

Oakley City Planning Commission

Staff Report

Conditional Use Permit: Accessory Building > 2000 sq ft.



Date: June 3, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant: Tanner Crow, Moss-Crow LLC

Property Owner: Moss-Crow LLC

Project Address: 1175 West 5930 North

Zoning District: AR-5. 1 development right per 5 acres.

Acreage: 28.93 acres

Current Land Use: Agricultural

Proposed Land Use: Residential and Agricultural

REQUEST:

The applicant is requesting a Conditional Use Permit (“CUP”) for an “Accessory (non-dwelling) building and uses to principal use, exceeding 2,000 square feet” per Oakley City Code 13-4-19. Accessory building will not include a dwelling.

APPLICABLE ORDINANCES:

- Oakley City Code 13-4-19 (Land Use Chart of Allowed and Permitted Uses)

PROJECT DESCRIPTION:

- Accessory building footprint = approximately 75' x 28' = 2,044 sq ft
- Building Height: 24' 2" above natural average grade.
- Location is on northwestern end of property. See attached.

ANALYSIS:

1. Compliance with Zoning and General Plan
 - a. The proposed use requires a conditional use permit
2. Use
 - a. Building will be for personal use. No business use.
3. Neighborhood Compatibility
 - a. Surrounding land uses include residential and agricultural
4. Design and Scale
 - a. See attached design
5. Access and circulation
 - a. See attached site plan
6. Utilities and Services
 - a. Project will not be served by water or septic.
7. Stormwater and Drainage
 - a. No stormwater retention

ITEMS OF CONSIDERATION:

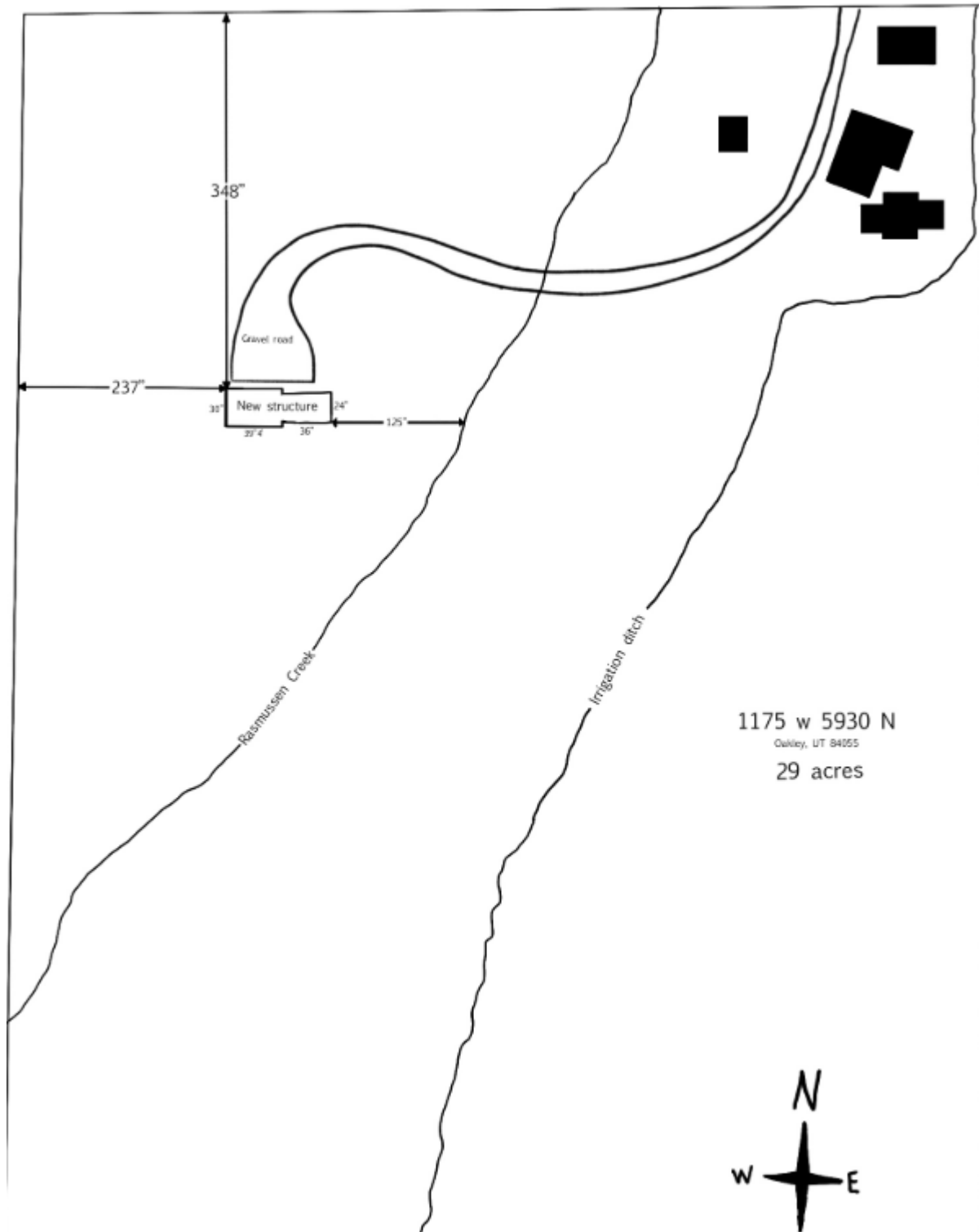
1. Subdivision CCR's require
 - a. CCR 3.4 "All residences or buildings shall be a color scheme that harmonizes and blends with existing surrounding structures and landscapes."
 - b. CCR 3.4 "All plans for any residence, construction or building must be approved by Declarant or, if applicable, Designated Owner, before construction may commence."
 - c. CCR 3.4.c. "All recreational vehicles, trailers and machinery shall be stored in an enclosed garage."
 - d. CCR 4.5. "No commercial buildings or warehouse structures are allowed on the Lots, and no commercial businesses shall be permitted to operate on any Lot. An Owner shall be permitted to have a home office for a personal business and use their property as a business address, provided that the business does not involve client or customer visits to the property, a business fleet of vehicles, or excessive traffic."

