



Casperville Lane Vistas Final Subdivision

Project: DEV-10709 | Casperville Lane Vistas

Meeting Date:

Report Date: 19 December 2025

Report Author: Austin Corry, Assistant

Director **Council Action Required:** No

Type of Action: Administrative

DETERMINATION ISSUE

Applicant: DRH Holdings (Dan Garvin)

Address: 1871 Casperville Rd

Acreage: 51.81

Proposed Density: 8 ERUs (6.48 a/u)

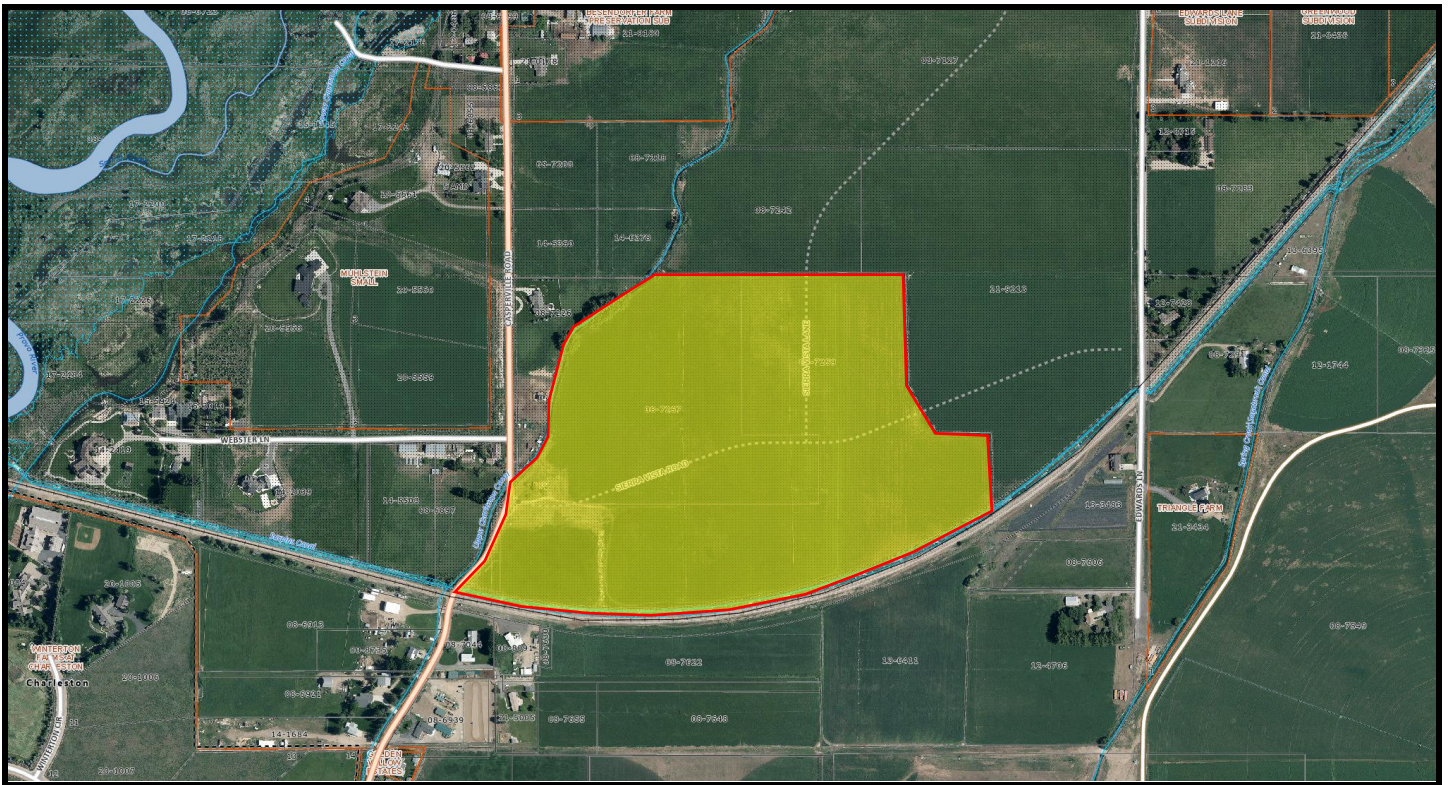
Zoning Designation: RA-5

Related Applications: 2025 Preliminary (DEV-9345)

Whether or not the application meets the applicable laws governing the use and development of land in Wasatch County for a proposed 8 lot subdivision on 51.81 acres in the Residential Agriculture (RA-5) zone. Where the application is only for single-family dwellings and is not in the Geologic Hazards Overlay, this determination is an administrative decision to be made by the Administrative Land Use Committee (ALUC).

RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws subject to conditions that are not anticipated to constitute a materially substantive change. Therefore, it is recommended that the Administrative Land Use Committee APPROVE the proposed final subdivision based on the findings and subject to the conditions recommended in the staff report.



BACKGROUND

The subject property lies in the Residential Agriculture 5 (RA-5) zone adjacent to Casperville Road and near the Charleston town border on roughly 51 acres of land that has historically been hay production. The applicant is seeking to develop the property into a residential subdivision of 8 lots and received Preliminary Plan approval on 13 March 2025 in the layout and configuration seen in this proposal. No substantial changes to the application were identified by the DRC. This final application has been reviewed by the DRC and found to be ready for decision. The proposal is a single family residential subdivision only, making the ALUC the land use authority for rendering a final decision.

The conditions from Preliminary Plan approval included:

1. The Fire District concerns, noted on the DRC report, shall be resolved to the satisfaction of the Fire District.
2. All development activities shall closely adhere to the recommendations of the geotechnical report including, but not limited to, the removal of clay soils in areas where structural stability is needed (e.g. roadways, foundations)
3. The developer shall work with the attorney's office to ensure the proposed plat notes are sufficient to address the few items that may otherwise be handled through administrative development agreement.

KEY ISSUES TO CONSIDER

- Compliance with zoning requirements, including supplementary development standards.
- Compliance with Preliminary Plan Conditions.

STAFF ANALYSIS

– LAND USE AND DENSITY –

The RA-5 zone requires single-family residential lots to be at least five acres in size. Density is calculated using the net acreage of the project, which is the gross density, minus property that falls under the physical constraints analysis. With 51.81 acres without any areas identified as physically constrained, this results in an anticipated maximum density of 10 lots, assuming all other aspects of the County Code could be met. The proposal is for 8 lots resulting in a calculated density of 6.48 acres per unit.

– SETBACKS –

Setbacks in the RA-5 zone are required to be 30 feet front and rear, although the proposed plat provides for a 60 foot setback, presumably as a means of community design chosen by the developer. Corner lots are considered to have two “front” yards with each street. Side yard setbacks are 10 feet minimum with the two sides being required to be 24 feet total.

The railroad right-of-way runs along the south border of this property. Those adjacent lot lines, regardless of whether they are front, rear, or side lot lines, are required to have a 150 foot setback. This is reflected on the proposed plat.

– ENVIRONMENTAL CONSTRAINTS ANALYSIS –

Wasatch County Code 16.27.25 requires an environmental constraints analysis to be submitted with any preliminary application which outlines the potential constraints on development activity. The documentation provided by the developer asserts that the code requirements are complied with and that there are no constraints on the entirety of the property.

If a full and complete representation has not been produced by the developer with the final application, or if any evidence later discovered indicates that such representation has not been accurately made after a full inspection, or there has been any change in circumstances indicating the likelihood of a failure to be able to meet the standards of WCC 16.27.25, the County may require that certain site specific reports be prepared. Additional evidence discovered may decrease the density originally approved for the project.

– GEOTECHNICAL REVIEW –

The applicant has provided a geotechnical report that has been reviewed by the county review engineer and determined that the soils stability is generally acceptable. Heavy clay soils were encountered in many areas and will be required to be removed for any locations where foundations or structural stability is anticipated. No groundwater was cited in the discoveries of the report.

– SEWER & WATER –

All lots are required to provide adequate water rights for the culinary use, as well as sufficient water to irrigate any land that has been historically irrigated. The Charleston Water Conservancy District boundary covers the far west side of the property, but not the entirety. The primary means of sewer and water for the project will be private wells and septic systems. With lot sizes over 5 acres, this is an allowable method and has been approved by the Wasatch County Water Committee subject to a few conditions noted on their water action report. Irrigation services are through the Sage Brush and Spring Creek companies and has been reviewed by the Central Utah Water Conservancy District and the companies with a letter of approval given.

– ROADS AND ACCESS –

The proposed development would be served through access from Casperville Road on the western side with stubs to the east and north properties. These connections were reviewed during the preliminary plan stages and found to comply with the connectivity requirements of the code. Temporary cul-de-sacs will be used to provide turn-around areas for service vehicles in the interim until such time as the roads connect to other developments.

