

Snell & Wilmer

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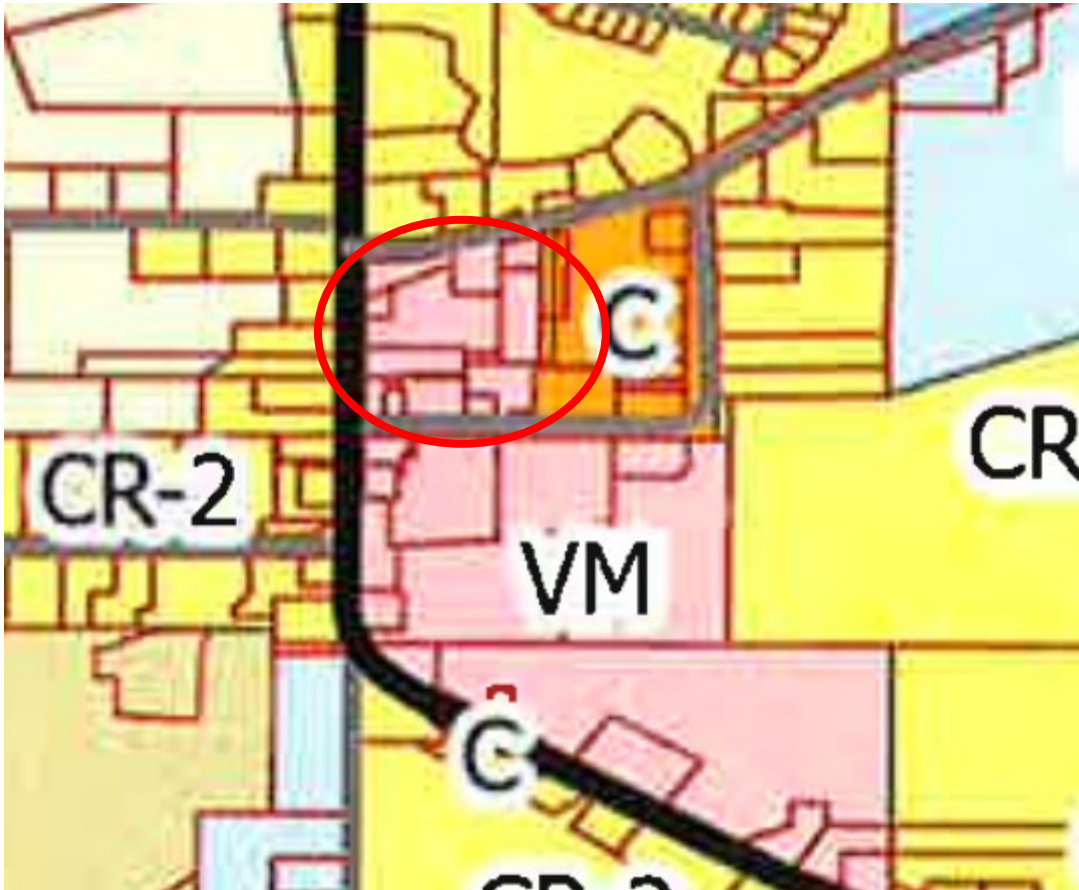


Oakley City Center

- Master Planned Development Application for City Center North
- Zone Amendment for OT-22/OT31/OT-25
- Zone Amendment for OT-117

September 6, 2023

City Center – VMU



City Center – Context Aerial

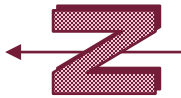
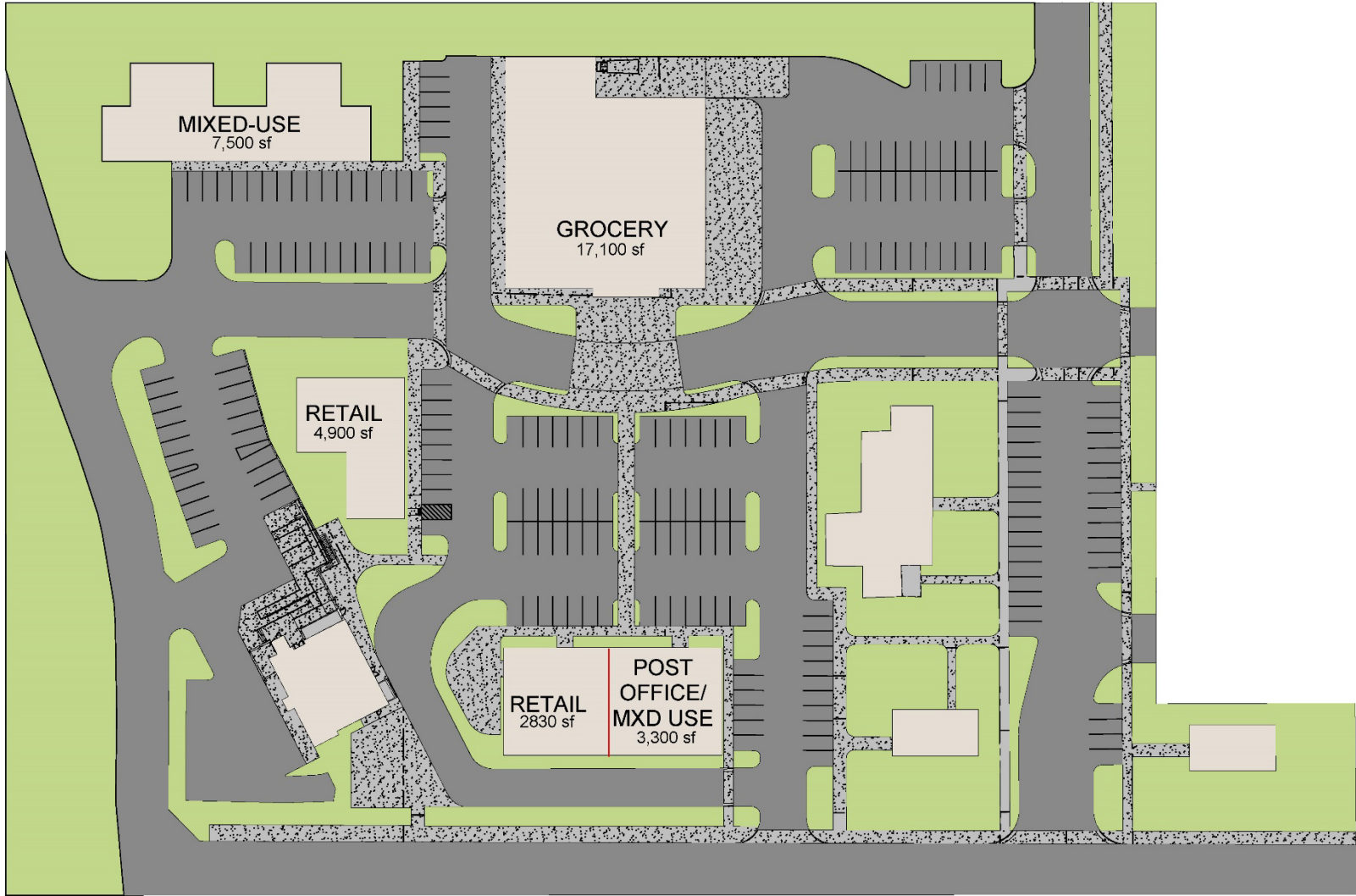


