



Wolf Creek Ranches Lot 21 Plat Amendment

Project: DEV-10599 | Wolf Creek Ranches Lot 21
Report Date: 23 April 2025
Report Author: Anders Bake, Planner
Council Action Required: No
Type of Action: Administrative
Applicant: Paul Watson
Address: 2777 N Whispering Springs Hollow rd.

Existing Land Use: Single-family Home
Existing Plat: 3 ERUs
Proposed Amendment: Reduction of the front and side yard setbacks
Related Applications: Wolf Creek C Lots 21-23 Amended (2000)

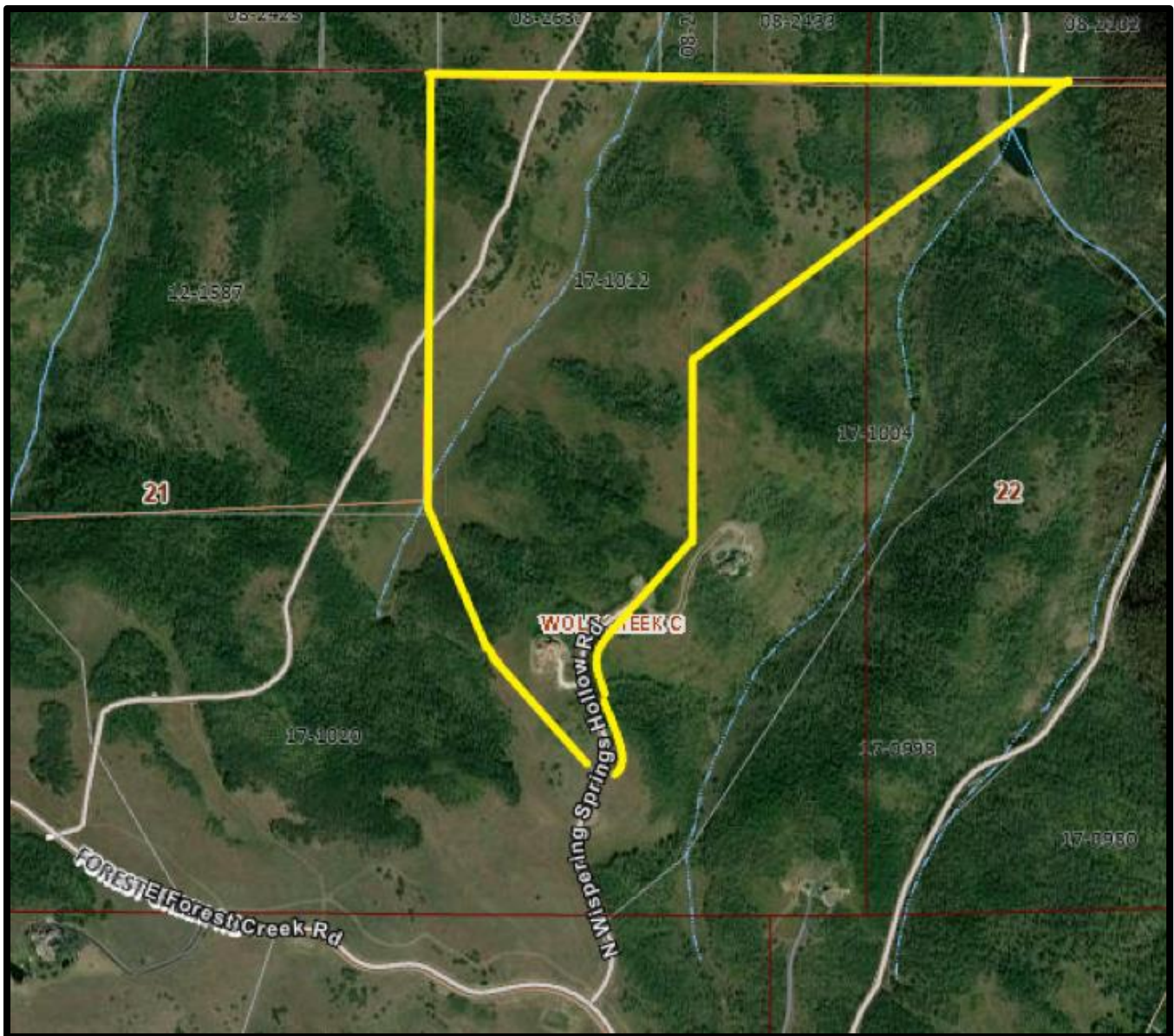
DETERMINATION ISSUE

Whether or not the proposed amendment meets the standards for 'good cause' as required by Utah Code Annotated §17-27a-609 and other applicable ordinances governing the land use in Wasatch County. This determination is an administrative decision to be made by the Wasatch County Administrative Land Use Committee.

RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws. Therefore, it is recommended that the Administrative Land Use Committee APPROVE the proposed Plat Amendment based on the findings and subject to the following conditions:

1. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.

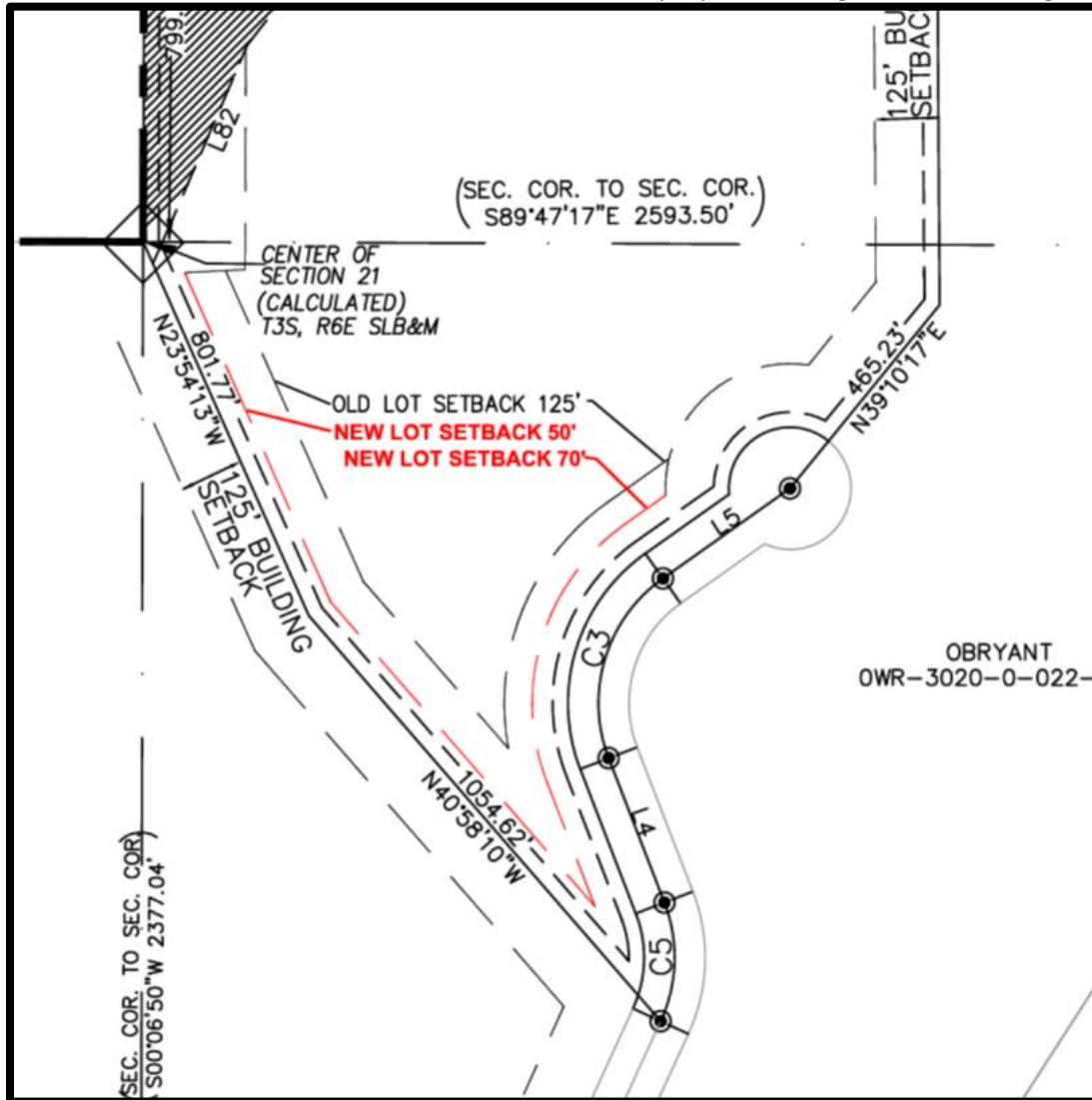


BACKGROUND

The Wolf Creek Plat C Amended Subdivision was recorded by plat on 10 January 2000. The applicant is seeking to amend the building envelope of lot 21 in order to reduce a portion of the 125-foot side yard building setback to 50 feet and to reduce a portion of the 125-foot front yard building setback to 70 feet. The proposed setback requirements comply with the 30-foot front yard and 12-foot side yard setback requirements for a lot in the P-160 zone. The proposed application would provide more building area on a portion of the property to accommodate a proposed barn.

The Wasatch County Code requires notice to be sent to all property owners within the plat, as well as property owners within 500 feet of the requested plat amendment. Wasatch County Code 16.01.05 identifies who the land use authority is depending on the scope of the proposed amendment. This proposal is considered a Minor Plat Amendment and therefore can be considered by the Administrative Land Use Committee. If no objections are received by the neighboring property owners, the proposal can be approved by the Chairman of the Administrative Land Use Committee without the need for a public meeting. If objections are received, then the Administrative Land Use Committee will hold a public meeting regarding the proposal.

The South Portion of Lot 21 I the Wolf Creek Plat C with the proposed changes to the building setbacks



KEY ISSUES TO CONSIDER

- Compliance with zoning requirements, including supplementary development standards.
- Compliance with UCA §17-27a-609, and including WCC 16.04.02 definition of good cause.
- Compliance with all physical constraint requirements in WCC 16.27.25

STAFF ANALYSIS

– SETBACKS –

The proposed changes to the building setbacks on lot 21 are shown in the table below:

Lot 21 Yard	Existing Building Setback	Proposed Building Setback	P-160 Setback Requirement
Front yard	125 feet	70 feet	30 feet
Side yard	125 feet	50 feet	12 feet

The building setback of 125 feet was placed along all property boundaries in the existing subdivision to create a more private setting. The County is not aware of any conditions that would necessitate an increased front and side yard setback on lot 21. Therefore, the Development Review Committee is forwarding the proposed application to the Land Use Authority.

