

1 **Oakley City Planning Commission**

2 **Monday, August 28, 2017**

3 **Oakley City Hall**

4 **6:00 p.m.**

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6 **Planning Commission:** Commissioner Chairman Gerald Young, Commissioner's Richard Bliss,
7 Frank Matheson, Stephanie Woolstenhulme

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9 **Absent:** Commissioner Hanson

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11 **City Staff:** City Recorder Konni Thompson, City Planner Tami Stevenson

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13 **Other's Attendance:** Mark & Jane Davis, Darrell Roberts, Merlin Fish, Ryan Fish, Magaie Fish,
14 Ken Woolstenhulme, Marilyn Zieve, Gretchen Durham, Mark Durham, Tonya Walkenhurst,
15 Jason Woolstenhulme, Clay Atkinson, Jerry Louder, Dawn Santos.

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17 **1. Meeting called to order by Commissioner Young**

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19 **2. Approval of Minutes:**

20 **Commissioner Bliss made a motion to approve the minutes of Monday, May 22, 2017.**
21 **Commissioner Matheson seconded the motion. All voted in favor. Motion passed.**

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23 **3. Public Hearing – Possible Motion to approve a preliminary plat for the Nygaard**
24 **Subdivision**

25 Tami stated the applicant Jane Davis and Gretchen Durham wishes to subdivide their
26 property into 3 lots. The property has 12.38 acres and is located in an A-5 zone. This
27 subdivision meets all requirements in the Oakley Land Use Development Codes. Each lot
28 meets the minimum lot size for the A-5 zone. The applicant is creating 2 new lots and 1 lot
29 with the existing home. Three homes were placed on this land prior to the subdivision
30 statue. I don't have the current acreage for each lot, as I have asked the surveyor to make
31 changes to the original plat application. The original application only made reference to two
32 lots in the subdivision. This left a reminder piece of ground. Tami showed the board the
33 map of the subdivision.

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35 Commissioner Young opened up the public hearing for comments.

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37 Jane Davis stated she thought her and her sister's family would build in the future on these
38 lots but they asked their kids and at this time no one wants to buy the land therefore they
39 will have to sell the lots once it is subdivided.

40 Tami stated the three existing lots were grandfather in. The land the trailer is on and Mark
41 Davis's home and Nygaard's home.

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43 Ken Woolstenhulme asked if they are in compliance with the A-5 zone. Yes, that's correct.

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45 Clay Atkinson asked will there be one home on new lane and one across the road on SR 32.

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47 Darrell Roberts asked if the water was being ran down new lane to those lots and Tami said
48 not until someone wants to build. They also have water shares for two more wells.

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50 Mark Davis stated he has water shares for a well; right now his home and Nygaard's share a
51 well.

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53 Clay Atkinson asked if one home will be off of SR 32 and one off New Lane. That is correct.

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55 Darrell Roberts wanted to know what the speed limit is on the new lane, Commissioner
56 Young stated 35.

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58 Commissioner Woolstenhulme made a motion to approve the Preliminary Plat for the
59 Nygaard Subdivision as it has been outline on the preliminary Plat. Commissioner Matheson
60 seconded the motion. All voted in favor. Motion passed.

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62 **4. Public Hearing – Possible Motion to approve a preliminary plat for the Crisland**
63 **Subdivision**

64 Tami stated the applicant Jason & Tiny Woolstenhulme wishes to subdivide their
65 property into 7 lots. The property has 38.48 acres and is located in an A-5 zone. Each lot
66 meets the minimum lot size for aA-5. The applicant is creating 7 new lots. 6 lots are ½
67 acre each with the remainder lot being 32.71. This subdivision meets all requirements in
68 the Oakley Land Use Development Codes.

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70 Jason Woolstenhulme will be building on lot 2 and he will run the water back to his lot
71 and then when there are more homes built he will have to put a bigger water line in.
72 The road needs to be up to City standards of 50' wide. Does the road need to be paved?

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74 Commissioner Young opened the public hearing up for comments.

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Ken Woolstenhulme asked if this plat is approved will there be notation somewhere on the final plat that the density is used up and also the road be paved.

Commissioner Young closed the public hearing.

Commissioner Young asked the board if they want the road to be widen and paved when the first house goes in or when the second home goes in.

Commissioner Matheson expressed his concerns about the road not being done at the time the subdivision is put in. He lives on Stevens Lane and he said the road is not up to code and not paved. Every home that is built down Steven’s Lane were asked to widen and paved the road, but didn’t. He feels like the road needs to be done when the subdivision is approved before any homes are built.

Commissioner Bliss asked if the fire department been contacted on fire restrictions and would there be a roundabout. Yes, that is correct.

Commissioner Bliss made a motion to accept the preliminary plat with the conditions that all fire regulations be met. The water line size be appropriate for the development and met all city standards. Also noted on the plat that the density has been used. All homes will use culinary water. Commissioner Matheson seconded the motion. All vote in favor. Motion passed.

Commissioner Bliss made a motion to adjourn.

Approval is to form this _____ day of _____ 2017.

Gerald Young, Chairman

Konni Thompson, City Treasurer