City Center – Review

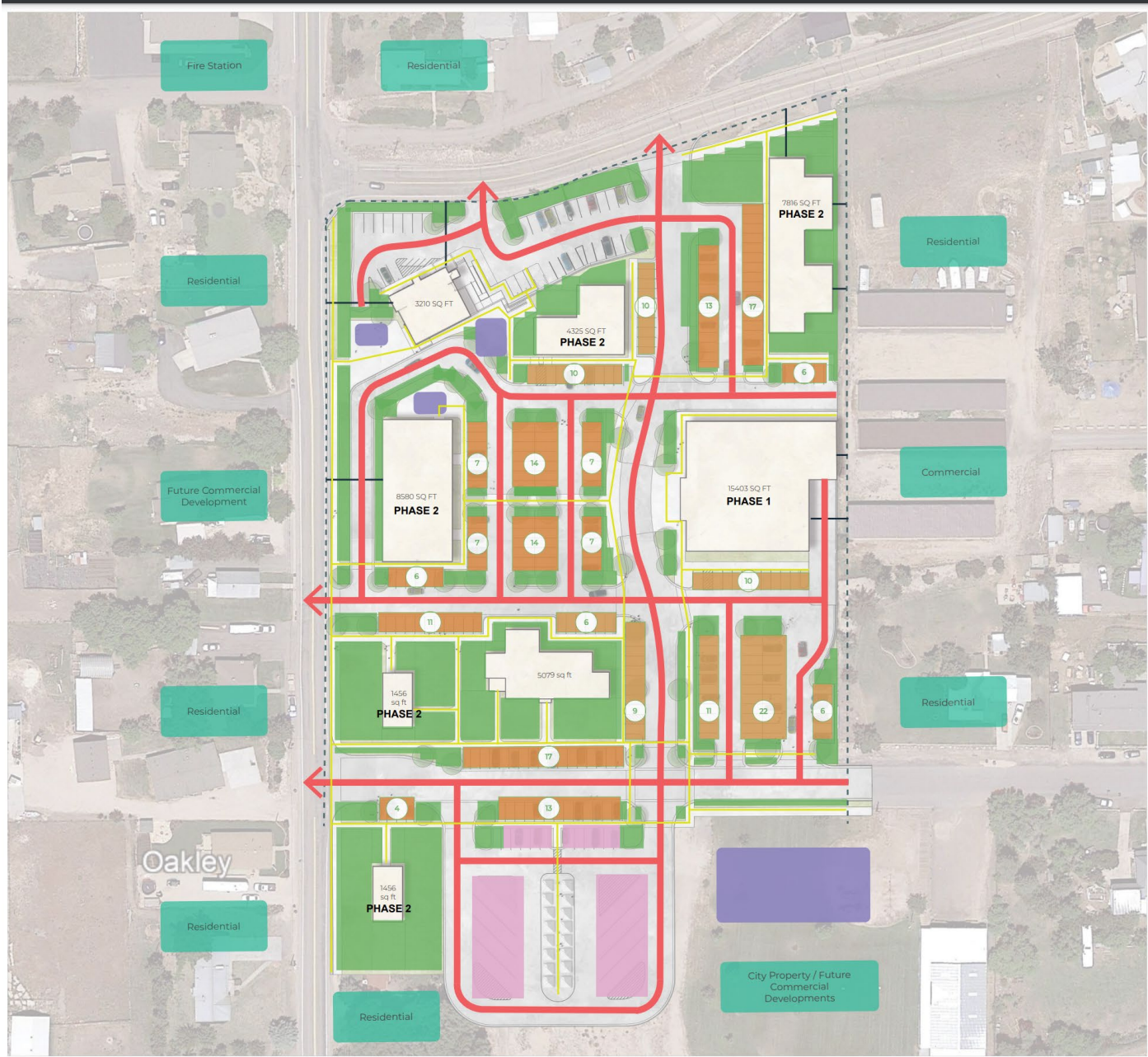
Take Aways from April 11th Work Session:

- Ken's Cash (Grocery)**
- Dutch's (Auto Repair - Gas)**
- Post Office (Community Gathering Space)**
- Pedestrian Connectivity and Pathways**
- Truck Dock Access to Grocery**
- Landscape Entry Features on Center Street**
- Road Connection Between Weber Canyon Road and Center Street**
- Preserve the Barn**
- Slope and Speed of Traffic on SR-32 (UDOT Coordination)**
- Truck/Tractor Fueling for Locals**
- Focus on Services and Amenities for Locals, Not just for the Tourists**
- Sustainability of the Uses Year Round**
- Preservation/Restoration of City Hall**

