



Oakley City Planning Commission  
Staff Report  
Plat Amendment: Maple Ridge Ranches:  
Lots A1, A2, and B2

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Date: May 6, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant(s): Mark Wolfert (A1, A2) and Sylvia Garfinkle and Kevin Huff (B2)

Public Hearing: May 6, 2026

**REQUEST:**

The applicant is requesting a plat amendment for Maple Ridge Ranches affecting lots A1, A2, and B2. Proposed plat amendment adjusts limits of disturbance for each lot to 1) be reflective of the existing driveways and utilities and 2) amend homesite locations to account for existing homes. Plat amendment also proposes a very minor lot line change where the 3 lots intersect.

**CONSIDERATIONS:**

- Plat amendment corrects inadvertent existing improvements built outside the originally platted Limits of Disturbances.
- Maple Ridge Ranches Homeowners Association approved of this plat amendment on 3.26.2026.
- 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 Maple Ridge Ranches, lots A1, A2, and B2 as proposed in application with the addition of a plat note indicating that development on a slope of 30% or greater is prohibited.

**ATTACHMENT(S):**

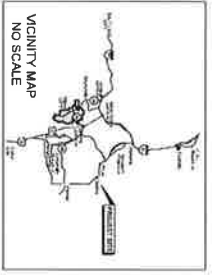
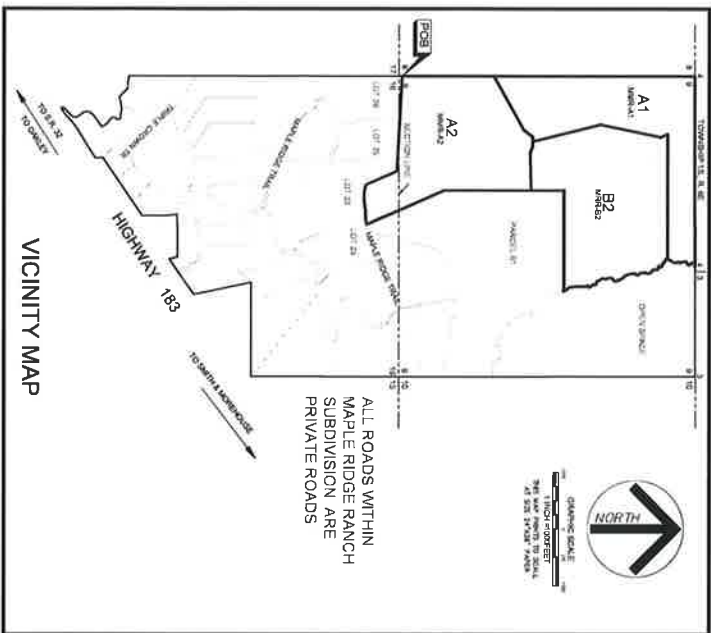
- Overview of existing conditions and proposed changes.
- Proposed plat amendment



# MAPLE RIDGE RANCHES SUBDIVISION

## PARCELS A1, A2 & B2 AMENDED

LYING WITHIN SECTION 9, AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 6 EAST SALT LAKE BASE & MERIDIAN CITY OF OAKLEY, SUMMIT COUNTY, UTAH



1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND SHOWN ON THE ATTACHED MAP INTO PARCELS A1, A2 AND B2 FOR THE PURPOSES OF THE UTAH SUBDIVISION ACT.

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APPROVED BY: CITY PLANNING DEPARTMENT	APPROVED BY: CITY ENGINEERS	APPROVED BY: FIRE DISTRICT	APPROVED BY: SUMMIT COUNTY HEALTH DEPARTMENT	APPROVED BY: ROCKY MOUNTAIN POWER	APPROVED BY: ENROUTE GAS	APPROVED BY: PUBLIC SAFETY ANSWERING POINT
DATE: 10/27/2016	DATE: 10/27/2016	DATE: 10/27/2016	DATE: 10/27/2016	DATE: 10/27/2016	DATE: 10/27/2016	DATE: 10/27/2016
BY: GREGORY J. HARRIS, CITY PLANNING DIRECTOR	BY: GREGORY J. HARRIS, CITY ENGINEERS	BY: GREGORY J. HARRIS, FIRE DISTRICT	BY: GREGORY J. HARRIS, SUMMIT COUNTY HEALTH DEPARTMENT	BY: GREGORY J. HARRIS, ROCKY MOUNTAIN POWER	BY: GREGORY J. HARRIS, ENROUTE GAS	BY: GREGORY J. HARRIS, PUBLIC SAFETY ANSWERING POINT

PARCEL ID	ADDRESS	OWNER(S)
A1	1000 N MAPLE RIDGE TRAIL	WOLF MOUNTAIN CHALETT, LLC, A UTAH LIMITED LIABILITY COMPANY
A2	801 N MAPLE RIDGE TRAIL	WOLF MOUNTAIN CHALETT, LLC, A UTAH LIMITED LIABILITY COMPANY
B2	801 N MAPLE RIDGE TRAIL	KEVIN B. HUFF & SYLVIA GARRINZLE-DAFF

APPROVED AND ACCEPTED BY THE OAKLEY CITY ENGINEERS ON THIS DAY OF 2016

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**RECORDED**

**Park City Surveying**

PO Box 60293  
Park City, UT 84306  
WWW.PARKCITYSURVEYING.COM

SHEET 1 OF 3  
03/08/2026



