



Wildwood Reserve Lots 79 & 80

Minor Plat Amendment

Project: DEV-11907 | Wildwood Reserve 79 & 80
Report Date: 27 April 2026
Report Author: Katie Henneuse, Planner
Council Action Required: No
Type of Action: Administrative

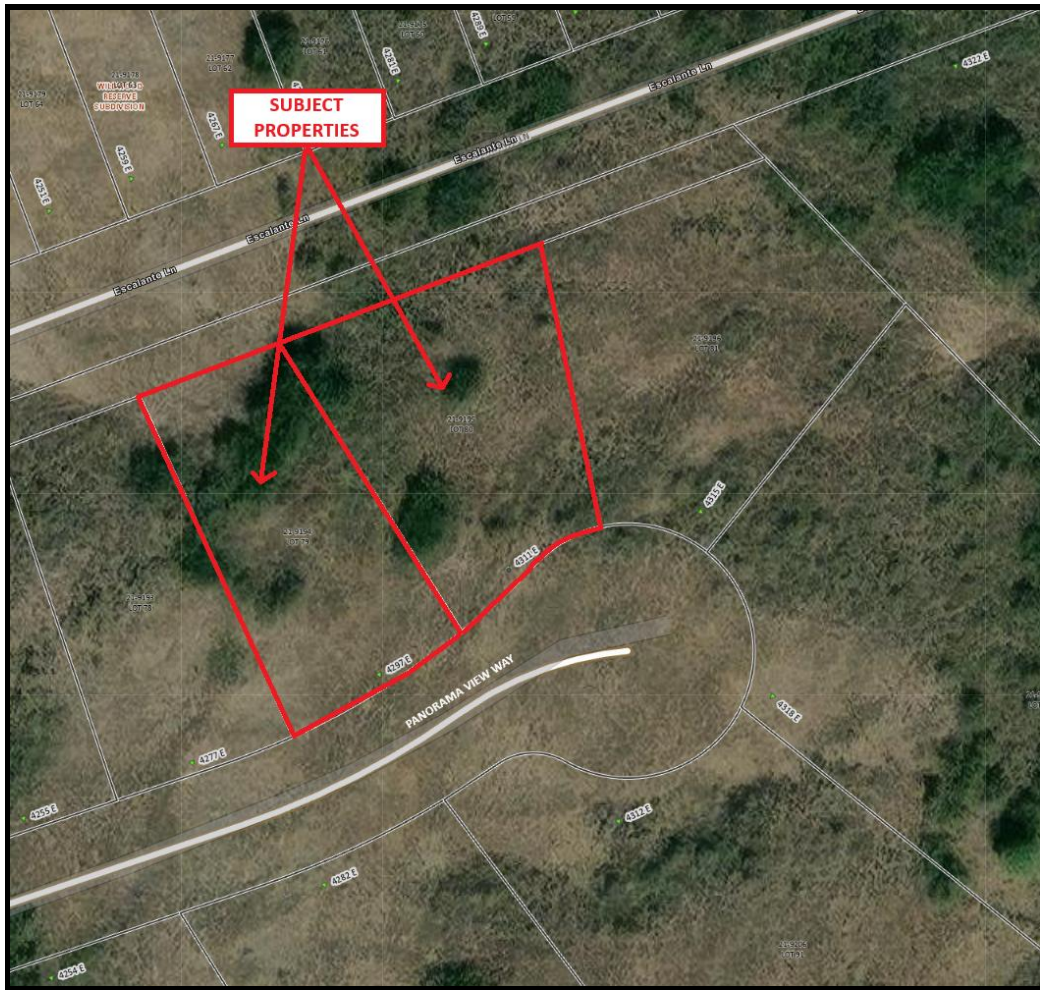
Applicant: Jaime Bohnke
Address: 4297 and 4311 E Panorama View Way
Zone: Mountain (M) JBOZ
Existing Plat: 96 lots on 64 acres
Proposed Amendment: Combine Lots 79 & 80

DETERMINATION ISSUE

Whether or not the proposed minor plat amendment to combine two lots meets the standards for 'good cause' as required by Utah Code Annotated §17-79-712 and other applicable ordinances governing the land use in Wasatch County. As per 16.01.05(C)(1)(a) 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 conditions listed under the recommended motion.



BACKGROUND

Wildwood Reserve was recorded by plat on July 8, 2025. It is an amendment of the Benloch Ranch Phase 1C PUD and Subdivision. The applicant is seeking to combine lots 79 and 80 to create one larger lot to allow more space between homes and to be in conformity with the size of other lots on the cul-de-sac. The property is located at 4297 and 4311 E Panorama View Way. It is Medium Density Residential in the Jordanelle Basin overlay zone (JBOZ) in the Mountain Zone (M). There are no structures on either lot. If combined, the total size of the lot will be 0.67 acres (29,389 sq ft). The resulting lot will have approximately 178 feet of street frontage.

