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## MINUTES

Oakley City Planning Commission  
 Wednesday February 17, 2021  
 Electronic Meeting  
 Zoom Platform  
 7:00 pm

### AGENDA

1. Call the meeting to order
2. Approval of meeting minutes for 2/3/2021
3. Public Hearing: Conditional Use Permit. 874 Celebration Loop. In-home childcare.
4. Public Hearing: Floodplain Ordinance
5. Public Hearing: Land Use and Management Code Rewrite
6. Discussion (time permitting): proposed zoning map
7. Discussion (time permitting): land use and management code rewrite
8. Chairman/Planner Items
9. 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: Amy, Chase Pace, Emilee DeYoung, Brittany Greeson, Joe Martin, Jordan Dellagnola, Kaitlin Eskelson, Kandi Sauder, Krystal Nielsen, Lindsey, Marlo Bennett, Nanette, Natalie Segall, Paula Trater, Rick Brough (KPCW reporter), Sallie Poston, Tangee Burnett, Tom Smart, Dana Vernon, Victoria's ipad, Tami Stevensen, Jerry Heck, Justin Harding, Heather Todd, Jack Walkenhorst, Katie's iphone, Tracie's iphone, Mandy
2. Approval of meeting minutes for 2/3/2021 meeting:
 

**Chairman Zane Woolstenhulme** accepts a motion to approve the minutes from 2/3/2021.  
**Cliff Goldthorpe** makes a motion to approve the minutes.  
**Richard Bliss** seconds the motion.  
 All in favor.

39 3. Public Hearing: Conditional Use Permit. 874 Celebration Loop. In-home childcare.

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41 **Planner Stephanie Woolstenhulme** presents the request to the commission:

42  
43 The need for a conditional use permit can about from a business license renewal in January  
44 of this year. Anyone who is running a childcare business was sent a letter with Oakley City  
45 code regarding child daycare. It states that if you have more than 8 children you need a  
46 conditional use permit with the City. Mrs. Nielsen contacted the City to begin the  
47 conditional use permit process. She is currently operating a childcare business out of her  
48 home on Celebration Loop, is state licensed and has permission from the State to have up to  
49 15 children in her care, including her own under the age of 6, which she does have one. So  
50 besides her one child she has 12 in her care which equals about ten cars for drop off and  
51 pick up.

52  
53 Findings: Complies with zone as long as she has a conditional use permit and conditions of  
54 approval are in staff report.

55  
56 **Doug Evans** wants to make sure it wasn't brought about by a complaint.

57 **Planner Stephanie Woolstenhulme** reassures the commission that it was not a complaint,  
58 but from a business license renewal application.

59  
60 **Chairman Zane Woolstenhulme** opens it up for public hearing.

61  
62 All letters that were sent in were read by planning commission members and put on record.  
63 (see attachments)

64  
65 **Kaitlen Eskelson** is from Kamas and takes her kids to Krystal. Comments on the parking and  
66 how Krystal mitigates it. Also shares the benefits for affordable childcare and how much it is  
67 needed. In favor of the daycare.

68  
69 **Natalie Segall** represents **Margo Bennett**, who is a resident of North Bench Farms, and she  
70 opposes the conditional use permit. Her understanding is that in new code it is not allowed.  
71 Suggests that it doesn't meet all the requirements for that certain zone. Certain factors  
72 include nuisance, increase in traffic and number of children. Closes by saying that they  
73 oppose it for reasons mentioned above and in their letter that was sent.

74  
75 **Betty Heck** lives at 820 Celebration Loop. She states that they are not a nuisance. Lots of  
76 businesses being operated out of their homes. Traffic is not a problem. In favor of the  
77 daycare.

78  
79 **Jordan Dellagnola** lives at 905 Celebration Loop. Mentions that Krystal respects her  
80 neighbors and has asked them to not park in front of neighbors homes when picking up or  
81 dropping off. In favor of daycare.

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83 **Brittany Greeson** validates that there is no more than 3 cars when picking up or dropping  
84 off. In favor of daycare.

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**Tangee Burnett** lives at 882 Celebration Loop. Lives directly next door to the daycare. Two to three cars at a time. In favor of Krystal continuing her daycare.