City Center – Concept



City Center – Illustrative Site Plan



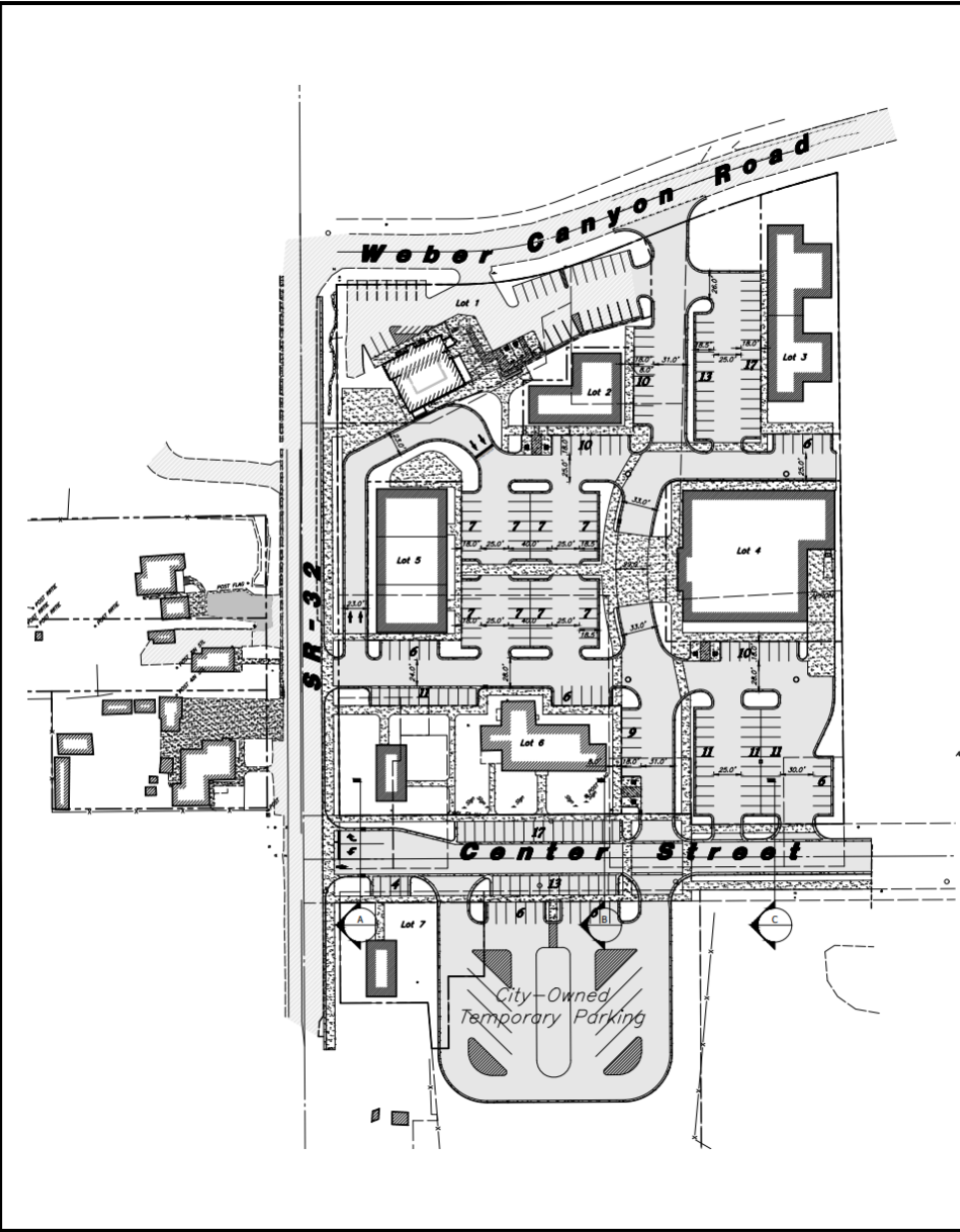
- Parking, 227 stalls
 - Temporary south parking, 12 vehicular stalls / 8 trailer stalls
 - Vehicular circulation
 - Pedestrian circulation
 - Property line
 - Potential snow storage
 - Adjacent property
 - Open space + landscape, 37,113 sq ft (15.4% of site)
- 45,762 Total building sq ft
- ┆ Building setback

PHASE 1
Phase 1 includes the Grocery Store, overall site infrastructure, vehicular and pedestrian circulation, parking, and open space

PHASE 2
The timing and build out of Phase 2 buildings and related lot design is dependent upon market conditions



City Center – Site Plan

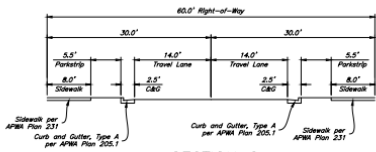
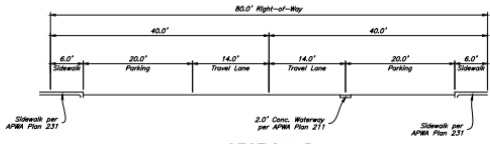
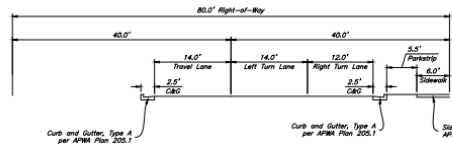


Scale: 1" = 50'
 50' 0 50' 100'

Hatch Legend

	Standard Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Existing Concrete Paving
	Building Interior

Site Data
 Site Area = 241,003 s.f. (5,533 ac.)
 Landscape Area Provided = 51,424 s.f. (21.3%)
 Impervious Area Provided = 143,806 s.f. (59.7%)
 Building Area = 43,773 s.f. (19.0%)
 Parking Required = 1/x s.f. = x stalls
Parking Provided:
 Onsite Parking = 209 stalls (c/1,000)
 Offsite Parking = 46 stalls
Total Parking = 255 stalls



General Site Notes

- All dimensions are to back of curb unless otherwise noted.
- File law markings and signs to be installed as directed by the Sheriff.
- Allow markings, directional arrows and stop bars will be placed at each driveway or shown on the plans.
- Construct curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the extent and methods of how the work will be completed. The contractor shall determine the area of construction to be completed. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Notes

The Construction Survey Layout for this project will be provided by Anderson, Whalen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in their bids. The Survey Layout proposal has been broken out into Building Cuts and Site Cuts for use in the Site Work Bid Form.

