



Oak Haven Lot 102 and 103 lot combination Minor Plat Amendment

Project: DEV-11772 | Oak Haven 102 & 103

Report Date: 27 February 2026

Report Author: Doug Smith, Planning Director

Council Action Required: No

Type of Action: Administrative

Applicant: Kae Davis

Address: 1045 North Aspen Drive

Zone: RA-1

Existing Plat: 84 lots on 96.5 acres

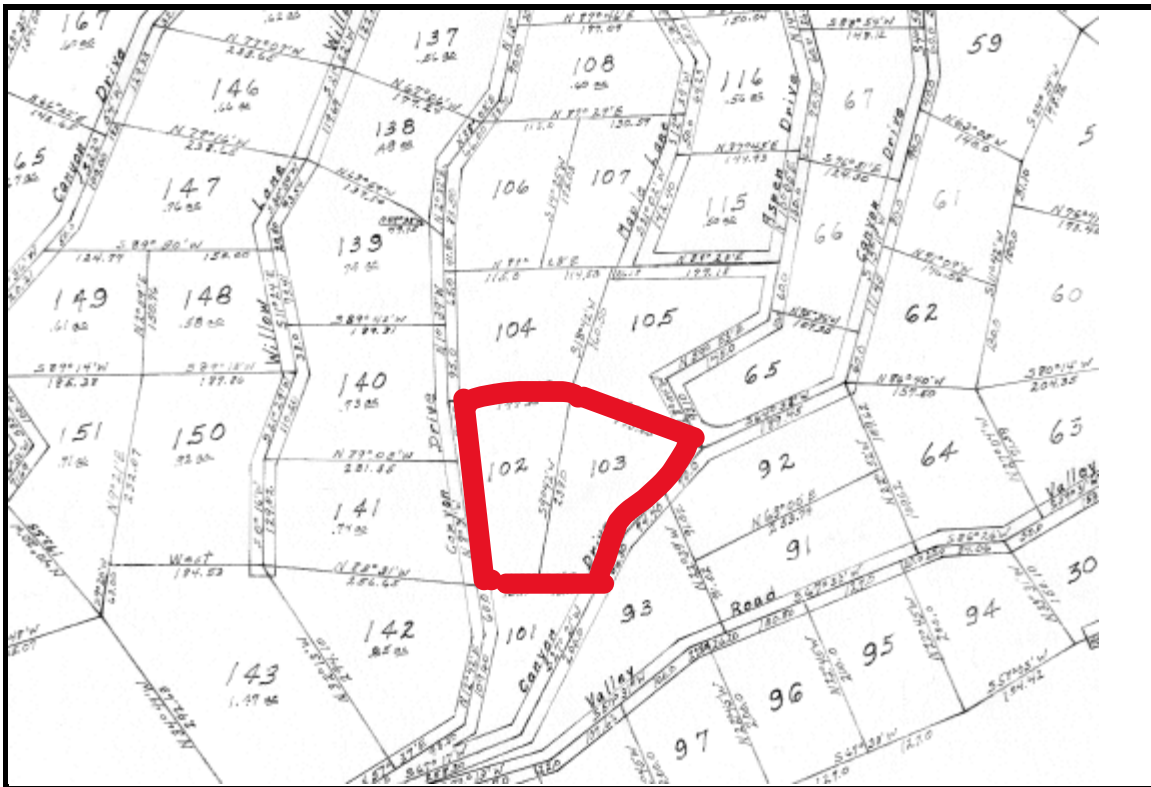
Proposed Amendment: Adjust lot line between Lots 825 & 826

DETERMINATION ISSUE

Whether or not the proposed minor plat amendment to combine lots 102 and 103 of the Oak Haven 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.

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

Oak Haven lots 102 and 103 were recorded in 1962. A cabin was built over the common property line (see attachment B). The combination of the lots creates one lot that is 1.15 acres and brings it closer into compliance with current standards for lots that are on a septic system which requires 5-acre. The combination of the two lots creates a double fronted lot which is typically not allowed however, access is required to be off of Aspen Drive with no access off Upper Canyon Drive. This requirement is a note on the plat.

