



Minutes
Oakley City Planning Commission
Wednesday October 7, 2020
Oakley City Hall / Zoom
7:00 p.m.

AGENDA

1. Call the meeting to order
2. Approval of meeting minutes for 9/21/2020
3. Public Hearing: Audrey Estates Subdivision preliminary plat
4. Discussion: Conceptual presentation for Stembridge property-parcel OT-92
5. Discussion: General Plan and Maps
6. Chairman Items
7. Planner Items
8. Adjourn

MINUTES

1. Call to order and roll call:

- a) Planning Commission: Chairman Zane Woolstenhulme; Commission Members: Doug Evans, Cliff Goldthorpe, Richard Bliss
- b) City Staff: Stephanie Woolstenhulme, City Planner
- c) Other: Janice Peterson, Trevor Williams, Jack Walkenhorst, Justin & Bobbi Breeze, Farley, PC's iPad

2. Approval of meeting minutes for 9/21/2020

Zane calls for a motion to approve the minutes from 9/21/2020. Cliff Goldthorpe made the motion and Richard Bliss seconded it. All in favor.

3. Public Hearing: Audrey Estates Subdivision preliminary plat

Stephanie-Parcel east from Millrace. Susan Ogden is the applicant. Divide into two lots. Lot 1-3.2 acres and Lot 2-4 acres. This is in the flood plain and subject to Fema regulations upon building. Both are within 300 feet which, per City Code, requires sewer and water hook-up. Farley is making recommendations because creating two more lots, the right-of-way will now include five lots which changes the road requirements. Recommendation coming from city engineer is that because it is five lots, it puts it into a large subdivision so the right away needs to be full width 40 ft. of which 28 ft. of that needs to be paved. Also 8" sewer and water lines would need to be required with fire hydrants within 250 ft. from wherever any house is located. Additionally, any street greater than 150 ft. in length requires a

43 hammerhead or cul-de-sac. Engineer is recommending a cul-de-sac, half on Ogden and half
44 on Petersen piece.

45 Farley- There is currently enough easement for the road and cul-de-sac. No one has to give
46 up any further ground. In order to facilitate five lots, it has to be full width road and a cul-
47 de-sac. Indicates that recommendation is based on concern that Lot 1 or 2 of Audrey could
48 possibly split further, and if we don't do full width and it later accesses 5, 6, or 7 lots, then
49 we are dealing with all of these driveways coming into the road like we are dealing with in
50 the city already.

51 Zane-Is actual property line where the road is or the fence?

52 Farley-Where the fence is.

53 Zane-So it is actually north of the fence.

54 Cliff-If it gets approved who splits the cost of the sewer?

55 Farley- Audrey would build half the width road and Petersen would build the other half.
56 Peterson and Ogden would need to enter into a sewer and waterline agreement. Petersen
57 would have to pay for an extension to their property.

58 Zane-Who ever taps into the utilities would have to pay back their share to the original
59 developer. Do we have to require the road paved and make it a city road?

60 Farley- Yes, paved as per 13.13:130 standards for streets. Doesn't have to be adopted by
61 the city. It can be private, but it has to be up to city standards.

62 Zane-asks applicant if intention is for 2 homes? One with 3 acres and one with 4 acres? Or
63 just two building lots?

64 Bobbi - My mom just wants to give that property to my brother and I. He would have the
65 back piece and I would have the front. He wants to build a small cabin in the back of lot 2. I
66 may build on mine in the future, but for the foreseeable future I just plan on camping on it.
67 We are not going to build full on houses on it.

68 Zane- It is already a lot of record. If applicant has an agreement between themselves as to
69 ownership so that this remains one parcel, could they bypass this stuff?

70 Stephanie-Five lots is what triggers the road.

71 Farley-It also goes over 150 ft. which requires the full width.

72 Stephanie-Wouldn't have to pave but they would have to still have to do a cul-de-sac and
73 water and sewer because they are within 300 ft.

74 Zane-Why do we require a paved road and subdivision for one more home. Long term what
75 is the best. They need water and sewer but if they are content to have a private drive to get
76 back to it and they have the easement for it, why are we insisting they have a paved road.

