



MINUTES

Oakley City Planning Commission
April 9, 2026 6:00 p.m.
Zoom Meeting Platform was available

Special Session AGENDA:

1. **Open Meeting.**
2. **Public Comment:** If you would like to submit written comments to Commission, please email stephanie@oakleyut.gov
3. **General Business**
 - a. Meeting minutes from 3.4.2026 (ACTION ITEM) Approval/Denial
4. **Public Hearing with Possible Action**
 - a. **Conditional Use Permit for accessory building in excess of 2,000 sq ft.** located at 375 W Ruby Lane. Proposed building includes ~1000 sq ft of living space and ~3900 sq ft garage space. Building footprint is 60'x85'. Height 28' 7". Building will be located on northwestern portion of property. (ACTION ITEM) Approval/Denial
5. **Continued Discussion:**
 - a. **Amendment to Land Use Matrix. Oakley City Code 13.4.119.** No action will be taken on this item.
6. **Adjourn**

MINUTES

1. **Call to order and roll call:**
 - a) Planning Commission: Chairman Richard Bliss; Commission Member: Kent Woolstenhulme, Jan Manning, Cliff Goldthorpe, Kevin Barker
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Justin Jones, Casey Jones, Steve Zwirn, Ellie Zwirn, Ed Clissold, Nick Tarrant
 - d) Zoom: David Tait
2. **Public Comment:** If you would like to submit written comments to Commission, please email stephanie@oakleyut.gov

None

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3. **General Business**

a. **Meeting minutes from 3.4.2026 (ACTION ITEM) Approval/Denial**

Jan Manning moves to accept the meeting minutes from 3.4.2026 as written and recorded.

Cliff Goldthorpe seconds the motion.

All in favor

4. **Public Hearing with Possible Action.**

- a. **Conditional Use Permit for accessory building in excess of 2,000 sq ft.** located at 375 Ruby Lane. Proposed building includes ~1000 sq ft of living space and ~3900 sq ft garage space. Building footprint is 60'x85'. Height 28' 7". Building will be located on northwestern portion of property. **(ACTION ITEM) Approval/Denial**

Planner Stephanie Woolstenhulme presents the Staff Report to the Planning Commission.

Chairman Richard Bliss opens up the Public Hearing.

This portion of the meeting (public comment) is taken directly from the transcript of the meeting.

Casey Jones owner of 375 Ruby Lane – “This is our dream home to build, and we are moving from Francis. I was born and raised in Park City. My husband was born and raised in Peoa. I know it’s a lot, I know it’s super overwhelming, no one really likes new development, but I am pregnant, and I have a beautiful daughter. I want them to be raised in dirt, and have a farm, have horses and chickens, and to live a life that I got to live. The goal is to build this barn, and hopefully by spring or fall of ’27, the house will be built. I don’t know about you, but raising two kids in under 1,000 square feet, whew! Sounds like a lot. Thank you for taking the time to be here tonight, and hopefully if there is any other questions from anybody, please feel free to ask us. I’m an open book. This is a big deal for us, so thank you.”

David Tait 5545 N Benchmark Lane – “I don’t think we are directly behind, but we do border these properties here. So the size of the barn, we’ll just call it a barn, I guess, exactly what is the variance that’s being asked for?” **Planner Stephanie Woolstenhulme** replies, “So basically, it’s not a variance because this is an allowable use, it’s just a conditionally allowed use. Which basically means it’s allowed, but it gives the Planning Commission a public opportunity to place conditions that would mitigate any negative conditions placed on neighbors. State law doesn’t require that we do away with the negative impact, we can just place conditions that would maybe help with those impacts.” **Mr. Tait** responds, “Okay, and there is no violation of code, for lack of a better term, about the size of the actual barn?” **Planner Stephanie Woolstenhulme** replies, “No.” **Mr. Tait** responds, “Okay, so we are basically just talking about using this within the parameters of a special use, basically, that would be their business? Is it an electrical business, or what is it?” **Planner Stephanie Woolstenhulme** replies, “No. There won’t be any business operations out of this building. It’s for personal use only.” **Mr. Tait** responds, “Okay.”

