



Oakley City Planning Commission

Regular Session Agenda

Wednesday, August 6, 2025 6:00 p.m.

Anchor location at 960 W. Center Street, Oakley and ZOOM Meeting Platform.
Zoom Meeting ID: 820 258 4629

Special Session:

1. Open Meeting.

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 written comments to Commission, please email stephanie@oakleyut.gov

2. Possible Action: Approval of meeting minutes from 6/4/2025 and 7/15/2025

3. Presentation of City Center project by Applicant's development team

4. Public Hearing and Possible Action: Amended Master Planned Development Application Oakley City Center.

5. Public Hearing: Conditional Use Permit for proposed gas station and convenience store at approximately 4867 North SR 32 affecting parcels OT-25, OT-31, OT-22.

6. Public Hearing: Conditional Use Permit for proposed restaurant at 4865 N. Millrace Road affecting parcel OT-117.

7. Discussion and Possible Action: Next steps for City Center application(s).

8. Discussion and Possible Action: City to formally initiate proceedings to amend the municipality's land use regulations in a manner that would from this point prohibit approval of the applications concerning conditional uses as submitted.

9. Adjourn

PLEASE NOTE:

Please note that public testimony is a vital part of the land use process in Oakley.

The Planning Commission will be reviewing the amended Oakley City Center Master Plan Development application and two (2) conditional use permits for property located at 4867 N SR 32 and 4685 N MILLRACE RD.

Ultimately, the Planning Commission will make a recommendation to City Council, as required by Oakley City code, for the master plan development application and the rezoning of the above properties. Planning Commission is the land use authority for conditional use permits.

The purpose of public testimony is to help the planning commission and applicant better understand neighborhood and community-wide concerns that may be crafted into the decision and/or conditions.

In order for the Commission to conduct the hearings in an orderly manner, the following procedure has been posted and will be followed for tonight's meeting:

- *Any person wishing to testify should have signed in on the sign-in sheet*
- *Please be respectful of everyone in the room. No cheering, booing, yelling, or applause will be tolerated.*
- *The applicant will then be given the opportunity to present their proposal and respond to any questions from the Commission;*
- *Public Hearing will be opened by Chairman Bliss and public comment accepted.*
- *Please come to the podium to comment. If participating online, please use the "raise hand" button at the bottom of the screen or chat window and only unmute yourself if you have been called on by the Chairman.*

- o *Please state your name and address clearly for the record.*
- o *Please keep testimony under three (3) minutes. At 3 minutes a timer will sound and your comment should be concluded.*
- o *Please provide your unique testimony and do not repeat what has already been shared*
- o *The opportunity to share your testimony is not a time to have a back-and-forth conversation with the Planning Commission, staff or the applicant. No immediate response will be provided to your comments*
- *Applicant can respond after the public comment to clarify any points, provide additional details or to answer questions of the commission;*
- *If the public testimony is concluded and the public hearing is closed, **no additional public comments will be accepted;** If there is substantial public opinion, the public hearing may be continued to next meeting.*
- *Applicant may provide clarification on the information given and answer additional questions from the Commission.*

In compliance with the Americans with Disabilities Act, Individuals needing special accommodations for this meeting should notify Oakley City at 783-5734 - 960 West Center St. Oakley, Utah 84055, at least 24 hours before this meeting.
 I hereby certify that this notice has been posted in three (3) public places. Stephanie Woolstenhulme, City Deputy Recorder.