

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38



MINUTES

Oakley City Planning Commission
Meeting
August 2, 2023
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 the Commission, please email application. If you would like to submit comments to Commission, please email stephanie@oakleycity.com by 5:00 p.m. on Monday, May 1st.
- 3. **Possible Action: Approval of meeting minutes from 5/3/2023 and 6/7/2023**
- 4. **Public Hearing/Possible Action: Conditional Use Permit. Deer Meadows Landscaping. Storage of equipment for landscaping business at approximately 700 E. Weber Canyon Road.**
- 5. **Discussion:Time frame for Land Use Code amendments**
- 6. **Discussion: UDOT/Traffic Study information**
- 7. **Planne Items**
 - a. **MRR-1 Plat Amendment update**
 - b. **Well update**
 - c. **River Haven status – received final plat approval from City Council with conditions. Engineered drawings still being reviewed.**
- 8. **Adjourn**

MINUTES

- 1. **Call to order and roll call:**
 - a) **Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Richard Bliss, Kent Woolstenhulme, Jan Manning, Doug Evans**
Absent: Steve Maynes
 - b) **City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer**
 - c) **Other: Chris Webb, Bob Elbert, Vicki Elbert, Craig Rydalch, Tom Smart, Kevin Barker, Charlene Barker, Zane Woolstenhulme**

39 Zoom: Todd Crow, Deb Sheldon

40

41 2. **Public Comment:** Public comment is for any matter not on the agenda and not the subject
42 of a pending land use application.

43 **None.**

44

45 3. **Possible Action: Approval of meeting minutes from 5/3/2023 and 6/7/2023**

46

47 **Jan Manning** moves to approve the minutes from 5/3/2023 and 6/7/2023 as reported.

48 **Richard Bliss** seconds the motion.

49 **All in favor.**

50

51 4. **Public Hearing/Possible Action:** Conditional Use Permit. Deer Meadows Landscaping.

52 Storage of equipment for landscaping business at approximately 700 E. Weber Canyon Road

53

54 **Planner Stephanie Woolstenhulme** presents the following from the Staff Report:

55

56 • Proposal

57 • Findings of Fact

58 • Possible Conditions of Approval/Conditions to be Mitigated.

59

60 **Chris Webb** presents the following to the Planning Commission:

61

62 • Looking at $\frac{3}{4}$ acre space

63 • Enclosed with fencing with full screening on 3 sides.

64 • Put solid sides on existing pole barn.

65 • Staging area for morning and afternoon when people are there.

66 • Peak number of employees on property is 12 – less in the winter.

67 • 3 to 4 people in the winter – snow equipment will not live there.

68 • Peak season is summertime.

69 • Hours 7 to 7, actually work from 8 to 5.

70 • Not a material staging yard.

71 • Office located in Salt Lake City

72 • Main clientele is residential.

73 • No permanent power – short term generator for office lighting

74 • Type of equipment kept there will be skid steers, mini excavators, mowers, pickup
75 trucks.

76 • Area measured out for truck trailer combinations.

77 • Fence would be wood with berm and tree screening.

78 • Existing driveway will be used for entrance to staging area.

79

80 **Chairman Cliff Goldthorpe** opens it up for public comment.

81

82 **Craig Rydalch (speaking on behalf of Judd Rydalch)** – Judd was told that this piece of

83 property would possibly turn into a greenhouse or a dairy. Judd is not ok with having a

84 landscape staging area next to him. Craig feels there are other options in the city where this

85 type of business could go. Vehicle reverse alarms are also an issue and can be a huge
86 nuisance.

87

88 **Kevin Barker** – Feels the neighborly thing would have been to have reached out personally
89 to all the neighbors. Concerns about impact on the neighbor's property from a financial
90 perspective and a quality-of-life perspective. Also concerned about light pollution. Requests
91 that this not be approved.

92

93 **Todd Crow (zoom)** – Concerns with lighting and noise. Will there be limitations on the times
94 that they can come and go. Also concerned with snow removal being a 24-7 operation in the
95 winter.

96

97 **Bob Elbert** – Concerns with traffic on the canyon road and speed limits already not being
98 adhered to. Wants to know what the staff's recommendation is. Wooden fence is
99 concerning because of what was put up on North Bench Rd.

