



Item 1 – Sage Meadow Estates Phase 1 Final Subdivision Plat

Project: DEV-11030 | Sage Meadow Estates

Report Date: 14 January 2026

Report Author: Anna Anglin, Planner

Council Action Required: No

Type of Action: Administrative

Applicant: DTMK, LLC

Address: 5400 E 1200 S Heber City, UT 84032

Acreage: 16.16 acres

Proposed Density: 11 units/ RA-1: 1.43 a/u,

Prior Approvals: Preliminary Plan DEV-9001

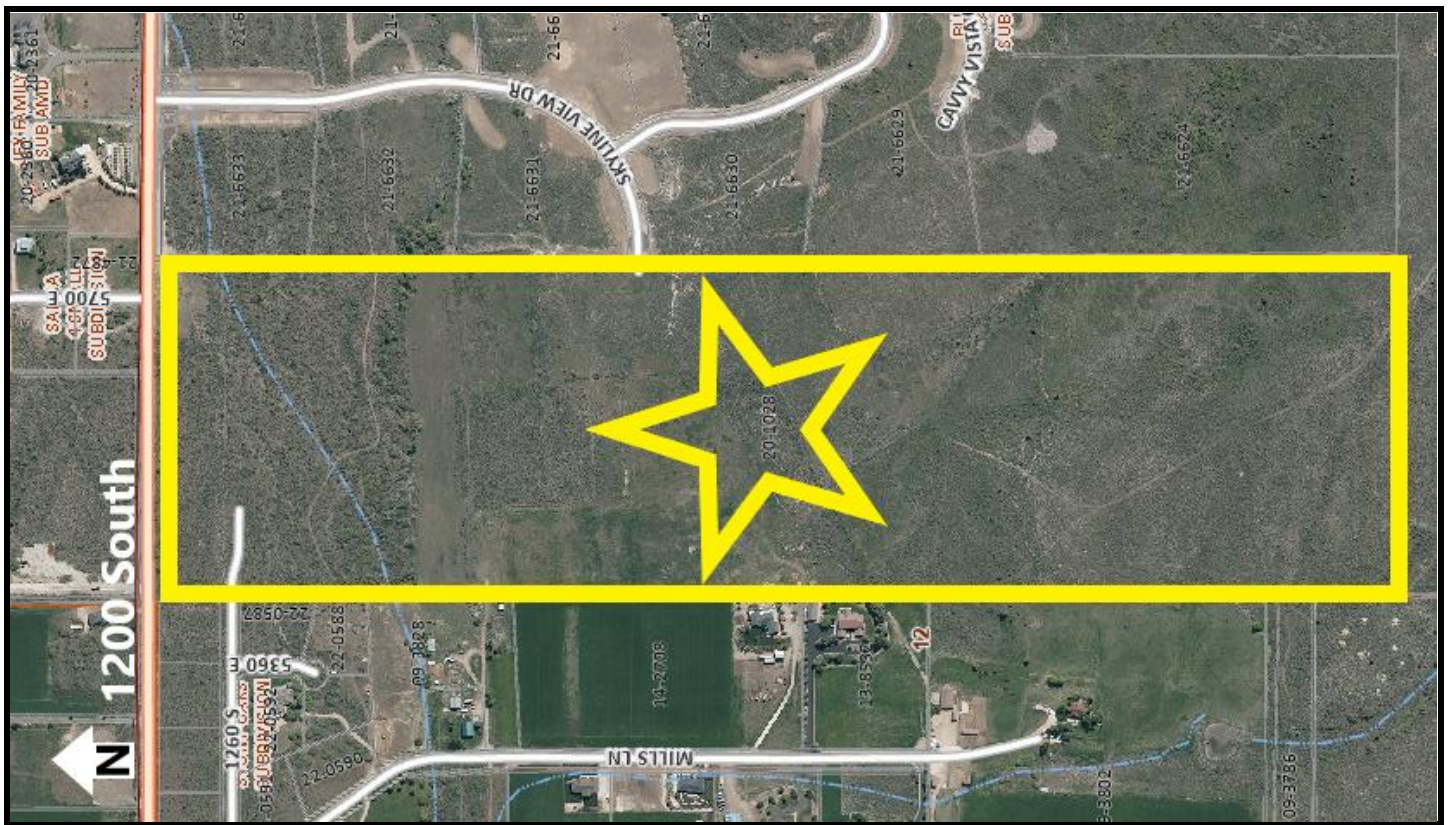
Zoning Designation: RA-1

DETERMINATION ISSUE

Whether or not the application meets the applicable laws governing the use and development of land in Wasatch County for final approval of phase 1 of a proposed 4 phase development consisting of 52 lots on 116.75 acres in the Residential Agriculture (RA-1), and Mountain (M) zones. 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 subject to revisions 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 Plat based on the findings and subject to the conditions included in the staff report.



BACKGROUND

The subject property is located south of 1200 South at approximately 5400 East and consists of approximately 116 acres. The site is situated between the approved Blue Sage Ranch Subdivision and Mills Lane. The Planning Commission approved the preliminary plan for the Sage Meadows Estate Development on May 8, 2025, as a four-phase residential subdivision.

The property is divided between two zoning designations: Residential Agricultural (RA-1) and Mountain (M). Preliminary approval was granted for a total of 52 residential lots. Fifty (50) of the proposed lots are located within the RA-1 zone, which encompasses approximately 73.13 acres of the site. The remaining two (2) lots are located within the Mountain (M) zone, which comprises approximately 43.63 acres.

Phase 1 of the development includes approximately 16 acres and proposes the subdivision of eleven (11) residential lots, with an average lot size of approximately 1.43 acres. All Phase 1 lots are located within the RA-1 zoning district. The Phase 1 subdivision area is located along the northwest boundary of the subject property and is adjacent to 1200 South.

KEY ISSUES TO CONSIDER

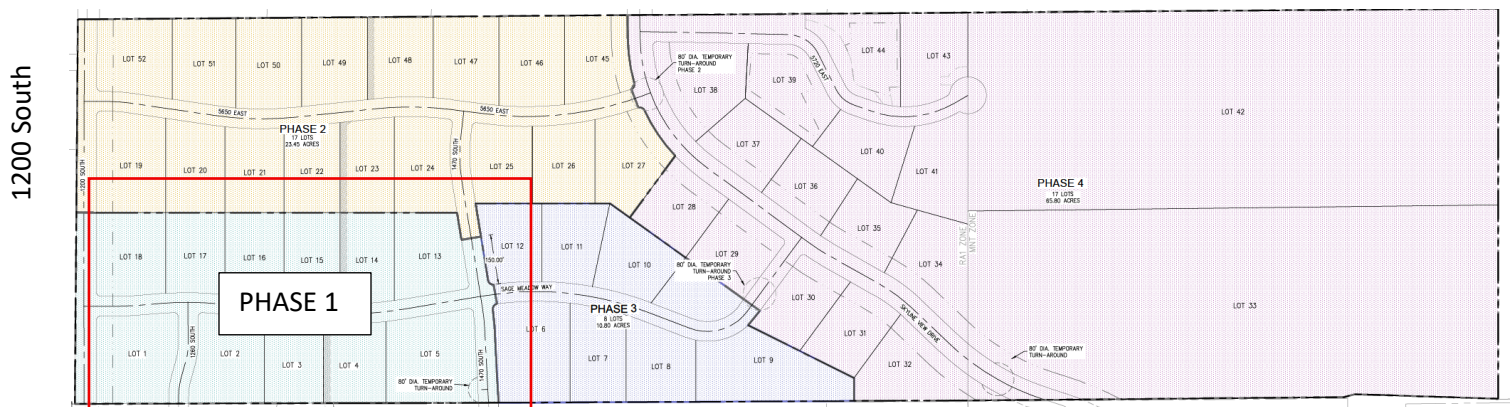
- Compliance with zoning requirements, including supplementary development standards.
- Road and trail connectivity with adjacent undeveloped lands.
- Compatibility with the preliminary Plan Approval

STAFF ANALYSIS

– LAND USE AND DENSITY –

The RA-1 zone permits residential single-family housing (Land Use 1111) at a minimum lot size of five acres. However, zoning allows increased density to 1.3 acres per unit and a reduced minimum lot size of one acre when specific eligibility criteria are met. The proposed preliminary plans satisfy these criteria and therefore qualify for the increased density and reduced lot size standards.

