



MINUTES

Oakley City Planning Commission
Meeting
December 1, 2021
Zoom Meeting Platform
7:00 PM

AGENDA

1. Call the meeting to order
2. Public Hearing: Oakley Pasture Subdivision Plat Amendment
3. Discussion/Possible Action: North Star Ranch Subdivision: Applicant Justin Harding
4. Planner Items:
 - a. changes to code, upcoming commissioner vacancy, meeting schedule for 2022
5. Adjourn

MINUTES

1. Call to order and roll call:

- a) Planning Commission: Chairman Zane Woolstenhulme; Commission Members: Doug Evans, Richard Bliss, Jan Manning, Cliff Goldthorpe
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Justin Harding
- Zoom: Scott Wallace, Penny Pack, Kelly Kimber, Russell Haight

2. Public Hearing: Oakley Pasture Subdivision Plat Amendment

Planner Stephanie Woolstenhulme shares the following proposal with the planning commission:

The applicant, Oakley Pasture Subdivision, is proposing a minor change in the boundaries to Lot 1. Proposal includes moving of northern lot line approximately 20 feet further north and the eastern lot line approximately 48 feet to the west. Lot 1 will remain at 2.07 acres.

Chairman Zane Woolstenhulme opens it up to the public for comment.

Scott Wallace: 1420 Pinion Lane: feels that it needs to be looked at in a more global manner. No study to approve drainage of wetland was ever conducted. Project underway and deeding borderland to the city to avoid engineering study and tax payers picking up the tab. Construction access allowed up the middle of the property and not next to his and this is not what this proposal says. Concerns that his garage will flood. Designed to improve the structure of his property for future subdivision. Confused and wants to take this up with City Council.

Chairman Zane Woolstenhulme closes the public hearing.

Discussion amongst planning commission about this being a minor adjustment and a common occurrence.

Chairman Zane Woolstenhulme entertains a motion to approve the plat ammendment.

Doug Evans makes a motion that the Oakley Pasture amended plat be approved as presented to the planning commission.

Richard Bliss seconds the motion.

All in favor.

3. Discussion/Possible Action: North Star Subdivision: Applicant Justin Harding

Planner Stephanie Woolstenhulme shares the following :

Need to get the planning commissions final thoughts, stamp of approval on a few items with any conditions before it is sent to City Council.

Condition of Approval:

1. Fire Marshall preliminary approval of subdivision. Should be forthcoming with the use of a pullout before and after the bridge.
2. NOTE ON PLAT INDICATING THAT DEVELOPMENT RIGHTS HAVE BEEN USED – no further development rights available for this property.
3. All plat notes and information found on original plat be transferred over.
4. Any and all corrections from city engineer be included on final plat.
5. Approval of water line design to be constructed per the drawings including, but not limited to:
 - a. Installation of fire hydrants including a hydrant within 250 feet of existing primary and accessory dwelling on proposed lot 1.
 - b. Water line taken to New Lane Road and connected to Oakley water main.
 - c. Line at the north is capped and available for future loop.
6. Approval of driveway to be minimum 14' finished surface + 1-2' shoulder finished surface on each side. Additionally, 3.5' drainage ditch on one side.
7. Approval of length of road and size of hammerhead.
8. Plat will not be sent to City Council until permission has been received to bore water line under canal, approval for multiple accesses, and bridge evaluated for stability and load capacity.

Doug Evans would like to give him the option to cut or bore water line under the canal if canal company approves.

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89 **Jan Manning** makes a motion we send the plat to City Council with all conditions listed in
90 the staff report.

91 **Doug Evans** seconds the motion.
92 All in favor.

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94 4. Planner Items: Changes to code, upcoming commissioner vacancy, meeting schedule for
95 2022

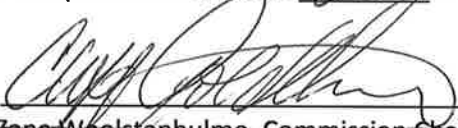
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97 Changes to code - Every six months or sooner if it is urgent.

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99 Upcoming commissioner vacancy - Replace Zane and reappoint the others without
100 reapplying. Cliff as vice-chairman will chair the next meeting and then plannign commisison
101 will nominate the next chairman. Keep planning commission at five members.

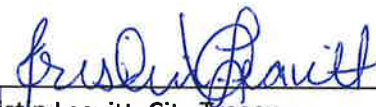
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103 Meeting schedule for 2022 - Everyone is good with the 2022 schedule. Will be publically
104 noticed.

- 105
106 5. Adjourn

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109 Minutes accepted as to form this 23rd day FEB, of 2021.

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113 Zane Woolstenhulme, Commission Chair

Cliff Goldthorpe,
Vice-Chair


Tristin Leavitt, City Treasurer