The Wasatch County Code requires notice to be sent to all 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 § 17-79-712 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 Jordanelle Basin overlay zone (JBOZ) 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 Jordanelle Basin overlay zone is quoted (in part) below:

16.15.01: PURPOSE

The Jordanelle Basin overlay zone (JBOZ) is to implement the goals and standards established by the previously adopted Jordanelle Basin land use plan and map and accomplish the following purposes:

- 1. The lands comprising the overlay zone include all the Jordanelle Basin;*
 - 2. To allow for development of the lands which complies with the goals and standards of the plan;*
 - 3. To preserve and protect the natural beauty of the Jordanelle Basin;*
 - 4. To establish regulations by which development may take place in the JBOZ.*
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KEY ISSUES TO CONSIDER

- Compliance with zoning requirements and the original approval of the subdivision plat.
- Compliance with UCA §17-79-712 and including WCC 16.04.02 definition of good cause.
- The County Recorder's Conditions of Approval.

STAFF ANALYSIS

– LAND USE AND DENSITY –

The proposed amendment makes no adjustment to land use and decreases density.

– SETBACKS –

The setbacks for the subdivision were established on the existing plat (see Exhibit B, Existing Plat, Sheet 2 PUE & Setback Detail). The building setbacks were added to the proposed amended plat (see Exhibit C, Proposed Amended Plat, Note 2).

– GOOD CAUSE –

UCA §17-79-712 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 amendment will decrease density and allow the amended lot to be in conformity with the size of other lots on the cul-de-sac, preserving the character of the neighborhood. It is not anticipated that the proposed action will affect the neighboring landowners negatively as there will be no increase in density. No public roads or easements are affected by the proposed plat amendment.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact the public street, right-of-way access, or any 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. Conditions proposed by the DRC have been provided in the recommended motion.

RECOMMENDED MOTION

Move to Approve the proposed Wildwood Reserve Lots 79 & 80 Minor Plat Amendment consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The proposal combines two lots into one lot, decreasing density.
2. The subject property is two lots that will create a 0.67-acre lot if combined.
3. The subject property is in the Medium Density Residential area of the Jordanelle Basin overlay zone in the Mountain Zone (M).
4. There is Good Cause for the proposed amendment because it will decrease density and allow the amended lot to be in conformity with the size of other lots on the cul-de-sac, preserving the character of the neighborhood.
5. No public or private roads are being vacated as part of this plat amendment.
6. 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 conditions.
7. The proposal is consistent with Utah Code §17-79-712.
8. Notice has been provided in compliance with state and local laws.

– CONDITIONS –

1. Based on the current zoning designation and its associated regulations, the applicant forfeits the right for future subdivision of Lot 79A.
2. The plat amendment approval shall expire if the plat is not recorded within one year from the date of receipt of final approval by the ALUC.
3. The applicant shall resolve any conditions noted in the DRC Report (Exhibit D) to the satisfaction of the applicable review department.
4. Notes applicable to Lots 79 and 80 from the existing plat be added to the amended 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 – Vicinity Map6

Exhibit B – Existing Subdivision Plat7

Exhibit C – Proposed Amended Plat.....9

Exhibit D – Existing Subdivision Plat.....10

Exhibit A – Vicinity Map



FINAL PLAT
BENLOCH RANCH PHASE 1C PUD AND SUBDIVISION
PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE
SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WASATCH COUNTY, UTAH

LEGEND

- F FOUND SECTION CORNER
- - - QUARTER SECTION LINE
- - - BASIS OF BEARING

PUE & SETBACK DETAIL (TOWNHOUSE LOTS)
(TYPICAL, SEE DRAWING FOR DESCRIPTIONS)

PUE & SETBACK DETAIL (SINGLE FAMILY LOTS)
(TYPICAL, SEE DRAWING FOR DESCRIPTIONS)

SECTION TIES
SCALE: 1"=150'

SCALE: 1"=150'