Density is calculated using the project's net acreage, which is determined by subtracting areas identified through the physical constraints analysis from the gross acreage. Phase 1 of the development consists of approximately 16 net acres and is proposed to be subdivided into 11 residential lots, resulting in an average density of approximately 1.45 acres per unit. Based on the RA-1 minimum density standard of 1.30 acres per unit, the 16-acre site could accommodate up to 12 residential lots ($16 \div 1.30 = 12.3$). The proposed 11-lot subdivision is therefore below the maximum allowable density and is compliant with the RA-1 zoning district density requirements.



– SETBACKS –

Setbacks in the RA-1 zone are required to be 30 feet for the front and rear. Corner lots are considered to have two “front” yards with each street. In the RA-1 zone, side yard setbacks are 10 feet minimum with the two sides being required to be 24 feet total. The 1200 East Collector Road requires a more substantial setback of 50 feet in order to provide greater separation for the higher traffic facility.

– 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 the net developable acreage results in 113.36 acres. A spring irrigation water line easement currently exists, originating in the Blue Sage Ranch development and extending through the subject property to the property at 1420 South Mills Lane. The proposed plat includes this easement, which runs along the sides of two proposed lots (105 and 106) in Phase 1 of the subdivision. Plat Note 7 provides further explanation of this easement.

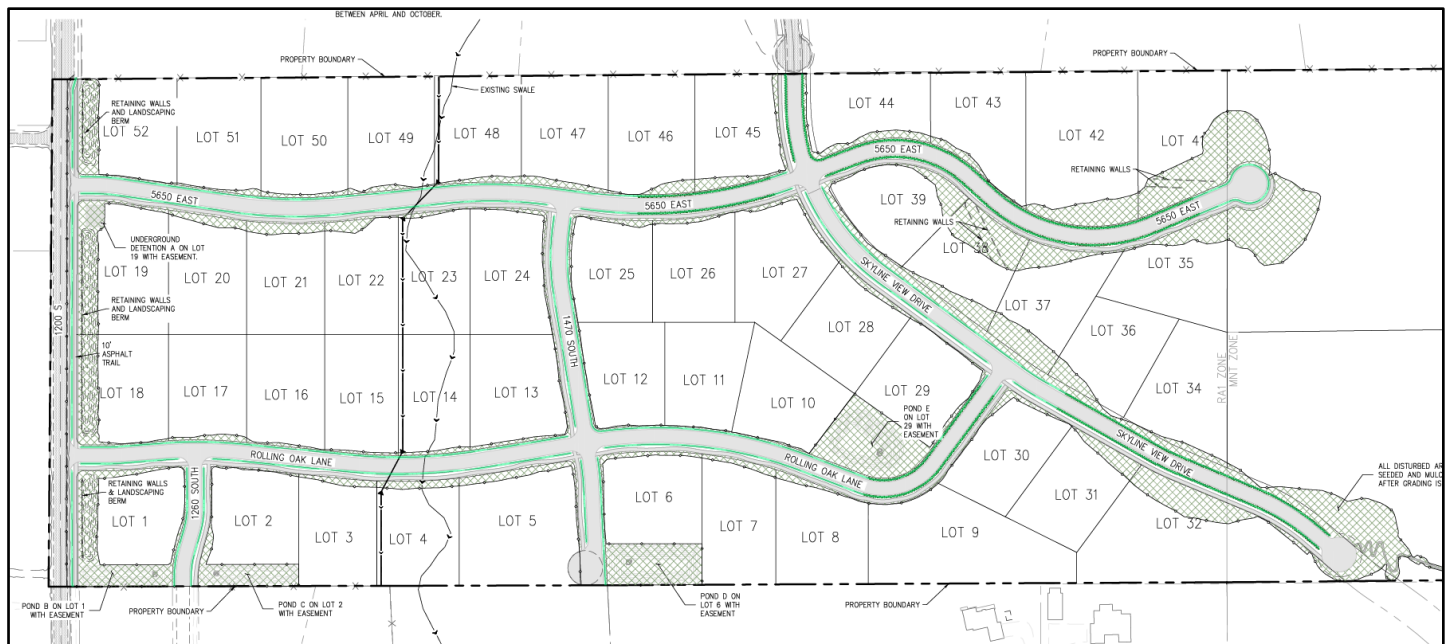
The National Wetlands Inventory Map created by the U.S. Fish and Wildlife Service identifies a riverine through the subject property. The Wasatch County Code requires that an applicant obtains a permit from the Army Corps of Engineers to develop on a property with a riverine. However, The Army Corps has provided a letter for this application stating that the applicant may provide a Wetlands Delineation Report in place of an Army Corps permit if the report concludes that the aquatic resources onsite are not jurisdictional. The applicant has provided a Wetland Delineation Report with their Environmental Constraints Analysis that was prepared by Bio-

West Inc. This report concludes that the riverine on the subject property is not jurisdictional and that the site may be developed. The net gross developable area for phase 1 is not affected by any environmental constraints.

– GEOTECHNICAL REVIEW –

Wasatch County Code requires a Geotechnical Evaluation of the site which has been provided with the Environmental Constraints Analysis. The code also requires that stability studies be provided for each lot with building envelopes on natural or manmade slopes over 25%. The applicant added building envelopes to lots with steep slopes so that no lots in the development include building envelopes with slopes over 25%. Phase 1 of the development does not appear to have any lots with slopes over 25%. In addition, a note has been added to the final plat stating any areas over 30% slope are unbuildable and a geotechnical report is required for slopes greater than 25%.

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.



– STORM WATER AND RETENTION BASINS –

Phase 1 of the development includes two retention basins that are located within easements on the proposed lots. The development also includes several areas that will be disturbed due to street construction grading. The applicant is proposing to revegetate these disturbed areas. They will also be irrigated and mulched until the groundcover is established. The applicant has included a plat note stating that the Sage Meadow Subdivision HOA/property owner shall be responsible for all irrigation, landscaping, and landscaping maintenance within the pond and easements. The plat notes have this outlined in note 4 of the Final plat.

– SEWER & WATER –

All lots are required to provide adequate water rights for culinary use, as well as sufficient water to irrigate any land that has been historically irrigated. In addition, developments denser than five acres per unit are required

As noted previously in this report, an increased setback is required along 1200 South due to its designation as a collector roadway. In addition, an 8-foot trail easement is proposed along the 1200 South frontage as part of the County's master trail system. Given 1200 South's function as a collector roadway, the increased setback requirements, and its role within the master trail system, staff recommend that no new driveway access be permitted for lots fronting on 1200 South for off-street parking, except where such access is existing. As a condition of approval, a note stating that no access shall be permitted from 1200 South should be added to the Final Plat.

– PARKING –

The proposed lots provide adequate area for off-street residential parking. The parking availability will be reviewed as part of the single-family home building permit reviews for each parcel.

– LIGHTING –

Phase 1 of this development requires 1 streetlight. The plans are showing that the light is proposed to be 4,000 Kelvins. However, section 16.21.16 of County code only allows up to 3,000 kelvin lights and the light fixture needs to be verified that the pole mounted luminaire does not exceed 15' in height and the light itself needs to be shining downwards. Any lighting issues can be worked out in the permitting process. A condition of approval is the streetlight meets 16.21.16 requirements of the Wasatch County Code.

– TRAILS –

The approved interconnectivity plans indicate that trails will be constructed within the development along the proposed streets in accordance with the applicable street cross-section requirements.

– RIGHT TO FARM REGULATIONS –

Wasatch County places a high value on the protection and preservation of agricultural land for residents who wish to continue agriculture practices. As such, large-scale developments that may impact existing or potential agricultural uses are required to consider the impact and potential needs to mitigate. One of the primary factors that code addresses is the need to ensure that adequate fencing is provided by the development. The below excerpt is from Wasatch County Code 16.21.14:

D. Obligation To Fence: The Wasatch County council recognizes the importance of agricultural pursuits within the county. As development encroaches upon agricultural uses, fencing becomes an important issue. Therefore, large scale subdivisions must provide a fencing plan at the time of preliminary application. This fencing plan shall adequately address the following: 1) existing and potential agricultural uses in the area; 2) materials that will be used in the fencing; 3) safety; 4) traffic and roads; and 5) aesthetics. If the proposed large scale subdivision is in the vicinity of existing or potential agricultural land, the proposed fencing must be reinforced so as to be of suitable quality to keep farm animals out of residential properties. The sufficiency of the proposed fencing plan will be determined, and approved or rejected, by the land use authority prior to preliminary approval.

