



Oakley City Planning Commission Staff Report

PRELIMINARY PLAT – Ruby Lane Subdivision/Master Planned Development Applicant: Nick and Debra Tarrant

To: Oakley City Planning Commission
From: Stephanie Woolstenhulme, City Planner
Date of Meeting: February 8, 2024
Type of Item: Preliminary Plat – Possible Action
Process: Administrative Review

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

PROJECT DESCRIPTION

Project Name: Ruby Lane Subdivision
Applicant(s): Nick and Debra Tarrant
Property Owner(s): Nick and Debra Tarrant
Location: 280 W. North Bench Road
Parcel Number(s): OTNB2-208-B and OTNB2-245-A
Size: 18.98+.88=19.86 acres
Zone District: AR5 – Agricultural Residential 2. 1 building right per 5 acres.
Adjacent Land Uses: Residential/Agricultural
Existing Uses: Residential/Pasture
Public Hearing: 2.8.2024

PROPOSAL:

The applicant wishes to create the Ruby Lane Subdivision on 19.86 acre parcel. *Surveyor lists properties at 20.16 acres.* Subdivision consists of 4 lots – 3 lots from the large parcel zoning and 1 lot from the lot of record of the access.

FINDINGS OF FACT

1. Located at 280 W. North Bench Road.
2. Property is in AR-5 zoning. 1 development rights per 5 acres. 3 development rights for large parcel. 1 development right with lot of record that is the access.
3. Water – Oakley City water
4. Sewer – Septic

CONCLUSIONS OF LAW

1. This type of development is allowed in AR-5.
2. Planning Commission must find that neither the public nor person are materially injured by the proposed subdivision.

CITY ENGINEER COMMENTS –

Culinary water to this subdivision is subject to information that may not be obtainable until spring. Homes on lots 1 and 2 may need sprinkling systems in addition to hydrants.

CITY PUBLIC WORKS COMMENTS –

SOUTH SUMMIT FIRE – “Northern lot needs fire sprinklers or a hydrant within 250 ft. We are fine with a hammer head turn around as long as Oakley City is.(see attachment) No minimum sq. ft. on buildings with sleeping area. There needs to be a hydrant or fire suppression.”

ITEMS OF CONSIDERATION/DISCUSSION

1. Access
 - a. Width? 25' of width = 14' road + 2' finished shoulder either side + 7' snow and drainage zone – off to one side or on both sides?
 - b. Access for lots 3 and 4 finalized
 - c. Gated road?
2. Water line – plat note for water line/design to be placed when a building permit pulled for any lot?
 - a. Sufficient pressure?
 - i. A flow test needs to be done at hydrant in Benchmark cul-de-sac (and possible at North Bench Road) to calculate pressure to home locations at north end of property. Working to get a baseline now, believed to be 1400 gal/min, but flow test may not be possible until spring.
 - b. Where would water line tap onto main?
 - i. Benchmark cul-de-sac
 - ii. Benchmark east lots and up access
 - iii. From North Bench Road up access road
3. Fire Protection
 - a. Location of hydrants
 - b. Appropriate turnaround. Y or hammerhead? Cul-de-sac seems excessive ?
4. Irrigation water plan
 - a. Exchange of water shares
5. Ditch easements

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.

13.5.5.C Subdivisions Consisting of Four or More Lots.**13.6 Affordable Housing – not applicable to a 4 lot subdivision**

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."

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.