100

101 **Vicki Elbert** – Concerns with where it starts is where it continues. What they were promised
102 when Maple Ridge went in and what they have now are two different things. Wants to know
103 what enforcement processes will be in effect to make sure things aren't changing.

104

105 **Bree and Nate Millard (read into public record by Planner Stephanie Woolstenhulme)** –
106 This is in regard to tonight's meeting. I may be too late to have this email formally inserted
107 into the meeting, but I just wanted to express our concerns about the landscaping company.
108 I know you are aware of the speeding concerns we have, hence emailing Brandon about the
109 missing limit sign. It seems to us there has got to be a way to get cars to slow down. I have
110 emailed Brandon in the past to get the signs put back up as well as cutting brush so the signs
111 can be seen. I even asked about blinking signs or even a speed bump as you enter the
112 25mph zone from up the canyon. If there is going to be increased traffic, i.e., another
113 landscape company (in addition to Prime), they must help to slow their drivers down. I have
114 called and complained to Prime several times. I wouldn't bitch and moan about it except we
115 think it's fair that drivers go the 25mph that is about a quarter of the mile at the end of the
116 canyon, especially if you have to come to a stop anyways on the way down. It's very
117 distracting when so many people are flying right past the 25mph sign, going easily 2 to 3
118 times that speed.

119

120 General discussion amongst Planning Commission.

121

122 **Doug Evans** states that under the code this business can happen under a Conditional Use
123 Permit.

124

125 **Doug Evans** makes a motion to continue discussion until the next meeting, and in the
126 meantime, meet with the owners and see if there are ways to mitigate negative impacts and
127 see if there are places it can be relocated to.

128

129 **Richard Bliss** seconds the motion.

130

131

132

5. Discussion: Time frame for Land Use Code amendments

133 **Planner Stephanie Woolstenhulme** shares that the goal is to make code amendments by
134 the end of the year. This is due to the last legislative session that requires the city to make
135 updates to the code. Also, asked Commission to look at the Use Matrix and see if the uses
136 that are allowable match up with the General Plan.
137

138 6. Discussion: UDOT/Traffic Study information

139 **Planner Stephanie Woolstenhulme** shares the following from the Staff Report:

- 142 • Oakley Traffic Concerns
- 143 • Data Summary
- 144 • Additional Data Added (summary)
- 145 • Conclusion and Next Steps

146 General discussion amongst Planning Commission members.
147
148

149 7. Planner Items

150 a. MRR-1 Plat Amendment update

- 151 • **Redesigned and sent to ditch company as well as all neighbors and**
- 152 **approved.**
- 153 • **Final plat is with the County being looked at for review.**

154 b. Well update

- 155 • **Almost 1,750 feet.**
- 156 • **250 feet to go which will be very difficult.**
- 157 • **Appears they are in water.**
- 158 • **Hoping to be finished in the next 20 days.**
- 159 • **Next critical point will be the result of the pump test.**
- 160 • **Unsure of when the next infrastructure can be completed which may delay**
- 161 **the moratorium further.**

162 c. River Haven status – received final plat approval from City Council with conditions. 163 Engineered drawings still being reviewed.

- 164 • **Went before City Council and approved with a few plat notes being added.**
- 165 ○ **Cannot be further subdivided.**
- 166 ○ **Leftover building rights cannot be used on that parcel. He can**
- 167 **retain them for future transfer of development rights if**
- 168 **opportunity arises.**
- 169 • **City Engineer requested that the Final Plat not be signed until all**
- 170 **engineered drawings have been ok'd.**

171 d. Additional Planner Item – Ken's Kash Remodel

- 172 • **Remodel will bring building front out to eliminate covered porch area.**
- 173 • **Will push cars out 4 ½ feet towards the road.**
- 174 • **Planner request emails regarding any ideas the Planning Commission has**
- 175 **on how to improve general area with this wanted remodel.**
- 176
- 177
- 178
- 179

180
181
182
183
184
185
186
187
188
189

8. **Adjourn**

Doug Evans motions to adjourn the meeting.

Minutes accepted as to form this 4 day of OCT 2023.



Cliff Goldthorpe, Chairman



Tristin Leavitt, City Treasurer

Richard Bliss vice chair.