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

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Special Session AGENDA:

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- 1. **Open Meeting. Chairman Richard Bliss**
- 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 4.9.2026 [\(ACTION ITEM\) Approval/Denial](#)
- 4. **Public Hearing with Possible Action**
 - a. **Plat Amendment for Maple Ridge Ranches. Lots A1, A2, and B2.** Plat amendment proposes minor changes to lot lines, primarily where the 3 lots intersect, and also proposes changes to the limits of disturbance for each lot that corrects inadvertent existing improvements built outside the originally platted Limits of Disturbance. [\(ACTION ITEM\) Approval/Denial](#)
- 5. **Public Hearing with Possible Action.**
 - a. **Plat Amendment for Maple Ridge Ranches. Lot 18.** Plat amendment proposes changes to Limits of Disturbance for Lot 18. Total square footage of limits of disturbance area will remain the same. No easement or right-of-way affected. [\(ACTION ITEM\) Approval/Denial](#)
- 6. **Public Hearing with Possible Action.**
 - a. Development Agreement Second Amendment for River Haven Subdivision. [\(ACTION ITEM\) Approval/Denial](#)
 - b. Plat Amendment for River Haven Subdivision. [\(ACTION ITEM\) Approval/Denial](#)
- 7. **Adjourn**

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MINUTES

1. **Call to order and roll call:**

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- a) Planning Commission: Chairman Richard Bliss; Commission Member: Jan Manning, Cliff Goldthorpe, Kevin Barker
Absent: Kent Woolstenhulme
- b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer

- 39 c) Other: Troy Carr, Stephanie Hurt, Monte Hurt, Nick Glagola, Pat Cone, Carol Webb,
- 40 Norriss Webb, Martina Nelson, Kate Rogers
- 41 d) Zoom: Krista Kelly, Suzie Petrizio, Georgia Ritz, iPhone
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43 2. **Public Comment:** If you would like to submit written comments to Commission, please email
44 stephanie@oakleyut.gov

45 None

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48 3. **General Business**

- 49 a. Meeting minutes from 4.9.2026 **(ACTION ITEM) Approval/Denial**

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51 **Jan Manning** moves that they accept the meeting minutes from 4.9.2026 as recorded.

52 **Cliff Goldthorpe** seconds the motion.

53 **All in favor**

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

- 56 a. **Plat Amendment for Maple Ridge Ranches. Lots A1, A2, and B2.** Plat amendment
57 proposes minor changes to lot lines, primarily where the 3 lots intersect, and also
58 proposes changes to the limits of disturbance for each lot that corrects inadvertent
59 existing improvements built outside the originally platted Limits of Disturbance.
60 **(ACTION ITEM) Approval/Denial**

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

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64 **Martina Nelson (surveyor of this project)** offers the following clarifications:

- 65
- 66 • Parcel A1 and A2 are the same landowner
- 67 • Parcel B2 is a second landowner
- 68 • They are in concert on this plat amendment for efficiency
- 69 • The only thing that is happening is brining non-compliance into compliance
- 70 • The roads and driveways will remain the same
- 71 • They are changing the Limits of Disturbance for both the building areas and the
72 driveway corridors to match what is built.

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74 **Chairman Richard Bliss** opens up the Public Hearing.

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

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79 None

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

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83 **Cliff Goldthorpe** makes a motion to approve the plat amendment as stated by **Planner**
84 **Stephanie Woolstenhulme** for the Lot's building envelopes as stated.

85 **Kevin Barker** seconds the motion.

86 All in favor

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5. Public Hearing with Possible Action.

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- a. Plat Amendment for Maple Ridge Ranches. Lot 18. Plat amendment proposes changes to Limits of Disturbance for Lot 18. Total square footage of limits of disturbance area will remain the same. No easement or right-of-way affected.

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(ACTION ITEM) Approval/Denial

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

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Chairman Richard Bliss opens up the Public Hearing.

