



Timber Lakes Plat 12 Lot 1252

Minor Plat Amendment

Project: DEV-11564
Timber Lakes 1252
Report Date: 19 November 2025
Report Author: Caden Lyon, Planner
Council Action Required: No
Type of Action: Administrative
Applicant: Matthew Hutchinson

Address: 2047 S Ridgeline Dr
Zone: Mountain (M)
Existing Plat: 102 lots on 120.5 acres
Proposed Amendment: Extend south lot line of Lot 1252 to extend plat and increase lot size so structure can meet setbacks

DETERMINATION ISSUE

Whether or not the proposed minor plat amendment to adjust the lot line and extend the boundary of the subdivision 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. As per 16.01.05(C)(1)(d) this determination is an administrative decision to be made by the Wasatch County Administrative Land Use Committee (ALUC).

RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal is compliant with applicable laws. Therefore, it is recommended that the Administrative Land Use Committee APPROVE the proposed Minor Plat Amendment based on the findings and condition listed under the recommended motion.



BACKGROUND

Timber Lakes Plat 12 Subdivision was recorded by plat in October 1973. The applicant is seeking to adjust the lot line of lot 1252 to be able to get an already existing house onto the correct property, since it was built too far to the south and much of it is outside of lot 1252. The proposed amendment will bring the property more into compliance by allowing the house to be on the lot. The property is located at 2047 S Ridgeline Dr. in the Mountain Zone (M). The lot is approximately 1.1 acre in size. The County Assessor's Office has the house on lot 1252 being built in 2021. The reason the plat amendment is being requested is due to the house being built over the property line and into the property to the south which is owned by the LDS church.

Due to the age of the recorded subdivision, it is recognized as legal nonconforming and is subject to section 16.22.10 and is limited to what is allowed for nonconforming subdivisions. This is due to the lots being smaller than the minimum size requirement for the M zoning district which requires 20 acre lots.

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. At the time of this report, no objections have been received in response to the notices sent. Utah Code § 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.

PURPOSE AND INTENT

The subject property is in the Mountain Zone (M) where the residential lots for detached single-family homes (land use 1111) is listed as a permitted use in the zone. The purpose outlined in the Mountain Zone (M) is quoted below:

16.09.01: PURPOSE

The mountain zone (M) is established for development in mountainous areas of the county that may or may not have services readily available. Development should be in harmony with mountain settings and adverse impacts shall be mitigated. The specific intent in establishing the mountain zone is for the following purposes:

- A. Provide an appropriate location within the unincorporated area for the development of mountain residential dwellings.*
 - B. Facilitate payment for services rendered by the county for streets, fire, police, health, sanitation and other services.*
 - C. Prevent soil erosion generated from excessive streets and soil displacement.*
 - D. Protect the vegetation and aesthetic characteristics of the county canyons and mountains.*
 - E. Encourage the protection of wildlife, plant life and groundwater.*
 - F. Protect the health, safety and welfare of the residents of the county by only allowing development that will have appropriate access to and from the development and provide appropriate fire and emergency access.*
 - G. Discourages developments in isolated areas of the county where essential services are not readily available and would be fiscally irresponsible and/or burdensome for the county to provide such services.*
-

KEY ISSUES TO CONSIDER

- Is the proposal in compliance with zoning requirements, including the rules and regulations for nonconforming subdivisions found in section 16.22.10 of the Wasatch County code?
- Does the proposal comply with UCA §17-27a-609 and WCC 16.04.02 the definition of good cause?
- Does the plat amendment decrease the degree of non-conformity and provide good cause for approval of the proposal?

STAFF ANALYSIS

– LAND USE AND DENSITY –

The subdivision was created under a prior zoning regulation and is a nonconforming subdivision. All of the lots created at that time are now nonconforming in the Mountain Zone due to the minimum lot size ~~of~~ requirement of 20 acres. The recorded plat is also nonconforming as to environmental constraints such as lot slope. For the County to approve adjusting a lot line, it would need to be done in a way that does not increase the degree of nonconformity. The intent is to make the lot more compliant than it was prior to the plat amendment.

– SETBACKS –

The building setbacks for the Mountain (M) zone of the County Code (section 16.09.09) are as follows:

- The front yard requirement is 60' from the centerline of road or 30' from the edge of the right-of-way, whichever is greater and;
- The minimum side yard setbacks are 12' and;

- The rear yard setback requirement is 30'.