– PRELIMINARY PLAN CONDITIONS –

Conditions from the Preliminary Plan approval have been resolved as best as possible at this stage in the approval. Conditions included:

1. The Fire District concerns, noted on the DRC report, shall be resolved to the satisfaction of the Fire District.
2. All development activities shall closely adhere to the recommendations of the geotechnical report including, but not limited to, the removal of clay soils in areas where structural stability is needed (e.g. roadways, foundations)
3. The developer shall work with the attorney's office to ensure the proposed plat notes are sufficient to address the few items that may otherwise be handled through administrative development agreement.

Conditions 1 and 3 were further vetted with the DRC and attorney's office and the proposed plat in this proposal reflects any notes necessary to address those. Condition 2 will remain an ongoing condition to ensure the geotechnical recommendations carry through.

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 Land Use Authority to render a decision.

RECOMMENDED MOTION

Move to Approve item 1 consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is 51.81 acres per the applicant survey.
2. The subject property is in the Residential Agriculture 5 (RA-5) zone with an average lot size of 6 acres.
3. Soils in the area have large clay deposits that will need to be removed under any structural items per the applicant's provided geotechnical analysis.
4. The proposed subdivision provides two road stubs to adjacent undeveloped property at the north and east of the subject property.
5. The proposal includes a detention area located on lot 8 with maintenance responsibilities to the HOA.
6. 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.

– CONDITIONS –

1. All development activities shall closely adhere to the recommendations of the geotechnical report including, but not limited to, the removal of clay soils in areas where structural stability is needed (e.g. roadways, foundations)
2. Any conditions or comments noted on the Water Action Report and DRC report shall be resolved to the satisfaction of the applicable review department.

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 Planning Commission should state new findings.

1. Approve. This action may be taken if the Administrative Land Use Committee finds that the Final Subdivision 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 prior to final approval. ****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 final subdivision is approved, the applicant will need to comply with any conditions imposed on the approval. Permits to construct the subdivision infrastructure will be required to be obtained through the Wasatch County Engineering department prior to any construction activities on the subject property. The applicant will have two options for official recording of the mylar plat. The applicant may either withhold recording of the plat until all subdivision infrastructure improvements have been completed or the applicant may record the plat prior to completion of the infrastructure by posting a bond ensuring their completion. Per WCC 16.27.14 the lots may not be sold, advertised for sale or offered for sale in any manner until after the plat has been recorded.

If the requested subdivision is denied, the applicant would not be allowed to develop the property as proposed. 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 – Proposed Subdivision Plat.....	6
Exhibit B – Grading Plan	7
Exhibit C – Utility Plan	8
Exhibit D – Water Action Report	9
Exhibit E – Irrigation Review Approval Letter	12
Exhibit F – DRC Report	13