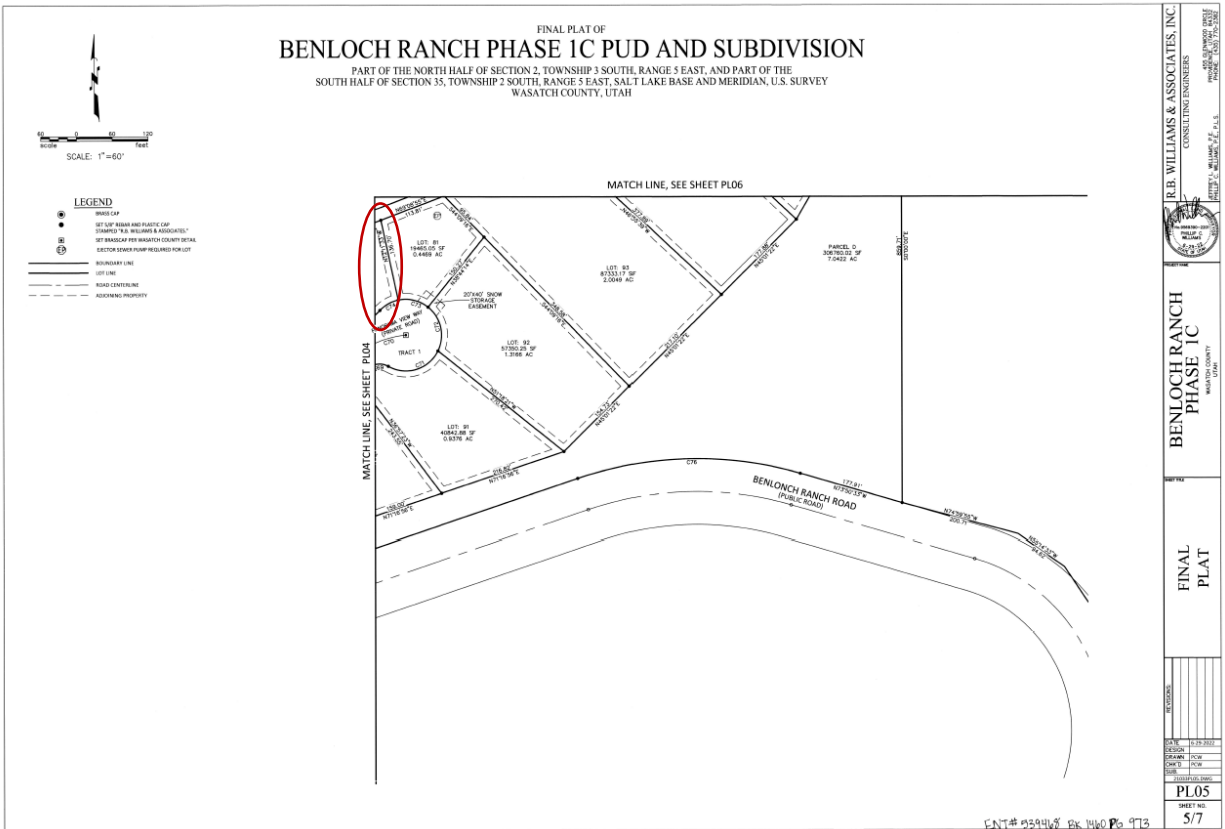
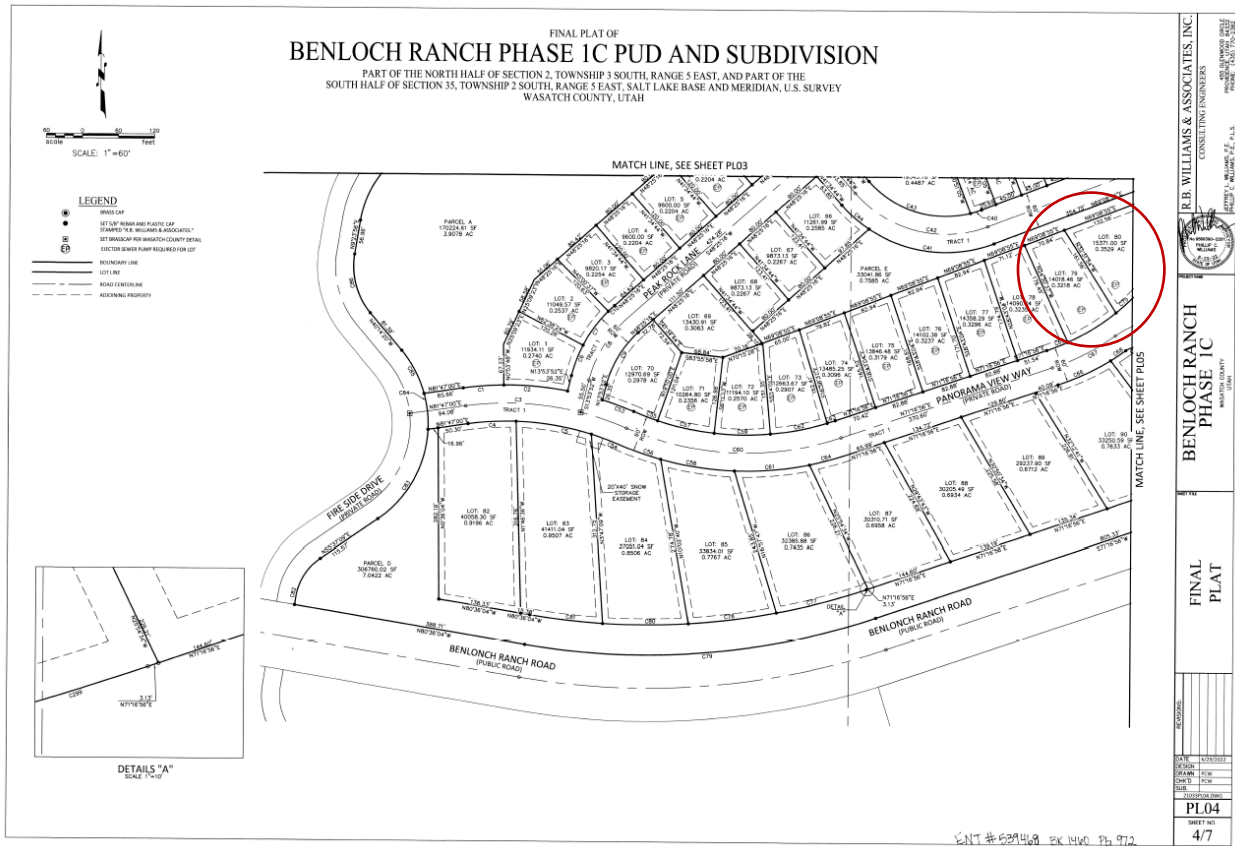


