



MINUTES

**Oakley City Planning Commission
Wednesday November 4, 2020
Oakley City Hall - Electronic Meeting
Zoom Platform
7:00 pm**

AGENDA

1. Call the meeting to order
2. Approval of meeting minutes for 6/3/2020, 7/15/2020, 10/7/2020, 10/21/2020
3. Discussion with Summit County Health regarding septic systems
4. Discussion: General Plan version 5 and maps
5. Chairman Items
6. Planner Items
7. Adjourn

MINUTES

1. Call to order and roll call:
 - a) Planning Commission: Chairman Zane Woolstenhulme; Commission Members: Doug Evans, Cliff Goldthorpe, Richard Bliss, Jan Manning
 - b) City Staff: Stephanie Woolstenhulme, City Planner
 - c) Other: Jack Walkenhorst, Justin Harding
2. Approval of meeting minutes for 6/3/2020, 7/15/2020, 10/7/2020, 10/21/2020

Zane: Any discussion on any of the minutes?
Richard Bliss makes the motion
Doug Evans seconds the motion
All in favor
3. Discussion with Summit Count Health regarding septic systems

Did not show. Moving on to next item.

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40 4. Discussion: General Plan version 5 and maps
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42 Doug: Looking at version 5 of general plan. Haven't changed anything on the maps. The
43 last map to finish is zoning but follows existing general plan. No Drastic changes. Get done
44 this week. All of Zane's changes are incorporated. Threw in a list of core values that
45 elaborates on the mission statement. This list of core values is common with municipalities
46 to operate day to day.

47 Zane - Thinks it is good

48 Jan - Thinks they are excellent

49 Doug - They are often posted on a webpage or wall in office.

50 Stephanie - Are they in any particular order? Easier to alphabetize them?

51 Doug- No. I can do that. Most changes are to section 4 with the reasoning that water and
52 sewer is often where the city runs into walls sometimes. Originally, this section was called
53 public services. Pulled out duplications. Focusing on water and sewer especially since we
54 want to work on water and sewer master plan. 4.1 is a section that is used in a lot of water
55 and sewer master plans. Document produced a few years ago called Effective Utility
56 Management. It talks about 10 principals as the water/wastewater provider. Often
57 municipalities will, once a year, prioritize them from most important and how well they do
58 on a scale of 1-5. Helps a water and waste water utility focus on what real needs are from
59 year to year. Product Quality, Customer Satisfaction, Employee Leadership & Development,
60 Operational Optimizing, Infrastructure Strategy and Performance, Enterprise Resiliency,
61 Community Sustainability, Water Source Sustainability, Stakeholder Understanding and
62 Support. It would be hard to put these somewhere else. Do you want them or take them
63 out?

64 Zane- Agree our future depends on what we do with this stuff.

65 Cliff- Gives direction to what we want to do with it.

66 Richard- Good to put it in. NO guessing on intentions or theory of water management
67 situation.

68 Jan- Definitely agree. Spells out a lot of things we will be dealing with in the near and later
69 on future.

70 Doug- Stephanie is familiar with it. First things brought up in planning are regarding the
71 water and sewer systems. Even more than roads. Dealing with a financing agency with
72 bonds, they look at these things. How do we get water to the rodeo grounds? City needs to
73 look at the city as a whole. Doing a pressure irrigation system would be like drilling a well. As
74 we look at water conservations, you realize you are creating a water source by saving water.
75 City council needs to look more at these things at a broader brush. We need to look at these
76 things more. Continuation of that goes down to G in section 4. Now I'm listing some projects
77 that in the next ten years are needed to improve the water system and waste water system.
78 We are doing things in the General plan beyond just land use, and these ideas show the
79 Council that we have been thinking hard about this. They may have more to add or remove
80 from it. Subsection H is for septic systems and we are hoping to talk with Health Department
81 on this. Where does the septic plan fit?

82 Stephanie- I let Dallas read over this section. He has some comments on the water.

Doug- We really need his comments. Also, he may have other projects that need focus or prioritized. He can call me or do a zoom meeting for just that. Section 5-not much changes - most were Zane's changes. Made an Appendix A where all maps go with a description.

