

# Oakley City Planning Commission Staff Report



## PUBLIC HEARING

### Deer Meadows Landscape Conditional Use Permit

**Applicant: Chris Webb**

**To:** Oakley Planning Commission  
**From:** Stephanie Woolstenhulme, City Planner  
**Date of Meeting:** August 2, 2023  
**Type of Item:** Conditional Use Permit – Possible Action  
**Process:** Administrative Review

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**RECOMMENDATION:** Staff recommends that Planning Commission hold a review of Deer Meadows Landscape Conditional Use Permit according to the findings of fact, conclusions of law and any condition set forth by the Commission.

## PROJECT DESCRIPTION

**Project Name:** Deer Meadows Landscape Conditional Use Permit  
**Applicant(s):** Chris Webb, Steve Smith  
**Property Owner(s):** Steven Smith  
**Location:** ~ 700 E. Weber Canyon Road  
**Parcel Number(s):** OT-255-A-LLA-B  
**Size:** 57.86 acres  
**Zone District:** AR-40 – Agricultural Residential 40. 1 building rights per 40 acres.  
**Adjacent Land Uses:** Residential/Agricultural  
**Existing Uses:** Residential/Pasture

## PROPOSAL:

The applicant wishes to obtain a conditional use permit for Deer Meadows Landscape for the following scope of work:

1. Business vehicle and equipment staging (approx. 6 vehicles and 6 tractor/mower/mini excavators)
2. Crew staging to and from the job sites (employee vehicles of up to 10 during peak times – parked inside of the screen fencing)
3. Minor preventative maintenance of small landscape and snow management equipment. No truck maintenance performed on site.
4. Small construction office container to be used for staging of employees
5. Existing hay barn to be fenced in and used for small equipment storage
6. Workdays are Monday-Saturday during peak summer months. As needed or not regularly staffed during winter months.
7. Peak season, employees will be up to 12 staging from this site.
8. Property will not have customer access and is not designed for meeting customers.
9. Parking space designated for employee use will be 10 inside the enclosed screen fencing.
10. No material deliveries for this property.

## **FINDINGS OF FACT**

1. Located at approximately 700 E. Weber Canyon Road
2. Property is in AR-40 zoning. AR-40 – Agricultural Residential 40. 1 building rights per 40 acres.
3. 13-4-19 allows for *Contractor Storage of 2 or more trucks, heavy and light equipment, including trailers* with a conditional use permit in the AR-40 zone.
4. 13-9-22-D *Vehicles and equipment associated with any type of permanent construction or contracting business which do not meet the limits and requirements of 13.4.19 of this Title, must receive and maintain a valid conditional use permit for such parking and storage. Limits on sizes, noise, types of equipment, quantity of equipment, storage of materials, and the proper provision of off-street parking and screening may be part of any conditional use permit.*

## **CONCLUSIONS OF LAW**

1. This type of development is allowed in CR-2.
2. Planning Commission must find that neither the public nor person are materially injured by the proposed subdivision.

## **POSSIBLE CONDITIONS OF APPROVAL/CONDITIONS TO BE MITIGATED**

1. Dust. Gravel on parking and storage areas?
2. Fumes. Idling/warm-up of vehicles or equipment.
3. Noise. Noise ordinance compliant. Hours ?
4. Debris. Non-working or non-used items. Storage location for materials?
5. Screening plan. Screening stays in good order?
6. Number of vehicles on property. Parking. See above proposed.
7. Signage allowed.
8. Dark Sky compliance.
9. CUP tied to business and not property.
10. Canal/canal access issues?
11. Storage Container – low impact permit. Related code found 13-9-24.

## **ATTACHMENTS TO THIS REPORT**

The Planning Commission is empowered to require additional and reasonable improvements to mitigate any detrimental effects to surrounding property and residents and to safeguard the general welfare of the future inhabitants of the subdivision.