**Tracie Hollings** lives in Coalville and brings her children to Krystal. In favor of daycare.

**Kandi Lee Sauder** lives in Kamas and brings her children to Krystal. Stated that there are no traffic issues. In favor of daycare.

**Tami Stevenson** lives on Bridle Way. Comments that this has turned into a personal thing that needs to be seperated. Need to stick to the principals and the code. Against the conditional use permit.

**Nanette Bush** lives on Frontier Circle. Need to stick to the facts and the code. In favor of the daycare. Brings a service to the neighborhood.

**Emilee DeYoung** lives at 5208 Rodeo Circle. In favor of the daycare as long as she is compliant.

**Marlo Bennett** lives at 833 Saddle Drive. States for the record that she maintains a professional office out of Park City. Spoke to the State Childcare Licensing Division. When they issue a state childcare license, they do not investigate local municipal code. North Bench Farms CC&R's state that no lot can be used for anything other than residential. Not in favor of daycare.

**Chairman Zane Woolstenhulme** closes the public hearing.

Discussion between Chairman Zane Woolstenhulme, Doug Evans and Krystal Nielsen regarding certain details of the daycare.

**Planner Stephanie Woolstenhulme** recommends an approval with the following conditions:

- Maintain State license and provide updated copy to Oakley City.
- Traffic can pull off road for drop off and obeys speed limits. Vehicles do not idle.

**Chairman Zane Woolstenhulme** confirms with **Krystal Nielsen** that she can abide by those conditions and to talk to her clients about no idling vehicles.

**Chairman Zane Woolstenhulme** entertains a motion to approve the conditional use permit with the conditions outlined.

**Jan Manning** made the motion to grant the conditional use permit for the daycare with the conditions outlined.

**Doug Evans** seconds the motion.

All in favor

4. Public Hearing: Floodplain Ordinance

134 **Planner Stephanie Woolstenhulmes** shares background as to why we are redoing our  
135 floodplain ordinance:  
136

137 Every 8-10 years FEMA comes through and remaps the floodplain areas. Recently they have  
138 redone Summit County and with that they bring our floodplain ordinance in compliance  
139 with that map. We were a level B ordinance and required to go to a level D ordinance. We  
140 took it to a higher standard because that's what we were operating at anyways. This allows  
141 us to be part of an organization called FIS so that our citizens who have property in  
142 floodplains can get insurance at a lower rate.  
143

144 **Chairman Zane Woolstenhulme** opens it up for public hearing.  
145

146 No public comments.  
147

148 **Chairman Zane Woolstenhulme** entertains a motion to recommend the floodplain  
149 ordinance to the City Council.  
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151 **Richard Bliss** makes the motion to recommend the floodplain ordinance and FEMA maps to  
152 the City Council.

153 **Cliff Goldthorpe** seconds the motion.  
154

154 All in favor  
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156 5. Public Hearing: Land Use and Management Code Rewrite  
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158 Been posted on our website for approximately three weeks.  
159

160 Received two comments by email. (See attachments)  
161

161 **Doug Evans** mentions that they received a lot of comments from Mountainlands Community  
162 Housing Trust on affordable housing. Make a sub committee and meet with Mountainlands  
163 and go over some of the comments to understand it better.  
164

165 **Chairman Zane Woolstenhulme** opens it up for public hearing.  
166

167 **Justin Harding** comments that he agrees that it is too much to ask a 4-5 lot subdivision to  
168 make room for affordable housing.  
169

170 **Tom Smart** also comments that it is a burden to put on other people. Needs to be affordable  
171 housing for those who live in the Valley and not affordable housing for Park City.  
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173 **Chairman Zane Woolstenhulme** closes the public hearing.  
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175 Discussion over chart with childcare. Try to mirror the State.  
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177 6. Discussion (time permitting): proposed zoning map  
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179 General discussion on proposed zoning map.  
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Changes made:

- Wheelright is now AR5
- Pushed village out further, squared up and enlarged a bit
- Split zones moved to higher density to follow the property lines

Still need to change:

- Fix purple dog leg by Leavitt's

Ready to be released to the public.

7. Discussion (time permitting:) land use and management code rewrite

No time.

8. Chairman/Planner Items


No items.

9. Adjourn

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

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

  
Zane Woolstenhulme, Commission Chair

  
Tristin Leavitt, City Treasurer