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 RA-1 zoning district for lots that are on a septic system.

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 RA-1 zone 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 RA-1 Zone is quoted below:

16.08.01: PURPOSE

1. The residential-agricultural zone (RA-1) is established to preserve the high quality of life for the citizens of Wasatch County by allowing residential development near the incorporated areas, while maintaining the rural atmosphere of Wasatch County. The intent of the zone is to increase lot sizes as development moves away from incorporated areas as a means of facilitating a transitional development area and to maintain, as much as possible, the rural character of the County.
-

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 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 RA-1 Zone due to the minimum lot size requirement of 5-acres if a lot is on a septic system. 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 any more than what exists. The intent is to make the lot more compliant than it was prior to the plat amendment.

– SETBACKS –

The building setbacks for the RA-1 zone of the County Code (section 16.08.08) are as follows:

- The front yard requirement is 60' from the centerline of road and;
- The minimum side yard setbacks are 12' and;
- The rear yard setback requirement is 30'.

Currently the structure on lot 102 and 103 crosses over the common lot line. This amendment will fix this problem by deleting the common lot line between lots 102 and 103. All other required setbacks are met.

The combination corrects a problem and brings the property into compliance so that the home does not straddle a property line.

– UTILITY EASEMENTS –

The original plat from 1962 did not record utility easements at the time of approval. The Wasatch County ordinance has since established that utility easements are required in section 16.27.12(K) & (L). The proposed

plat amendment includes a easements showing that a ten-foot utility easement and a newly established 15' utility easement will run across the front of both properties. The note on the plat as a condition of this approval will need to be corrected so that it states that the front easement is 15'. This 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 a structure over the property lines on lots 102 and 103 and bring lots into greater compliance with section 16.27.12(K) & (L).

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact the public street, right-of-way access.

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 Oak Haven plat amendment combining lots 102 and 103 as a 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.
2. The proposal will reduce the nonconformity of the home on lots 102 and 103 by removing the common property line the home is built over.

3. The added note on the plat that all property lines are subject to a 10' utility easement and the 15' utility easement across the front of both properties will bring the lots more into compliance with section 16.27.12(K) & (L).
4. The subject property is in the RA-1 Zone.
5. There is Good Cause for the amendment because it is not anticipated that the proposed action would affect the neighboring landowners negatively due to no physical changes to either lot. No public roads or easements are being affected by the proposed plat amendment and the amendment will bring the lots into greater compliance with the current County ordinance.
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 a decision by the Land Use Authority with a condition.
8. The proposal is consistent with Utah Code §17-27a-609.
9. Notice has been provided in compliance with state and local laws.

– *CONDITIONS* –

1. Correct the note on the plat so that it corresponds with the 15' front easements depicted on the plat.

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 – Existing subdivision plat 7