– UTILITY EASEMENTS –

The original plat from 1973 recorded a utility easement at the time of approval, with a 15' along front of lot and 7' along side property lines. The Wasatch County ordinance has since established that utility easements of 15' along the front and 10' along the side property lines are required in section 16.27.12(K) & (L). The proposed plat amendment includes a note stating that "a 15-foot easement along front of lot and a 10-foot easement along sides and rear lot lines which is reserved for water, power, sewer, drainage, and telephone." The added note on the plat will bring the lots more into compliance with section 16.27.12(K) & (L). All utilities have been installed to the existing cabin.

– 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" as required by State Law. The changes will reduce the nonconformity of the lots by increasing the size of the property and correcting ~~past~~ mistakes that will allow the home to be within the lot and not straddling the property line. All new construction is required to meet Wasatch County Code requirements, utilizing best planning and design practices. It is not anticipated that the proposed action would affect the neighboring landowners negatively.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposed easements will be in compliance with current county code and the Right-Of-Way will be extended to provide the frontage for the existing home. .

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. Conditions proposed by the DRC have been provided in the recommended motion.

RECOMMENDED MOTION

Move to Approve the proposed Timber Lakes Plat 12 lot 1252 Minor Plat Amendment consistent with the findings and

subject to the condition presented in the staff report.

– FINDINGS –

1. The proposal will reduce the level of existing noncompliance of the lot.
2. The added note on the plat that there will be a 15' utility easement across the front of the property and 10' easements along the sides and rear in compliance with section 16.27.12(K) & (L).
3. The subject property is one developed lots that is approximately 1.1 acre in size.
4. The proposed amendment would increase the lot size to 1.54 acres.
5. The subject property is in the Mountain Zone (M).
6. There is Good Cause for the amendment because it allows the existing home to be on the lot and not straddling the property line and it is not anticipated that the proposed action would affect the neighboring landowners negatively, due to it only expanding the size of the lot and Right-Of-Way.
7. The easements will meet county standards more fully and the Right-of-Way will be improved.
8. The Development Review Committee has reviewed the technical requirements of the proposed project and determined the project is ready for a decision by the Land Use Authority with a condition.
9. The proposal is consistent with Utah Code §17-27a-609.
10. Notice has been provided in compliance with state and local laws.

– CONDITIONS –

1. Any changes required by the DRC will be required to be made.

POSSIBLE ACTIONS

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

1. Approve. This action may be taken if the ALUC finds that the Minor 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 ALUC 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 ALUC 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 ALUC 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 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 Map7