Survey Control Notes

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any accepted or construction layout to be completed using Anderson, Whalen and Associates ALTA Surveys or Anderson Whalen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or contract. The contractor shall also use the benchmarks as shown on the plans, and verify them against the benchmarks as shown on the plans, and verify them against the benchmarks as shown on the plans. The contractor shall also use the benchmarks as shown on the plans, and verify them against the benchmarks as shown on the plans. The contractor shall also use the benchmarks as shown on the plans, and verify them against the benchmarks as shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of persons and property that this requirement shall apply to contractors and not to the normal working hours, and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability real or personal, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

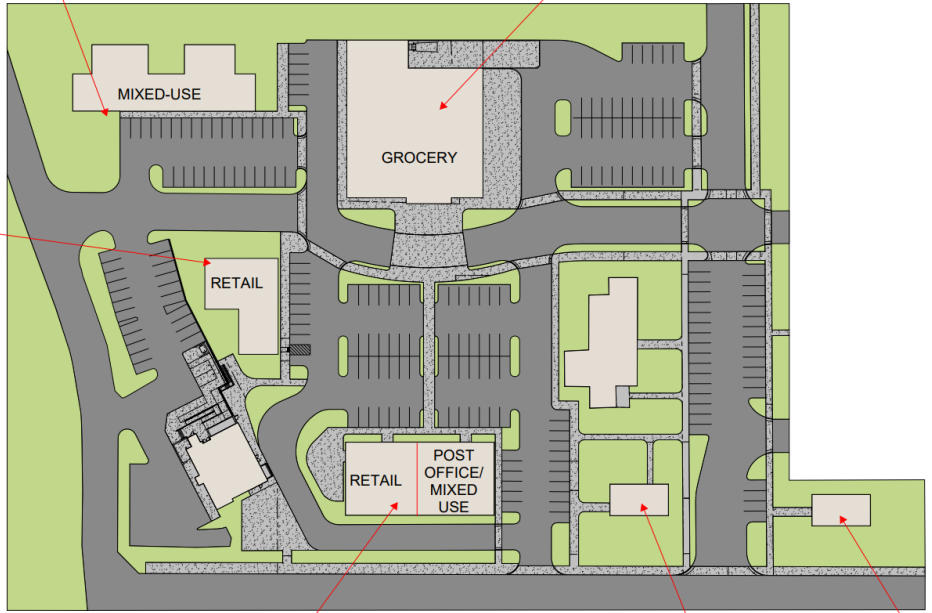
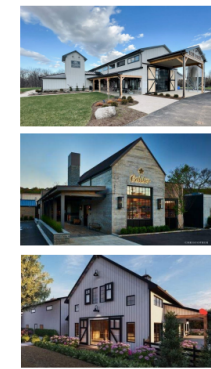
Concept Site Plan
Oakley – City Center
 800 West Center Street
 Oakley, Utah

Designed by: EW
 Drafted by: CW
 Client Name: Client
 23-080-00

ANA
 2010 North River Road, Salt Lake City, Utah 84116
 (801) 521-8229 • info@anaengr.com

07 July, 2023
 SHEET NO.
C1.1

City Center – Concept Design



- Design Elements**
- Water tower
 - Wood sloped roof
 - Earth tones
 - Pitched roof
 - Rock
 - Stone
 - Wood
 - Active community vibe
 - Stepped roof line
 - Modern barn
 - Main Street aesthetic

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City Center – Concept Design



BARN RETAIL ELEVATION



Weathered timber and board-form concrete combined to create a modern expression of a rustic agricultural history and barn aesthetic.



MAIN STREET ELEVATION



The combination of brick and timber planks creates a captivating main street design with a historical and traditional aesthetic.



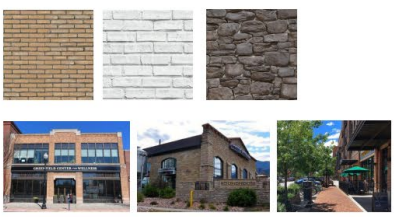
GROCERY ELEVATION



Weathered timber and rustic stone are used to evoke the agricultural heritage of Oakley, particularly its iconic barns and silos.