77 Farley-So is it going to be opened up for the winter?

78 Zane-It's going to be up to them to open it up.

79 Richard-So, are we requiring lot 1 to come off of the easement?

80 Farley-Yes.

81 Zane-asks if applicant is interested in keeping it in one parcel until someone wants to build.

82 Bobby-Better to subdivide so we can give it to our kids one day. Eventually there will be two
83 cabins. Can't lot 1 access just come off Millrace?

84 Zane-It could.

85 Bobby-Would that bypass any of that stuff?

86 Doug-Is this going to be a public road or a private road?

87 Farley- No matter what it has to be full width for city standards.

88 Doug- No matter what it should be a private road. With the amount of property taxes paid
89 on those two lots, it will never cover the maintenance of the road. The city will lose on it.

Richard-The other thing that could create a huge problem later is to put sewer and water back there and not have an agreement for lot 3, 4, etc. to not have to pay for it.

Farley-Don't do a plat and just do one lot, just do sewer and water. Still needs a full width road.

Doug-I agree. Have to do a full width road but it should never be a city road.

Richard – expresses concern that the 4.0 acre lot could be further divided. Original subdivision application was 3 lots, but east end of lot is very wet with irrigation ditches. Not sure east end of lot is even buildable.

Stephanie – further subdivision and buildability would have to be determined at time of application.

Zane-7 acres close to town could have higher density. Better planning thing if it works for family to let them go back and build a home and they each end up with their share. Gives them more flexibility and allows us to do better planning in the long run. How big of a hurry are you in to make this happen?

Bobby-Start on cabin next summer.

Zane-Is there any chance that you sit down with me, Farley & Stephanie and have a conversation on this before we do anything with this tonight?

Bobby-Yes.

Doug-Divide the lot so that both of them come off of Millrace. You have 300 ft. of frontage there if you get rid of the big road.

Richard-Wouldn't that have to stay for the Petersen's?

Stephanie-Road would have to stay no matter what because there is an easement there.

Richard-Access lot 2 off the property owned by lot 1. Leave Petersen with their drive and let them figure it out.

Doug-Make Bobby's a smaller lot and the other lot is a big pan handle with a driveway going back. All water and sewer comes off of Millrace and there is two driveways.

Zane-What if we table this until we can have a conversation later.

Bobby-That is fine.

Zane-One home on Millrace road in Lot 1 and have a private road back to home on Lot 2.

Bobby-Like the idea of Lot 2 being his own private drive and my house access from Millrace. Would that eliminate all the costs from a paved road?

Richard-If Lot 2 comes off of Millrace that's their drive.

Stephanie-If her access is off of Millrace, that makes it under the 5 lots for a large subdivision, so it changes the requirements for what the road would have to be going back there.

Zane-Can they do a Lot split. Brother has access from private drive.

Farley – response inaudible

Zane-Let's table it and have a conversation with Farley, Stephanie, Bobby and Travis.

Doug-Makes motion this item is tabled pending further discussion.

Zane-Any public comment on this matter before we take any action? Open up for public comment. I hereby close the public hearing.

Doug-Makes motion that action on this preliminary plat be tabled for the time being to further a discussion with the applicant and city planning staff.

Richard-Seconds the motion

Zane-All in favor

4. Discussion: Conceptual presentation for Stembridge property-parcel OT-92
- Zane-What is your interest in this?

138 Trevor-Acquiring property from Stembridge. Currently under contract. Been in talks with
139 them for 8 months in developing the property.

140 Doug-We welcome this opportunity to discuss this with you, but you have to understand
141 that nothing we say to you can be construed to mean any type of approval.

142 Trevor-Stephanie made that clear. Just want feedback on it and be ahead of the game.

143 Stephanie-No staff report

144 Zane-What is the zoning on this property?

145 Trevor-Zoned ½ acre lots, so 19 acre parcel would allow 36 lots possibly with open space.
146 Maybe up to 50 with clustering, but current zoning 36.