Exhibit B– Proposed amended plat 8

Exhibit C– survey of lotss 102 and 103..... 9

Exhibit D – DRC Report..... 10

Exhibit A – Existing subdivision plat

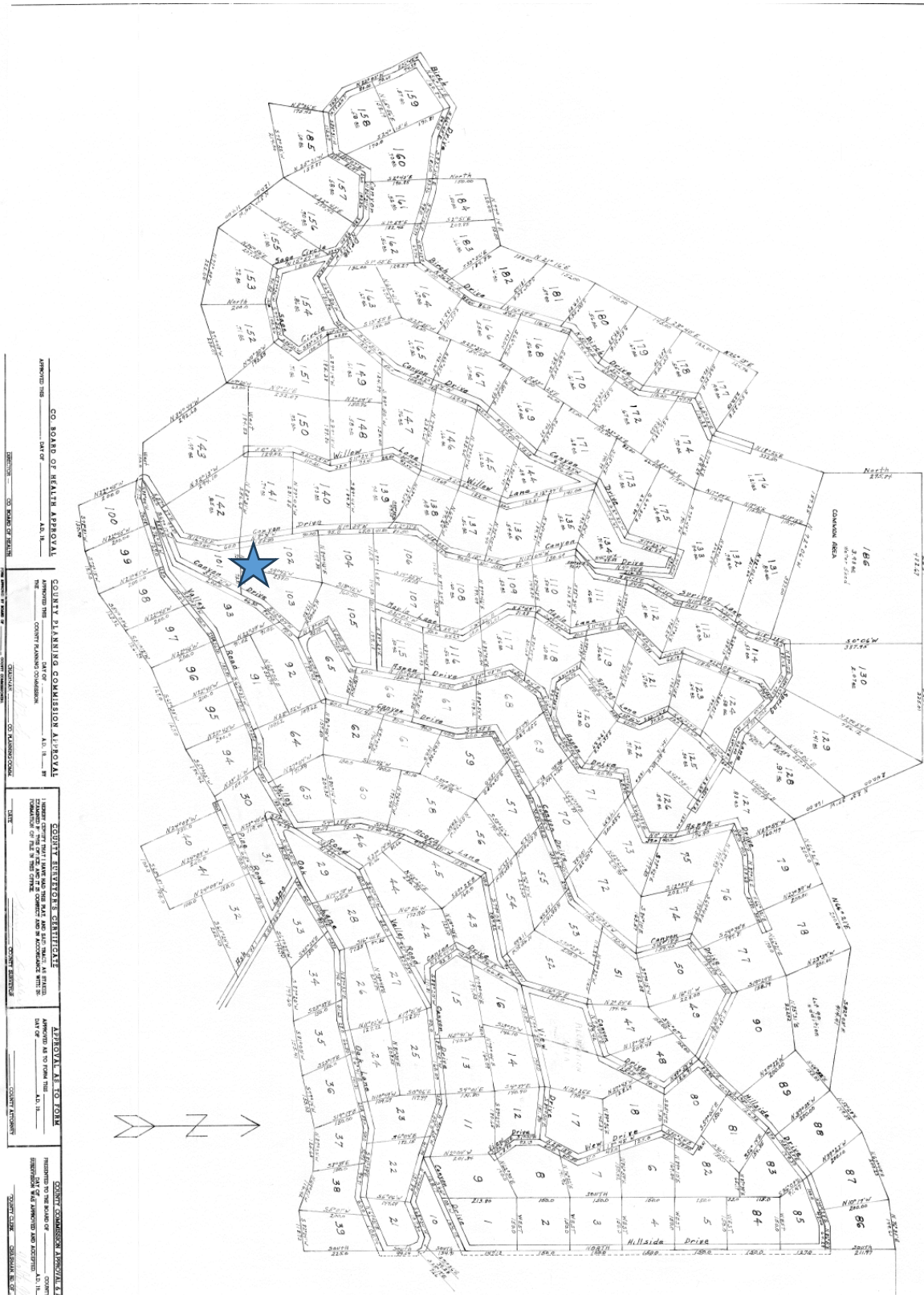


Exhibit B – Proposed Amended Plat combining the lots

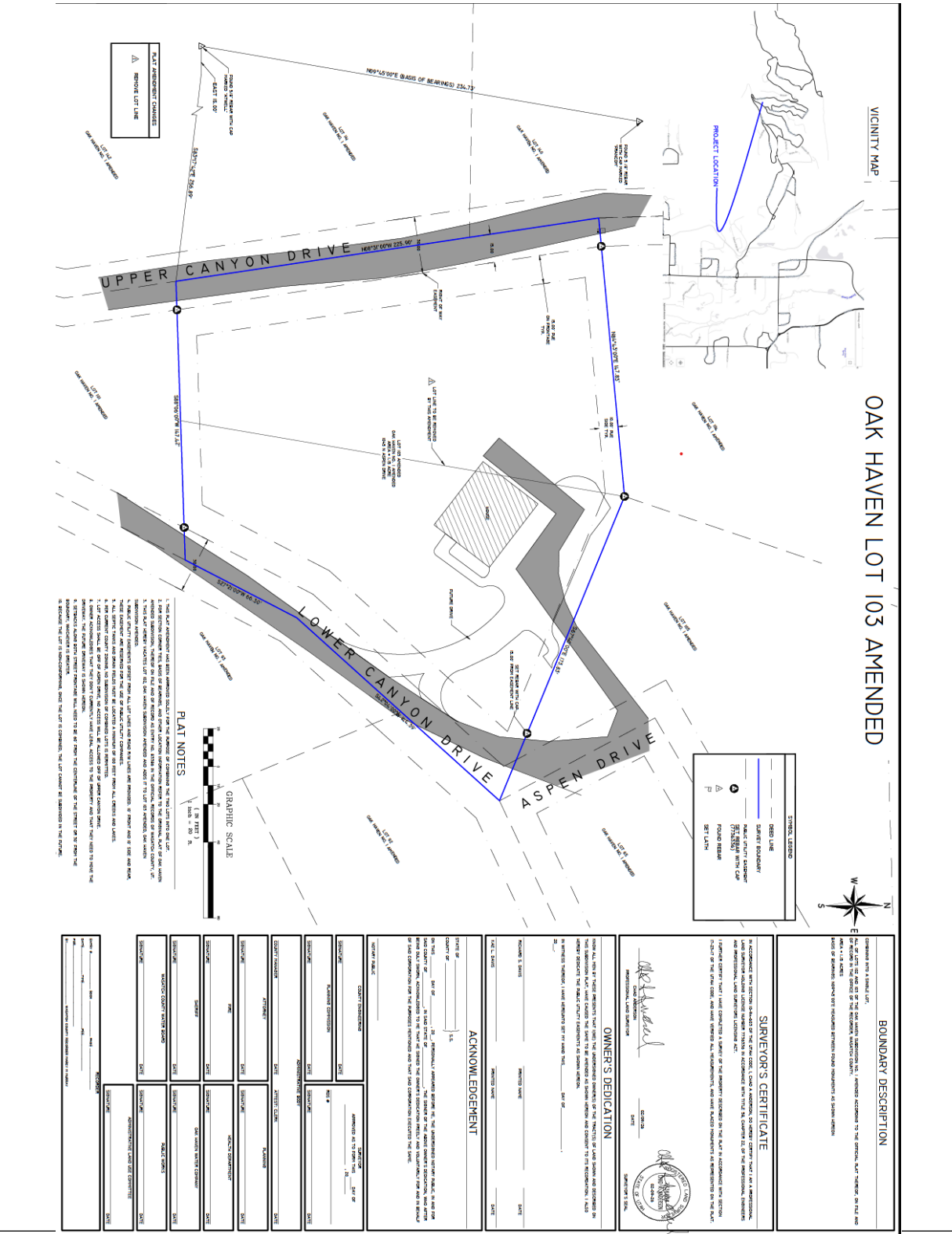


Exhibit C – Survey of Lots 102 and 103

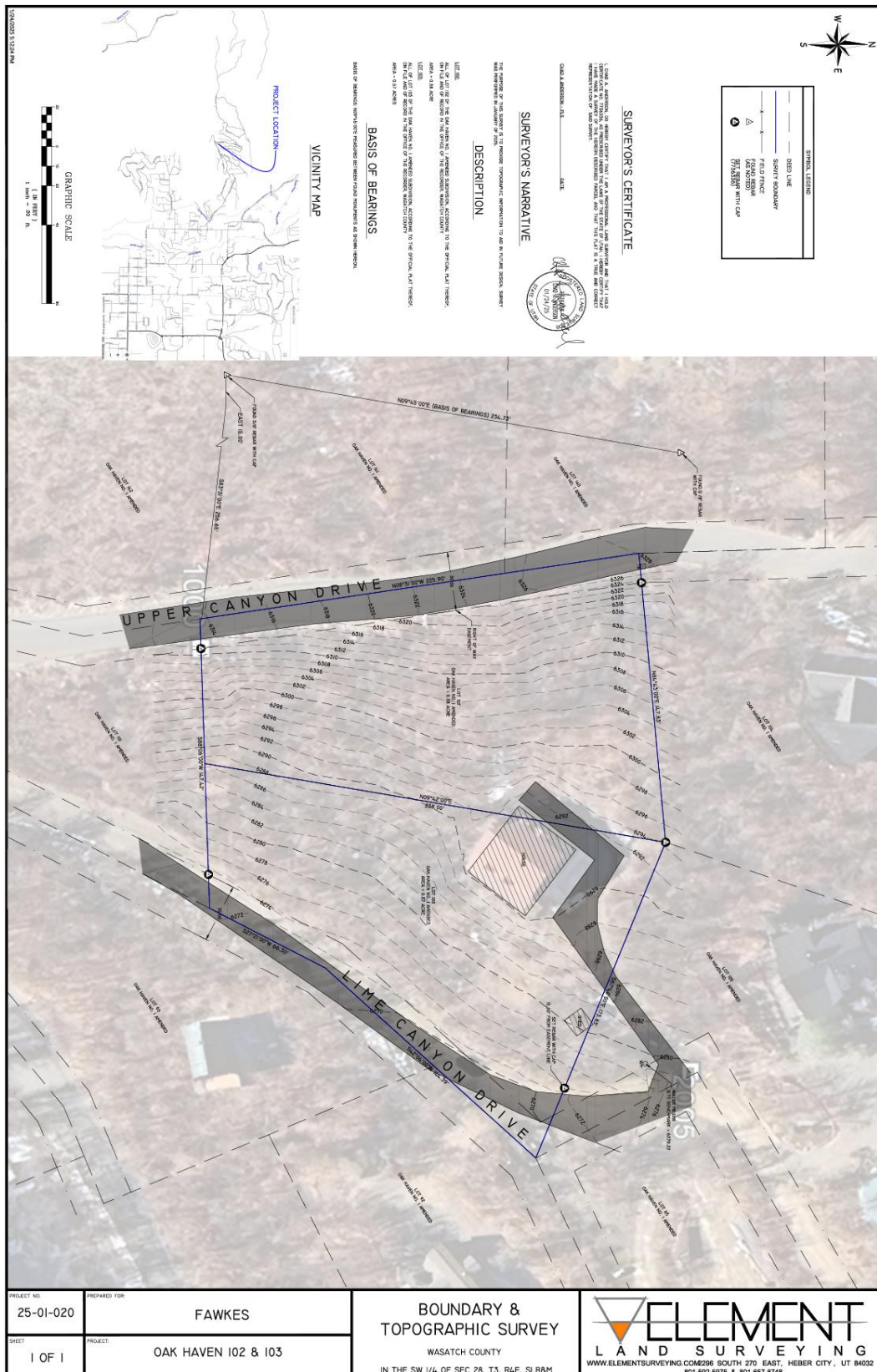


Exhibit D – DRC Report



Wasatch County DESIGN REVIEW COMMITTEE (DRC) COMMENTS

PROJECT ID: DEV-11772
PROJECT NAME: PLAT AM - KAE DAVIS - 1045 N ASPEN
DRIVE
VESTING DATE: 11/21/2025
REVIEW CYCLE #: 2

REVIEW CYCLE STATUS: CHANGES REQUIRED

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
Engineering Department	Ready for Decision
Planning Department	Ready for Decision
GIS Department	Ready for Decision
County Surveyor	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
FIRE-App-1	SSD - Fire SSD Approval	See Wasatch Fire Districts Single Family Dwelling Guidelines for access, fire flow, fire hydrant etc.

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Surveyor Office		
Comment ID	Sheet Name	Comment
DRC-SUR2	02a - Existing Plat	The proposed lot combination plat is not included. We have no negative comment as to the combinations.