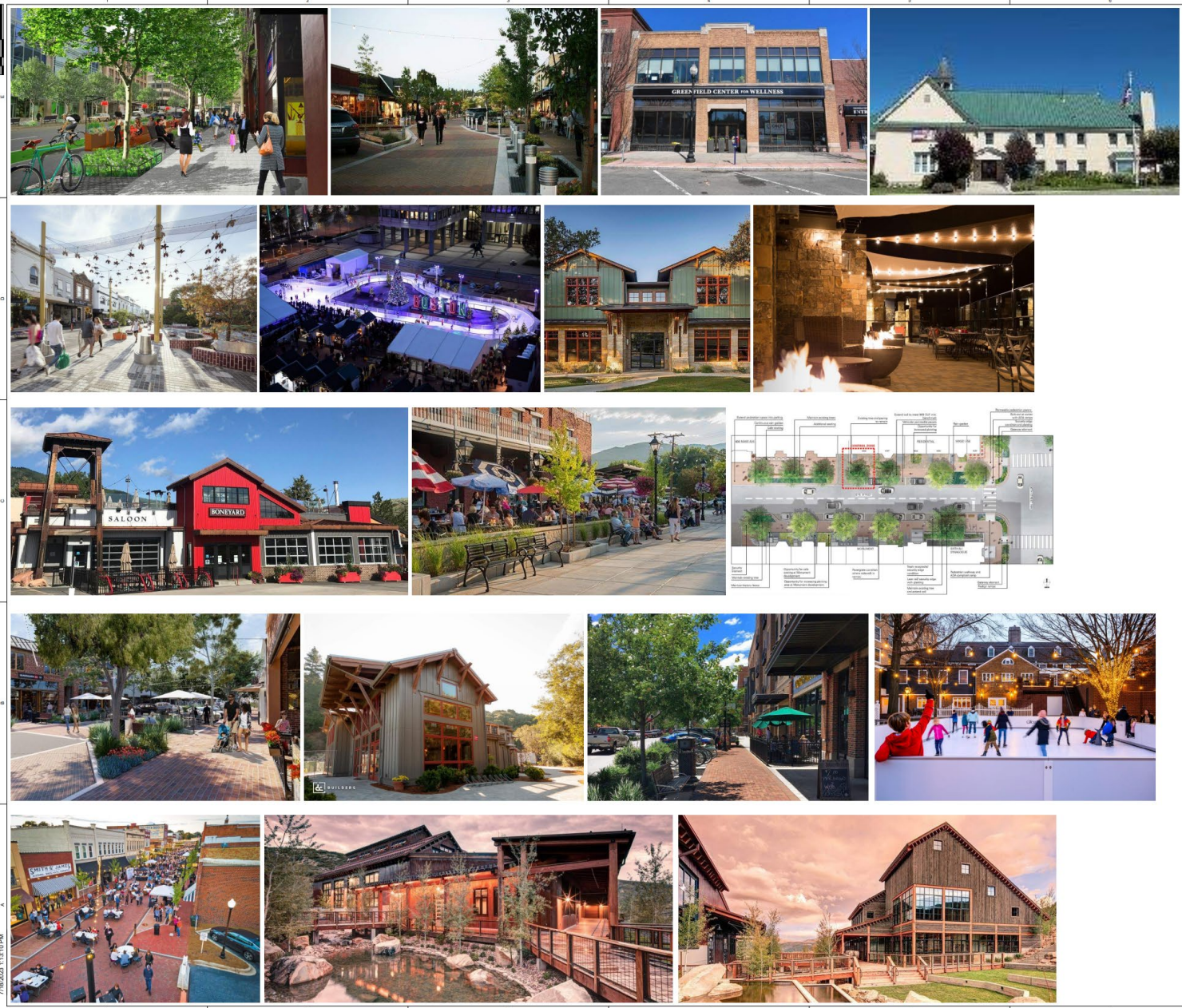
RETAIL ELEVATION



Traditional and contemporary brick and rustic stone are used to honor the historical architectural past.

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City Center – Concept Design



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 700 Pacific Avenue • Salt Lake City, Utah 84101
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OAKLEY
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 STENA
 CONCEPT GATHERING - 07.19.23

DATE REVISION

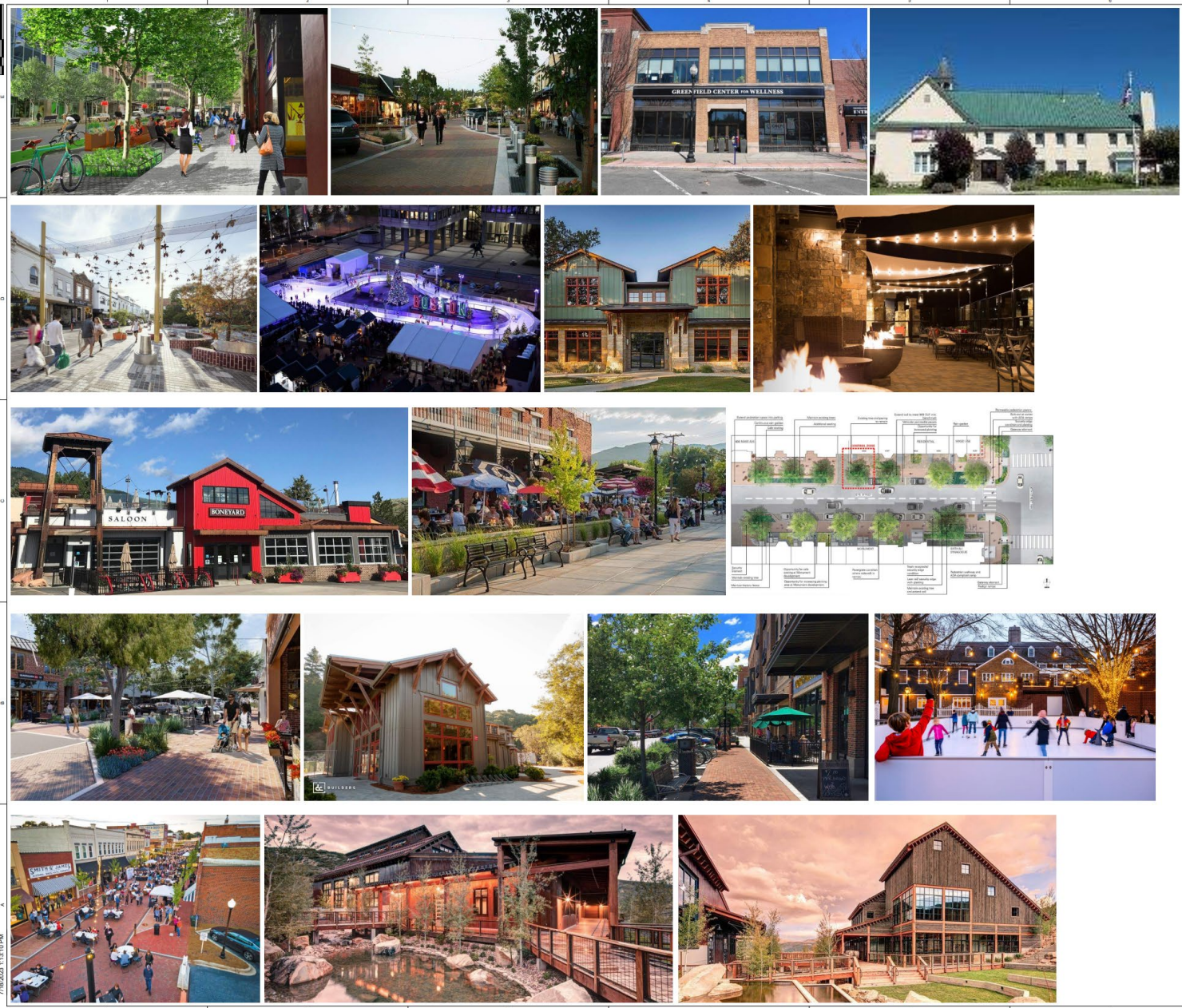
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CONCEPT IMAGES

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City Center – Concept Design



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 STENA
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DATE REVISION