The application has provided a fencing plan that shows the existing fences that will remain in place along the South of the subject property. New fencing is proposed along the West subdivision boundary (See Exhibit F). The plans also include a detail image for the fence showing that it is proposed to be four feet in height and composed of wire mesh with barbed wire at the top and bottom.

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 for phase 1 is 16-acres per the applicant's survey.
2. The subject property is in the Residential Agriculture 1 (RA-1).
3. The RA-1 zone is a 5-acre minimum lot size zone but allows a greater density of 1.3 acres per unit if certain criteria outlined in 16.08.04(C) of the Wasatch County Code are met. The proposed development is eligible for a minimum density of 1.3 acres per unit. The proposed development includes an average density of 1.43 acres of developable land per lot in the RA-1 Zone.
4. The final phase meets density requirements with 16 acres/1.3 acres per unit which would allow up to 12 lots. The proposal is for 11.
5. The applicant has provided an Environmental Constraints Analysis which states that the proposed development complies with the requirements in Wasatch County Code section 16.27.25. Each lot includes at least 5,000 square feet of buildable area with slopes under 25%.
6. Phase 1 of the development includes retention basins that are located within easements on the proposed lots. The retention basins will be revegetated by the developer but will be maintained by the lot owners and HOA.
7. The application includes connections to public sewer and public water through Twin Creeks SSD.
8. The proposed street plans will connect to existing stubs from 1260 South at the West side of the property. The proposal would also add a connection to the development from 1200 South on the North side of the property. The subdivision will provide a connection for the future continuation of 1470 South at the West side of the property.
9. A spring irrigation water line easement currently exists, originating in the Blue Sage Ranch development and extending through the subject property to the property at 1420 South Mills Lane. The proposed plat includes this easement, which runs along the sides of two proposed lots in Phase 1. Plat Note 7 provides further explanation of this easement.
10. The phasing plan indicates that the applicant intends to construct the development in four phases.
11. 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 issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
2. A note stating that no additional access shall be permitted from 1200 South be added to the Final Plat.
3. The streetlight meets 16.21.16 requirements of the Wasatch County Code.

POSSIBLE ACTIONS

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

1. Approve. This action may be taken if the ALUC finds that the Final Plat 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 prior to the mylar being recorded. ****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 Final Plat is approved, the applicant can submit a mylar with the Planning department with any necessary corrections made

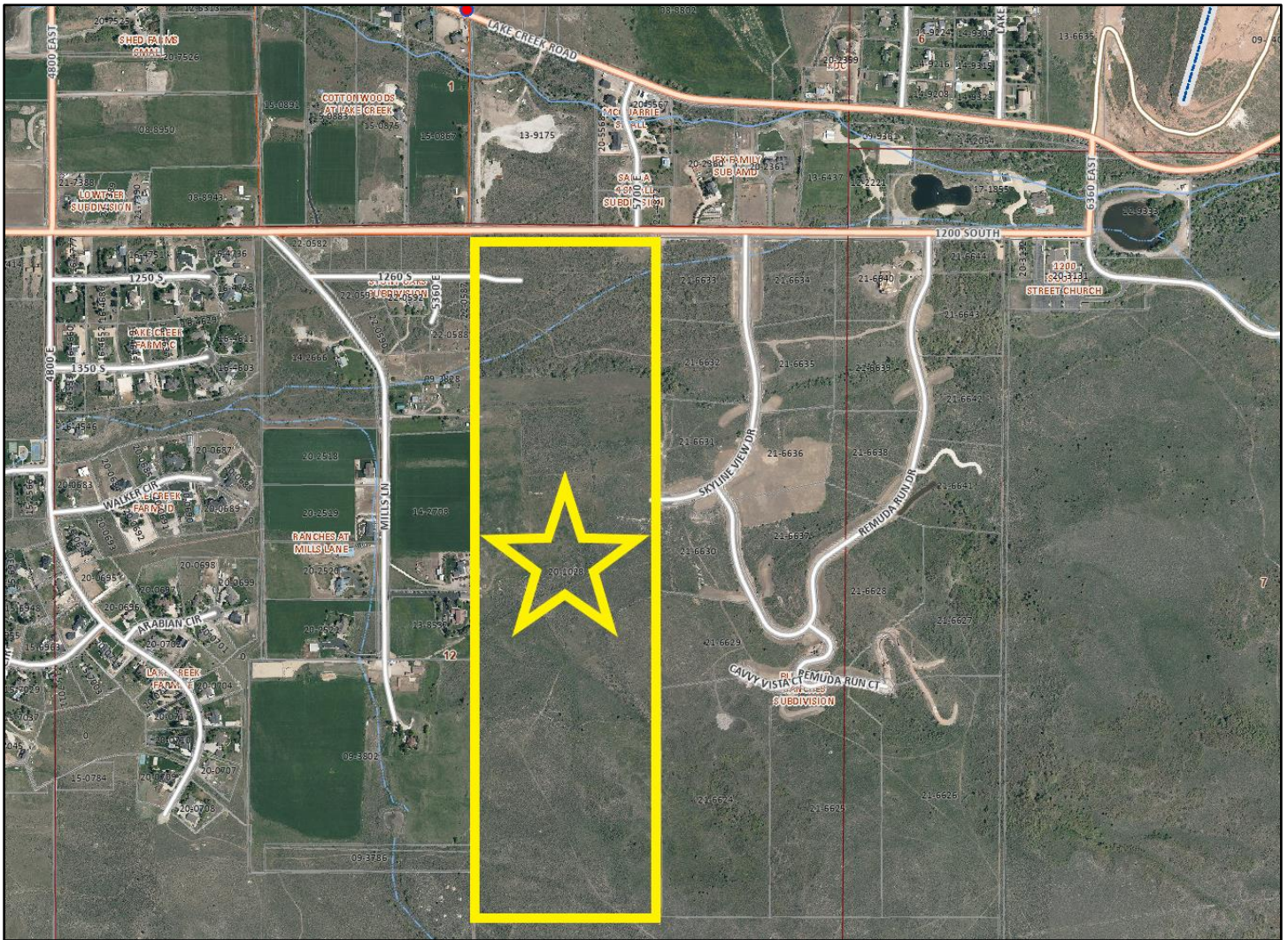
If the requested Final Plat is denied, the applicant would not be allowed to develop the property as proposed. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

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 – Vicinity Plan.....	9
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Exhibit A – Vicinity Plan