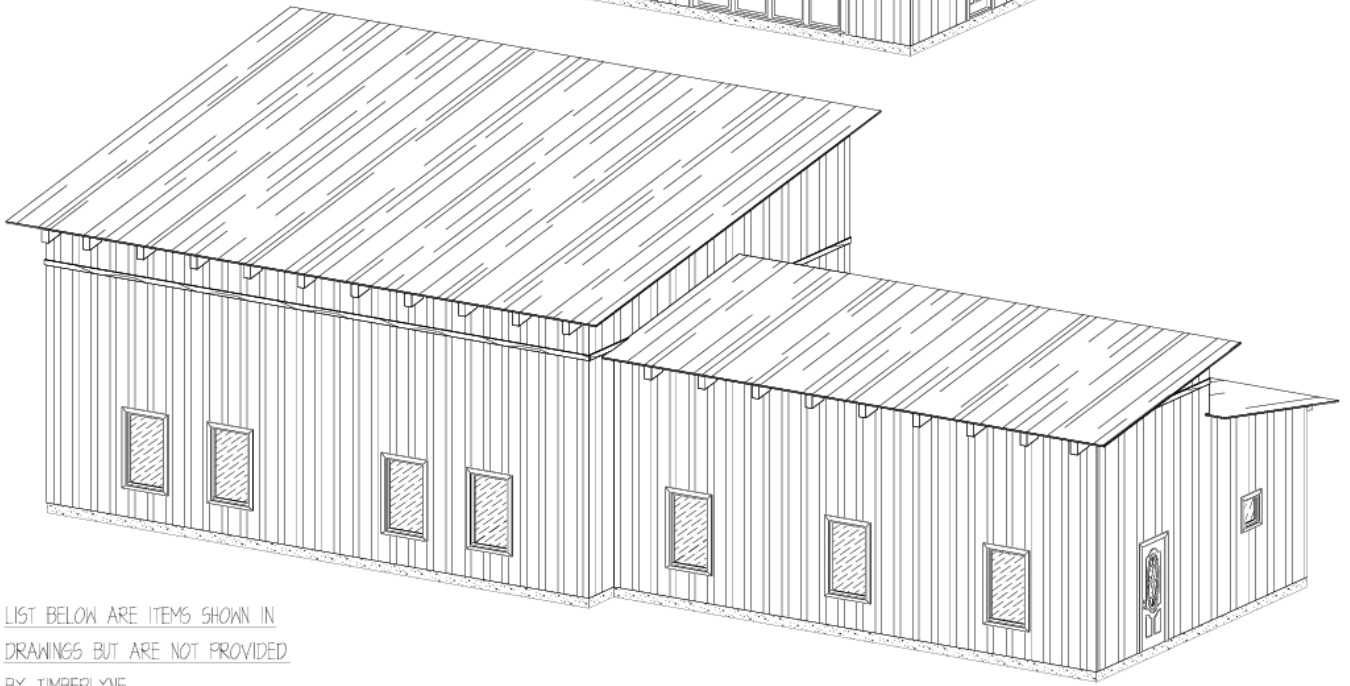
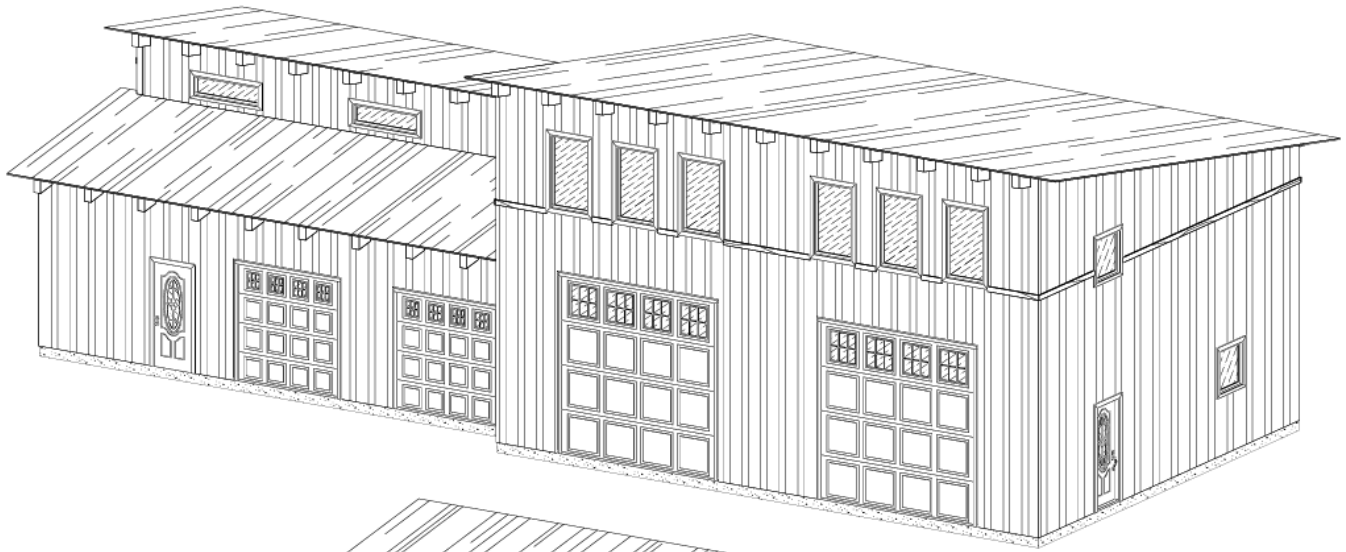
RECOMMENDED MOTION:

I move the Oakley City Planning Commission approve this conditional use permit for accessory building in excess of 2,000 sq ft. as presented in the design and site plan attachments and that the building is appropriately permitted and inspected through Oakley City and complies with Oakley City Code.

ATTACHED IMAGES:

- Property Site Plan
- Building Design





SHEET INDEX

- 0200 COVER SHEET
- 0300 MAIN FLOOR PLAN
- 0200 EXTERIOR ELEVATIONS
- 0200 EXTERIOR ELEVATIONS
- 0200 BUILDING SECTIONS
- 5100 FOUNDATION PLAN
- 5200 POST CONNECTIONS BENT LAYOUT
- 5300 JOINT DETAILS
- 5300 FRAME ESD

LIST BELOW ARE ITEMS SHOWN IN
DRAWINGS BUT ARE NOT PROVIDED
BY TIMBERLYNE