– GOOD CAUSE –

UCA §17-27a-609 allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment; and (b) no public street, right-of-way, or easement has been vacated or altered. Wasatch County Code 16.04.02 has defined “good cause” as follows:

16.04.02: DEFINITIONS

...

GOOD CAUSE: Providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Wasatch County and furthering the health, safety, and welfare of Wasatch County.

...

The Development Review Committee has reviewed the plat amendment and finds the proposal complies with the need to meet “good cause” because the proposal would allow for the construction of a barn adjacent to the existing house on the property and preserve more the lot as open, natural area. This would contribute to the preservation of the character of the Wolf Creek Ranches neighborhood and of Wasatch County.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact any public street or right-of-way access or public utility easement.

DEVELOPMENT REVIEW COMMITTEE

This proposal has been reviewed by the various members of the Development Review Committee (DRC) for compliance with the respective guidelines, policies, standards, and codes. A report of this review has been attached in the exhibits. The Committee has forwarded the item for the Administrative Land Use Committee to render a decision.

RECOMMENDED MOTION

Move to Approve item . consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is 160 acres per the recorded subdivision plat.
2. The subject property is in the Residential Agriculture 1 (P-160) zone.
3. The existing plat includes a building envelope that requires buildings to be placed at least 125 feet from the front and side yard property lines.
4. The proposed application would reduce the building setbacks to a 70-foot front and 50-foot side yard setback.
5. Good cause for the amendment exists since the proposed change will allow for more clustered development on the lot and preserve more area as open and natural space.
6. No public or private roads are being vacated as part of this plat amendment.
7. The Development Review Committee has reviewed the technical requirements of the proposed project and determined the project is ready for decision by the Land Use Authority.
8. The proposal is consistent with Utah Code §17-27a-609.

