



MINUTES

Oakley City Planning Commission
Meeting
October 4, 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 8.2.2023 and 9.6.2023**
4. **Public Hearing/Possible Action: Mays Meadow Subdivision (Belly Acres Subdivision Amended)**
Subdivision is at approximately 4580 N. SR 32. Existing Belly Acres Subdivision has 3 lots. Proposed application adds 3 more lots (total of 6 lots in subdivision.) Current zoning of land is village mixed-use and CR-2 (2-residential per acre.) Total acreage of land is 32.37.
5. **Public Comment: Question-and-Answer with Commission.** The Planning Commission will permit questions from the public and respond as they are able.
6. **Planner Items**
7. **Adjourn**

MINUTES

1. Call to order and roll call:

- a) Planning Commission: Vice Chairman Richard Bliss; Commission Members: Kent Woolstenhulme, Jan Manning, Doug Evans, Steve Maynes
Absent: Chairman Cliff Goldthorpe
- b) City Staff: Stephanie Woolstenhulme, City Planner; Tristin Leavitt, City Treasurer
- c) Other Government Officials (attending as members of the general public):
Councilmember Tom Smart
Zoom: Councilmember Kelly Kimber

d) Other: Ed Sorenson, Kathy Sorenson, Kathy Lyne Jones, Robert Beck, Dick Woolstenhulme, Elroy Hortin, Anna Hortin, Paul Woolstenhulme, Kerbee Leavitt, Carl Roehmann, Chris Hansen, Rebecca Roberts, Charles Lawler, Mike Little, Amber Nelson, Joanne Aplanalp, Christy Atkinson.
Zoom: Stephanie Hurt, Keith Smedburg, KC Jones, Kerry Bringhurst, Kelley, S. Sorenson.

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

Carl Roehmann – asks questions regarding water well and if it is online and if the building moratorium will stay in place until it is online.

Robert Beck – asks cost of well and if there was any federal subsidy.

3. **Possible Action: Approval of meeting minutes from 8.2.2023 and 9.6.2023**

Doug Evans makes a motion to approve the minutes of 8.2.2023 and 9.6.2023.

Kent Woolstenhulme seconds the motion.

All in favor.

4. **Public Hearing/Possible Action: Mays Meadow Subdivision (Belly Acres Subdivision Amended)** Subdivision is at approximately 4580 N. SR 32. Existing Belly Acres Subdivision has 3 lots. Proposes application adds 3 more lots (total of 6 lots in subdivision.) Current zoning of land is village mixed-use and CR-2 (2 residential per acre.) Total acreage of land is 32.37.

Planner Stephanie Woolstenhulme shares the following from the Staff Report:

- Project Description
- Proposal
- Findings of Fact
- Items to Consider/Conditions for Approval

Vice Chair Richard Bliss opens public hearing for comment.

Kathy Lyn Jones – Could not see the access. Would like it to be shown again.

Carl Roehmann – Concerns where construction access and parking might be. Does not want it on the lane by his house.

Joanne Aplanalp – Wants clarification that this subdivision does not have to do with further development.

Ed Sorenson – Questions hearing a 60-foot right-of-way, but it is a 30-foot right-of-way. 16-foot ditch easements.

Keith Smedburg – Questions if the access is sufficient for serving future development in that lower area.

Vice Chair Richard Bliss closes the public hearing.

Doug Evans shares that every subdivision plat should include the following:

This subdivision includes formerly irrigated properties. As such, any nonagricultural 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(s) 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.

Doug Evans makes a motion to approve the Belly Acres Subdivision Amended as presented with condition of plat note being added that was read into the minutes.

Jan Manning seconds the motion.

All in favor.

5. **Public Comment: Question-and-Answer with Commission.** The Planning Commission will permit questions from the public and respond as they are able.

Carl Roehmann – Questions if there has been any decision made with the creamery.

Planner Stephanie Woolstenhulme shares that she heard it changed hands but nothing further.

Kerbee Atkinson – Questions if the River Haven Subdivision can be developed into more than the approved 16 lots. **Planner Stephanie Woolstenhulme** explains that it can not be subdivided any further, but he has development rights that can be used on another project in Oakley if one arises through a potential transfer of development right process.

Also has concerns with residential turning to commercial across SR 32 from Dutch's. **Planner Stephanie Woolstenhulme** explains that as a private land owner, he could apply for a zoning change, but zone amendments are not entitled. Planning Commission would give their recommendation to City Council who is the deciding authority on proposed zoning amendments.

6. **Planner Items**

Planner Stephanie Woolstenhulme shares that if members of the public have any questions or comments, especially regarding City Center, please reach out so you get accurate information and not rumors. Public process can be tricky and the public sometimes doesn't feel heard. You are heard, but you may not always get what you want.

7. **Adjourn**

Steve Maynes makes a motion to adjourn.

Minutes accepted as to form this 19th day of Nov. 2023.


Cliff Goldthorpe, Chairman
Tristin Leavitt, City Treasurer