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MINUTES

Oakley City Planning Commission
Meeting
April 11, 2024
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 2.8.2024
- 4. **Possible Action: Preliminary Plat: Ruby Lane Subdivision.** Ruby Lane Subdivision, at 280 W. North Bench Road, proposes 4 lots on 19.86 acres. Including parcels OTNB2-208-B and OTNB2-245-A. Public Hearing was held 2.8.2024
- 5. Planner Items
- 6. Adjourn

MINUTES

- 1. Call to order and roll call:
 - a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Kent Woolstenhulme, Doug Evans, Richard Bliss, Steve Maynes
Zoom: Jan Manning
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Nick Tarrant, Nick Tarrant Brother, Ed Clissold
 - 2. **Public Comment:** Public comment is for any matter not on the agenda and not the subject of a pending land use application.
- None.**

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3. Possible Action: Approval of meeting minutes from 2.8.2024

Doug Evans would like a correction done to line #122 – Subdivision does not need to be connected to city sewer.
Richard Bliss makes a motion to approve the minutes from 2.8.2024 with Doug’s corrections.
Steve Maynes seconds the motion.
All in favor.

4. **Possible Action: Preliminary Plat: Ruby Lane Subdivision.** Ruby Lane Subdivision, at 280 W. North Bench Road, proposes 4 lots on 19.86 acres. Including parcels OTNB2-208-B and OTNB2-245-A. Public Hearing was held 2.8.2024

Planner Stephanie Woolstenhulme shares the following:

- Plat brought before them in February. There were outstanding items and that is why it is coming back around
- Last meeting there was discussion of putting a 20 foot wide Public Utility Easement up the entire East side of property including the access for possible future water line to a tank in the North Hills.
 - Water Engineer said this would be the most likely location for water storage.
 - This is the most direct access point from main to tank.
 - As part of bonus density allotment in the appendix B for a Master Plan Subdivision, there is language that allows for an additional development right in exchange for the infrastructure and easement for the city.
 - This is now why it is showing 5 lots instead of 4.
- Access will be 14 foot road with 2 feet finished shoulders on either side
- 12” water line from North Bench Road to junction point and then 8” line to hydrant which will service 4 lower lots. Lot 1 will be on sprinkler system.
 - Future water can be taken up to Lot 1 if they choose or city will pick up 12” line and take it across the easement up to the North Hills.
 - When water line is ran north a T connection will be put in for Lot 1 if they ever want to connect.
- Proposed 144 foot hammerhead – Code asks for 120 foot
- Irrigation shares turned over to the city will be 3
- Ditches are noted – Easements need to be put on before final plat
- Planning Commission just needs to decide if this critical easement and infrastructure, in exchange for Lot 5, meets code.
- Oakley City’s Water Engineer will be designing the water line because it will be larger infrastructure. Any changes will be based on city standards.

Doug Evans makes a motion to approve the preliminary plat of the Master Plan Development for Ruby Lane Subdivision as presented in the Staff Report with the changes that were discussed which are irrigation ditch easements, 3 irrigation shares turned over to the city rather than 4, plat note indicating Master Plan Development and origination of 5th

85 lot. City Council will determine the details of the pipeline and the easement and whether
86 they even want to pursue that. If they choose not to, it will affect Lot 5.
87 **Kent Woolstenhulme** seconds the motion.
88 **All in favor.**

90 5. Planner Items

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92 **None.**

93
94 **Chairman Cliff Goldthorpe** asks for an update on City Center

95
96 **Planner Stephanie Woolstenhulme** shares the following:

- 97 • Conditional Use Permits & Development Agreement are in the hands of the
- 98 development team
- 99 • Planning Commission should see it coming back before them soon. Planning
- 100 Commission expresses that they would like to discuss these documents in an
- 101 upcoming public meeting.

102
103 **Steve Maynes** asks for some clarification on the following:

- 104 • Number of Conditional Use Permits coming before them
- 105 • Code criteria to be eligible for a zoning change

106
107 **Kent Woolstenhulme** shares the following:

- 108 • Wants City Center to feel like Oakley and what Oakley was and is
- 109 • Would like to meet with City Council and discuss what Oakley City should look like

110
111 **Cliff Goldthorpe** asks for an update on River Haven.

112
113 **Planner Stephanie Woolstenhulme** shares that they are still working on financing.

114
115 6. Adjourn

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117 **Doug Evans** makes a motion to adjourn.

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119 Minutes accepted as to form this 1 day of May 2024.

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122 Cliff Goldthorpe, Chairman

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122 Tristin Leavitt, City Treasurer

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