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## MINUTES

Oakley City Planning Commission  
Wednesday February 3, 2021  
Electronic Meeting  
Zoom Platform  
7:00 pm

### AGENDA

1. Call the meeting to order
2. Approval of meeting minutes for 1/20/2021
3. Public Hearing: Twilight Moon Subdivision
4. Discussion: proposed zoning map
5. Discussion: land use and management code rewrite
6. Chairman/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: Dewain Cambell, Joe Frazier, Larry Leifson, Stephanie, Farley Eskelson, jmillburn, Matthew Harper, Tom Smart, Melissa Wright, Jack Walkenhorst, 19499390180
2. Approval of meeting minutes for 1/20/2021 meeting:

**Chairman Zane Woolstenhulme** entertains a motion to approve the minutes from 1/20/2021

**Doug Evans** makes motion to approve the minutes

**Richard Bliss** seconds the motion

All in favor.
3. Public Hearing: Twilight Moon Subdivision

39 **Planner Stephanie Woolstenhulme** informs the planning commission of the following  
40 proposal:

41  
42 Original Twilight Moon subdivision preliminary plat was approved on October 10, 2019 with  
43 the following conditions: city water must be brought to the lots as per city engineering  
44 requirements and city standards, a fire hydrant must be placed within 250 feet of the home,  
45 has easements including access, ditches, waterways and other landmarks are required on  
46 the plat, the right to farm provision is noted on the plat, and the existing home in the  
47 subdivision must be brought into compliance with current city code.

48  
49 In the process of original subdivision application, it was determined that the original  
50 Maintenance and Use Agreement did not allow for additional home on the lane.

51  
52 An updated Maintenance and Use Agreement has been recorded with the County.

53 Plat was amended and changed substantially enough that it is being required to go before  
54 planning commission again for preliminary plat.

55 The applicant wishes to create a subdivision of 3 lots on 24.45 acres (16.13 of Campbell and  
56 8.29 of Milburn.)

57 The original Twilight Moon Subdivision plat has been amended to a 3 lot subdivision with lot  
58 1 located on Milburn's property and lots 2 and 3 located on Campbell's property.

59 Campbell's are entitled to 3 development rights for their 16.13 acres – 1 of which is  
60 transferred to Milburn's lot 1 of the subdivision per the Maintenance and Use Agreement.

61 Originally it was recommended by city engineer that city water be brought into subdivision  
62 with access over the Provo Canal. However, there is now a water design and plan to come  
63 through Criland Farms Subdivision on the East. It was also required that the water system  
64 be capped at the Hardy property on the West for a future loop.

65  
66 **Chairman Zane Woolstenhulme** opens it up to the owners for comment.

67  
68 **Resident Dewain Campbell** agrees with everything that Stephanie has mentioned except for  
69 the home on lot 2 being brought up to fire code. He was not aware of this. **Planner**  
70 **Stephanie Woolstenhulme** clarifies that the water line coming in will bring fire hydrants  
71 within 250 feet and should bring house up to code.

72 **Resident Jed Millburn** questions that the fire hydrant that is on the north end needs to be  
73 installed as part of this water system. **Planner Stephanie Woolstenhulme** clarifies that it  
74 needs to be put in in order to give the fire suppression for that existing home. **Jed Millburn**  
75 comments that he feels they are in a good spot with the planning commission.

76 **Matthew Harper** informs the planning commission that they intend to put in the water line  
77 this spring as soon as the weather permits.

78  
79 **Chairman Zane Woolstenhulme** opens it up for public hearing.

80  
81 **Planner Stephanie Woolstenhulme** reads comments from Susan Wade. See attachment.

32 **Jed Millburn** appreciates her concerns. Some misunderstandings with the easement.  
83 Respects her comments but some he disagrees with.

84  
85 **Chairman Zane Woolstenhulme** officially closes the public hearing.

86  
87 Discussion regarding water usage. Plat has a pond drawn in. Commissioner Doug Evans  
88 concerned as to what water will fill pond.

89  
90 **Planner Stephanie Woolstenhulme** notes that these two conditions will be in addition to  
91 the ones already mentioned in the staff report: 1) No pond will be filled with culinary water.  
92 2) All home owners are responsible for negotiating the terms of the well and how the water  
93 is shared.

94  
95 **Chairman Zane Woolstenhulme** entertains a motion to recommend approval of the  
96 preliminary plat to City Council with the conditions that are outlined in staff report plus the  
97 two conditions for the pond.

98  
99 **Cliff Goldthorpe** makes the motion to approve.

100 **Doug Evans** seconds the motion.  
101 All in favor.

102  
103 4. Discussion: proposed zoning map

104  
105 General discussion regarding proposed zoning map.  
106 -Zoning lines to match up with property lines.  
107 -**Was** Elkhorn subdivision rezone?  
108 -Wheelright rezone.  
109 -Sexually oriented businesses will be put in commercial zone.  
110 -Split parcels, if we change the map, they will go to higher density.

111  
112 5. Discussion: land use and management code rewrite

113  
114 No time.

115  
116 6. Chairman/Planner Items

117  
118 Next meeting in two weeks.  
119 -Accepting comment on new plan.  
120 -Conditional use permit.  
121 -Send flood plain ordinance through.  
122 Still need to discuss accessory dwellings, nightly rentals and lot width.

123  
124 7. Adjourn

125 **Chairman Zane Woolstenhulme** declares this meeting adjourned.

126  
127 Minutes accepted as to form this 3 day Mar of 2021.

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Zane Woolstenhulme, Commission Chair      Tristin Leavitt, City Treasurer