



MINUTES

Oakley City Planning Commission
 Meeting
 February 8, 2024
 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 Commission, please email stephanie@oakleycity.com
3. **Possible Action: Approval of meeting minutes from 1.3.2024**
4. **Public Hearing: Ruby Lane Subdivision.** Ruby Lane Subdivision, at 280 W. North Bench Road, proposes 4 lots on 19.86 acres. Including parcels OTNB2-208-B and OTNB2-245-A.
5. **Planner Items**
6. **Adjourn**

MINUTES

1. Call to order and roll call:
 - a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Kent Woolstenhulme, Jan Manning, Doug Evans, Richard Bliss
Absent: Steve Maynes
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Amber McMullin, Ryan Anderson, Wyman Berg, Mary Beroset, Penny Pack, Amy Moody
Zoom: Connor Thomas, Kurt Schnubel, David Tait, Debra Tarrant, Nick Tarrant
2. **Public Comment:** Public comment is for any matter not on the agenda and not the subject of a pending land use application.

39 **Mary Beroset** – Concerns with Wes Harwood lighting & Dark Sky compliance. Happy that
40 uplights have been turned off, but still has concerns with his pathway lights. Right now they
41 are covered with snow, but what happens when the snow melts. When homes are built on a
42 ridgeline their light shines down on the homes below and that is what they are
43 experiencing. **Planner Stephanie Woolstenhulme** shares that Wes Harwood has around 15
44 days to prove that the rest of his lighting is compliant. Per our code this is not a ridgeline
45 home. In the spring we can address some of these other issues. The city has taken action for
46 violation. He is compliant right now, but future conversations can happen in the spring
47 about mitigating effects.

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49 **Penny Pack** – Has issues with Wes Harwoods lights coming into her bedroom. **Chairman Cliff**
50 **Goldthorpe** will ask Mr. Harwood if he would be willing to shut his lights off by 9 PM to be a
51 good neighbor.

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53 3. **Possible Action: Approval of meeting minutes from 1.3.2024**

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55 **Doug Evans** makes a motion to approve the minutes from 1.3.2024

56 **Richard Bliss** seconds the motion.

57 **All in favor.**

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59 4. **Possible Hearing: Ruby Lane Subdivision.** Ruby Lane Subdivision, at 280 W. North Bench
60 Road, proposes 4 lots on 19.86 acres. Including parcels OTNB2-208-B and OTNB2-245-A.

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62 **Planner Stephanie Woolstenhulme** shares the following from the Staff Report with the
63 Planning Commission:

- 64 • Proposal
- 65 • Findings of Fact
- 66 • City Engineer Comments
- 67 • South Summit Fire Comments
- 68 • Items of Consideration/Discussion

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70 General Discussion amongst Planning Commission regarding the water line, access road, and
71 septic system vs. sewer system.

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73 **Chairman Cliff Goldthorpe** opens it up to the public for comment.

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75 **Amber McMullin** – Concerns with width of road and the length. With a road that long it
76 needs pull offs for emergency vehicles. Feels the 2 acre lot size is concerning with the lots
77 sizes that are near there right now being 3 acres or more. Utility concerns with how they
78 would get up there and how it would affect other people's property. Snow removal is a
79 concern. How will adding more homes affect the city not having enough water again. Loves
80 having the open space. Concerns with how this will affect the natural animal habitat.

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82 **Ryan Anderson** – Feels the two 2-acre lots are not right for that area. Moved to this area
83 because of the amount of space.

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85 **Wyman Berg** – Not against development or against property rights, but concerned about
86 clustering homes. Preference would be 3-acre minimum.

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David Tait – Just purchased this property because of the space, small town feel, and views. Moved out of Francis because of all of the development. Agrees that two 3-acre lots would be better than two 2-acre lots to help maintain the character of the area. Appreciates having a building envelope and keeping what is built furthest north.

Kurt Schnubel – Concerns about how this will affect animal migration. Wonders if the access to the two 2-acre lots be moved between the properties or take the 6-acre lot and make it a 10-acre lot. Concerns about the irrigation line and construction that will occur. Work out with the Tarrant’s access to the water. Wants to keep the country feel as much as possible

Nick Tarrant – Attraction to Oakley is the natural beauty, quietness, and the community. We want to be good neighbors. Want things to stay as they are. Considered a bunch of different options before arriving at this decision. Very sensitive to the feelings of the people on Benchmark Lane. If they were extended to two 3-acre lots, feels it won’t make that much of a difference. Feel they can get more money from two 2-acre lots than one 4-acre lot.

Debra Tarrant – Only wanted to purchase the upper part, but couldn’t so they purchased the entire 20 acres. Knew they weren’t going to keep the lower section but keep one of those sections 6-acres so that 5 acres were green belt and then an additional acre to build. The ditch was a natural division for them. Tried to have it adjusted but it was too difficult. Doing a building envelope on the 2-acre lots to keep those homes back as far as possible from the homes in Benchmark. Try hard to hold on to lot 4 closest to the lane for themselves. Plan to build where the existing house is with an accessory dwelling unit.

Planner Stephanie Woolstenhulme informs the public that they can also attend the public hearing that City Council will have regarding this. They are more the judicial body where Planning Commission is more the administrative body.

Doug Evans questions how lot 3 and 4 will be accessed. It will need to be known to show on the final plat. Also need to make sure that there is an adequate easement for the North Bench canal. Four total shares of water need to be transferred to the city. Need to have adequate fire protection especially by the north hills. Feels this subdivision needs to be served by the city water. Proposing that the entire east side of the property have a Public Utility Easement for a possible water storage tank in the north hills in the future.

Chairman Cliff Goldthorpe makes a motion that the Planning Commission will provide a list of concerns that need to be seen on the new plat. When the new plat is ready it will be readdressed and a motion will be made at that time to accept.

Kent Woolstenhulme seconds the motion.
All in favor.

5. **Planner Items**

- Updates Planning Commission on River Haven project. Developer is having a hard time obtaining financing for the infrastructure. According to the City Attorney for him to do what he is now proposing, he will have to go back to ground one.

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- Using personal devices for emails is fine, but if documents are ever requested you will be required to send them from your personal device.

6. Adjourn

Cliff Goldthorpe makes a motion to adjourn.

Minutes accepted as to form this 11 day of April 2024.



 Cliff Goldthorpe, Chairman

 Tristin Leavitt, City Treasurer