

**Oakley City
Planning Commission
Staff Report**



PRELIMINARY PLAT: PUBLIC HEARING

Belly Acres Subdivision Amended (Mays Meadow)

Applicant: Ed Sorenson/Kathy Lyne Jones, Dale and Joni Hatch, and Brad and Sherrie Georgi

To: Oakley Planning Commission
From: Stephanie Woolstenhulme, City Planner
Date of Meeting: October 4, 2023
Type of Item: Preliminary Plat – Possible Action
Process: Administrative Review

RECOMMENDATION: Staff recommends that City Council hold a preliminary review of Belly Acres Amended Subdivision plat according to the findings of fact, conclusions of law and any condition set forth by the Commission.

PROJECT DESCRIPTION

Project Name: Belly Acres Subdivision Amended ****Summit County has allowed the applicant to keep the name Belly Acres. It will not be known as Mays Meadow.****
Applicant(s): Ed Sorenson/Kathy Lyne Jones, Dale and Joni Hatch, and Brad and Sherrie Georgi
Property Owner(s): Ed Sorenson/Kathy Lyne Jones, Dale and Joni Hatch, and Brad and Sherrie Georgi
Location: ~ 4580 N. SR 32
Parcel Number(s): BELLY-1, BELLY-2, BELLY-3, and OT-103
Size: 32.37 acres
Zone District: Village Mixed-use and CR-2 – Community Residential 2. 2 building rights per 1 acre.
Adjacent Land Uses: Residential/Agricultural
Existing Uses: Residential/Pasture

PROPOSAL:

The applicant wishes to further subdivide the Belly Acres Subdivision. Currently, the Belly Acres Subdivision consists of 3 lots (BELLY-1: 31.37 acres, BELLY-2: .5 acres, BELLY-3: .5 acres.) Applicant wishes to add 3 additional lots – total of 6 lots in subdivision. This subdivision is not for development but for division of assets. While 3 of the proposed lots could have a home built on them (3 lots already have primary dwellings present,) it is more likely that further subdivision of this land will occur in the future. Property has access to municipal utilities, but specific installation is not being addressed.

FINDINGS OF FACT

1. Located at approximately 4580 N. SR 32

2. Property is in Village Mixed-use and
3. Water – Oakley City water
4. Sewer – Oakley City sewer

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CR-2 zoning. 2 development rights per 1 acre.

CONCLUSIONS OF LAW

1. This type of development is allowed in VM and CR-2 Zones.
2. Planning Commission must find that neither the public nor person are materially injured by the proposed subdivision.

ITEMS TO CONSIDER/CONDITIONS FOR APPROVAL:

1. 0.39 acres to be vacated from subdivision (around OT-91.) Vacated land will then be absorbed to OT-31 via separate transaction. OT-91 will become .52 acres.
2. Hatch lot line adjusted. Hatch on owner dedication of plat. Land transaction to be handled after recordation of plat.
3. Land exchange between subdivision and Georgi property. 2 small fragments of land vacated from subdivision. 3 small fragments of Georgi land brought into subdivision. Georgi on owner dedication of plat. Land transactions will be handled by after recordation of plat.
4. 10' public utility easements
 - a. Public utility easements around all lots
5. Change plat note #3 to read "Utilities shall have the right to install, maintain, operate, *and extend...*"
6. Change plat note #4 to 16 foot maintenance easements.
7. Change all ditch easements to 16' easement
8. Address the private road access on southern portion of land.
 - i. *30' private road and 10' public utility easement. Woolstenhulme have access via private road as well.*
9. Plat note stating "Any future development, further subdivision, or non-agricultural use of parcels will require all subdivision and/or development improvements, including access, utility infrastructure, and fire protection."

CITY ENGINEER COMMENTS:

Early redline comments from Dominion Engineer have been addressed on current plat.

CITY PUBLIC WORKS COMMENTS –

No concern.

SOUTH SUMMIT FIRE

No concern.

CITIZEN COMMENT/QUESTION

None received.

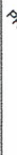
RELATED CITY CODE

- 13-4-2 Community Residential
- 13-4-14 Village Mixed-Use
- 13-9-8-F. Irrigation Ditch Easements.

ATTACHMENTS TO THIS REPORT

1. Final Plat

The Planning Commission is empowered to recommend additional and reasonable improvements to mitigate any detrimental effects to surrounding property and residents and to safeguard the general welfare of the future inhabitants of the subdivision.

Line Table

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P.O. Box 445
1325 South Hoytsville Road
Coville, Utah 84017
435-336-4210