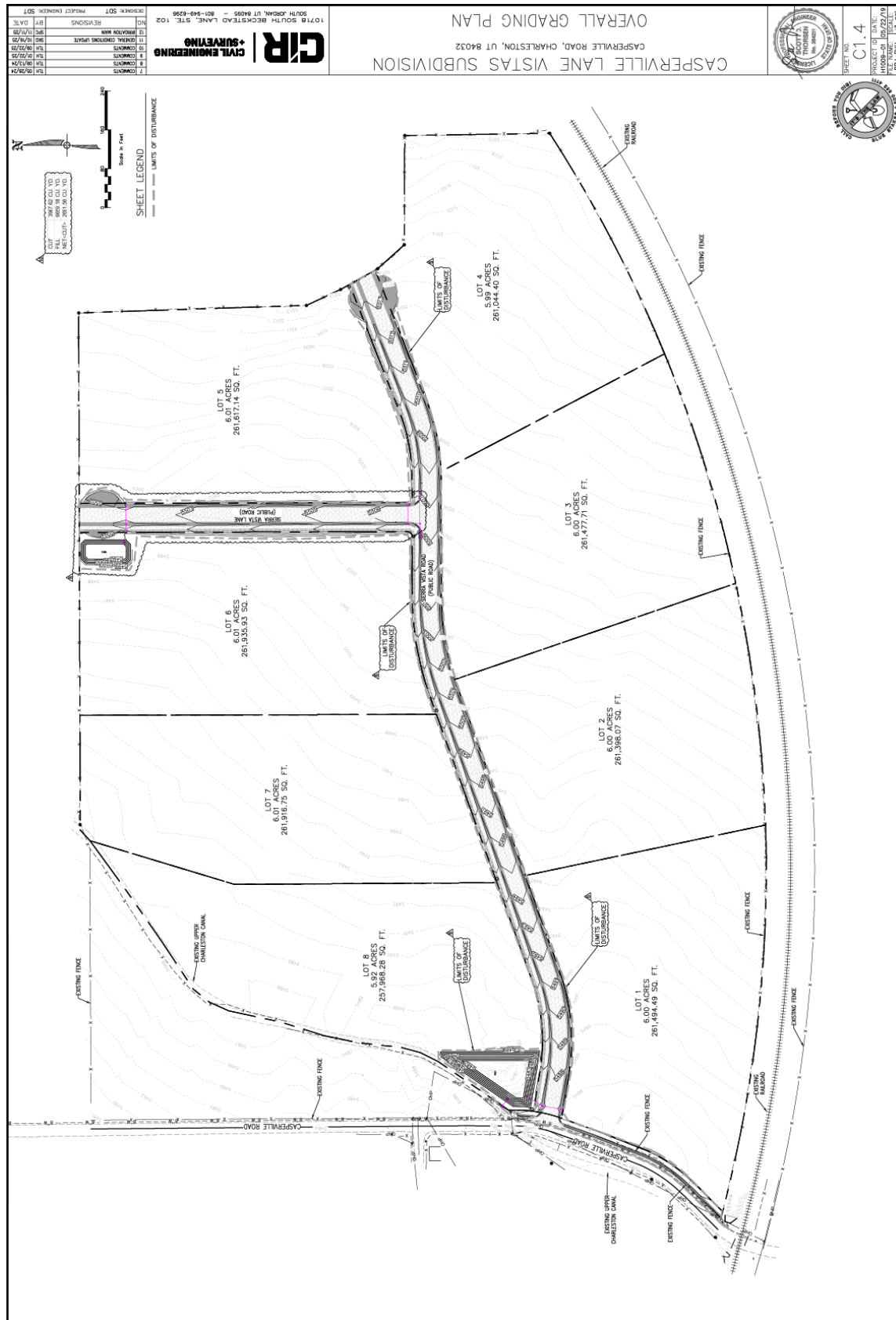
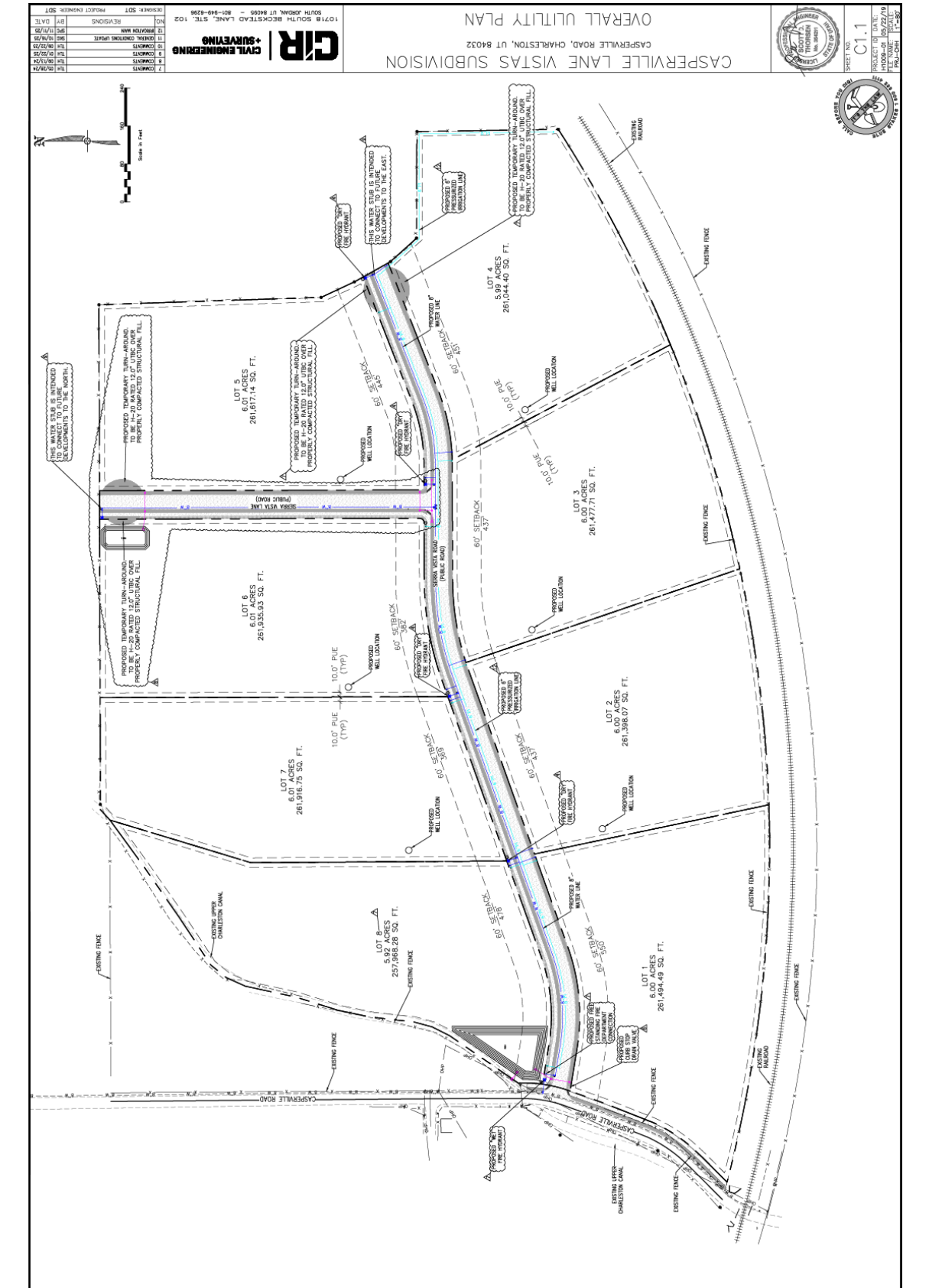


