



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

MINUTES

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

AGENDA

1. Call the meeting to order
2. Discussion/Possible Action: Planning Commission meeting minutes - 6/9/2022
3. Public Hearing: Harwood Acres Subdivision. 3 lot subdivision at approximately 570 W. Weber Canyon Road
4. Discussion/Possible Action: Interpretation of code regarding transfer of development right
5. Discussion: Land Management and Development Code amendment review
6. Planner item: Next meeting Wednesday, August 31, 2022 at 7:00 p.m.
7. Adjourn

MINUTES

1. Call to order and roll call:
 - a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Doug Evans, Richard Bliss, Jan Manning, Lane Livingston
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Rebecca Lamphier, Brent Turner, Bill Edgar, Matt Bayles
Zoom: Mitch Dumke, Deb
2. Discussion/Possible Action: Planning Commission meeting minutes 6/9/2022

Chairman Cliff Goldthorpe calls for a motion to approve the minutes of 6/9/2022.

Doug Evans makes a motion to approve the Planning Commission minutes from 6/9/2022.

Jan Manning seconds the motion.

All in favor.

39 3. Public Hearing: Subdivision: Harwood Acres Subdivision. 3 lot subdivision at approximately
40 570 W. Weber Canyon Road

41
42 **Planner Stephanie Woostenhulme** shares the following with the Planning Commission:

43
44 **Proposal:**
45 The applicant wishes to create the Oakley Bench Subdivision on 6.11 acre parcel.
46 Subdivision consists of 3 lots.

47
48 **Findings of Fact:**
49 1. Located at approximately 570 W. Weber Canyon Road.
50 2. Property is in RR-2 zoning. 1 density right per 2 acres.
51 3. Proposed Lot 2 includes a primary dwelling.
52 4. Water – proposed 8 inch water main from Weber Canyon Road.
53 5. Easement agreement for access across parcel OT-35-A-1
54 6. Encroachment permit issued from Summit County for access onto Weber Canyon Road.
55 City Engineer left determination of access to Summit County. Access complies with
56 current Oakley City code.

57
58 **Conclusions of Law:**
59 1. This type of development is allowed in RR-2.
60 2. Planning Commission must find that neither the public nor person are materially injured
61 by the proposed subdivision.

62
63 **Items of Consideration/Discussion:**
64 1. Connection to city sewer through Oakley Bench Estate
65 2. Water line
66 3. Access road drawn at 12' width. Oakley City Code is 14' road width + 1-2' shoulder.
67 4. Location of hammerhead.

68
69 **Doug Evans** has concerns with the road being perpendicular to Weber Canyon, the irrigation
70 pipe not being low enough, width of the road only being 12'.

71
72 General discussion amongst Planning Commission regarding the proposed access. Decision
73 made for Planning Commission to meet with the owner and City Engineer and walk the
74 proposed access.

75
76 **Chairman Cliff Goldthorpe** opens up the public hearing.

77
78 **Bill Edgar** 5320 N 750 W-has questions on how the density was figured, questions the water
79 issue and building moratorium, has issues with the access, size of parcels and feels the road
80 needs to be wider.

81
82 **Brent Turner** 560 W Weber Canyon Road-reason for a new access, refuses to grant more
83 access. Proposed road will be unsafe due in part by further height in less distance and
84 irrigational canal. Feels a good solution would be to come off of North Bench or 750 W. Both
85 of which are level entries. Feels current solution is a no go. Also feels it will be difficult to get

86 utilities up there and property owners won't be happy if their property is damaged from the
87 PUE. Comment was also submitted for public record.

88
89 **Rebecca Lamphier** 622 W Weber Canyon Road-signed the easement agreement with Wes
90 Harwood, looked at it as a beautification for what the ditch company left behind, feels the
91 access is challenging.

92
93 **Mitch Dumke** (Zoom. Adjacent property owner.)-feels Wes Harwood deserves to subdivide,
94 but has issues with new proposed road and access, concerned that easements for power
95 and water will be on his property and cause damage. When he runs power and water that it
96 is adequate in size and capacity and moved over to his side of the PUE.

97
98 **Matt Bayles** 5180 N 750 W-In order to gain access off of North Bench there is not easement,
99 he would have to negotiate with other property owners.

100
101 **Richard Bliss** makes a motion to table this so that they can get information on other access
102 options and engineering that would be the appropriate slope grade set back off of Weber
103 Canyon Rd before this comes back.

104 **Doug Evans** suggests an amendment to the motion that he would still like to see the current
105 proposal and go on site with the City Engineer.

106 **Richard Bliss** agrees with the amendment

107 **Doug Evans** seconds the amended motion.

108 All in favor.

109
110 **Richard Bliss** makes a motion to leave the public hearing open.

111 **Jan Manning** seconds the motion.

112 All in favor.

113
114 4. Discussion/Possible Action: Interpretation of code regarding transfer of development right

115
116 General discussion amongst Planning Commission

117 Moving forward we will not transfer development rights unless: a) zone is able to receive it
118 or b) Village Mixed Use area.

119 What is written in the code makes sense if the City owns the property.

120
121 5. Discussion: Land Management and Development Code amendment review

122
123 Doug will do a version 2 that will include the transfer of development rights.

124 New legislation regarding lot line adjustments – public hearing is not required unless
125 someone is against it. Verbiage from City Attorney will be sent over to Doug for the code.

126
127 6. Planner items: Next meeting Wednesday, August 31, 2022 at 7:00 p.m.

128
129
130 7. Adjourn

131
132 **Richard Bliss** makes a motion to adjourn meeting.

133 **Doug Evans** seconds the motion.

134
135
136
137
138
139
140

Minutes accepted as to form this 31st day Aug. of 2022.


Cliff Goldthorpe, Chairman


Tristin Leavitt, City Treasurer