PROJECT NUMBER Project
 NUMBER

CONCEPT
 IMAGES

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City Center –



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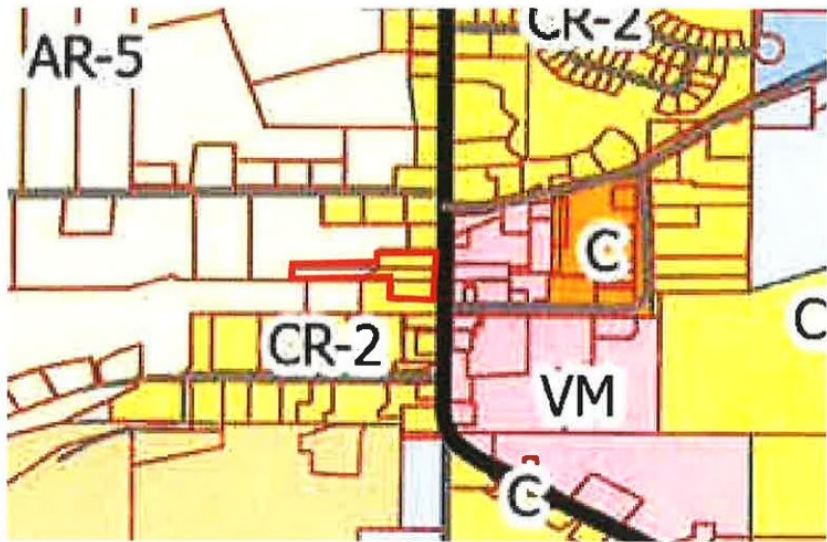
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 PROJECT NAME:
CONCEPT GATHERING
IMAGES

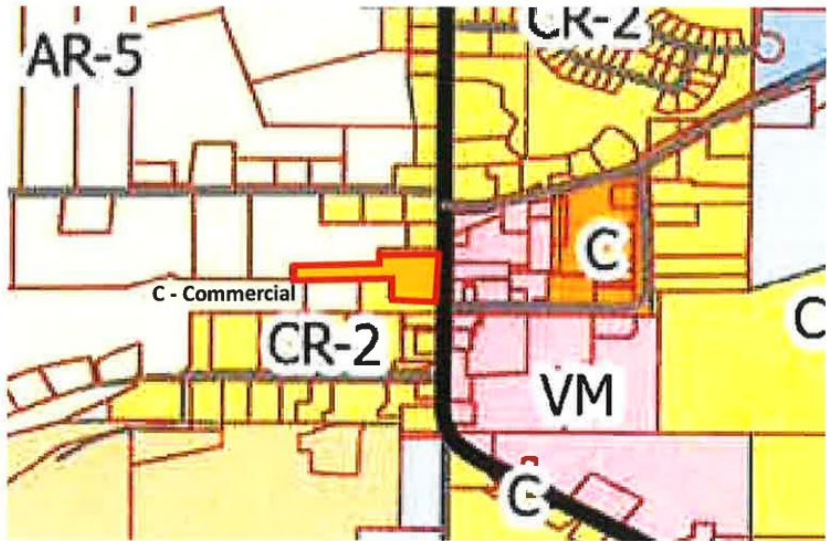
A102

Rezone: OT-22, OT-31, OT-25

Property Map – Existing:



Property Map – Proposed:



Rezone: OT-22, OT-31, OT-25

Site Data
 Site Area = xx s.f. (xx ac.)
 Landscape Area Provided = x s.f. (x%)
 Impervious Area Provided = x s.f. (x%)
 Building Area = x s.f. (x%)
 Parking Required = 1/x s.f. = x stalls
 Parking Provided = x stalls (x/1,000)



Hatch Legend

[Hatch Pattern]	Standard Asphalt Paving
[Hatch Pattern]	Heavy Duty Asphalt Paving
[Hatch Pattern]	Existing Asphalt Paving
[Hatch Pattern]	Standard Concrete Paving
[Hatch Pattern]	Heavy Duty Concrete Paving
[Hatch Pattern]	Existing Concrete Paving
[Hatch Pattern]	Building Interior
[Hatch Pattern]	Rip Pav/Gravel Area

Site Construction Notes

1. Const. 24" Curb & Gutter
2. Const. Asphalt Paving
3. Const. Conc. Sidewalk
4. Const. Thickened Edge Sidewalk
5. Const. Accessible Sloping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
6. Const. Accessible Ramps per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
8. Const. Accessible VAW Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
9. Const. 4" white paint stripe (Typ.) Contractor shall provide 15 min. shy thickness (Two Coats)
10. Const. Conc. Paving
11. Sawcut, Provide Smooth Clean Edge
12. Dumpster Enclosures (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. 24" white Strip Bar
15. Const. Conc. Wheel Stop
16. Const. Strip Sign per MUTCD #1-1
17. Dem. & Match Existing Improvements
18. Const. Landscape Edging (Coordinate w/ Landscape Plan)

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Base markings, directional arrows and stop bars will be painted of each driveway as shown on the plans.
4. Const. curb installation at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demarcation/delineated areas shown on the plans may not be de-wat'ed disposition. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