Exhibit C – Utility Plan



WATER DEVELOPMENT REVIEW DATA SHEET
December 3, 2018

Project Name: Vistas Subdivision

Address: 1600 West 1200 South (1871 Casperville Road) **Name of**

Developer: DRH Holdings - Dan Garvin

Parcel Size: 52 Acres

Present Land Use:

Amount of Irrigated Land: 52.00 Acres

Amount of Non-Irrigated Land: 0 Acres

Scope of the proposed project:

Number of ERUs: 8

Amount of Irrigated Land: 48.7 Acres

Amount of Non-Irrigated Land: 3.30 Acres

Water Requirement:

Culinary Quality Number of Acre Feet: 3.60 AcFt

Irrigation Quality Number of Acre Feet: 146.10 AcFt

Water Rights Available to the project: 222.5 Shares of Sage Brush
Irrigation Company Stock, 121.85 Shares of Spring Creek Ditch Irrigation
Company and 49 Acre Feet of Ag. Supplemental

Project Water Allocation:

Culinary Water Provider: Private Culinary Wells

Number of Shares Required: 3.6 AcFt.(6 Shares of Spring Creek for the wells).

Infrastructure Requirements :

Secondary Water Provider: Spring Creek Ditch Irrigation Company and Sage Brush Irrigation Company

Number of Acre Feet required: 146.10 AcFt.

Number of Shares required:

Culinary Wells – 6.0 Shares of Spring Creek Irrigation Company Stock.

Irrigation: 115.85 Shares of Spring Creek Irrigation Company (23.17 Acres)

127.65 Shares of Sage Brush Irrigation Company (25.53 Acres)

49 Acre Feet of ag supplemental water for Sage Brush Area (25.53 Acres)

The property will require agricultural supplemental water, in order to have a full water right

Project Approval Required Conditions:

1. Transfer a minimum of 3.60 acre-feet water based on Spring Creek Irrigation Company stock into 6 private wells to service the 6 proposed homes.
2. Developer is required to have an approval well permit from the State Engineer's Office for each lot prior to final approval.
3. Transfer 146.10 acre-feet of a full season water right based on Spring Creek Irrigation Company and Sage Brush Irrigation Company Stock. The stock is to be in the name of property owner, and WCSSA#1. A copy of the Stock Certificate must be provided to the planning office prior to plat signing.
4. Each Lot as needed will be required to subscribe and maintain of supplemental agricultural water from the water district.

5. Developer must install the secondary irrigation system to the individual lots from the main line under the construction standards as outlined in the Sage Bruch and Spring Creek Irrigation Company construction standard.
6. Plat Note: Designating a full water right for each lot.
7. CUWCD must approve the modification plan for the irrigation system.
8. The following note is to be included on the final plat:

“ As a condition of development the developer was required to provide a irrigation water right, which accounts for 146.10 acre-feet of full season water. This water right is subject to the historic irrigation practices of a typical stockholder in the Spring Creek and Sage Bruch Irrigation Company. The amount of water delivered to each stockholder is conditional on the natural flow of Provo River.”