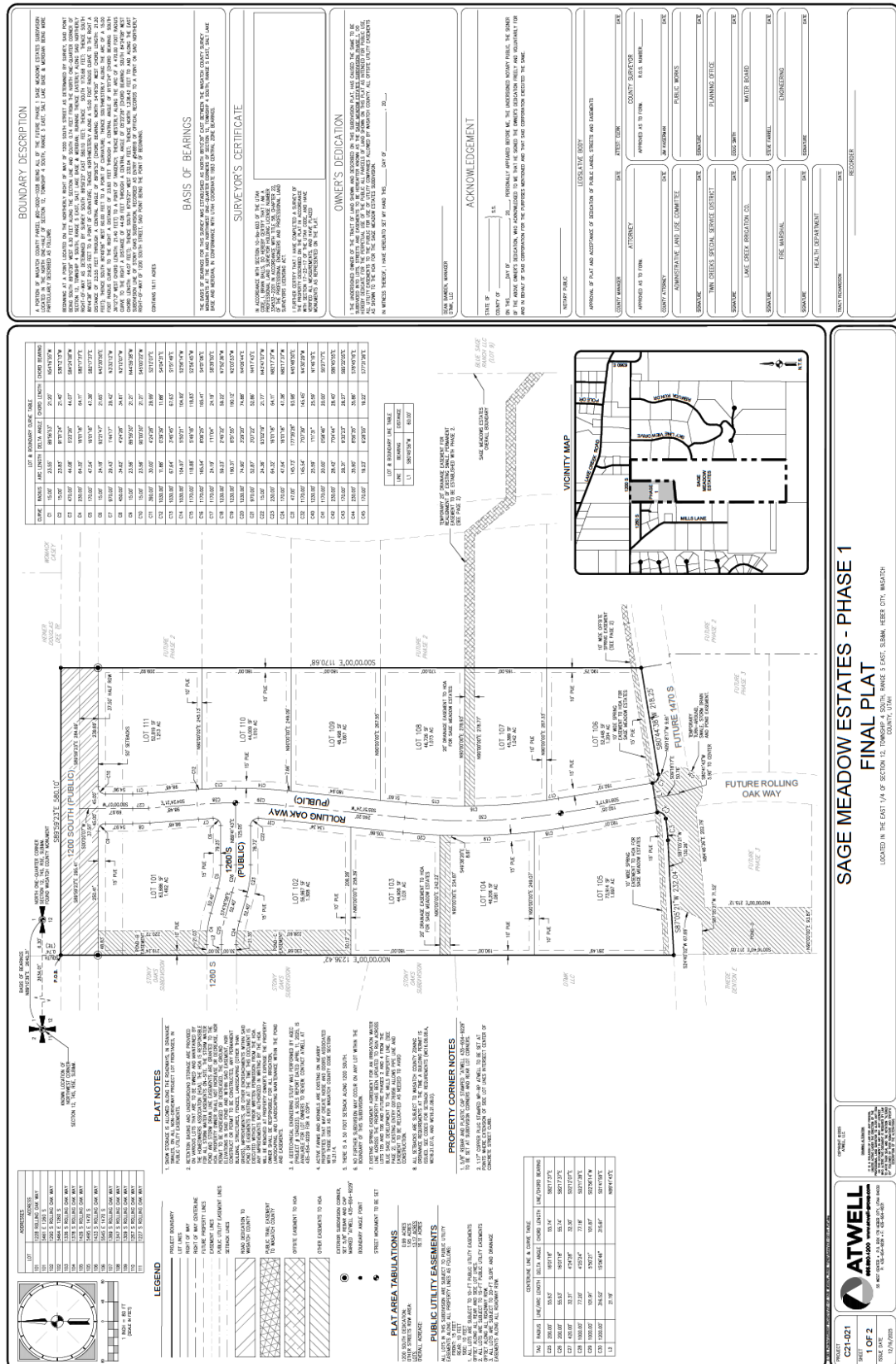
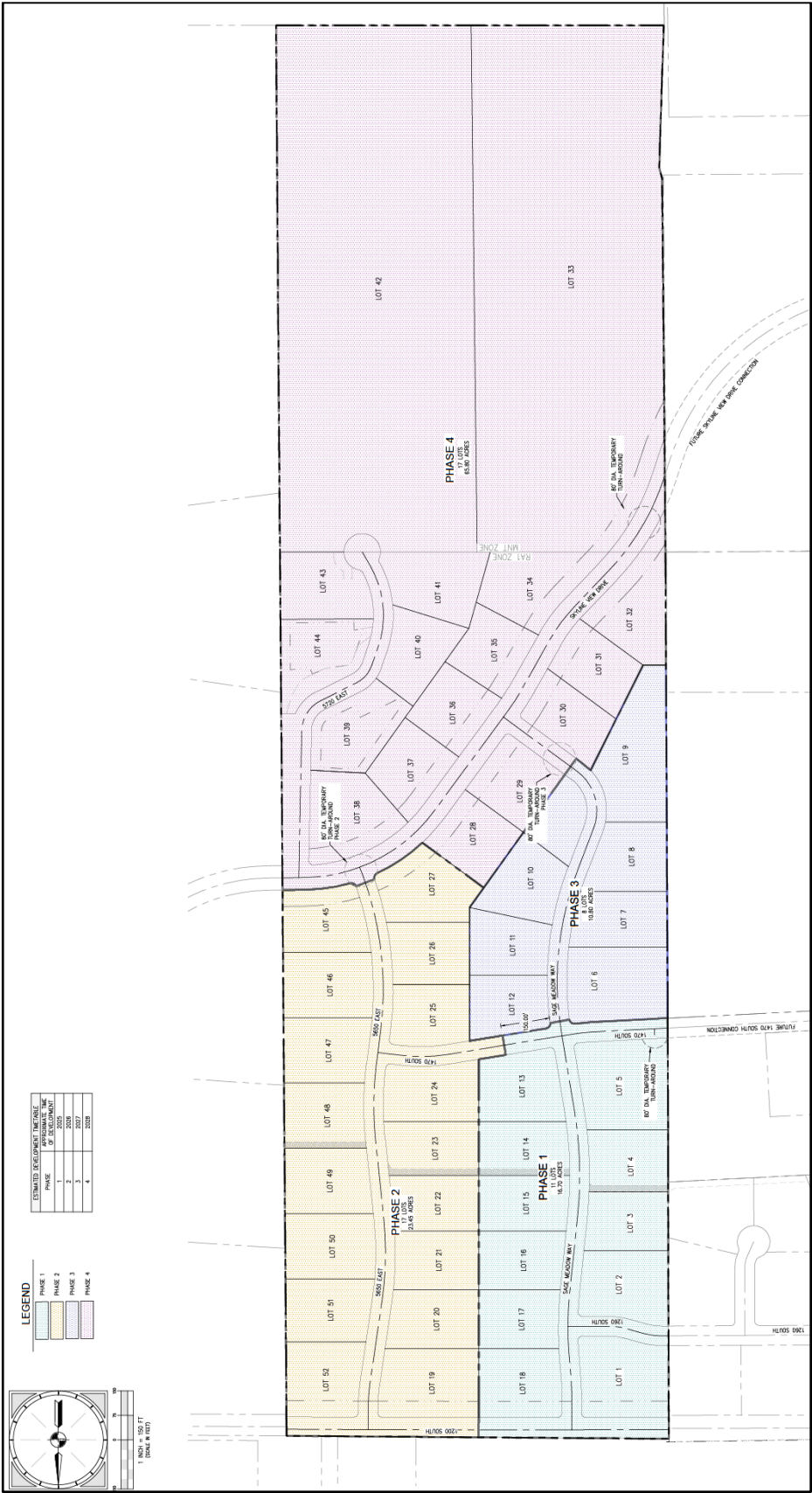


