



Oakley City Council Staff Report

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

To: Oakley City Council
From: Stephanie Woolstenhulme, City Planner
Date of Meeting: April 24, 2024
Type of Item: Final Plat – Possible Action
Process: Legislative Review

RECOMMENDATION: Staff recommends that the City Council hold a final 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: 20.16 acres
Zone District: AR5 – Agricultural Residential 2. 1 building right per 5 acres.
Adjacent Land Uses: Residential/Agricultural
Existing Uses: Residential/Pasture
Public Hearing: **Planning Commission:** 2.8.2024 **City Council:** 4.24.2024

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.

2

neither the public nor person are materially

CITY ENGINEER COMMENTS – Addressed on plat.

CITY PUBLIC WORKS COMMENTS – Addressed on plat and in water line design.

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.”

Northern Lot 1 development will be fire sprinkler suppression. Southern 4 lots will be serviced by a hydrant as indicated on plat.

OAKLEY CITY INFRASTRUCTURE EASEMENT

Per Oakley City code Chapter 13, Appendix B, subsection E, *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.*

“The issue is that the City will need more storage in the future, approx. 1 million gallons. This could be years off, maybe even ten or so, but the location of the tank is critical.

Many will say, add another tank to the existing property we have at Pinion. But we need more help than one tank. The reason is as the city grows, we not only need storage, we need increased fire flow. A tank at Pinion gives us storage —but no additional flow. If a tank can be put at the same elevation of an existing tank at the other end of the city, it would feed emergency water into the system from two directions instead of one. This would be like doubling the size of most of the pipe mains in the city. Cutting the costs of the tank and distribution piping project in half or better.

Another reason this site is so good is it puts the tank locations so close to North Bench Road. Moving west just extends a large connector transmission pipeline farther north into the canyon, and makes accessibility harder and a future easement with Con Wadsworth much more costly.

This is the ideal spot for either tank. They are close together and are accessible for construction and maintenance by a small road running east and west along that north fence line, from Big Piney Ranch Road, north of the Cemetery.

I don't know which tank would go there, it could be one that equals the Pinion tank or the Humbug Tank (along the highlighted contours). Not both. That solution will not be known until the City computer water model is completed by the engineers.

And there is no guarantee a tank will ever be built there, but the city engineer liked it. If it does not pan out, we are out nothing but one additional building lot. If it does go and we need an easement later, that will be VERY costly.

If feasible, this easement would benefit the entire City. And that objective clearly meets the section in Appendix B of the Development Code.” Doug Evans

See attached maps.

ITEMS OF NOTE

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. 8" Water main to be brought from North Bench Road.
 - b. Water line to be built by developer to city specifications
 - c. Sufficient pressure
 - i. A flow test needs to be done at hydrant on North Bench Road to calculate pressure. Estimated to be 1400 gal/min. Excellent flow to sustain pressure.
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 3 water shares. New Field & North Bench ditch are 1.15666 acre feet per Share Value Diversion. .75 per lot. .75x4 lots = 3 shares. North lot not included in exchange because remaining on well. If ever connected to City water, water share exchange will be required at that point.
5. Forthcoming ditch easements will need to be included around North Bench Ditch and noted "Existing Pressurized Water Line" and specified plat notes.

OUTSTANDING ITEMS NEEDED PRIOR TO RECORDATION

- The irrigation ditch that cuts through property needs a designated 20' easement (10' either side of center point of ditch) noted.
- The pressurized irrigation line that runs south from main ditch needs the same 20' easement.
- Plat note stating the following: "Ruby Lane Subdivision is a master planned development. One additional development right was granted (in addition to the 4 development rights already associated with property per Oakley City zoning) in exchange for 20' utility easement in favor of Oakley City for possible critical water infrastructure. Said easement runs along entire Eastern boundary of parcels OTNB2-208-B and OTNB2-245-A."
- Plat note stating the following "*This subdivision includes formerly irrigated properties. As such, any non-agricultural development constructed over or added to this subdivision in the future, including possible re-subdividing actions, must deed to Oakley City water rights or agricultural irrigation shares in an acceptable quantity that can fully service the residential units and/or commercial development in its final form. Permission from any relevant irrigation company will also be provided to enable the City to better file change or exchange application(s) to convert the water rights or agricultural water shares to municipal type uses within its established service boundaries and as withdrawn from any or all approved points of diversion of Oakley City. Water rights and irrigation company shares must be properly deeded to the City before building permits or development approvals can be finalized.*"
- Plat note stating the following: "*Water lines for this subdivision will be designed and constructed at the cost to developer and will be done according to Oakley City specifications and approvals.*"
- Subject to any final changes as required by Oakley City Engineer.

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. Shoulder Width:

	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. Tentative Final Plat
2. Possible North Hills Tank Locations
3. Tank “Zone” Contours – alternative options

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.