147 Zane-Some of that is wet and sensitive lands.

148 Doug-Are we seeing a wetlands delineation?

149 Trevor-Did a preliminary wet lands study, and we are prepared to complete a full study in
150 the next week. The line you are looking at are areas that have possible wetlands. Northern
151 cluster of 5 lots has an irrigation ditch that has been diverted on to the property and likely is
152 only wetlands because of improper flooding of irrigation ditch is what the engineers from
153 wetlands said. Lower pod of 5 lots is definitely not wetlands. Did a 10 lot layout to be able
154 to develop without having to disturb sensitive areas. Two entrances with a cul-de sac, built
155 to code, and have a plan to still be able to subdivide property at lower density without
156 having to mess with sensitive areas.

157 Zane-Are you thinking of forfeiting any other development rights?

158 Trevor-What benefits are there for doing lower density? Opted to go bigger because of the
159 market, but can do 20 smaller lots as easy as 10 large lots.

160 Doug- 10 lots, ½ acre they would be high end homes.

161 Trevor-Million dollar homes. Original plan was to do something more affordable, but with
162 what the land cost was, and only getting 10 lots out of it we couldn't get a more affordable
163 product. Could cut down to ¼ acre lots with a lower price point. It is possible.

164 Jan-Thought you said 36 lots?

165 Trevor-It is zoned for 36 lots.

166 Richard-Why would you not do more lots to help your cost?

167 Trevor-Clarifications-Hoping that wetlands study unveils that all the area is not wetlands and
168 they pick up more lots. Selling lots separate from home and offer particular floor plans.

169 Total of home around a million and the lots be priced at whatever they choose.

170 Richard-3 to 5 lots can be added if wetlands disappear on lower end.

171 Zane-Or come back and say I want to exercise my development right.

172 Doug-Ten Park City type homes can pencil out, but would be nice if another twenty could be
173 somewhere else and we may have ideas for that.

174 Zane-We encourage center out density. This parcel is a prime piece for dense development,
175 so this proposal flies in the face of what we are trying to do.

176 Doug-Can we move some of the density to center of town?

177 Trevor-Have to go to 2-4 unit townhome kind of product to get home count up and fit in
178 space. Can pencil it out and show you what it would look like.

179 Zane-Would like seeing that type of thing. To stay in keeping within our objectives we
180 should entertain it.

181 Richard-Are you willing to take wetlands study to final level to then see what total allowable
182 space is?

183 Trevor-Going to do that no matter what. Open minded to final plan. Like to develop
184 relationship with Oakley. Present updated options of a multi-family product and see if that
185 fulfills what you are wanting.

Doug-It has sensitive land issues. If 20 plus units were moved into the village. Low impact on infrastructure.

Zane-You're flexible to work with and something the city can buy into. Look forward to future conversations.

Trevor-Complete wetlands study and come back with updated options. Smaller lots, multi-family layouts or keep as it is and move to the village and do something that is affordable.

Farley- comments regarding two points of access.

Zane-When wetlands study comes back we can talk some more. Any other comments from planning commissioners?

Doug-We have a moratorium, but we can keep talking. Reach out to Stephaine to set up a time.

5. Discussion: General Plan and Maps

Discussion as to changes to proposed general plan.

Zane-Okay with objectives and goals as they are written. I will keep working with Doug so next time we meet we are prepared to recommend general plan to city council. Give city council mission statement to look at as well. Everyone agrees on mission statement. Vision statement also stands.

6. Chairman Items

No other items

7. Planner items

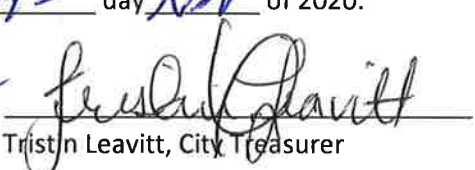
Next meeting October 21. Final review of General Plan. Nothing else is on the agenda.

8. Adjourn

Zane declares this meeting adjourned.

Minutes accepted as to form this 14th day Nov of 2020.


Zane Woolstenhulme, Commission Chair


Tristin Leavitt, City Treasurer