Zane- Go to Key Land Use Descriptions. Bring emphasis to this and be on same page. Last sentence sets size limitations. Have one agricultural zone which includes multiple densities. Same thing with rural residential.

Doug- Oakley currently doesn't have agricultural 10 zone or 20 zone. Problem is if someone wants to rezone a 40 acre piece and you can only go to a 5 you would have to do 8 homes on that. Better off having some options to cut it in half and have four. Not as high of density Stephanie-Likes the idea. For examples, in Weber wild, where you annex land in that is higher density, it makes case for land around to go higher density. Something more in between - it covers our bases a bit more.

Richard- Good to have in there.

Doug- Rural residential is in between agricultural and community residential. One dwelling unit per two acres or one dwelling until per one acre. Have a zone similar to that?

Zane-What if someone wanted to have one per one and a half. Does it have to fit 1 per 1, 1 per 2 etc.? Can we reword it to have flexibility.

Richard-If its 1 ½ acres it qualifies for 1.

Zane-5 acre piece zoned for 1 acre rather than 1 ½. Thinking of giving ourselves flexibility if someone comes in with a plan.

Doug- 5 acre lot wanted 3 units on that. Zone it has one dwelling unit per acre but only get 3 approved.

Zone-lowest common denominator? Opening it up for rezoning later?

Doug-Yes.

Cliff-How would they split up?

Zane-make it work for whatever scenario we can think about. I'm fine with that.

Doug-You could run into that scenario in the agricultural zones, where it doesn't quite work out. You could take a 40 acre piece and have half be AR 20 and the other half be AR 5. Don't have to zone it all AR5.

Stephanie-Sounds like a nightmare. I like that it is more strict and held to a standard.

Doug-Important things on subdivisions is make sure every project has a development agreement that spells out the density plan.

Zane-Look at every subdivision like an MPD (Master Planned Development.) If we do that than this will work.

Doug-When you do a subdivision as an MPD, you are saying you're done resubdividing. We are trying to protect green space and cluster things. Doing an MPD are of zoning works as general density. Lots may be tiny.

Stephanie-Always add bonus density. Have a fast rule to go by. Have same standards each time. Have a base rule.

Doug-We should incentivize good things that will help the city and community. We have discussed the density of the community residential zone. Numbers need to be in development code. Let's address numbers when we get to the development code.

Added wordage on village mixed use. Mainly city center area around city hall- means no specific density. Density is, whatever it is approved as a master planned development, commercial with apartments, etc. Whatever you decide. No density number on this.

Steph-confused. If no density, what is the incentive for transferring development rights into there?

Doug-How do we know what the density is there. It's whatever you are creating with it. Like commercial zone. No density there. Mixed use village thing come up with whatever the base density is. Not enough information to know what it is.

Steph-Trevor Williams with Stembridge's. What incentive does he have to transfer development rights?

Doug- He would make more money or partner with another developer and possibly be incentivized to move some of his development/rights to city center. Base density was 30 units. Like the Village Mixed Use, we will create what the density will be through public hearings.

Cliff-Height restriction different for each development?

Zane-We have our village plan. City owns basically everything. Every one of these proposals that come in, they will have to be valued on their own merit. See how it fits with the village plan. Someone may bring something different that we haven't thought about. Leave it as flexible as it can be to take different opportunities. Anything to do with the Village Center has got to go to planning commission and city council. Stephanie doesn't have the right to make decisions to make on those kind of things.

Doug-Land is owned by the city. No one is automatically granted property right. City can tell anyone to take a hike. Nice thing about this. No one can say their rights are being taken from them. As the above example, the Stembridge project, we are not saying you have to move your density but incentive to do so down the road. Have something more affordable. Affordable housing Section 9- Scott at Mountainlands did not a lot of changes. Changes he wanted in Policy A-Identify and implement a wide range of strategies to ensure, and as necessary increase, housing opportunities for moderate and low income residents. He wanted to allocate a percentage of the units to be affordable to moderate and low income residents. Moderate and low income is a defined term based on the percentage of income of a certain area.

Steph- Are you saying that if we require a new residential development to allocate a certain percentage for moderate to low income, could that certain percentage of development rights be moved to City Center?

Doug-It could I think. Problems with developments and that if you want a certain percentage to be affordable, you may not want it in certain areas. End up with a place like North Bench Farms where it did work and one street is affordable housing.

