



MINUTES

Oakley City Planning Commission
Meeting
September 20, 2022
Zoom Meeting Platform
7:00 PM

AGENDA

1. Call the meeting to order
2. Public Comment: This is an opportunity for the Public to address the Planning Commission with items that are not listed on the agenda or items which are on agenda but not as a public hearing. Please limit your comments to 3 minutes. Comments may be submitted prior to the meeting to be read in as part of the official record.
3. Discussion/Possible Action: Proposal to remodel the Oakley Diner with an expansion of the upper-level parking requiring use of city-owned property. Site plan available at www.oakleycity.com
*Possible discussion of phasing plan to add public use to the lower level and future requirement of parking on city-own property.
4. Discussion: Possible solutions for sound fencing along SR 32
5. Adjourn

MINUTES

1. Call to order and roll call:
 - a) Planning Commission: Chairman Cliff Goldthorpe; Commission Members: Doug Evans, Richard Bliss, Lane Livingston
 - b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
 - c) Other: Steve Smith, Jana Smith, Wade Budge, Trevor Norris, Scott Bates, Justin Wallis, Jan Perkins, Brent Turner
Zoom: Kathy Lyne Sorenson Jones
2. Public Comment: This is an opportunity for the Public to address the Planning Commission with items that are not listed on the agenda or items which are on agenda but not as a public hearing. Please limit your comments to 3 minutes. Comments may be submitted prior to the meeting to be read in as part of the official record.

Brent Turner has questions about where the Harwood Acres Subdivision (Oakley Bench Subdivision) stands and if Planning Commission approved the Harwood Construction at Pinion Lane and Weber Wild Road. Has concerns with amount of infrastructure sitting on the hill and the water shed.

Planner Stephanie Woolstenhulme shares that Wes Harwood was sent back to better determine an access for the Harwood Acres Subdivision and Planning Commission has not heard back from him. For the property on Pinion, he obtained the lot, the city deemed it unbuildable due to the slope, and in order for it to be buildable, he had to go through a development agreement with the city that relinquishes the city of any liability. It did not come before Planning Commission. It was handled through the City Engineer and the City Attorney. All geological studies were deemed safe for him to build up there.

3. Discussion/Possible Action: Proposal to remodel the Oakley Diner with an expansion of the upper-level parking requiring use of city-owned property. Site plan available at www.oakleycity.com.

Planner Stephanie Woolstenhulme shares that it would be best to negotiate 2 possible leases.

- 1) Green area - Parking area that will require permanent improvements with retaining wall and parking areas.
- 2) Blue area - Temporary use to get the Diner opened up.

Planning Commission's responsibility is to make a recommendation, but it is the jurisdiction of City Council to negotiate the lease and/or sale of city property. They will take Planning Commission's recommendation under advisement. It will be their call come the end of September how they negotiate the lease and/or sale of these properties. The way the code stands now, if there is a sale of land or a lease to own, it will have to go through an RFP process.

Chairman Cliff Goldthorpe turns the time over to Wade Budge and Steve Smith for further discussion.

Wade Budge confirms what **Planner Stephanie Woolstenhulme** has said. They are here for input and to answer any questions that the Planning Commission might have. Lease 1 is important to be able to open the Diner. Lease 2 is important to be able to support the Diner.

Lane Livingston thinks the green makes perfect sense. Would like to see what the overall idea is for the other properties that Mr. Smith owns that connect to the blue area. What they have seen so far, and from listening to the residents of Oakley, they are not interested in having.

Steve Smith responds that the objective is to get working sessions with the Planning Commission, with respect to the longer term. Wants to get permits in place and construction underway before winter hits.

Cliff Goldthorpe shares that the area Planning Commission is all in agreement that the North South road will stay city property and public access.

Steve Smith agrees that the road stay with the city. There is a current lease in place that allows them to have access to the back of the diner. Not a big difference between the dark blue and the existing lease except they are coming in and putting in infrastructure (roadways & pavement) with an understanding that it is temporary. **Wade Budge** reassures Planning Commission that they recognize the public access for that North South road.

Richard Bliss doesn't have an issue with the lease.

Doug Evans wants the Diner to open and be successful. Feels the renderings are good. Feels that with the green section, it is best to expand the lot with a lease with a purchase option on it. Would like the city, in any type of land deal they do, retain some type of reversion. If the property is sold, the city has to approve the lease, or if it is owned the city has an option to buy it back. He wants to make sure the road stays public in this type of zone. Also ensure with the City Engineer and the Public Works Department that any utilities necessary to serve the greater project are installed in that North South road so things are not continuously dug up. Prior to any paving, would like to see a utility plan that is acceptable to the city. Before a final land lease or purchase, it needs to be expressed to City Council that because everything needs to be handled through a master plan development process, the owner bring to City Council a Development Agreement. Does not have an issue doing a temporary lease for the blue as long as both parties know it can be changed.

Steve Smith agrees and wants to respect the process.

Wade Budge shares that the blue is a temporary use to support the Diner while keeping the north south access open and recognizing that those supported uses will have to accommodate the master plan process that will be part of the further planning for the blue.

Doug Evans makes a motion to recommend to City Council that the property designated in green be made part of Diner project by lease, lease purchase, or lot line extension.

Richard Bliss seconds the motion.

All in favor.

Doug Evans makes a motion to recommend to City Council that the property designated in blue be handled as a temporary lease and that the city work with lessee to ensure the North South road at the East end of property be reviewed by engineering and public works staff to ensure that all utilities that come off Weber Canyon Road extend through road easement and that that road section as well as any future road that connects to it be a public right-of-way. Further, that until a master planned development agreement is entered into by parties involved, a permanent property deal not be entered into. ***Amended to include that any improvements on designated blue land be the responsibility of the lessee for maintenance and liability.

Richard Bliss seconds the motion.

All in favor.

4. Discussion: Possible solutions for sound fencing along SR 32

Planner **Stephanie Woolstenhulme** shares that this came about due to someone wanting to put up a minimum 10 ft tall sound fence on a lot along SR 32. Indicated it would be against code and right of way for a state road is so wide. Wanted to bring to commission to see if this would be something they want to entertain.

Doug Evans no.

Lane Livingston no.

Richard Bliss no.

Chairman Cliff Goldthorpe no.

Jan Manning sent her written comment in.

5. Adjourn

Richard Bliss makes a motion to adjourn.

Lane Livingston seconds the motion.

Minutes accepted as to form this 2nd day of Nov. 2022.


Cliff Goldthorpe, Chairman


Tristin Leavitt, City Treasurer