Exhibit B– Record of Survey8

Exhibit C– Existing Subdivision Plat9

Exhibit D – Proposed Amended Plat10

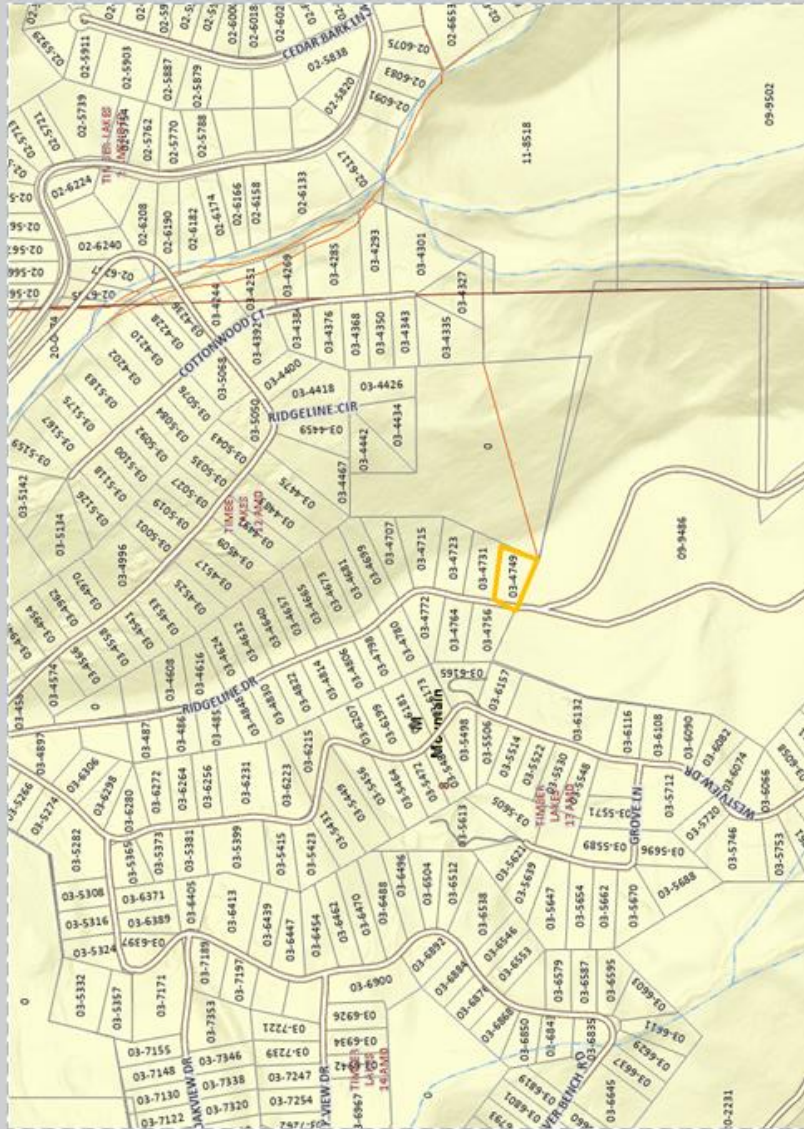
Exhibit E – DRC Report11

Exhibit A – Vicinity Map

Timber Lakes

Lot 1252

Vicinity Map



Project ID: DEV-11564 – Wasatch County Project DRC Comments – October 27, 2025

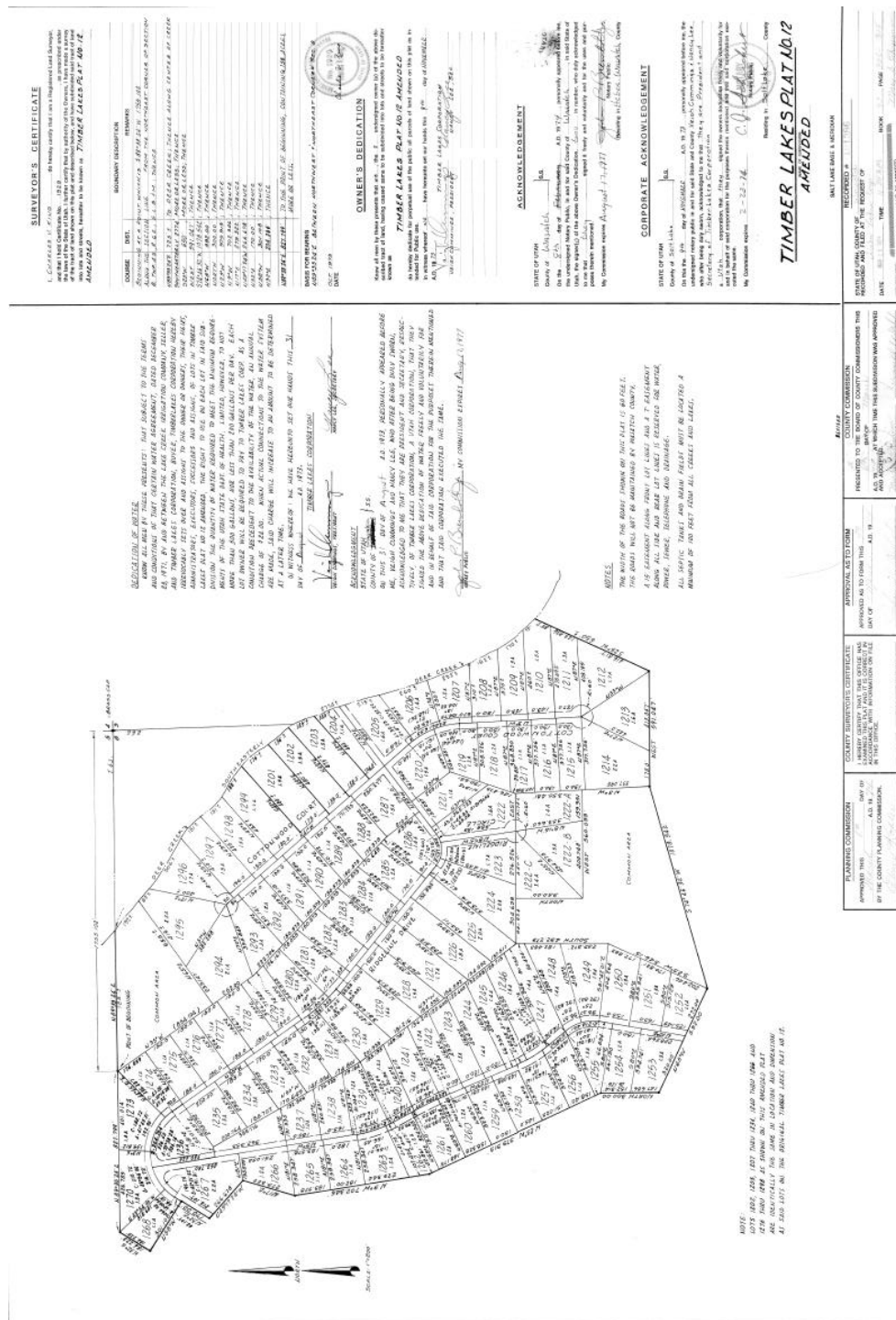


Exhibit D – Proposed Amended Plat

ACKNOWLEDGMENT

WE, THE UNDERSIGNED, HAVE READ THE FOREGOING DEED AND HAVE BEEN FULLY ADVISED OF THE CONTENTS AND EFFECTS OF THE SAME. WE HAVE VOLUNTARILY AND WITHOUT COERCION, FRAUD, OR UNLAWFUL INFLUENCE, EXECUTED AND SIGNED THE FOREGOING DEED AND CONSENT TO THE SAME.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at the County of _____, State of _____, this _____ day of _____, 2025.

 Notary Public for the State of _____

ACKNOWLEDGMENT

WE, THE UNDERSIGNED, HAVE READ THE FOREGOING DEED AND HAVE BEEN FULLY ADVISED OF THE CONTENTS AND EFFECTS OF THE SAME. WE HAVE VOLUNTARILY AND WITHOUT COERCION, FRAUD, OR UNLAWFUL INFLUENCE, EXECUTED AND SIGNED THE FOREGOING DEED AND CONSENT TO THE SAME.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at the County of _____, State of _____, this _____ day of _____, 2025.

 Notary Public for the State of _____

ACKNOWLEDGMENT

WE, THE UNDERSIGNED, HAVE READ THE FOREGOING DEED AND HAVE BEEN FULLY ADVISED OF THE CONTENTS AND EFFECTS OF THE SAME. WE HAVE VOLUNTARILY AND WITHOUT COERCION, FRAUD, OR UNLAWFUL INFLUENCE, EXECUTED AND SIGNED THE FOREGOING DEED AND CONSENT TO THE SAME.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at the County of _____, State of _____, this _____ day of _____, 2025.

