



# Oakley City Planning Commission Staff Report

## PRELIMINARY PLAT – Ruby Lane Subdivision/Master Planned Development Applicant: Nick and Debra Tarrant

**To:** Oakley City Planning Commission  
**From:** Stephanie Woolstenhulme, City Planner  
**Date of Meeting:** April 11, 2024  
**Type of Item:** Preliminary Plat – Possible Action  
**Process:** Administrative Review

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**RECOMMENDATION:** Staff recommends that the Planning Commission hold a second preliminary plat review of Ruby Lane Subdivision plat according to the findings of fact, conclusions of law and any condition set forth by the Commission.

### PROJECT DESCRIPTION

**Project Name:** Ruby Lane Subdivision  
**Applicant(s):** Nick and Debra Tarrant  
**Property Owner(s):** Nick and Debra Tarrant  
**Location:** 280 W. North Bench Road  
**Parcel Number(s):** OTNB2-208-B and OTNB2-245-A  
**Size:** 18.98+.88=19.86 acres  
**Zone District:** AR5 – Agricultural Residential 2. 1 building right per 5 acres.  
**Adjacent Land Uses:** Residential/Agricultural  
**Existing Uses:** Residential/Pasture  
**Public Hearing:** 2.8.2024

### PROPOSAL:

The applicant wishes to create the Ruby Lane Subdivision on 19.86 acre parcel. *Surveyor lists properties at 20.16 acres.* Subdivision consists of 5 lots: 3 lots from the zoning of large parcel + additional 1 development right proposed in exchange for Oakley City water main easement/partial installation to future tank in North Hills + 1 lot from the lot of record of the access.

### FINDINGS OF FACT

1. Located at 280 W. North Bench Road.
2. Property is in AR-5 zoning. 1 development rights per 5 acres. 3 development rights for large parcel. 1 development right with lot of record that is the access.
3. Water – Oakley City water
4. Sewer – Septic

### CONCLUSIONS OF LAW

1. This type of development is allowed in AR-5.

2. Planning Commission must find that injured by the proposed subdivision.

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neither the public nor person are materially

### **CITY ENGINEER COMMENTS –**

Culinary water to this subdivision is subject to information that may not be obtainable until spring. Homes on lots 1 and 2 may need sprinkling systems in addition to hydrants.

### **CITY PUBLIC WORKS COMMENTS –**

**SOUTH SUMMIT FIRE –** “Northern lot needs fire sprinklers or a hydrant within 250 ft. We are fine with a hammer head turn around as long as Oakley City is.(see attachment) No minimum sq. ft. on buildings with sleeping area. There needs to be a hydrant or fire suppression.”

### **ITEMS OF CONSIDERATION/DISCUSSION**

1. Access
  - a. Width 30'-33' of width = 14' road + 2' finished shoulder either side + 7' snow and drainage zone.
  - b. 20' public utility easement in access easement for future placement of Oakley City water main to a future tank in North Hills
2. Water line
  - a. Water main to be brought from North Bench Road.
  - b. Water line to be designed by Oakley City water engineer.
  - c. Proposed upsizing main North/South line from an 8" to 12". Line will end at the division line of lots 4 and 5.
  - d. Proposed 8" lateral line to fire hydrant in center of 4 lots
  - e. Sufficient pressure
    - i. A flow test needs to be done at hydrant in Benchmark cul-de-sac (and possible at North Bench Road) to calculate pressure to home locations at north end of property. Working to get a baseline now, believed to be 1400 gal/min, but flow test may not be possible until spring.
3. Fire Protection
  - a. Location of hydrants. Top house proposed to be sprinkler system. Lower lots covered by single hydrant.
  - b. Appropriate fire turnaround. 144' Hammerhead. Meets code requirement of 120' length hammerhead.
4. Irrigation water plan
  - a. Exchange of water shares. New Field & North Bench ditch are 1.15666 acre feet per Share Value Diversion.
5. Ditch easements will need to be included around North Bench Ditch and noted “Existing Pressurized Water Line.”

### **RELATED OAKLEY CITY CODE**

#### **13-4-7 Agricultural Residential-5 (AR-5)**

Summary. 1 development right per 5 acres density. Lot size minimum is 1 acre. Applicable setbacks. 32' from natural grade height limit. Uses as determined by Oakley City Code.

**13.5.5.C Subdivisions Consisting of Four or More Lots.**

**13.6 Affordable Housing –** not applicable to a 4 lot subdivision

**13.9.8.C Road Standards:** Public and private roads in subdivisions shall meet the following minimum right of way, surface, shoulder width, and other standards. Road surfaces shall be capable of providing all weather, year around access as approved by the Fire District and the City:

1. Width of Surface:

|              | DESIGN VOLUME |        |         |         |             |             |        |
|--------------|---------------|--------|---------|---------|-------------|-------------|--------|
| DESIGN SPEED | <25           | 25-250 | 251-699 | 700-999 | 1,000-2,499 | 2,500-5,000 | 5,001+ |
| 20 mph       | 14            | 16     | 20      | 22      | 22          | 24          | 24     |
| 30 mph       | 16            | 18     | 20      | 22      | 22          | 24          | 24     |
| 40 mph       | 18            | 20     | 22      | 22      | 22          | 24          | 24     |
| 50 mph       | -             | 20     | 22      | 22      | 22          | 24          |        |

2. Roads designed to carry a large traffic volume per day at higher speeds may be required to be wider than described. This will be based on a determination of the specific design volume, speed, terrain and other characteristics to be calculated at the time of development application. Public roads, to be owned and maintained by the City, shall be a minimum of twenty-four feet (24') of paved surface width. In special circumstances, providing safety standards are met, the City Engineer and Planning Commission may reduce this width standard on a case-by-case basis to protect sensitive lands, hill sides, reduce visibility, or minimize maintenance.
3. ShoulderWidth:

|              | DESIGN VOLUME |        |         |         |             |             |        |
|--------------|---------------|--------|---------|---------|-------------|-------------|--------|
| DESIGN SPEED | <25           | 25-250 | 251-699 | 700-999 | 1,000-2,499 | 2,500-5,000 | 5,001+ |
| All Speeds   | 1'- 2'        | 1'- 4' | 2' - 4' | 2' - 6' | 2' - 6'     | 2' - 6'     |        |

Applicable fire code for hydrant locations and Y/hammerhead determination.

**Appendix B - E** "Other Density. As per a joint development agreement, some development density may be awarded for the contribution to the City of critical public infrastructure and related property beyond the needs of the development. This type of density bonus is critically reviewed by the Planning Staff, the City Engineer, Planning Commission, and City Council. This is not a common source of density, if even allowed, and must present a clear, viable, and sustainable public benefit to the City."

## **POSSIBLE REQUIREMENTS**

### **ATTACHMENTS TO THIS REPORT**

1. Preliminary Plat

The Planning Commission is empowered to require 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.