Exhibit C – Phasing Plan



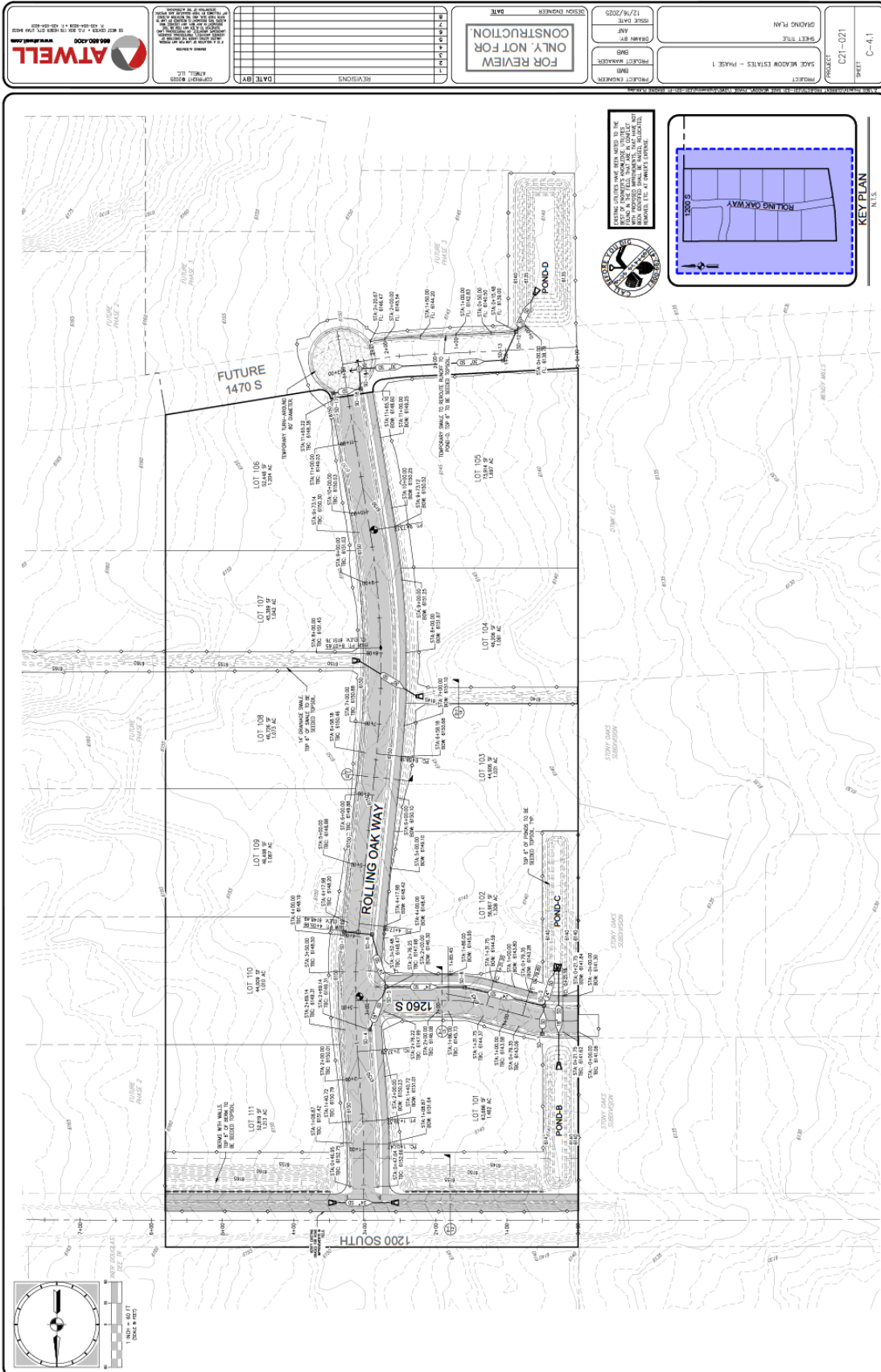
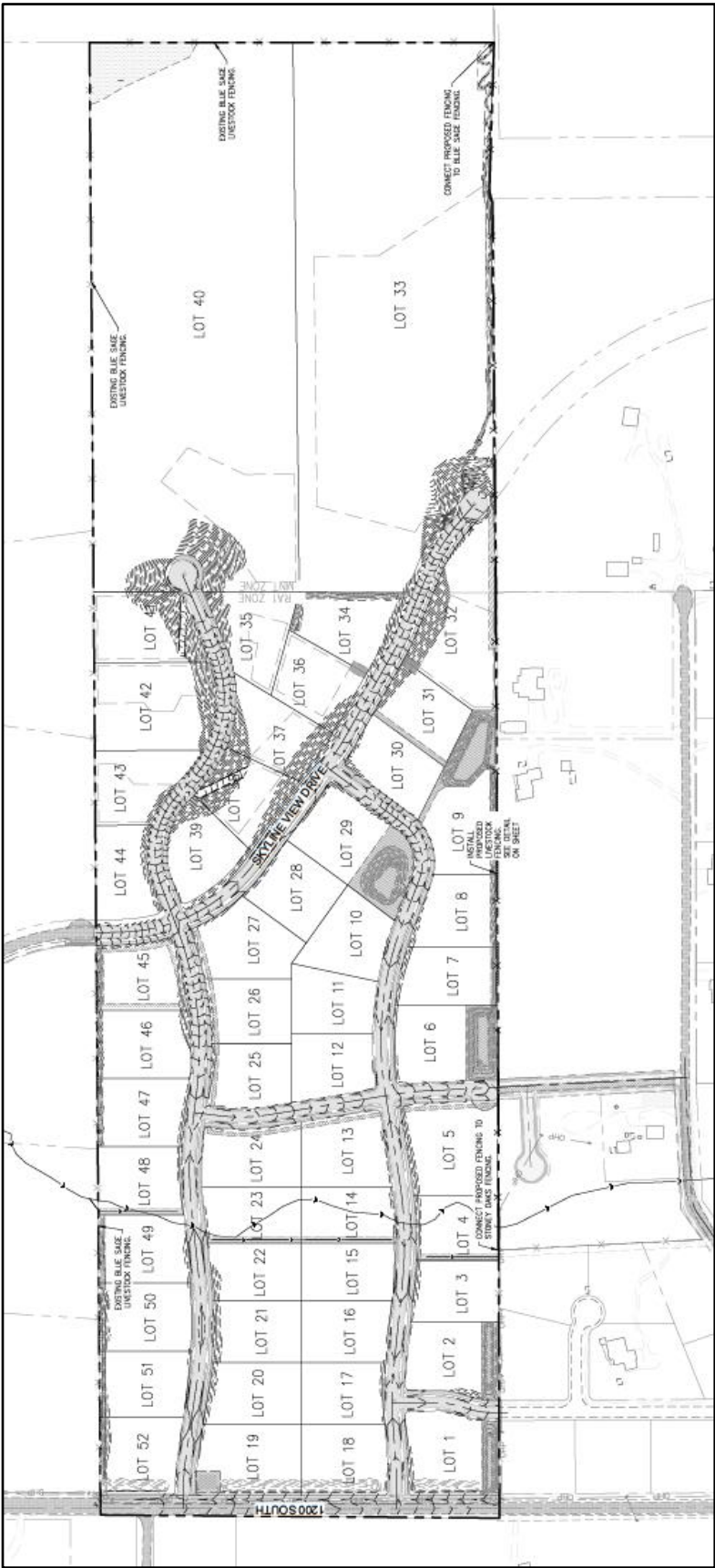
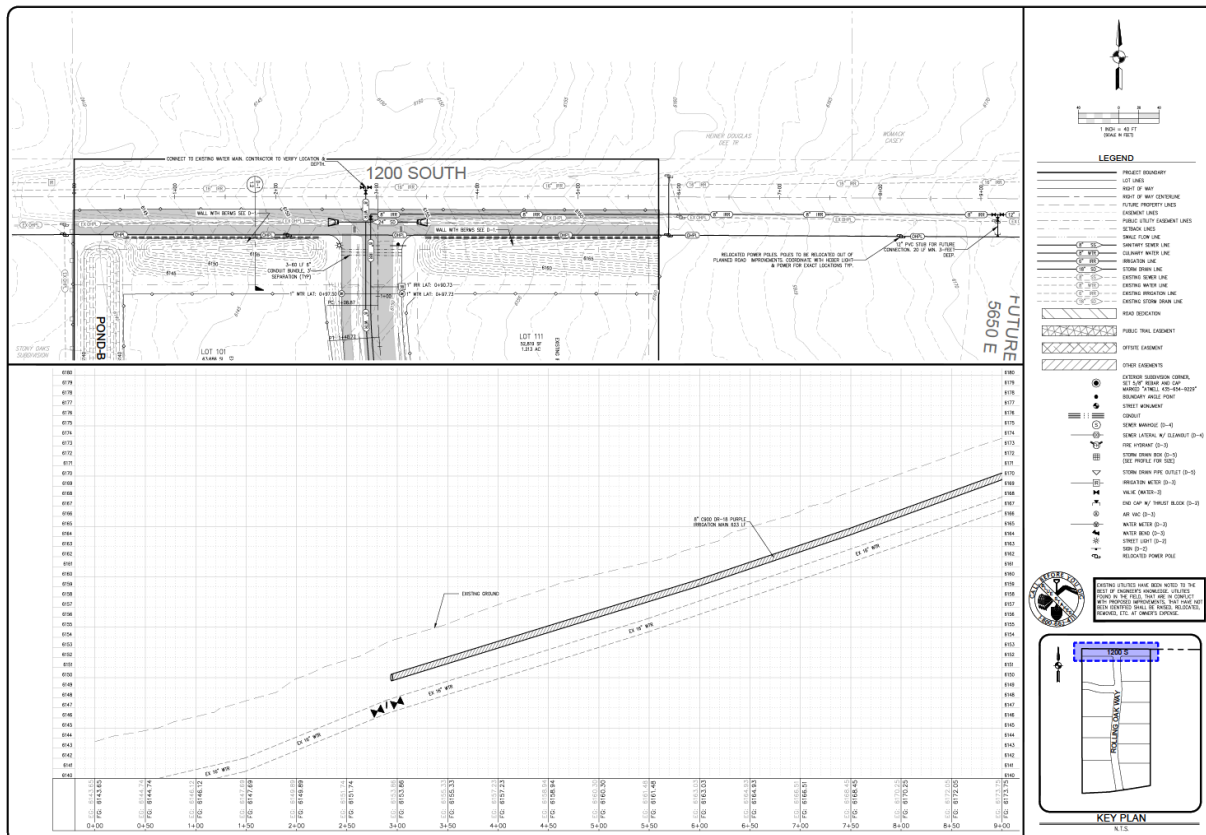
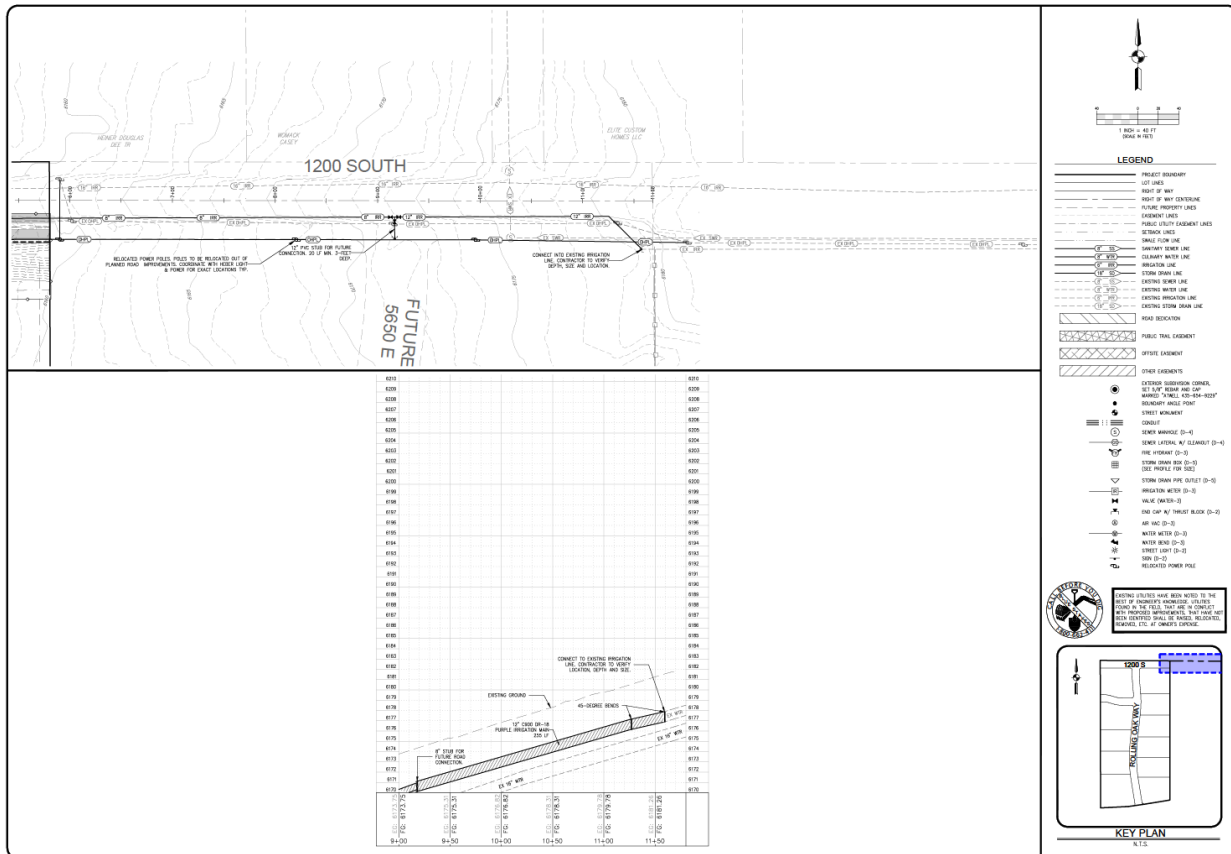
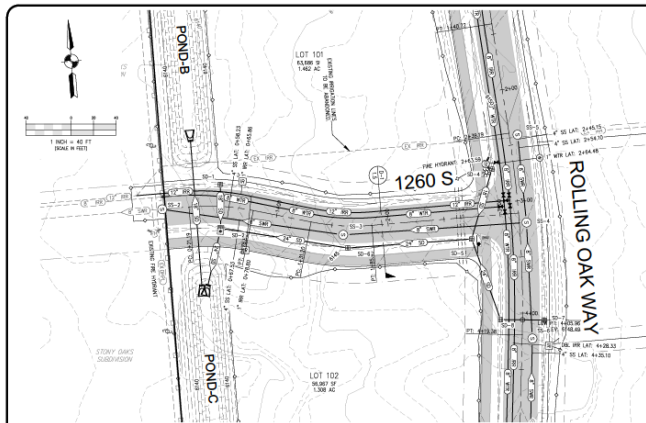