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

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Todd Crow 5950 N Maple Ridge Trail – “When I received this paper, there wasn’t anything showing where it’s at according to the ridge. I can’t tell what has been changed. How far from that ridge is it because there is specific language in the CC&R’s that talk about maximizing distances. I know that the HOA has already approved this. There are no measurements that say that this is where it’s going to be. I went and looked where it was and there are a bunch of old markers. Some look like they have been down for years. So it is unclear where it is at. There is a ridgeline on Lot 18. It is higher and I’m guessing 70 feet of elevation. When I first moved here 7 to 8 years ago, I was told you couldn’t build on any ridges because the community was worried about the lights coming off the ridges. I can show you a picture of that ridge, it is large and pronounced. If you get too far out on there, you are looking down on everyone else’s properties. They didn’t want to see these big properties up on the ridges. I can show you a picture from my house of the big long ridge. I would like all of what Susie Petrizzio is saying in writing. The only issue I really have is how many feet back it’s coming. That’s basically my only concern.”

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Susie Petrizzio 5968 N Maple Ridge Trail – “I am on the Architectural Committee, supposedly the president, and with us in the same committee, is Todd Wadsworth, who is the president of the HOA. Both of these Limits of Disturbance, Lot B2 and Lot 18 have been approved. Lot 18, several times, and it’s the easier of the two lots that you’re speaking about. The B2 is complicated. It is very mountainous up there. Lot 18 is quite easy and the plans for the home are exceptional. I don’t know if that helps you at all. There isn’t that much of a grade on Lot 18. The ridge on Lot 18, there is no impact on that. It does not impact the resident below him. That upper area, B2, is a separate gate. Lot 18 is down by the meadow so there isn’t a ridgeline there. Mr. Crow we will send you the plans. They are following all of our guidelines. They will follow dark sky, which means all lighting will shut down and be off by 10 PM. We went through this with Tod Wadsworth and he looked at the elevations as well and there is nothing that would be visible to Mr. Crow. From his driveway, maybe, but not his house. I will send Mr. Crow the plans, but I am not authorized to put it in writing. I’m not the HOA, I’m on the Architectural Committee, but I will send Mr. Crow’s request to the HOA. We understand Mr. Crow’s concern and we did discuss it.”

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Martina Nelson – “The green area means slopes of basically 0 to 25%, so very flat as far as Maple Ridge is concerned. The area in red shows where the ground starts to drop off in a

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134 downward motion down toward Weber Canyon Road. So if you think of this Lot 18, where
135 the Limits of Disturbance area is, as a flat area, that's higher up. Then as you go down
136 toward the red area on this map, it goes downhill toward the roadway. So, there's not a
137 ridge per se, there is a change in elevation where the ground goes downward. The Limits of
138 Disturbance as reconfigured is in the same part of the Lot. We are not moving the Limits of
139 Disturbance any closer to where that red area is. The only part that's moving slightly closer
140 to where the red area is, is a septic field. I hope that helps. The proposed Limits of
141 Disturbance has pushed slightly towards the ridge. The smaller square shaped building is a
142 detached garage."

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144 **Kate Rogers (surveyor on this project)** – "I am happy to make an exhibit showing the
145 distance from the Limits of Disturbance to the Lot line to help clarify that distance. We will
146 be staking the new Limits of Disturbance on the Lot in the next couple of weeks if that
147 would also help clarify for Mr. Crow.

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149 **Nick Glagola 795 E Weber Canyon Road** – "I live just below Maple Ridge. I didn't know
150 where Lot 18 was. I do have an easement through Maple Ridge to a spring, the old Georgia
151 Johnson ditch. I just didn't know if this was going to affect any of that or not. I live right off
152 of Weber Canyon Road. My 7 acres borders the bottom of Maple Ridge. My northern
153 boundary is the southern boundary of Maple Ridge. I have an easement going through
154 Maple Ridge to a water source. I don't know what they call it, East Creek, maybe or Spring
155 Creek, but it's always referred to as the Georgia Johnson ditch. This may not affect my
156 property."

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

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160 **Kevin Barker** makes a motion to approve the Plat Amendment for Maple Ridge Ranches Lot
161 18 as written.

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163 **Chairman Richard Bliss** seconds the motion.

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6. **Public Hearing with Possible Action.**

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- a. Development Agreement Second Amendment for River Haven Subdivision.

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(ACTION ITEM) Approval/Denial

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Canceled

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- b. Plat Amendment for River Haven Subdivision. (ACTION ITEM) Approval/Denial

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Canceled

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7. **Adjourn**

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Richard Bliss makes a motion to adjourn.

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Cliff Goldthorpe seconds the motion.


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Minutes accepted as to form this 3 day of June 2026.


Richard Bliss, Chair


Tristin Leavitt
Oakley City Treasurer