



## MINUTES

Oakley City Planning Commission  
Meeting  
May 4, 2022  
Zoom Meeting Platform  
7:00 PM

### AGENDA

1. Call the meeting to order
2. Discussion/Possible Action: Planning Commission meeting minutes - 4/14/2022
3. Public Hearing: Setback Variance: Cliff Goldthorpe – 1413 River Lane.
4. Discussion/Possible Action: City Planner: Schedule code amendments public hearing
5. Discussion/Possible Action: Conceptual Design of City Center Phase I: Steve Smith
6. Adjourn

### MINUTES

1. Call to order and roll call:
  - a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Doug Evans, Richard Bliss, Jan Manning, Lane Livingston
  - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
  - c) Other: Tom Smart, Heidi Smart, Steve Wheelwright, Dave Neff, Jan Perkins, Haley, Steve Smith, Jana Smith, Dave Giles, Justin Wallis, Scott Bates, Trevor NorrisZoom: Jack Walkenhorst, Lyne Jones, K.C. Jones, Paul's iphone
2. Discussion/Possible Action: Meeting minutes 4/14/2022

**Richard Bliss** makes a motion to approve the Planning Commission minutes from 4/14/2022.  
**Doug Evans** seconds the motion.  
All in favor.
3. Public Hearing: Setback Variance: Cliff Goldthorpe – 1413 River Lane

**Chairman Cliff Goldthorpe** abstains from discussion and vote as he is the applicant. Turns the meeting over to Vice Chair, Richard Bliss.

**Vice-Chair Richard Bliss** takes over the public hearing.

**Planner Stephanie Woolstenhulme** shares the following with the planning commission:

Proposal:

The applicant desires a variance to setback for an accessory building to a private road.

Applicant comments: "The subdivision that the parcel is located in was developed long before the annexation into Oakley and the current wording in the code is 55' setbacks for new lots on a public road which River Lane is a private lane and should fall under the grandfather clause which is 25' minimum setback."

Finding of Fact:

1. The proposed project is located at approximately 1431 River Lane.
2. Property is located in the Agricultural Residential (AR-40) zone.
3. Lot is .89 acres.
4. Original Weber Wild Subdivision: November 1960
5. Weber Wild annexed into Oakley City in entirety: 2001 However, Parcel 67 was already in Oakley City limits.
6. 3/23/2022 City Council designated Planning Commission as interim acting authority for variance applications.

**Richard Bliss** opens up public hearing for comment.

No comment.

(See attachments for comments sent in to the City Planner prior to meeting)

**Richard Bliss** closes the public hearing.

**Doug Evans** makes a motion that the Planning Commission, acting in their temporary role as the variance authority, grant Cliff Goldthorpe on 1413 River Lane, a variance from the 55' from centerline of private road setback as required in the current code for an accessory building, to the 25' minimum setback from property line requirements.

**Lane Livingston** seconds the motion.

All in favor

**Vice-Chair Richard Bliss** turns the meeting back over to **Chairman Cliff Goldthorpe**.

4. Discussion/Possible Action: City Planner: Schedule code amendments for public hearing

General discussion amongst Planning Commission regarding a schedule for code amendments.

June meeting – discuss everything

August meeting – public hearing

5. Discussion/Possible Action: Conceptual Design of City Center Phase I: Steve Smith

**Chairman Cliff Goldthorpe** shares the following:

1. City has been working towards the City Center Development for the past three years. The revision of the Land Use Regulations and updated General Plan and related maps were done in preparation for the city planning concept that we have been moving towards.
2. The petition by Mr. Smith for Phase I of the City Center is unsolicited and is coincidental to the City's focus on the City Center planning.
3. Mr. Smith's approached to the City already having purchased property in this area.
4. The City owned property sold to Mr. Smith is a small strip of land at the rear of the Diner to correct a boundary line dispute. All other purchases by Mr. Smith in the City Center area are private party purchases.
5. The planning for the City Center Development was already underway prior to receiving this proposal from Mr. Smith.
6. The petition demonstrates why it is important that the City develops an overall plan for the City Center prior to receiving applications of this kind.
7. The City will continue its efforts to seek public opinion on the City Center planning for all phases of development in the area.
8. The City is required to work with Mr. Smith as a private property owner in the City Center area.

**Steve Smith** clarifies that they have not put forth a formal petition, but just an open conversation.

General Discussion between Steve Smith, FFKR Architects; Dave Giles and Justin Wallis, and Planning Commission regarding conceptual design of City Center.

6. Adjourn

**Cliff Goldthorpe** calls for a motion to adjourn.

**Doug Evans** makes a motion to adjourn the meeting.

**Richard Bliss** seconds the motion.

Minutes accepted as to form this 9<sup>th</sup> day June of 2022.

  
Cliff Goldthorpe, Chairman

  
Tristin Leavitt, City Treasurer