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MINUTES

Oakley City Planning Commission
Meeting
February 3, 2022
Zoom Meeting Platform
7:00 PM

AGENDA

1. Call the meeting to order
2. Discussion/Possible Action: Planning Commission meeting minutes 10/6/2021, 10/26/2021, and 12/1/2021.
3. Discussion/Possible Action: Circle L Subdivision (previously the S&B&J Acres Subdivision) at approximately 161 East Boulderville Road. Proposed subdivision of parcel SBJAC-1AG-AM includes 4 lots on 26.79 acres. Applicant is Larry and Terrie Leifson.
4. Planner Items
5. Adjourn

MINUTES

1. Call to order and roll call:
 - a) Planning Commission: Vice Chairman Cliff Goldthorpe; Commission Members: Doug Evans, Richard Bliss, Jan Manning, Cliff Goldthorpe
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Larry and Terrie Leifson, Clay Atkinson
Zoom: Shaylee Holbrook, Jane Davis, Deb (Galaxy S21 5G), Kolt Leifson, Melissa Flinn, Tyke Walsh
2. Discussion/Possible Action: Planning Commission meeting minutes 10/6/2021, 10/26/2021, and 12/1/2021.

Vice Chair Cliff Goldthorpe entertains a motion to approve the minutes from 10/6/2021, 10/26/2021, and 12/1/2021.
Jan Manning moves to approve the minutes from 10/6/2021, 10/26/2021, and 12/1/2021 as written.
Richard Bliss seconds the motion.

40 All in favor.

41

42 3. Discussion/Possible Action: Circle L Subdivision (previously the S&B&J Acres Subdivision) at
43 approximately 161 East Boulderville Road. Proposed subdivision of parcel SBJAC-1AG-AM
44 includes 4 lots on 26.79 acres. Applicant is Larry and Terrie Leifson.

45

46 **Planner Stephanie Woolstenhulme** shares the following with the planning commission:

47

48 Proposal:

49 The applicant wishes to create Circle L Ranches subdivision on his 28.73 acre parcel, an
50 amendment to S&B&J Acres Subdivision. Subdivision consists of 4 lots.

51

52 Background:

53 The original subdivision pre-dates November 1999. The plat amendment was approved on
54 February 10, 2000 and added an additional 3 lots and 1 Ag parcel.

55

56 Case for Development Rights:

57 Original acreage of subdivision = 36.973

58 Less acreage of canal - 1.808

59 Less Parcel #2 - 1.38

60 Less Lot A - 1.80

61

62 Total acreage available for calculation = 31.985

63

64 31.985 acres / 5 acres = 6.397 development rights

65 Executed Development Rights - 3

66 3.397 remaining

67

68 Density Remaining = 3

69 TDR from Lot of Record: Parcel 2 = 1

70 (development right being used to build Holbrook home which will be Lot 3)

71 Unexercised Development Rights = 3

72

73 Conditions of Approval:

- 74 1. Fire Marchall has issued preliminary approval of subdivision. At the issuance of
- 75 building permit, verification of hydrant within 250 feet will be required. If not
- 76 hydrant present, must be placed at the cost of the applicant.
- 77 2. Note on plat stating: This plat uses and extinguishes all prior or existing
- 78 development rights related to this property. Additional development related to this
- 79 property may only occur if allowed under the land use and zoning ordinances that
- 80 govern this property.
- 81 3. All plat notes and information found on original plat be transferred over.
- 82 4. Any and all corrections from city engineer be included on final plat.

83

84 Findings of Fact:

- 85 1. Located at approximately 161 E. Boulderville Road.
- 86 2. Property is zoned Agricultural 5 (1 home per 5 acres)
- 87 3. Septic - All lots will be on individual septic systems.

- 88 4. Water – City water will be available to all lots.
89 5. Access to lots is from Boulderville Road.
90 6. Proposed Lot 3 has exercised development right from TDR from Parcel 2.
91 7. Subdivision is 4 lots and therefore, under current code, not subject to Master
92 Planned Development.
93 8. Subdivision is under 8 lots and therefore not subject to Affordable Housing
94 requirements.

95
96 **Doug Evans** has concerns regarding the substation owned by Pacific Corp. Wants the
97 Leifson's to know that Pacific Corp will at some point need to enlarge that station. The
98 Leifson's do not have a problem with that. Also plat note #3 on original plat should read as
99 follows:

100 "Utilities shall have the right to install, extend, maintain and operate their equipment."
101
102

103 Oakley City needs to get in the habit that if an agricultural property, being served by an
104 irrigation company, is being developed into homes, irrigation shares need to be transferred
105 back to the City. Incentive for this would be not paying for portion of the impact fee in
106 exchange for those water rights. This needs to be in the city's water ordinance.
107

108 **Vice Chair Cliff Goldthorpe** opens it up to the public for comment.
109

110 No comment.
111

112 **Vice Chair Cliff Goldthorpe** closes the public hearing.
113

114 **Vice Chair Cliff Goldthorpe** opens it to the commission to move this forward with the
115 conditions that were set.
116

117 **Doug Evans** makes a motion to forward Circle L Ranches Subdivision to City Council, and
118 that we approve of the conditions that are noted in the staff report as well as the wording
119 change in note 3, and also include a plat note to include the transfer of development right
120 information.
121

122 **Richard Bliss** seconds the motion.
123

124 No further discussion.
125

126 All in favor.
127

128 4. Planner Items
129

130 -Stembridge parcel come back online shortly

131 -Grandfather in certain businesses

132 -New Commissioner will be appointed at City Council meeting February 23rd. First meeting
133 in March vote on Chair and Co-Chair

134 -Code updates in April

135 -City Center development - plan to move forward. City Council has appointed Planning
136 Commission to move forward with this discussion.

137 5. Adjourn

138
139 **Vice Chair Cliff Goldthorpe** declares the meeting adjourned.

140
141
142 Minutes accepted as to form this 2nd day March of 2022.

143
144
145 
146 Cliff Goldthorpe, Vice Chairman


Tristin Leavitt, City Treasurer