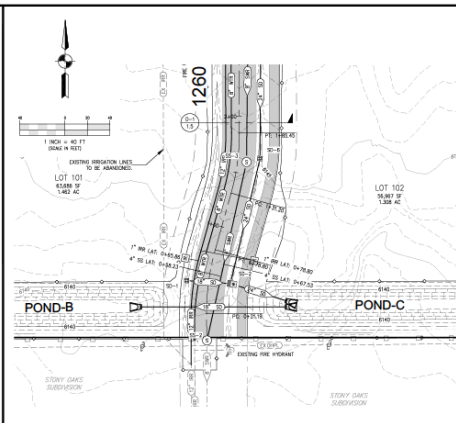
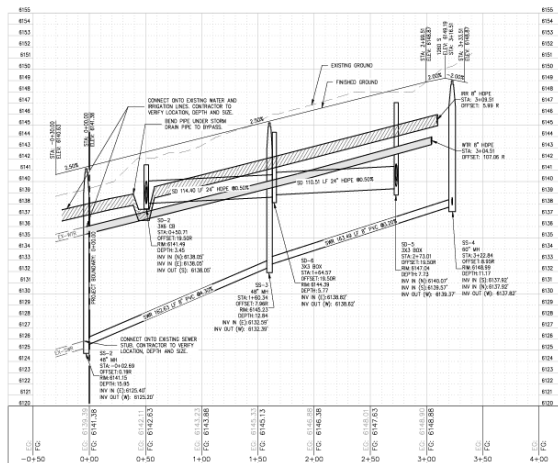
Exhibit E – Fencing Plan



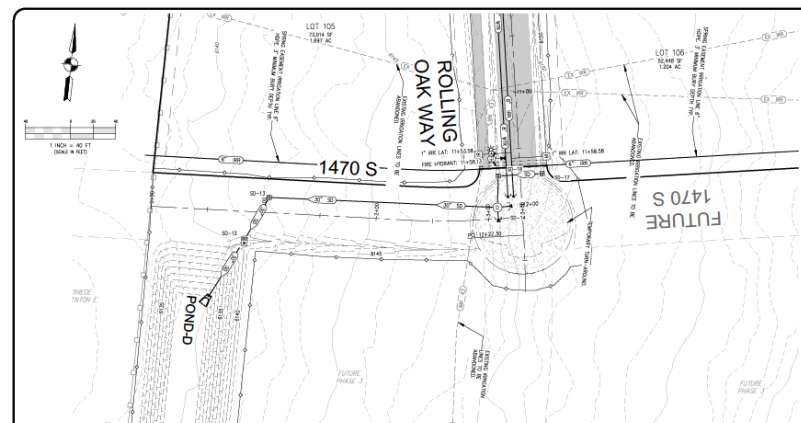
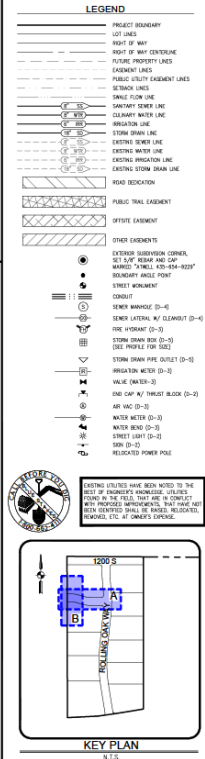
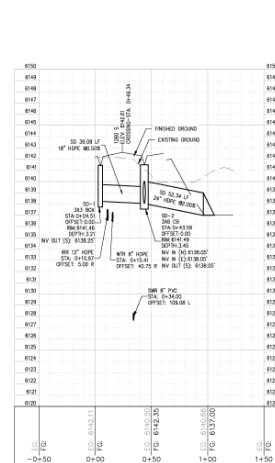