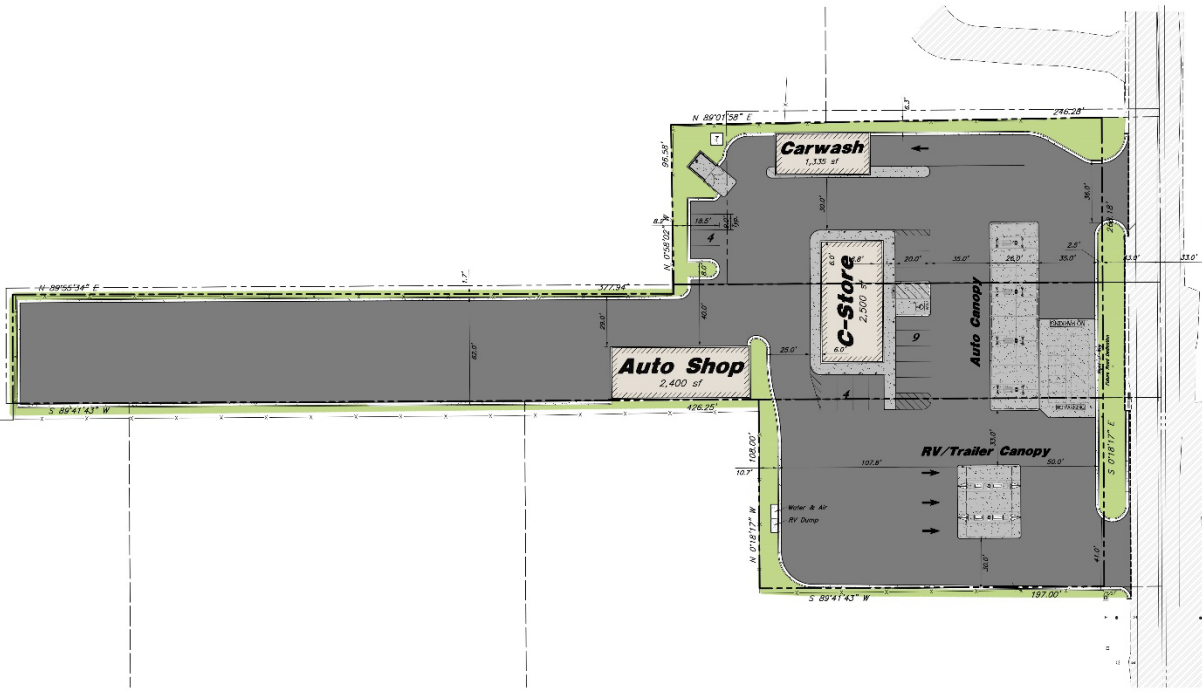
The Construction Survey Layout for this project will be provided by Anderson Watten & Associates, The Licensed Professional Services Agreement will be provided to the General Contractor for inclusion in their bid. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work bid form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Watten and Associates ALTA Surveys or Anderson Watten and Associates construction improvement plans. In providing with construction layout, the contractor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or an electronic data provided by Anderson Watten and Associates. The contractor shall also use the benchmarks as shown on the plans and verify them against no less than three existing hard improvement monuments indicated on these plans or on electronic data provided by Anderson Watten and Associates. If the contractor determines that the surveyor shall immediately notify the engineer and resolve the discrepancy before proceeding with any construction activity.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property that may be affected by the contractor's activities and not be limited to normal working hours, and that the contractor shall not be held liable for any damage or injury to the original premises from any and all liability, past or alleged, of contractor with the performance of work on this project, awaiting for liability arising from the sole negligence of the owner or the engineer.

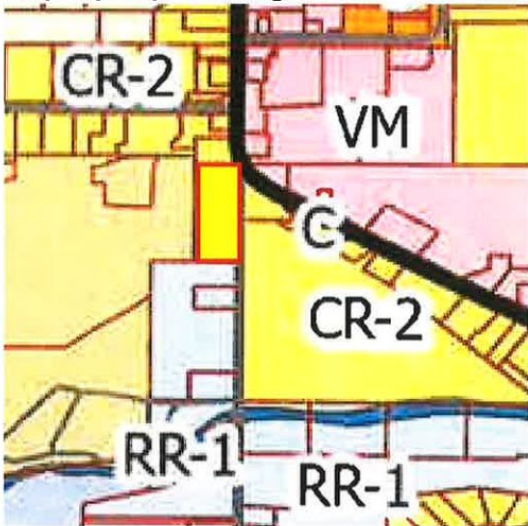


<p style="font-size: 8px;">2018 Member 4807 321 6829 abk.com/engr</p>	<p style="font-size: 8px;">Designed by: <i>ax</i> Drafted by: <i>ax</i> Client Name: <i>Client</i> 22-238 SP</p>
<p style="font-size: 8px;">Site Plan</p> <p style="font-size: 12px; font-weight: bold;">Oakley C-Store</p> <p style="font-size: 8px;">4887 North 58th St Oakley, Utah</p>	<p style="font-size: 8px;">July 31, 2023</p> <p style="font-size: 8px;">SHEET NO.</p> <p style="font-size: 12px; font-weight: bold;">C.1.1</p>

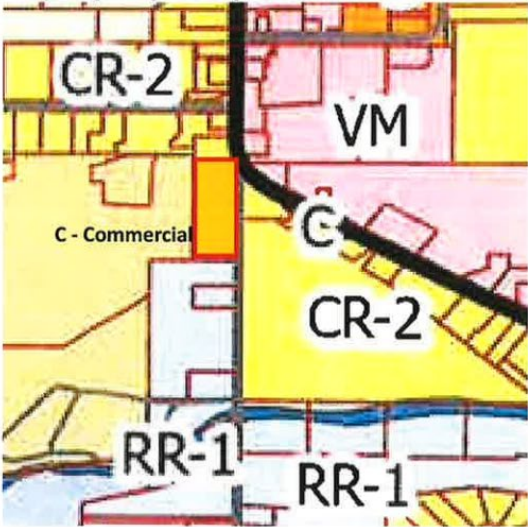
2018 Member
4807 321 6829 | abk.com/engr

