

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  
June 7, 2023  
Zoom Meeting Platform  
6:00 PM

**AGENDA**

- 1. **Open Meeting**
- 2. **Public Comment:** \*Public comment is for any matter not on the agenda and not the subject of a pending land use application. If you would like to submit comments to the Commission, please email application. If you would like to submit comments to Commission, please email [stephanie@oakleycity.com](mailto:stephanie@oakleycity.com) by 5:00 p.m. on Monday, May 1<sup>st</sup>.
- 3. **Discussion/Possible Action: River Haven Development Agreement. Proplosed development at approximately 4500 N Millrace Road. Proposed 16 lot subdivision.**
- 4. **Discussion/Possible Action: Oakley Diner Basement Sign Application. Proposed signage for 3 basement businesses on West face and South face of building.**
- 5. **Planner Items**
  - a. **MRR-1 Plat Amendment update**
  - b. **Other**
- 6. **Adjourn**

**MINUTES**

- 1. **Call to order and roll call:**
  - a) **Planning Commission:** Chairman Cliff Goldthorpe; Commission Members: Richard Bliss, Kent Woolstenhulme, Jan Manning, Doug Evans, Steve Maynes
  - b) **City Staff:** Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
  - c) **Other:** Kathy Lyn Jones, Charles Lawler Alan Sorensen, Brent Turner, Monte Hurt, Kathy Lyne Sorenson Jones, Debra Tarrant, Nick Tarrant, Trevor Norris, Eliza Edgar, Bill Edgar, Shanda Norton, Trevor Williams
- 2. **Public Comment:** Public comment is for any matter not on the agenda and not the subject of a pending land use application.

39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85

None.

3. Discussion/Possible Action: River Haven Development Agreement. Proposed development at approximately 4500 N Millrace Road. Proposed 16 lot subdivision.

Planner Stephanie Woolstenhulme shares that a public hearing regarding this development was held at the last meeting on May 3, 2023. The process involved now is fine-tuning the development agreement before granting full approval and sending it to the City Council. Several public hearings have already taken place, and discussions have occurred with the attorneys representing both the Planning Commission and Mr. Williams.

Doug Evans shares his changes on the Development Agreement.

Planning Commission members give their positive feedback and comments to Doug’s changes.

General discussion amongst Planning Commission and Trevor Williams.

Richard Bliss makes a motion that they approve forwarding the Development Agreement to the City Council, Engineers, and those who are applicable with the changes as discussed and agreed upon tonight between Trevor Williams and Red Hawk Development and the city Planning Commission.

Jan Manning seconds the motion.

All in favor.

4. Discussion/Possible Action: Oakley Diner Basement Sign Application. Proposed signage for 3 basement businesses on West face and South face of building.

Planner Stephanie Woolstenhulme shares the following proposal from the Staff Report:

West Facing:

- Sign 1 = 32.5 sq ft – Oakley Roasting Co.
- Sign 2 = 25 sq ft – Fiiz Drinks

South Facing:

- Blade Signs = 13 sq ft – No lighting
- On wall signage = 32 sq ft – No interior lighting. Lit from above.

Doug Evans has concerns with 6-foot clearance on blade signs. Does not have issues with the signs because of the mass on the back side.

Doug Evans makes a motion that they approve the sign plan as submitted.

Jan Manning seconds the motion.

All in favor.

5. Planner Items

a. MRR-1 Plat Amendment update

- Buildings that are stenciled in were placed over existing irrigation ditches.

86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105

- A walk through was done on the property and they are redrawing to accommodate those ditches with a 10 foot easment on either side.
  - Stalled on Planning Commission end until reconfigured and approved by Maple Ridge HOA.
  - Going forward irrigation ditches need to be on the plat.
- b. Other**
- City Survey – register with company in order to have access to this survey and any future surveys.
  - City Center – Master Plan application hopefully turned in by end of July first part of August. Public Hearing potentially in August (special meeting) or September.

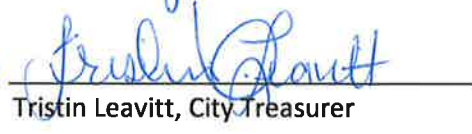
**6. Adjourn**

**Chairman Cliff Goldthorpe** makes a motion to adjourn.

Minutes accepted as to form this 2nd day of Aug. 2023.



Cliff Goldthorpe, Chairman



Tristin Leavitt, City Treasurer