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MINUTES

Oakley City Planning Commission
Meeting
April 11, 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 2.8.2024
- 4. **Possible Action: Preliminary Plat: 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. Public Hearing was held 2.8.2024
- 5. Planner Items
- 6. Adjourn

MINUTES

- 1. Call to order and roll call:
 - a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Kent Woolstenhulme, Doug Evans, Richard Bliss, Steve Maynes
Zoom: Jan Manning
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Nick Tarrant, Nick Tarrant Brother, Ed Clissold
- 2. **Public Comment:** Public comment is for any matter not on the agenda and not the subject of a pending land use application.

None.

39 3. Possible Action: Approval of meeting minutes from 2.8.2024

40

41 **Doug Evans** would like a correction done to line #122 – Subdivision does not need to be
42 connected to city sewer.

43 **Richard Bliss** makes a motion to approve the minutes from 2.8.2024 with Doug's
44 corrections.

45 **Steve Maynes** seconds the motion.

46 **All in favor.**

47

48 4. **Possible Action: Preliminary Plat: Ruby Lane Subdivision.** Ruby Lane Subdivision, at 280 W.
49 North Bench Road, proposes 4 lots on 19.86 acres. Including parcels OTNB2-208-B and
50 OTNB2-245-A. Public Hearing was held 2.8.2024

51

52 **Planner Stephanie Woolstenhulme** shares the following:

53 • Plat brought before them in February. There were outstanding items and that is why
54 it is coming back around

55 • Last meeting there was discussion of putting a 20 foot wide Public Utility Easement
56 up the entire East side of of property including the access for possible future water
57 line to a tank in the North Hills.

58 ○ Water Engineer said this would be the most likely location for water
59 storage.

60 ○ This is the most direct access point from main to tank.

61 ○ As part of bonus density allotment in the appendix B for a Master Plan
62 Subdivision, there is language that allows for an additional development
63 right in exchange for the infrastructure and easement for the city.

64 ○ This is now why it is showing 5 lots instead of 4.

65

66 • Access will be 14 foot road with 2 feet finished shoulders on either side

67 • 12" water line from North Bench Road to junction point and then 8" line to hydrant
68 which will service 4 lower lots. Lot 1 will be on sprinkler system.

69 ○ Future water can be taken up to Lot 1 if they choose or city will pick up 12"
70 line and take it across the easement up to the North Hills.

71 ○ When water line is ran north a T connection will be put in for Lot 1 if they
72 ever want to connect.

73 • Proposed 144 foot hammerhead – Code asks for 120 foot

74 • Irrigation shares turned over to the city will be 3

75 • Ditches are noted – Easements need to be put on before final plat

76 • Planning Commission just needs to decide if this critical easement and
77 infrastructure, in exchange for Lot 5, meets code.

78 • Oakley City's Water Engineer will be designing the water line because it will be
79 larger infrastructure. Any changes will be based on city standards.

80

81 **Doug Evans** makes a motion to approve the preliminary plat of the Master Plan
82 Development for Ruby Lane Subdivision as presented in the Staff Report with the changes
83 that were discussed which are irrigation ditch easements, 3 irrigation shares turned over to
84 the city rather than 4, plat note indicating Master Plan Development and origination of 5th

85 lot. City Council will determine the details of the pipeline and the easement and whether
86 they even want to pursue that. If they choose not to, it will affect Lot 5.

87 **Kent Woolstenhulme** seconds the motion.

88 **All in favor.**

89

90 5. Planner Items

91

92 **None.**

93

94 **Chairman Cliff Goldthorpe** asks for an update on City Center

95

96 **Planner Stephanie Woolstenhulme** shares the following:

97

- Conditional Use Permits & Development Agreement are in the hands of the

98 development team

99

- Planning Commission should see it coming back before them soon. Planning

100 Commission expresses that they would like to discuss these documents in an

101 upcoming public meeting.

102

103 **Steve Maynes** asks for some clarification on the following:

104

- Number of Conditional Use Permits coming before them

105

- Code criteria to be eligible for a zoning change

106

107 **Kent Woolstenhulme** shares the following:

108

- Wants City Center to feel like Oakley and what Oakley was and is

109

- Would like to meet with City Council and discuss what Oakley City should look like

110

111 **Cliff Goldthorpe** asks for an update on River Haven.

112

113 **Planner Stephanie Woolstenhulme** shares that they are still working on financing.

114

115 6. Adjourn

116

117 **Doug Evans** makes a motion to adjourn.

118

119 Minutes accepted as to form this _____ day of _____ 2024.

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121

122

123

Cliff Goldthorpe, Chairman

Tristin Leavitt, City Treasurer