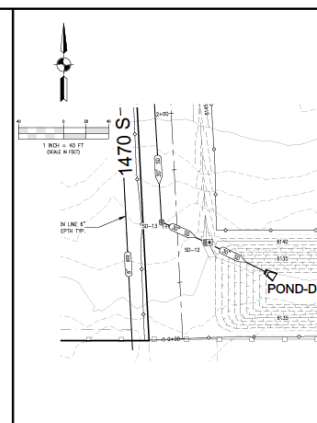
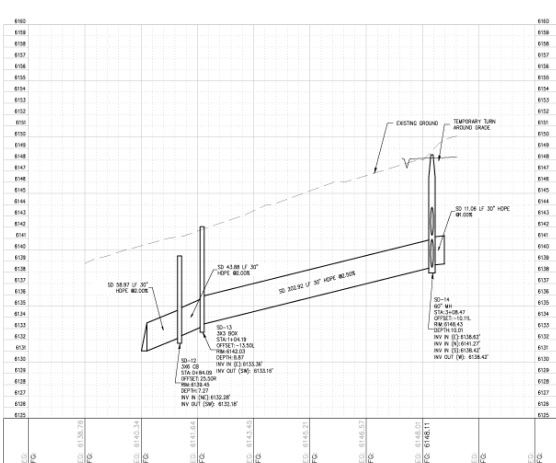
A. 1260 S PLAN & PROFILE



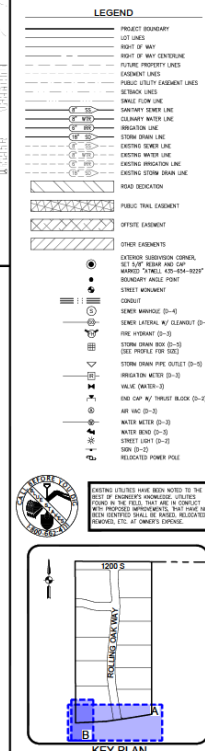
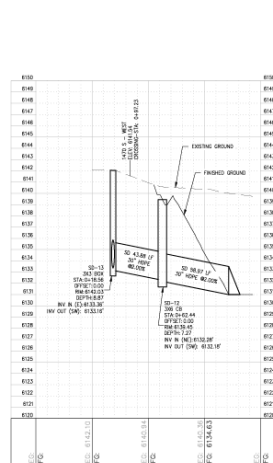
B. STORM DRAIN CROSS SECTION SD-1 TO POND-C OUTLET
1260 S CROSSING STA: 0+49.89

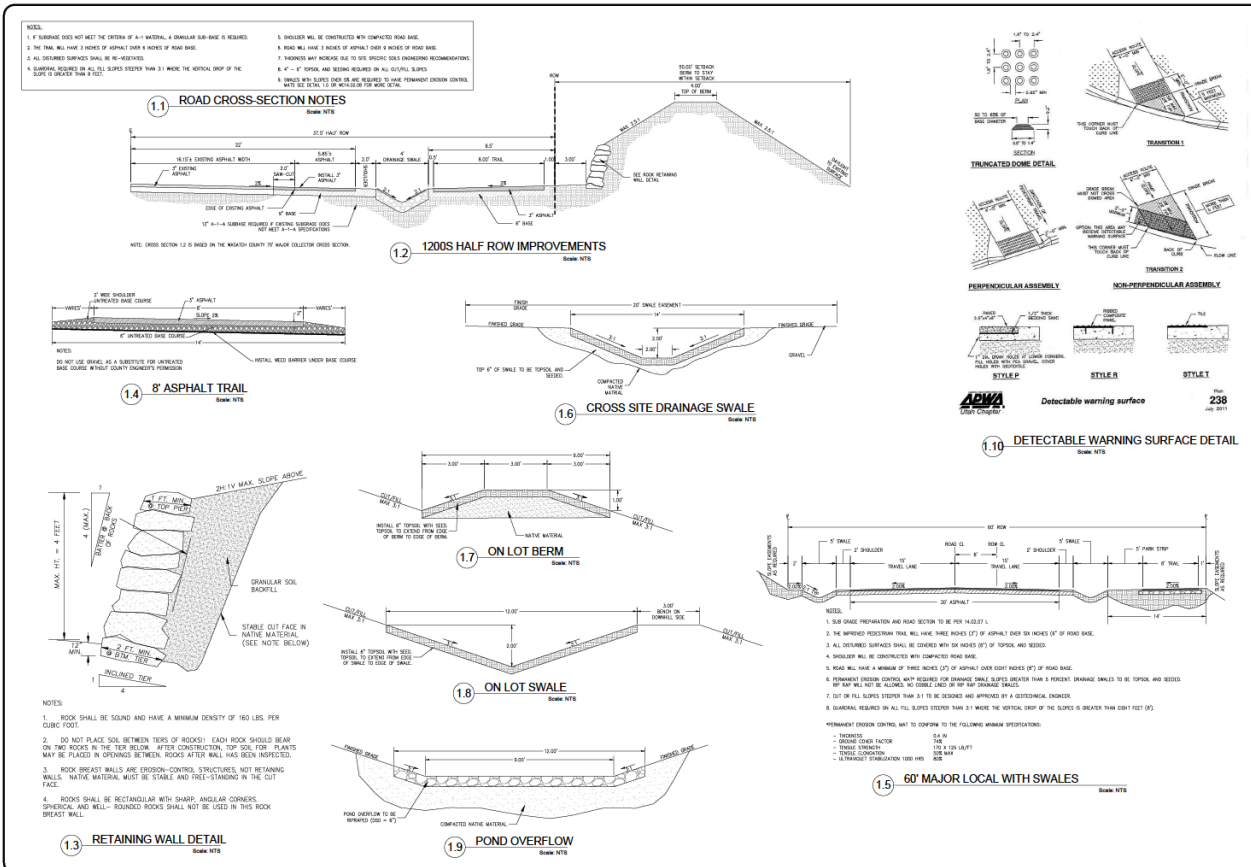
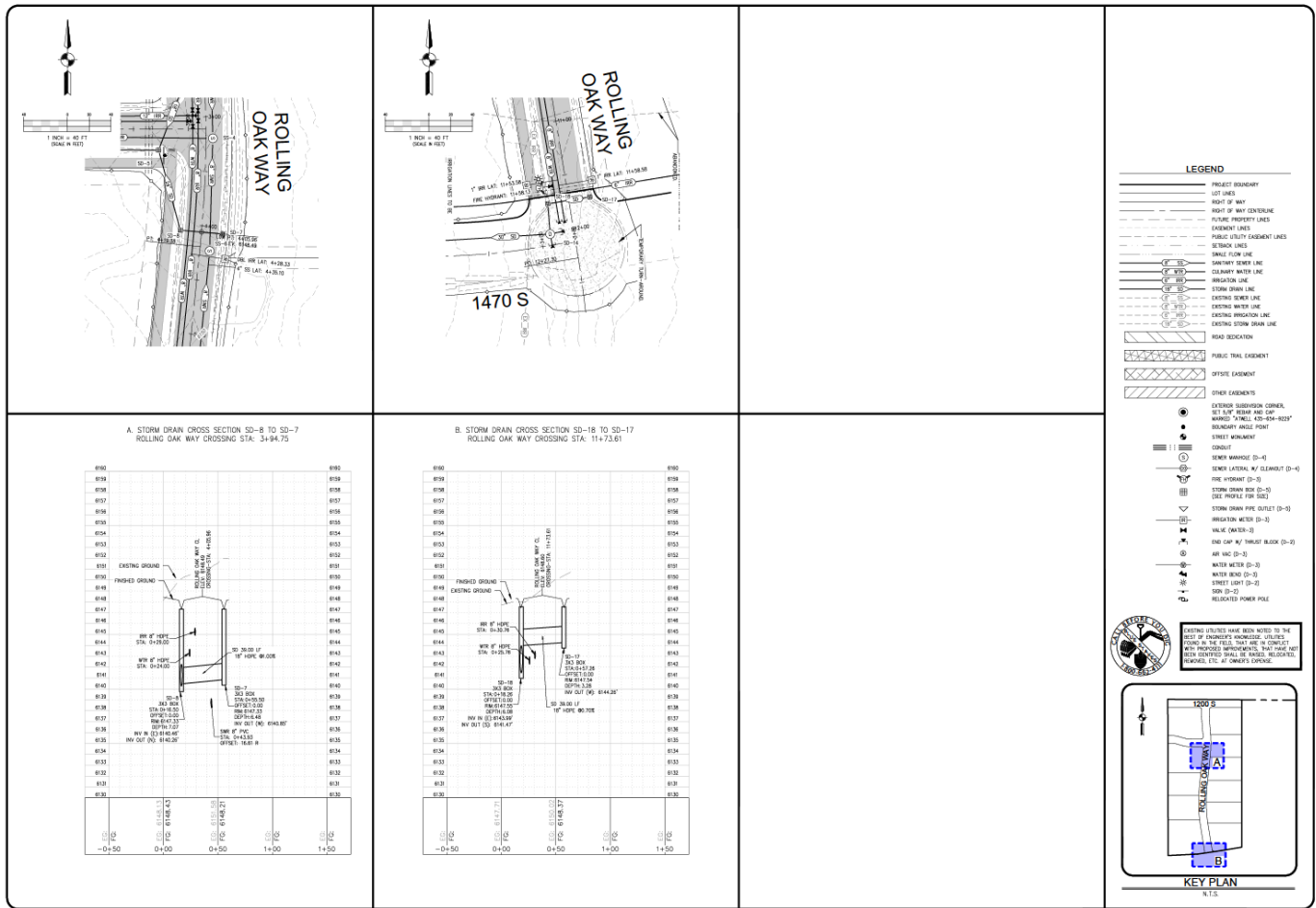