Stephanie-Hiccups there too because houses are selling for a lot more, so you have people with bigger money coming in and they want stuff in the open spaces and HOA fees to go up which isn't always applicable to the affordable housing section.

Doug-Never want to create in a city like Oakley an area that is low to moderate income housing. Don't want to make an "other side of the tracks." Number 4-affordable housing to local residents and the local workforce.

Stephanie-giving preference to local workforce.

Doug-completely legal and done in North Bench Farms if I remember correctly.

Zane-In Ogden, there is a "Live in Ogden" incentive for employees. Created a financial incentive to make down payment to live in the community. We actually could require a developer to put so much money in a pot that the City would use to provide financial incentive to help other people out.

Doug- There are even school districts where they will build housing for teachers and staff. Easier done sometimes than to say "we will pay you more to live here." You could say we are going to help with the housing. Affordable housing may be exempt from impact fees

because it is increasing the price of the home. Workded on green space-pulled out things that are referring to other things that don't exist. They have disappeared. Section 11-What objectives are how we work harder to make sure green space is protected. That's all I got. Zane-Any reason why we couldn't commend this to city council for review?

Steph-We have it already public noticed for hearing with us first on November 18th, but to do that we need a copy on our website for people to look at.

Doug-Have you already done that notice?

Stephanie-Yes. Preliminary had to be in Wasatch Wave early this week.

Doug-So when does it need to be on our website?

Stephanie-I need to public notice around here tomorrow. Technically it was today, but we are making it tomorrow.

Zane-Take away markups and it will be a clean copy. I would make a pdf out of it.

Doug-I will make a pdf out of this. It will be tomorrow, Friday for sure. Will that work?

Stephanie-yes.

Zane-What about between now and the 18th, the night of the public hearing. Doug and I get together to build a power point presentaion to show highlights to share with the public – it will make it easier to get through.

Doug -Sounds good.

Stephanie-Maps need to be noticed as well.

Doug-Not like we have to have city council approval to have our meeting because they are going to have another one. They can also give comments at the hearing in 2 weeks.

Zane-We can give them a copy of this and say this is what we are doing.

Doug-Yes.

Steph-It will make their approval better if they have public comments from our meeting.

Doug-I will get this version to you tomorrow without markups.

Zane-Any other thoughts?

Richar-No

Jan-No

Cliff-No

Zane-I don't think we need a motion just give direction to do that. I would say keep on the guy at the County. That's going to be more important as we get into writing the code itself.

Doug-The Health Department is slammed with COVID stuff. That's no excuse though If they said they would be here. I will email the Health Department.

5. Chairman Items

Zane-No other items to talk about.

Doug-any other projects to review?

6. Planner Items

Stephanie-Next meeting will be public hearing for General Plan. Conditional use coming up first part of December.

Doug-Good we can just focus on this.

Stephanie-At some point we need to make up a plan. If we are going to divide into sub-committees to get it done faster or do what we did with the General Plan. Just have a plan so we can move forward as soon as the General Plan gets approved.

Doug-I actually have a draft of that.

Zane-No reason why we can't get going on that while we are having all these hearings.

Doug-Development code may go quicker. I think we should take a look at the County's Development Code and use it as a foundation and modify it to fit Oakley. Counties do a better job than anywhere else. Process is a nice code and not real big. Make that the skeleton and modify it to fit our General Plan. Rather than reinvent the wheel.

Zane-I like that idea.

Stephanie-Everyone look at Eastern Summit County Code so we are all familiar with it.

Doug-I will get it out to all of you.

Stephanie-When the moratorium is up, we are going to have subdivisions flying in here. Need to lock in subdivision code. Put things in concrete.

Doug-Oakley processes projects at light speed. Development Code- go online to see County Code Eastern side. Most important thing that has been lost in current general plan is the table of uses: what is permitted, conditional, non permitted. Helps to see what you are going to do.

Zane-Stephanie do you have any other items for us?

Stephanie-No.

7. Adjourn

Zane-I declare this meeting adjourned.

Minutes accepted as to form this 2nd day Dec of 2020.


Zane Woolstenhulme, Commission Chair


Tristin Leavitt, City Treasurer