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MINUTES

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

AGENDA

- 1. Call the meeting to order
- 2. Public Hearing: Final Plat Twilight Moon Subdivision
- 3. Conceptual Discussion: Trevor Williams: re. property behind Polar King
- 4. Discussion: Code Compliance plan to submit to City Council
- 5. Discussion: Oakley City Center: Review past design plan
- 6. Adjourn

MINUTES

- 1. Call to order and roll call:
 - a) Planning Commission: Commission Members: Doug Evans, Cliff Goldthorpe, Richard Bliss, Jan Manning
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Chandler Smith, Dan Smith, Trevor Williams, Dwaine Campbell
On Zoom: Jane Lewis, Jenny Campbell, Matthew Harper, Justin Harding

2. Public Hearing: Final Plat Twilight Moon Subdivision

Planner Stephanie Woolstenhulme shares the following with the planning commission:

Proposal:

Applicants are requesting final plat approval for Twilight Moon Subdivision on OTBV-24 and OTBV-254-A.

Findings of Fact:

- 39 A. The applicants have met all the required criteria and plat amendments from preliminary
40 plat review.
- 41 B. Final plat includes the following plat notes:
- 42 I. This parcel, OTBV-254-A is zoned Agricultural 5 and as such, the development
43 density of this parcel has been filled. The parcel has 3 development rights. Two of
44 the development rights were used by Lot 2 and Lot 3, and the third development
45 right was transferred to parcel OTBV-254 and becomes Lot 1. The transfer of
46 development right is included in "First Amendment to Maintenance & Use
47 Agreement" recorded with Summit County as Entry No. 01146820.
- 48 II. All lots created by this subdivision must abide by the terms and conditions of "First
49 Amendment to Maintenance & Use Agreement" recorded with Summit County,
50 Utah as Entry No. 01146820.
- 51 III. All lots created by this subdivision must adhere to existing public utility easements
52 for the Oakley City water line design.
- 53 IV. All future ponds or irrigation needs for all lots will be done with irrigation or well
54 water and not Oakley City culinary water.
- 55 C. **Still outstanding are the inspection of the water line by Oakley City Public Works**
56 **Director and signing of the Water Line Extension Agreement.**
57

58 **Cliff Goldthorpe** opens up the public hearing for comment.

59
60 **Jed Millburn** (email) is in favor of the subdivision.

61
62 **Cliff Goldthorpe** closes the public hearing.

63
64 **Doug Evans** makes a motion that we approve the final plat of the Twilight Moon Ranch
65 Subdivision as presented.

66 **Richard Bliss** seconds the motion.

67 All in favor.
68
69

70 3. Conceptual Discussion: Trevor Williams: re. property behind Polar King

71
72 **Trevor Williams** shares the following plans for property behind the Polar King:

- 73
74 -Entitled up to 36 units in development. With clustering and open space, based on code,
75 gives a possibility of 52 units.
- 76 -Duplex style single family product
- 77 -Planned unit development with private front and backyard
- 78 -Craftsman farmhouse exterior
- 79 -Amenities to be determined
- 80 -2200 to 2600 per side, 2 story units
- 81 -3 to 4 floor plans with a variety of material used
82

83 Some general discussion about type of fencing, wetland deliniations, plan for development
84 transfer and traffic concerns on Millrace.

85
86 **Doug Evans** suggests **Trevor Williams** review some chapters in the code and schedule a work
87 meeting with some members of the planning commission.

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- 4. Discussion: Code Compliance plan to submit to City Council

General discussion regarding possible plan of attack to become compliant with code.

Most pressing concerns:

- Businesses not complying
- properties along river accessed from Pinion through Gillett property

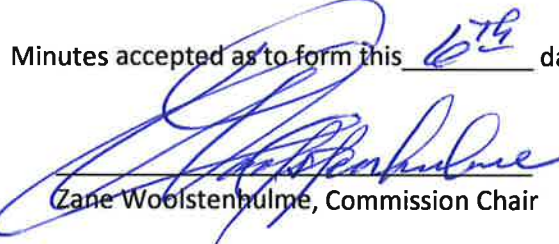
- 5. Discussion: Oakley City Center: Review past design plan


Tabled discussion until **Chairman Zane Woolstenhulme** is able to attend.

- 6. Adjourn

Cliff Goldthorpe declares the meeting adjourned.

Minutes accepted as to form this 6th day Oct of 2021.


Zane Woolstenhulme, Commission Chair


Tristin Leavitt, City Treasurer