A. 1470 S EXISTING GRADE PLAN & PROFILE



B. STORM DRAIN CROSS SECTION SD-1 TO POND-C OUTLET
1260 S CROSSING STA: 0+49.89





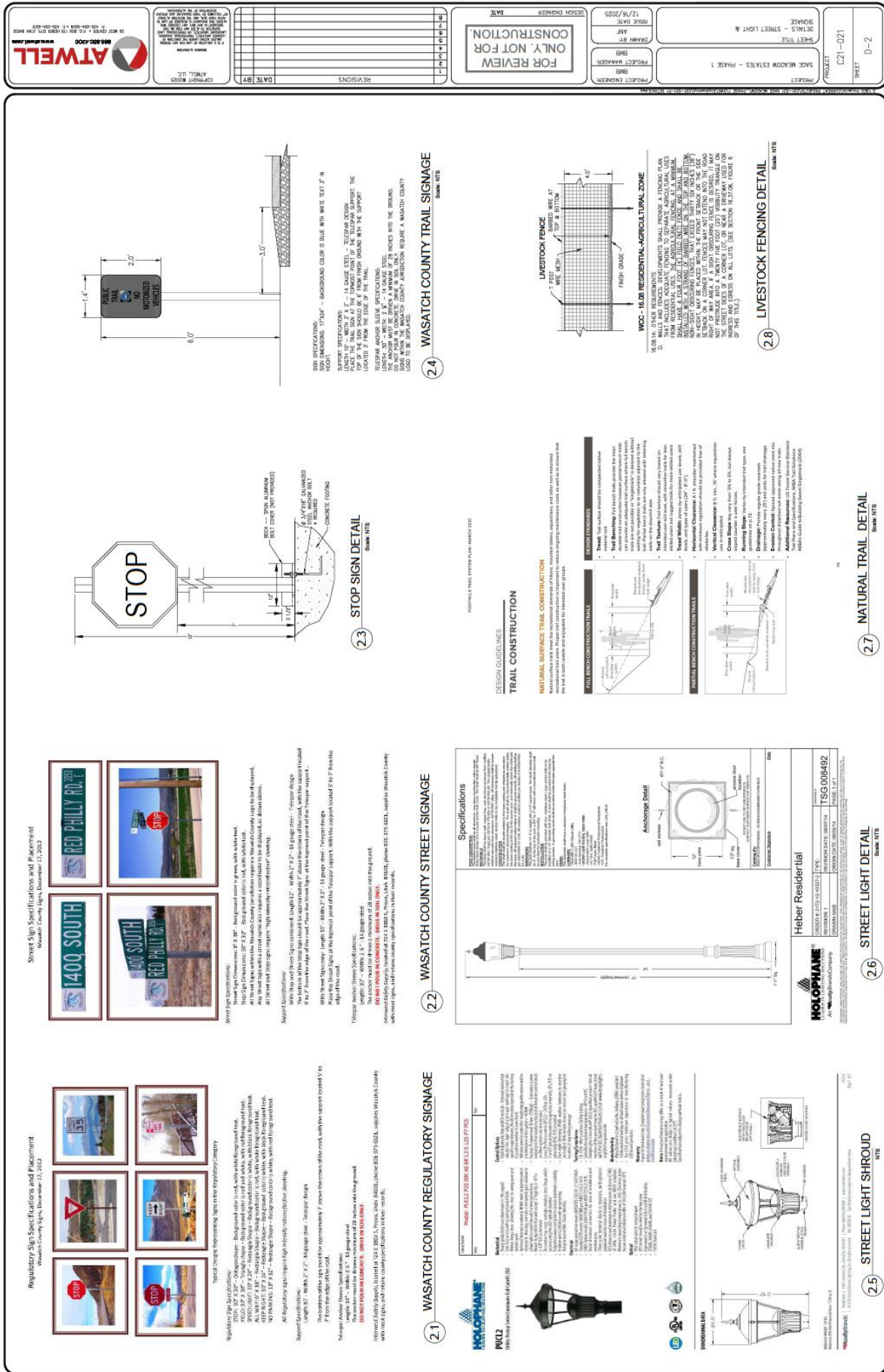
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JULY 2011

FOR REVIEW ONLY NOT FOR CONSTRUCTION

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APPROVED BY: [Signature]

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

PROJECT ID: DEV-11030
PROJECT NAME: FINAL SUB - SAGE MEADOW ESTATES -
PHASE 1
VESTING DATE: 11/7/2025
REVIEW CYCLE #: 3

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
GIS Department	Ready for Decision
County Surveyor	No Action Taken
Public Works Department	Ready for Decision
Engineering Department	Ready for Decision
Planning Department	Ready for Decision
Recorder's Office	No Action Taken

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-JSSD1	DRC - Jordanelle SSD	For 12th South Secondary Irrigation trunk line, coordinate with TCSSD and Lake Creek Irrigation Company for tie-in and connection points in secondary line.
FIRE-App-1	SSD - Fire SSD Approval	Access, Fire Flow, Fire Hydrant Locations to meet Wasatch Fire District Single Family Dwelling Requirements

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Engineering Dept		
Comment ID	Sheet Name	Comment
DRC-ENG8	11 - Lighting and Signage Plan	Note: Per updated code, street lights are only needed at the intersection of 1200 South.

DRC - GIS Dept		
Comment ID	Sheet Name	Comment
DRC-GIS2	02a - Plat	Conditional approval: Typo in address table. Please add directional "S" on "1228 S ROLLING OAK WAY".

DRC - Public Works Dept		
Comment ID	Sheet Name	Comment
DRC-PW1	10 - Street Plan	This sheet should show power pole relocation
DRC-PW2	11 - Lighting and Signage Plan	Recent code change now only requires street lights to be located on intersections with collectors and arterials. Please, adjust accordingly.

DRC - Recorder Office		
Comment ID	Sheet Name	Comment
DRC-REC1	02a - Plat	addresses will need to be assigned before recording.

DRC - Surveyor Office		
Comment ID	Sheet Name	Comment
DRC-SUR1	02a - Plat	# 1 The survey you submitted is not on file as a Record of Survey, please file such. # 2 You call out the NW corner of Section 12 as obliterated ad our field crew tells us the monument is in place. # 3 Your curve / line table is incomplete.

		# 4 The right of way on 12th South is large enough to fit your called fro 37.5 feet 1/2 road. As you pave, please match the projects to either side.
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EXT – MAG Regional Trail Planner		
Comment ID	Sheet Name	Comment
DRC-MAG1	02a - Plat	Conditional approval. An 8' improved pedestrian trail with a 20' easement is required along 1200 S.