Exhibit E – Irrigation Review Approval Letter



CENTRAL UTAH WATER CONSERVANCY DISTRICT

Shelley Brennan *Chair of the Board*
G. Wayne Andersen *Vice Chair of the Board*
Gene Shawcroft *General Manager / CEO*

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Shelley Brennan
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Randy L. Vincent
Brad Wells

November 23, 2025

Bradley Land Group
P.O. Box 801
Solana Beach, CA 92075

Subject: WCWEP Notice of Decision and Approval for Vistas Subdivision

Dear Bradley Land Group,

This letter is to issue notice from Wasatch County Water Efficiency Project (WCWEP) that construction plans and improvements have been reviewed. Pressurized irrigation has historically been fed from a turnout in the southeastern corner of the property. This will continue to be the connection point for Vistas Subdivision. All infrastructure installed from the valve and beyond will be owned, operated, and replaced by the homeowners or respective HOA. WCWEP will need to be notified and present for inspections when connection to the turnout is made. Beyond the turnout, inspections will be the responsibility of the landowner to ensure it will meet the needs of the subdivision. The development is responsible for ensuring there is sufficient capacity in all the new infrastructure to meet the needs of the development. Meter details consistent with Spring Creek Ditch Irrigation Company and Sage Brush Irrigation Company have been provided and are included in the plans. The developer must supply a working meter prior to final approval. The homeowner will be responsible to keep the meter in working condition year-to-year in order to receive secondary water.

Pressurized irrigation service will be provided to Vistas Subdivision through the established turnout in the southeast corner of the subdivision. Water will be delivered at times and in amounts as permitted by the allocated water rights in Spring Creek and Sage Brush Irrigation Companies. It is the development's responsibility to ensure a full-season supply of water is available to each respective lot. This letter will serve as Plan Approval for the project.

Sincerely,

Chris York, P.E.
WCWEP Project Manager

Alan Brown
President
Spring Creek Ditch Irrigation Co.

Mike Burrow
President
Sage Brush Irrigation Co.

Cc: Austin Corry – Wasatch County



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

PROJECT ID: DEV-10709
PROJECT NAME: FINAL SUB - VISTAS - HEBER
VESTING DATE: 8/27/2025
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
DRC - SSA 1 Water	Ready for Decision
Fire SSD	Ready for Decision
Engineering Department	Ready for Decision
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.

OVERALL PROJECT COMMENTS

DRC Project Comments		
Comment ID	Entity	Comment
DRC-ENG16	ENG - Engineering	The estimate seems to be missing several items including topsoil, seeding, and storm basin grading. This will need to be updated prior to building permit issuance. In addition, a 10% contingency needs to be added to the estimate. This will need to be approved with your construction permit application.
FIRE-App-1	SSD - Fire SSD Approval	Who will perform the installation inspections of the system? Previous Submission is DEV-9345
FIRE-App-2	SSD - Fire SSD Approval	System must be installed and inspected by a certified approved engineering firm.
FIRE-App-3	SSD - Fire SSD Approval	MAINTENANCE OF THE SYSTEM IS THE RESPONSIBILITY OF THE HOMES SERVED IN THE DEVELOPMENT. Fire Flow per Plat Note 5

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Engineering Dept		
Comment ID	Sheet Name	Comment
DRC-ENG7	11 - Lighting and Signage Plan	Per the latest code updates, a street light would only be required at the intersection of Casperville Road and Sierra Vista Road. The others can be removed if desired.
DRC-ENG15	15 - Cost Estimate	The estimate needs to be uploaded on the county template. It can be found at the following site: wasatchcounty.gov/engineering-forms
DRC-ENG16		The estimate seems to be missing several items including topsoil, seeding, and storm basin grading. This will need to be updated prior to building permit issuance. In addition, a 10% contingency needs to be added to the estimate. This will need to be approved with your construction permit application.

DRC – Planning Dept		
Comment ID	Sheet Name	Comment
DRC-PLN4	11 - Lighting and Signage Plan	As a note: The references to Heber City code for the signage and lighting standards is incorrect since Heber City has no jurisdiction over this property. The project will need to comply with Wasatch County code and apply for the necessary permits when that time comes.