Rezone: OT-117

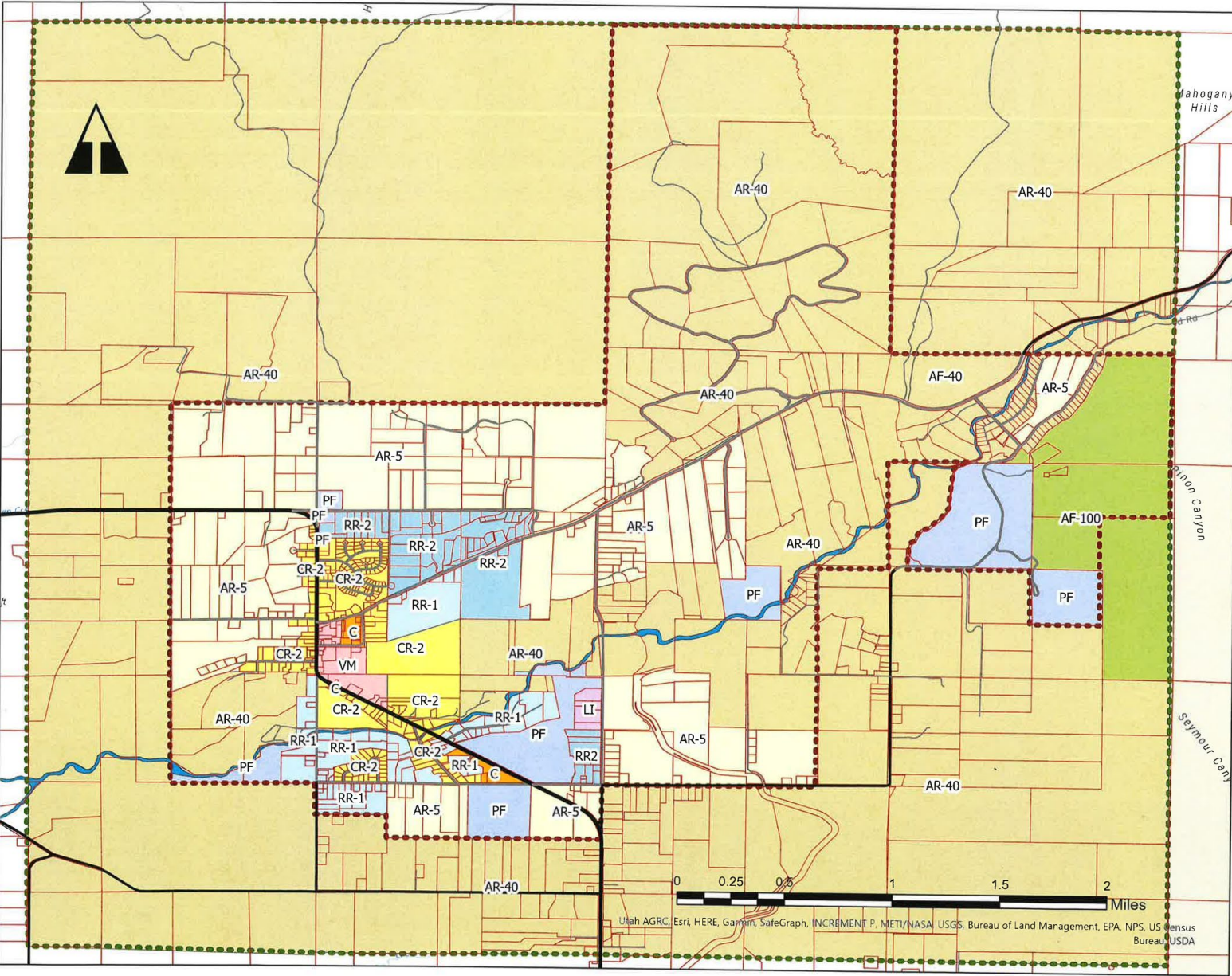
Property Map – Existing:



Property Map – Proposed:



Oakley Zoning Map



The Official Zoning Map of Oakley City

Adopted on May 12th, 2021

I herby certify that this Official Zoning Map was adopted by the City Council of Oakley City on May 12, 2021

Wade Wald
Mayor - Oakley City

ATTEST:
Amy Rye
Oakley City Clerk

- Roads**
- Private
 - A
 - B
 - C
- Boundaries**
- Municipal Boundaries
 - Annexation Declaration
- Water**
- Weber River
- Zone Name**
- Agricultural Forestry - AF
 - Agricultural Residential-40
 - Agricultural Residential-5
 - Rural Residential 1
 - Rural Residential 2
 - Community Residential - CR
 - Village Mixed Use - VM
 - Commercial - C
 - Light Industrial - LI
 - Public Facilities - PF
 - Parcels

Cartography by D. W. Evans 2021

Oakley General Plan

Pg. 7- Rural bedroom types of growth can present some consequences because it can severely impact public services since it does not always fully fund its fair share of more extensive public infrastructures needed in a lower density environment.

Commercial and higher density types of development are more adept at meeting these needs because of their higher tax base and service efficiencies. The growth impacts hit the new homeowner's pocketbook, but not nearly as hard as the impacts on the community's longtime residents. These same problems are amplified even more so in Oakley's situation, a long time small rural City faced with possible prospects of becoming a much more complex City in the next ten (10) to twenty (20) years.

Pg. 31-

GOAL: Encourage a strategy of center to outward City development with a safe and responsive green space growth management program that preserves the small city settings and sensitive lands. The strategy should provide a diverse mix of commercial, residential, and some minor light industrial uses, with preserving agricultural, riparian, and open green space land uses taking a high priority.

Oakley General Plan

P. 36 - Commercial/Retail (C). This land use would be for commercial endeavors with light to moderate public traffic. The main area suitable for this use is Oakley's inner commercial block or in certain areas along the State highway, as designated on the Zoning Map. This use is to be architecturally sound and compatible with the community goals and visions associated with this document. Some mixed uses of this zone may be allowed (integrated with residential) in certain areas along the highway or City center as in a Village type of development, providing that residential uses are not adversely interfered with or disturbed by any of the uses proposed.

Pg. 38 –

GOAL: Support existing and new desirable businesses, light manufacturing, or industrial uses. Provide opportunities for preserving and enhancing sustainable agriculture and other small business operations compatible with Oakley City values.

6.1 Zoning Objective Provide appropriate land use opportunities for a mixed-use village area, commercial, light manufacturing, industrial, service-related, and tourism businesses that will result in a diversity of economic opportunities for the Oakley area.

Oakley General Plan

P. 37 - Policies:

- A. Create at least one (1) light industrial and manufacturing area plus a commercial area(s). Develop zoning regulations governing the acceptable uses associated with small retail/service businesses and manufacturing industries.
- B. B. Develop and adequately implement a small village type mixed-use commercial/residential zone in the core of the City. Encourage commercial development that capitalizes on the existing tourist and visitor traffic but reflects the community's rural and western agricultural character.

Pg. 39 –

6.3 Compatibility Objective Regulate the development as practical or commercial areas for improved appearance, protection of adjacent property, preservation of street function, provision of off-street parking, and efficient use of municipal services.