



Oakley City Planning Commission  
Staff Report  
Plat Amendment: River Haven Subdivision  
Primarily affecting Lots 108 - 113

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Date: May 6, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant(s): Trevor Williams and current property owners

Public Hearing: May 6, 2026

**REQUEST:**

The applicant is requesting a plat amendment for River Haven Subdivision to adjust the Weber River setback from 100' to 75' and changing the building envelopes to reflect such.

**CONSIDERATIONS:**

- River Haven Plat was originally approved with incorrect building envelopes and river setback for lots 108-113.
- Because of the delineated wetland setback of 40', the building envelopes for Lots 109-113 require little change. Lot 108 is the most affected.
  - Lot 108 has been sold to the Murray family. The Murray's and City Planner Woolstenhulme are proposing a 75' river setback from ordinary high-water mark (top of bank.)
    - Current building application site plan shows setback of home even more than the proposed 75', but not quite to the 100' river setback.
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- Per Oakley City Code 13-5-11-A-3 *"The Planning Commission shall be the Land Use Authority for all subdivision plat amendments that result in building pad adjustments, subdivision title changes, plat note revisions, altering of utility easements, vacations and all other amendments that do not affect a public or private road."*

**APPLICABLE ORDINANCES:**

- Oakley City Code 13-5-11 Subdivision Plat Amendments

**RECOMMENDED MOTION:**

I move the Oakley City Planning Commission approve/deny the plat amendment for River Haven Subdivision as presented with the following conditions:

- All plat notes remain intact
- Possible plat note indicating, if allowed, development on open space parcel and wetland setback variation.

**ATTACHMENT(S):**

Proposed plat amendment

Explanation of proposed setbacks

LLC ACKNOWLEDGMENT

ON THIS DAY OF AD 2008, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN SAID COUNTY OF IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE OF OAKLEY PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND WHO DULY ACKNOWLEDGED TO ME THAT SHE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF OAKLEY PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY.

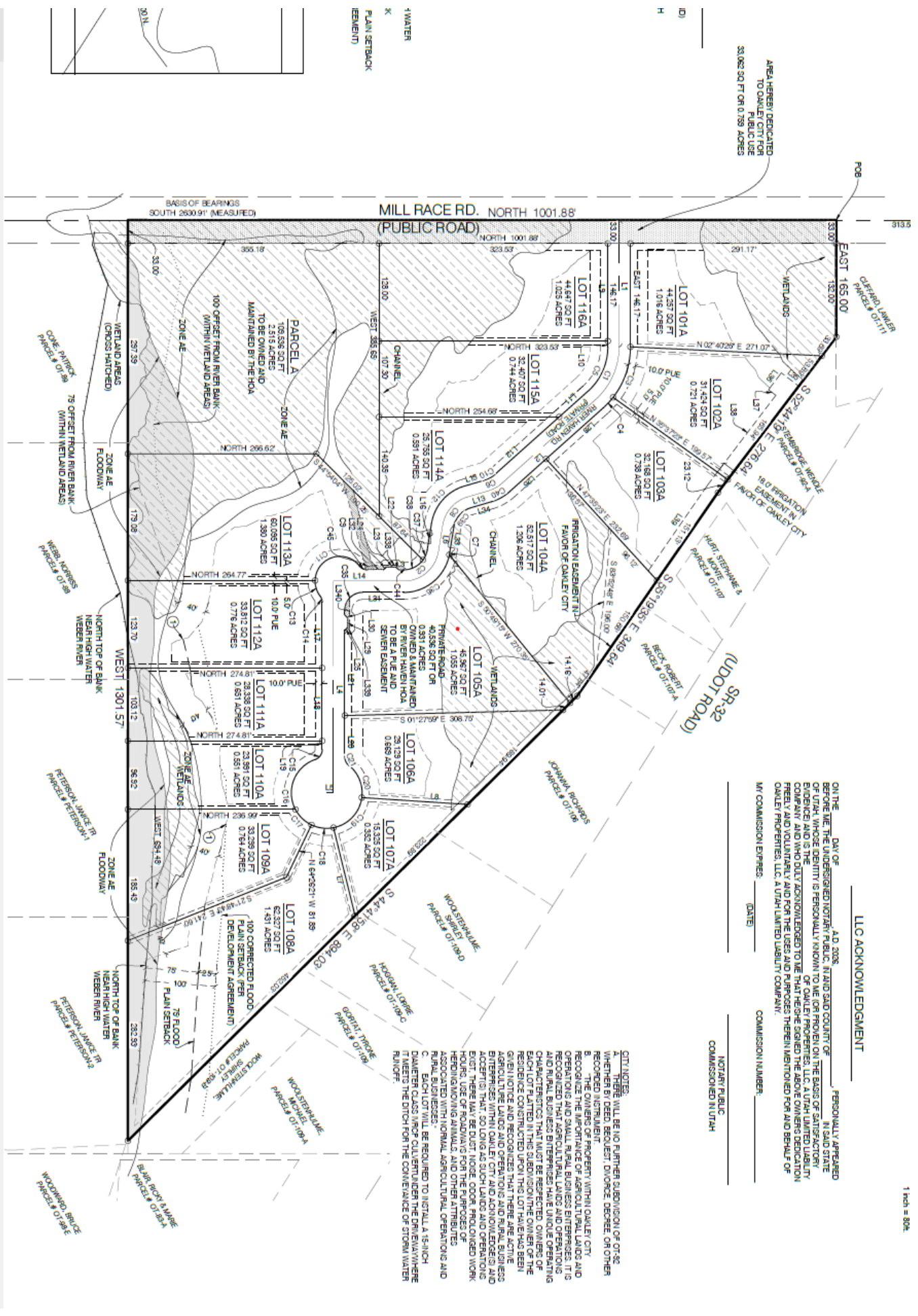
MY COMMISSION EXPIRES: \_\_\_\_\_ DATE \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_

NOTARY PUBLIC COMMISSIONED IN UTAH

**CITY NOTES:** WILL BE AND FURTHER SUBMISSION OF OR WHETHER IS/NEED BE/ORDER, DIVORCE, DECREE, OR OTHER RECORDED INSTRUMENT.

B. THE OWNERS OF PROPERTY WITHIN OAKLEY CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. OWNERS OF SUCH PROPERTY SHALL BE RESPONSIBLE FOR MAINTAINING THE CHARACTERISTICS OF SUCH PROPERTY AND SHALL BE RESPONSIBLE FOR THE RESIDENCE CONSTRUCTION UPON THIS LOT HAVE HAD BEEN GIVEN NOTICE AND RECOGNIZED THAT THERE ARE ACTIVE AGRICULTURE LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN OAKLEY CITY AND ACKNOWLEDGES AND ACCEPTS THAT SO LONG AS SUCH LANDS AND OPERATIONS EXIST, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE OF ROADWAYS FOR THE PURPOSES OF RECREATION, AND OTHER ATTRIBUTES ASSOCIATED WITH RURAL BUSINESS OPERATIONS AND RURAL BUSINESS ENTERPRISES.

C. EACH LOT WILL BE REQUIRED TO INSTALL A 15-INCH DIAMETER CLASS INSP CURB UNDER THE DRIVEWAY WHERE IT MEETS THE DITCH FOR THE CONVEYANCE OF STORM WATER RUNOFF.



AREA HEREBY DEDICATED TO OAKLEY CITY FOR PUBLIC USE 33,062 SQ. FT. OR 0.759 ACRES

- I WATER
- K PLAIN SETBACK
- L WETLANDS
- M CHANNEL

