

Oakley City Planning Commission Staff Report

Plat Amendment: North Star Ranches Subdivision Lot 3 and Circle L Ranches Subdivision Lot 1



Date: October 7, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicants: Justin Harding and Larry and Terrie Leifson

Address of Proposed Amendment: 387 Night Sky and 4440 S New Lane Road

Parcel Number(s): NSR-3 and CLR-1

Acreage: NSR-3: 7.29 and CLR-1: 25.50. The amount to be vacated from CLR-1 and added to NSR-3 is 1.59 acres

Current Zoning: AR-5

Public Hearing: October 7, 2026

REQUEST:

The applicants are requesting a plat amendment for affect North Star Ranches Subdivision Lot 3 and Circle L Ranches Subdivision Lot 1. Proposed plat amendment vacates 1.59 acres from CLR-1 (land on east side of Provo River Canal) and absorbs the 1.59 acres into NSR-3.

CONSIDERATIONS:

The addition of the 1.59 acres into the North Star Ranch Subdivision increases the total subdivision size to 30.31 acres in the A-5 which would allow for an additional lot at some point in the future. The additional lot is not desired at this time. To create the additional lot in the future, it would require a subdivision application and approval from the Provo Users Water Association.

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 affecting both the North Star Ranch Subdivision plat and the Circle L Ranches Subdivision plat as presented.

ATTACHMENT(S):

Snapshot of proposed plat changes. *Colored lines are estimates and for visual understanding only.* Red depicts existing North Star Ranches Lot 3. Blue depicts the proposed land to be vacated from Circle L Ranches subdivision and added to North Star Ranches Subdivision Lot 3.

NORTH STAR RANCH SUBDIVISION LOT 3 AMENDED

Located in the NW 1/4 of Section 28, T1S, R6E, SLB&M,
City of Oakley, Summit County Utah



