



MINUTES

Oakley City Planning Commission
Meeting
February 2, 2023
Zoom Meeting Platform
7:00 PM

AGENDA

1. **Call the meeting to order**
 - a. Welcome new Commissioners: Steve Maynes and Kent Woolstenhulme
2. **Public Comment:** This is an opportunity for the Public to address the Planning Commission with items that are not listed on the agenda or items which are on agenda but not as a public hearing. Please limit your comments to 3 minutes. Comments may be submitted prior to the meeting to be read in as part of the official record.
3. **Discussion/Possible Action:** Approval of meeting minutes 1/5/2023
4. **Discussion:** Update regarding City Center Development and procedural process for future planning.
5. **Discussion/Possible Action:** Oakley City Water Rules and Regulations
6. **Discussion:** Architectural standards and processes related to Master Planned Developments
7. **City Planner/Commissioner items:**
8. **Adjourn**

MINUTES

1. Call to order and roll call:
 - a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Doug Evans, Richard Bliss, Jan Manning, Kent Woolstenhulme, Steve Maynes
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer; Dallas Hansen, City Water Operator
 - c) Other: Tom Smart, Pat Cone
- Zoom: Deb Sheldon

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40 2. **Public Comment:** This is an opportunity for the Public to address the Planning Commission
41 with items that are not listed on the agenda or items which are on agenda but not as a
42 public hearing. Please limit your comments to 3 minutes. Comments may be submitted prior
43 to the meeting to be read in as part of the official record.
44

45 **Councilmember Tom Smart** updates the Planning Commission on grants and trails he has
46 been working on.
47

- 48 3. **Discussion/Possible Action:** Approval of meeting minutes 1/5/2023
49

50 **Jan Manning** moves to approve the meeting minutes of 1/5/2023 as recorded.

51 **Doug Evans** seconds the motion.

52 All in favor.
53

- 54 4. **Discussion:** Update regarding City Center development and procedural process for future
55 planning.
56

57 **Chairman Cliff Goldthorpe** shares procedural process for future development.

58 **Doug Evans** shares updates on City Center development as well as procedural process.
59

60 Planning Commission gets new Commissioners up-to-date on what is currently going on
61 with the Diner and the surrounding city property.
62

63 **Planner Stephanie Woolstenhulme** shares TAG Grant information and that we should know
64 more in March. TAG grant could help with studies on Economic Viability and Transportation.
65

- 66 5. **Discussion/Possible Action:** Oakley City Water Rules and Regulations
67

68 **Doug Evans** presents version 4 of Water Rules and Regulations. Some changes have been
69 made in the Landscaping section and a redraft needed for section 3.6 Owner's Liability for
70 Charges.
71

72 **Dallas Hansen** shares his concerns on how critical it is to have these Water Rules and
73 Regulations in place so that we are consistent across the board with the decisions to be
74 made.
75

76 **Doug Evans** suggests having a fund that people can donate to that will go towards utility
77 accounts that are behind on their payments. A section will be inserted into the Water Rules
78 and Regulations section 3.6 regarding this option.
79

80 General discussion between **Doug Evans** and **Dallas Hansen** regarding back flow and
81 inspections that will be required each year.
82

83 **Dallas Hansen** has concerns about cross contamination in places like North Bench Farms.
84 Feels it is imperative to educate homeowners on what this is and what causes it. **Doug**
85 **Evans** will add this in the Back Flow section.

General discussion regarding consistency with fire hydrants and city design standards for water.

Doug Evans will make some modifications to version 4 and then it can be forwarded to City Council.

Doug Evans makes a motion that with the changes discussed this evening, the proposed water ordinance be forwarded to City Council.

Richard Bliss seconds the motion.

No further discussion.

All in favor.

6. **Discussion:** Architectural standards and processes related to Master Planned Developments

Planner **Stephanie Woolstenhulme** shares that the Village Mixed Use zone is left vague for a reason. We probably don't want to start attaching standards to it.

7. **City Planner/Commissioner items:**

None.

8. **Adjourn**

Chairman Cliff Goldthorpe adjourns the meeting.

Minutes accepted as to form this 1st day of March 2023.


Cliff Goldthorpe, Chairman


Tristin Leavitt, City Treasurer