

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



Date: June 3, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant(s): Oakley City and Trevor Williams

Public Hearing: June 3, 2026

REQUEST:

The applicant(s) are 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 the agreement in the Second Amendment to Development Agreement.

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 closest edge of the home between the 75' setback and 100' setback lines.
- 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

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.

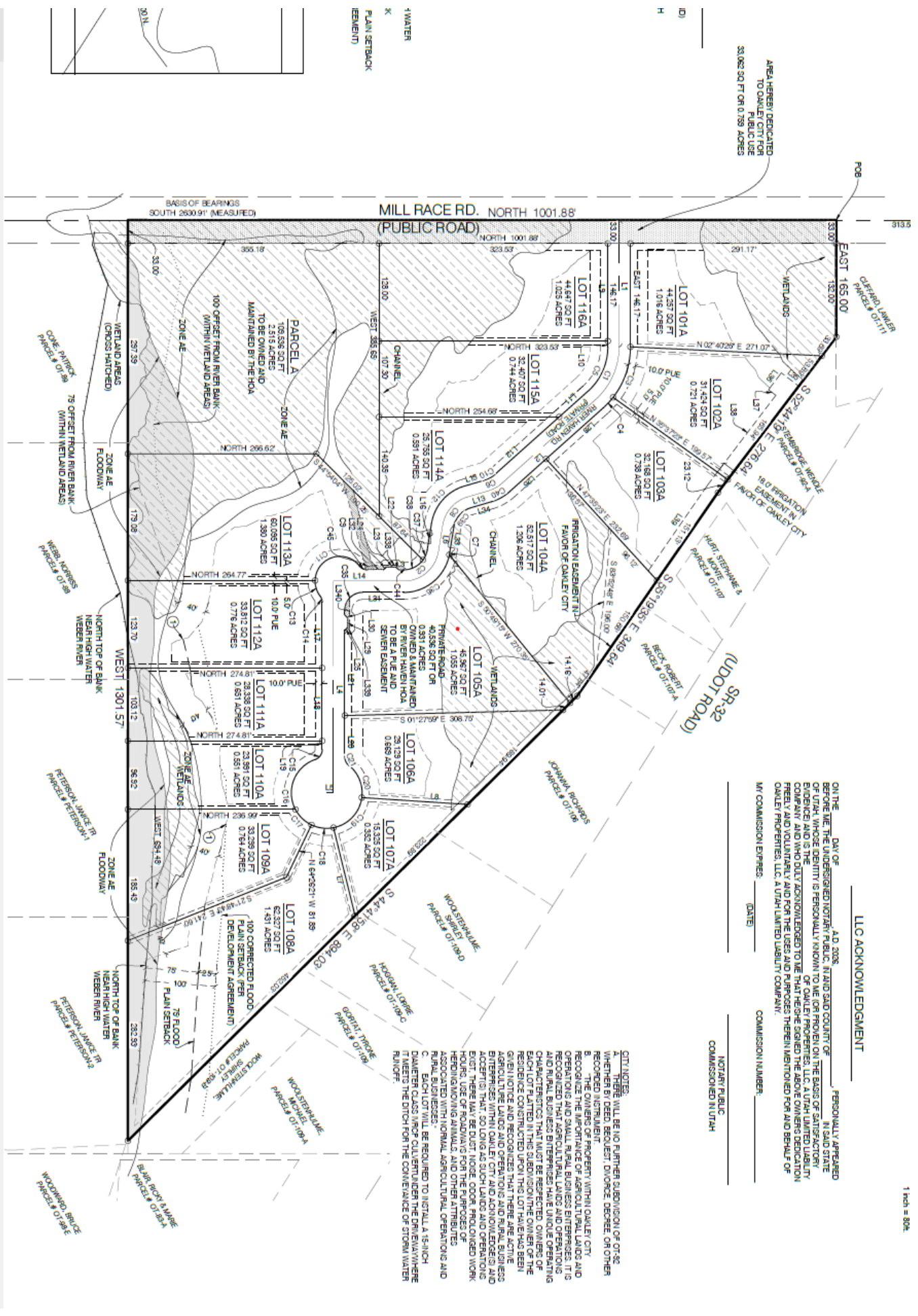
MY COMMISSION EXPIRES: _____ DATE _____ COMMISSION NUMBER _____

NOTARY PUBLIC COMMISSIONED IN UTAH

CITY NOTES: WILL BE NO FURTHER SUBMISSION OF OR WHETHER IS/NEED BE/ORDER, DIVORCE, DECREE, OR OTHER RECORDED INSTRUMENT.

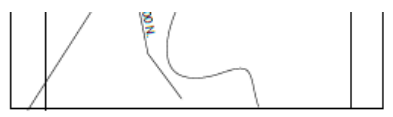
B. THE OWNERS OF PROPERTY WITHIN OAKLEY CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. OWNERS OF SUCH PROPERTY SHALL BE RESPONSIBLE FOR MAINTAINING THE CHARACTERISTICS OF SUCH PROPERTY. THE RESIDENCE CONSTRUCTED UPON THIS LOT HAS 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 OF AGRICULTURE 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.



- I WATER
- K PLAIN SETBACK (REMNANT)

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



Blue: proposed 75' river setback and/or 40' wetland setback
 Green: 100' river setback
 Purple: Existing building envelopes
 Red: southern edge of proposed building envelopes.
 In summary, the southern building envelope is moving from the purple to the red.