Ed Clissold 5520 N Benchmark Lane – “My property is not contiguous to this lot, but it is to the neighboring lot to the east. I’m here to voice my support for this project. I just want to

87 voice my concerns that all the existing conditions that are on this property, CCR's, code,
88 whatever, that they are followed. That they might be monitored so that as things progress,
89 something doesn't change over time. I think the design matches everything else that's been
90 built in the area, and I've got a barn. I appreciate the fact that you want a barn in this
91 neighborhood, so I think it's great. I look forward to having them as neighbors. Thank you."

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93 **Chairman Richard Bliss** closes the Public Hearing.

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95 **Kevin Barker** – shares that this is his first meeting sitting as a Planning Commissioner. He has
96 dealt with Conditional Use Permits that have affected him personally, so he appreciates the
97 sensitivity of these issues. Looking over the three submitted comments, which were all
98 against the building, the one thing that hit him was that this is an allowable event. They are
99 talking about mitigating it, but there isn't much to mitigate. The one thing that he thought
100 would be of value, because CC&R's can change, would be to put some language into the
101 Conditional Use Permit that limits it to owner, family, residential, agricultural, no
102 commercial, no client, no fleet vehicles. This way it is enshrined within the Conditional Use
103 Permit. He also feels that with the grade of the property, an engineered stormwater plant
104 might be a good idea.

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106 **Cliff Goldthorpe** – Questions what the driveway will be. Makes sure that they have had perc
107 tests done so they know that everything will work out okay. He doesn't feel that there
108 should be any restrictions saying that they have to build within a certain amount of time.
109 Doesn't feel that is legal anyways.

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111 **Jan Manning** – It seems that the biggest worry was that it was going to be a commercial
112 building. She agrees that putting that into the Conditional Use Permit helps to reinforce it
113 even though it is in the CC&R's.

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115 **Kent Woolstenhulme** – Spoke to a neighbor and asked if they had concerns and they clearly
116 did not. If the property was tighter and neighbors were closer, he thinks it might be
117 something to talk about, but he thinks it fits the neighborhood. Asks not to vote tonight
118 because they do have family ties, but does not have a problem with it.

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120 **Kevin Barker** makes a motion that the Conditional Use Permit include language regarding
121 the use of this facility being limited to owner, family, residential, agricultural use, with a
122 prohibition on all commercial or business activity, client visits, fleet vehicles, or excessive
123 traffic and that there will be no visible outdoor storage, and that the project must have
124 written HOA approval prior to granting of a building permit.

125 **Chairman Richard Bliss** asks for clarification that if you are bringing a company truck home
126 as opposed to a fleet of vehicles. **Kevin Barker** responds that it becomes a personal vehicle
127 when it enters the driveway.

128 **Cliff Goldthorpe** asks for clarification on the part that says no parking of vehicles outside a
129 structure. This is a farming thing and he feels it should be allowed that there are farm
130 implements or a tractor. Feels that shouldn't be forced to be indoors. **Chairman Richard**
131 **Bliss** feels that should be thrown back to the CC&R's as opposed to Planning Commission.

132 **Clifford Goldthorpe** seconds the motion.

133 **All in favor**

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5. **Continued Discussion:**

- a. **Amendment to Land Use Matrix. Oakley City Code 13.4.119.** No action will be taken on this item.

Land Use Matrix discussion amongst Planning Commission members. Discussion starting at funeral services and going to the end of the table.

6. **Adjourn**

Richard Bliss makes a motion to adjourn.

Cliff Goldthorpe seconds the motion.

Minutes accepted as to form this 6 day of May 2026.



Richard Bliss, Chair



Tristin Leavitt
Oakley City Treasurer