



MINUTES

Oakley City Planning Commission
Meeting
December 6, 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 Commission, please email stephanie@oakleycity.com
3. **Possible Action: Approval of meeting minutes from 11/9/2023**
4. **Possible Action: Approval of Planning Commission meeting schedule for 2024**
5. **Discussion/Possible Action: Lighting at 1400 E Weber Wild Road:** Discussion regarding lighting compliance at stated location. Discussion of any lighting need for safety measures.
6. **City Center North: Discussion:** Discussion regarding possible terms for future development agreement.
7. **Planner Items**
8. **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: Wes Harwood, Charles Lawler, Gary Beroset, Elroy Hortin, Anna Hortin, Richard Shapiro, Mike Burns, Carl Roehmann, Amy Fiedler, Scott Bates, Abe Nielsen, Wade Budge, Kris Longston, Rebecca Roberts, Joe Santos, Michelle Campbell.
Zoom: Wyoma Hortin, Jason Dalley, Rickett, LM, Cory
2. **Public Comment:** Public comment is for any matter not on the agenda and not the subject of a pending land use application.

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Amy Fiedler – Asks what the height limit is on buildings in town. **Planner Stephanie Woolstenhulme** responds that it is 32 feet from grade across all zones in the new code. Village Mixed Use zone does not have a height limit to allow workability. Before new code, the height limit was taller.

3. **Possible Action: Approval of meeting minutes from 11/9/2023**

Steve Maynes makes a motion to approve the minutes from 11/9/2023.
Richard Bliss seconds the motion.
All in favor.

4. **Possible Action: Approval of Planning Commission meeting schedule for 2024**

Richard Bliss makes a motion to approve the meeting schedule for 2024.
Jan Manning seconds the motion.
All in favor.

5. **Discussion/Possible Action: Lighting at 1400 E Weber Wild Road:** Discussion regarding lighting compliance at stated location. Discussion of any lighting need for safety measures.

Wes Harwood shares his position regarding lighting compliance with Planning Commission.

Jan Manning shares her opinion, as a resident, that it is excessive. Her opinion as a Commissioner is that the walk way lights are in compliance, but the entire hillside being lit up does not work for her.

Richard Bliss shares that the lighting can be good, but it can also be a hazard. That's the only street sign that is illuminated in the entire city. Street signs are made reflective for a reason.

Doug Evans shares that tons of comments in the survey are for the Dark Sky Initiative. Darkness is something that can be protected. It is safer to light up the ground than to have it hit you in the face. It will allow for a healthier community.

Steve Maynes concurs with the comments from the other Commissioners. Feels that looking at it and comparing it to the code, it is not in compliance.

Kent Woolstenhulme feels that the lights need adjusted. Believes it does not comply with Dark Sky.

Chairman Cliff Goldthorpe comments that Planning Commission worked hard to come up with the Dark Sky Initiative. Feels there should be no wiggle room in this situation. Uplights need to be shut off and Mr. Harwood should have a set amount of time to come into compliance with the other lights.

Richard Bliss makes a motion to give Wes Harwood no more than 60 days to come back with some verification of compliance with the things that need to be changed. All of the uplighting needs to be turned off effective immediately.

87 **Jan Manning** seconds the motion.
88 **All in favor.**

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90 **Wes Harwood** shares that it will be very easy for them to come into compliance. It was not
91 their intent to break the rules.

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93 **Planner Stephanie Woolstenhulme** shares with the public that in the Dark Sky Ordinance,
94 there is no grandfathering of lights. All outdoor lighting has to comply by May of 2026. Now
95 is a good time to take a look at your own property and see if you are in compliance.

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97 **City Center North: Discussion:** Discussion regarding possible terms for future development
98 agreement.

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100 **Doug Evans** presents possible terms for future development agreement.

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102 General discussion amongst Planning Commission members.

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104 Planning Commission will get their comments to Doug within the next week so that a copy
105 can be sent over to the Development team for their review.

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107 **6. Planner Items**

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109 **Planner Stephanie Woolstenhulme** shares the following with Planning Commission:

- 110 • Conversations have been had with Steve Smith and site person for the Diner and the
111 lighting should be better regulated.
- 112 • Prime Landscaping will be coming before the Planning Commission in January for a
113 reivew to their Conditional Use Permit.

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115 **7. Adjourn**

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117 **Chairman Cliff Goldthorpe** makes a motion to adjourn.

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119 Minutes accepted as to form this 2nd day of January 2024.

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123 Cliff Goldthorpe, Chairman



Tristin Leavitt, City Treasurer