west side of State Road 32, others will want one as well. Does not know
94 where else the gas station will fit. Has concerns with noise coming from the mechanic shop
95 and feels that will have to be addressed in the Development Agreement. **Kris Longston**
96 responds that they don't think the gas station will survive and function anywhere else and
97 that it does have to move in order for City Center to go forward because of the location.
98 There is also room to put trees along the border of the proposed gas station to help with
99 light spillage.

100
101 **Jan Manning** shares her concerns around the criteria in our code for a rezone.

- 102 • Is this compatible with the surrounding land uses. Our code allows for a mixed use
103 in this area providing that residential uses are not adversely interfered with or
104 disturbed by any of the uses proposed.
- 105 • Will not be overly burdensome on the local community – *feels it will be*
106 *burdosome on the local community for the following reasons:*
 - 107 1. *Traffic*
 - 108 2. *Noise*
 - 109 3. *Lighting on 24 hour pumps*
 - 110 4. *Sheer size of the project*
- 111 • Commercial uses will not substantially alter the essential character of the
112 surrounding areas – *feels it will alter surrounding areas.*

113
114 **Kent Woolstenhulme** shares his concerns regarding light pollution. Day 1 the lighting has
115 been a concern. Doesn't feel they have made an effort to control the lighting issues. Feels
116 they won't make an effort across the street at the proposed gas station either and the effect
117 it will have on the neighbors. Knows we need a gas station, but is it being proposed in the
118 right spot. **Steve Smith** responds that this is the first time he has heard this particular
119 comment. He has taken every comment in respect to lighting back to the lighting guy to see
120 what can be done.

121
122 **Steve Maynes** questions why the mechanic shop and gas station are being lumped together.
123 Feels they should be separate. Has concerns with what repair shops look like up and down
124 the valley. Clarifies that UDOT is extremely concerned about safety regarding auto and
125 pedestrian. Need to be forward thinking and have a vision to help handle the increase in
126 population and traffic. In regards to zone change, specifically line item #2 in code – The
127 amendment is compatible with adjacent land uses and will not be overly burdensome on the
128 local community. Feels local community is the neighbors directly to the north and south of
129 proposed gas staion. Questions the compatibility with adjacent land uses and also has
130 concerns with diminishing residential units for commercial. **Steve Smith** responds that he
131 has had conversations with both neighbors to the north and south of the proposed gas
132 station and their number one concern was directional lighting. There are things that can be

133 done to mitigate concerns. As far as the housing issue; he is more than happy to put 3-4
134 residences above the businesses if that is a concern.

135
136 **Kent Woolstenhulme** shares that his concern with the zone change on Millrace is the
137 direction that traffic will most likely go when coming out of the parking lot. Most will
138 probably turn south and take Millrace back to Kamas. Can Millrace handle the increase in
139 traffic?

140
141 **Doug Evans** feels that the City Center project is very good. Likes where things have settled
142 in. No matter where things get put there will always be issues. Need to look at what the big
143 issues are and can they be mitigated. Likes the housing above the commercial. Likes the park
144 entry on Center Street. Power distribution in the area needs to go underground. If a traffic
145 study was done on Millrace it would probably come out that it can handle 10 times the
146 amount of traffic it is handling now. Would like to see everything tied into one Development
147 Agreement.

148
149 **Kris Longston** suggests putting together a term sheet for preparing a Development
150 Agreement with the issues discussed tonight.

151
152 **Planner Stephanie Woolstenhulme** shares that the next meeting is scheduled for December
153 6th. The preliminary draft of the term sheet will be reviewed at that time to see if things can
154 be mitigated to a point that Planning Commission is comfortable recommending the zoning
155 changes as part of the Development Agreement to City Council.

156
157 6. Planner Items

158
159 **None.**

160
161 7. Adjourn

162
163 **Doug Evans** makes a motion to adjourn.

164
165 Minutes accepted as to form this 6th day of DEC, 2023.

166
167 
168 Cliff Goldthorpe, Chairman


Tristin Leavitt, City Treasurer