– *CONDITIONS* –

1. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.

POSSIBLE ACTIONS

The following is a list of possible motions the Administrative Land Use Committee can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the Administrative Land Use Committee should state new findings.

1. Approve. This action may be taken if the Administrative Land Use Committee finds that the Plat Amendment request is compliant as proposed with Wasatch County Code and all other applicable laws.
2. Approve with Conditions. This action can be taken if the Administrative Land Use Committee feels comfortable that remaining issues can be resolved through specified conditions. ****This action would be consistent with the staff analysis.****
3. Continue. This action can be taken if the Administrative Land Use Committee needs additional information before rendering a decision, if there are issues that have not been resolved, or if the application is not complete.
4. Deny. This action can only be taken if the Administrative Land Use Committee finds that the proposal does not meet the ordinance or that the application is insufficient to comply with applicable law.

NEXT STEPS

If the requested plat amendment is approved, the applicant will need to satisfy any conditions, if applicable, and can deliver a mylar plat to the planning office for recording. Actions must be taken to pursue the approval with reasonable diligence as outlined in Wasatch County Code 16.01.16.

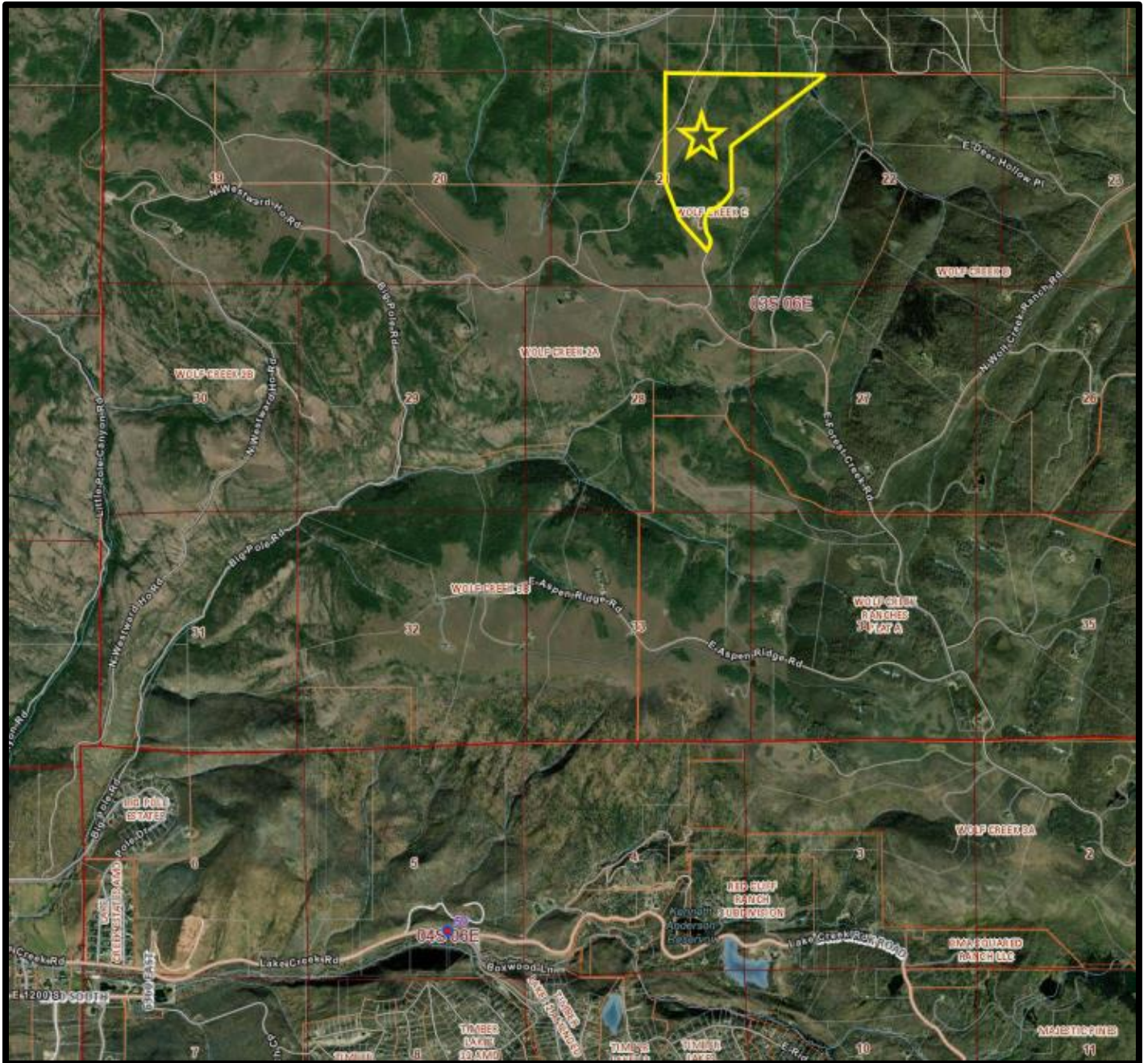
If the requested plat amendment is denied, there is no further action required. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