 Notary Public for the State of _____

Exhibit E – DRC Report



Wasatch County DESIGN REVIEW COMMITTEE (DRC) COMMENTS

PROJECT ID: DEV-11564
PROJECT NAME: PLAT AM - RODRIGUEZ PLAT AMENDMENT
VESTING DATE: 10/14/2025
REVIEW CYCLE #: 2

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
Planning Department	Ready for Decision
County Surveyor	Ready for Decision
Engineering 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.

OVERALL PROJECT COMMENTS

DRC Project Comments		
Comment ID	Entity	Comment
C-PLN-App-1	PLN - County Planning Approval	Title of Plat should be in 72 point font or larger
DRC-JSSD1	DRC - Jordanelle SSD	Not in TCSSD service boundary.
FIRE-App-1	SSD - Fire SSD Approval	Compliance with Wasatch Fire District Single Family Dwelling Guidelines to be verified at permit.

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Surveyor Office		
Comment ID	Sheet Name	Comment
DRC-SUR1	Depiction of Boundary Line Adjustment	The plat, as drawn, does not give the lot owner and the Timber Lakes POA the right to build the additional roadway over the Church property or for the POA to maintain said road. As I look at aerial photos it would appear that the access to the home is over Church land. I think the plat and ground associated with the road only solved part of the problem.