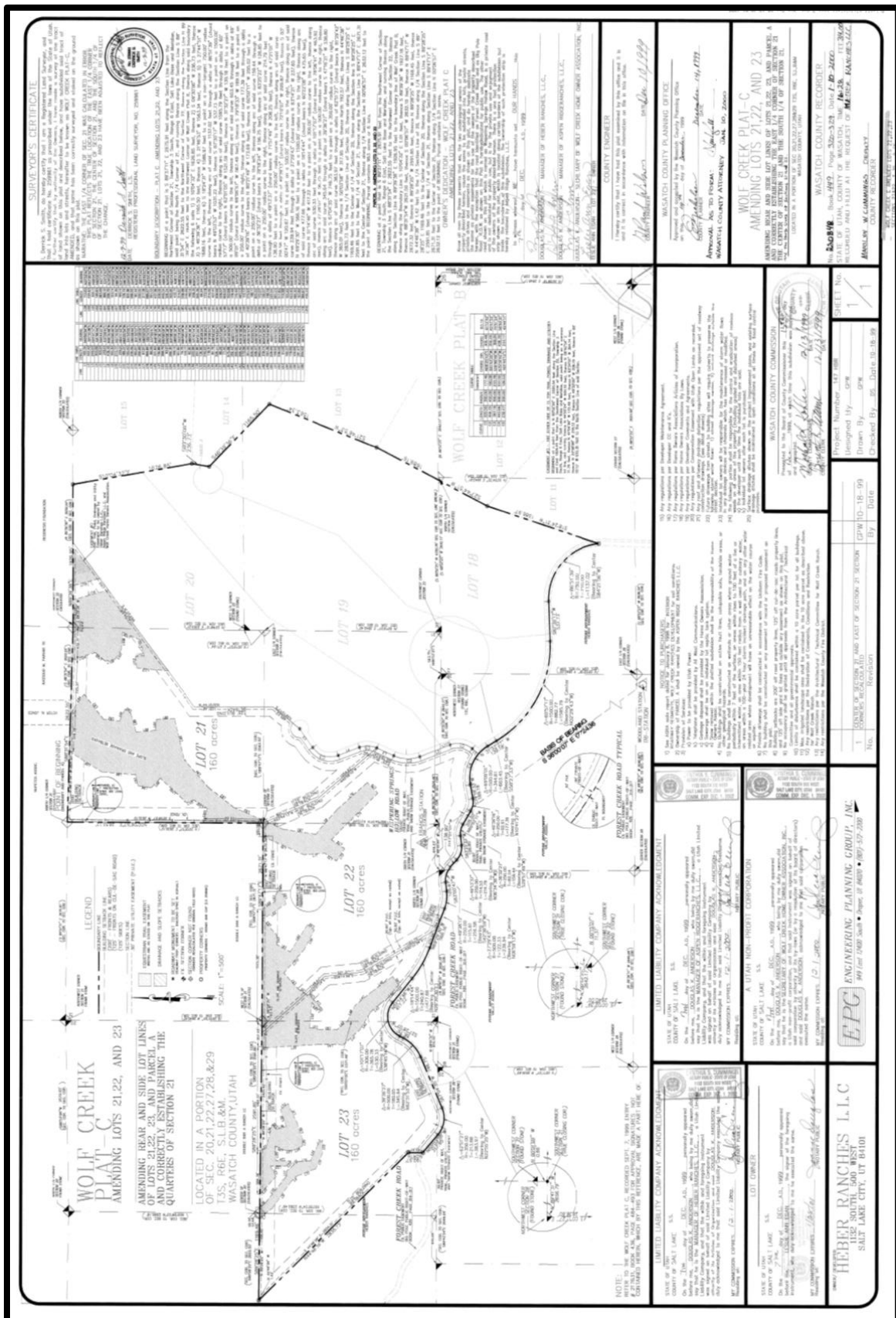
Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

EXHIBITS

Exhibit A – Vicinity Plan.....	7
Exhibit B – Existing Subdivision Plat	8
Exhibit C – Proposed Amended Plat.....	9
Exhibit D – DRC Report.....	10

Exhibit A – Vicinity Plan







**Wasatch County
DESIGN REVIEW
COMMITTEE (DRC)
COMMENTS**

PROJECT ID: DEV-10599
PROJECT NAME: PLAT AM - WOLF CREEK RANCH LOT 21
PLAT AMENDMENT
VESTING DATE: 4/3/2025
REVIEW CYCLE #: 1

REVIEW CYCLE STATUS: READY FOR DECISION

Project comments have been collected from reviewers for the above noted review cycle and compiled for your reference below. Please review the comments and provide revised plans/documents if necessary. **Resubmittals must include a plan review response letter** outlining where requested changes and corrections can be found. Failure to provide such a letter will result in the project being returned to you.

When uploading revisions please name your documents exactly the same as it was previously uploaded. Revision numbers and dates are automatically tracked. There is no need to re-upload documents that aren't being changed. DO NOT DELETE documents and then upload new ones.

Once you have addressed all of your items and successfully uploaded your revisions, be sure to re-submit your project for review. Resubmittal must be made through the portal in order to receive official review. Projects requiring Planning Commission approvals or recommendations will not be placed on a planning commission agenda until all DRC reviewers have recommended the item to move forward.

Entity	Decision
Fire SSD	Ready for Decision
County Surveyor	Ready for Decision
Public Works Department	Ready for Decision
Health Department	Ready for Decision
Engineering Department	Ready for Decision
Recorder's Office	Ready for Decision
DRC - SSA 1 Water	Ready for Decision
Sheriff's Office	Ready for Decision
DRC - Twin Creeks SSD	Ready for Decision
Assessor's Office	No Action Taken
Planning Department	Ready for Decision

Approved = Reviewing entity has approved the project under consideration of their applicable codes. Any open comments are considered conditions of the entities recommendation.

Ready for Decision = Reviewing entity recommends the project move forward to a Planning Commission meeting (if applicable). Any open comments are considered conditions of the entities recommendation.

Changes Required = Reviewing entity has identified an issue(s) that needs to be resolved before recommending the project move forward.

No Action = Reviewing entity has not taken any action for the review cycle.

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC – Planning Dept

Comment ID	Sheet Name	Comment
DRC-PLN1	WCR lot 21 plat amend 3-13-25	Condition of approval: Add the address to lot 21 (WCC 16.27.12.I)
DRC-PLN2	WCR lot 21 plat amend 3-13-25	Condition of Approval: Add the following signature boxes as required by WCC 16.27.25.(M-AB): - County Surveyor's certificate - Planning commission - Any applicable Special service districts - County Manager's approval of the plat and acceptance of dedications of public lands, streets and easements, - Public works Remove the signature boxes for Rocky Mountain Power, Allwest Communications, and the County Commission

DRC - Recorder Office

Comment ID	Sheet Name	Comment
DRC-REC1	WCR lot 21 plat amend 3-13-25	in the owners dedication box, please put Paul Campbells's title next to his name of what he is of Wolf Creek Partners LLC. ie; President, Partner, Managing Member etc. And who is signing for the HOA. example WOLF CREEK RANCH HOMEOWNERS ASSOCIATION, JOHN DOE, SECRETARY