Exhibit D – Existing Subdivision Plat



Wasatch County DESIGN REVIEW COMMITTEE (DRC) COMMENTS

PROJECT ID: DEV-11907
PROJECT NAME: PLAT AM - SUBDIVISION PLAT
AMENDMENT / STREET VACATION
VESTING DATE: 3/3/2026
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
Recorder's Office	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	Fire Code per code and Wasatch Fire Single Family Dwelling Guidelines
JSSD-App-1	SSD - Jordanelle SSD Approval	Contractor/ owner to work with JSSD engineer and staff on proper abandonment of unused sewer and water services. If unused serviced are not abandoned at plat signature then a deposit of 1,500.00 for sewer and 500.00 for water will be required before plat signature. Unused sewer service must be cut and capped behind back of curb or back of walk. Unused water setter must be removed from meter vault and turned over the the district. All abandonments must be inspected and approved by district inspector

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Recorder Office		
Comment ID	Sheet Name	Comment
DRC-REC4	Wildwood Reserve 79A Plat amendment - Wasatch County - 3-29-2026 (2)	COA: I didn't catch this on the first submission. There needs to be a narrative on the plat explaining what is being amended. Example: THE PURPOSE OF THIS PLAT AMENDMENT IS COMBINE LOT 79 AND LOT 80 INTO ONE LOT. I will approve this on the condition that this is added before the plat is presented for recording. Will you also add a TIME_____ line in the Records Stamp area.

REVIEWING ENTITY CONTACT INFORMATION

****Wasatch County offers an electronic meeting request as an option for anyone seeking input from the various County review departments prior to formalizing a development application or a resubmittal. Meetings are held in 20 minute increments and are filled on a first-come first-serve basis. Comments given during these meetings are a courtesy discussion and do not constitute a formal review. Request forms can be submitted using the online portal.****

<https://wasatch.utah.gov/Planning#61992-development-process-forms-and-applications>

Alternatively, you are welcome to contact any of the Wasatch County DRC reviewing entities directly.

Affordable Housing Office

Jeff Bradshaw - (435) 654-2053

Wasatch County Assessor Office

Bob Adams – (435) 657-3199

Wasatch County Civil Attorney

Jon Woodard – (435) 657-3273

Wasatch County Building Department

Quinn Davis – (435) 657-3200

Wasatch County Engineering Department

Natalie Foster – (435) 657-3305

Wasatch County Fire Special Service Area

Clint Neerings – (435) 940-9636

Wasatch County GIS Department

Ivan Spencer – (435) 657-3194

Wasatch County Health Department

Tracy Richardson – (435) 657-3252

Jordanelle Special Service District

Max Covey - (435) 654-9233

Wasatch County Manager Office

Tiarra Cooper - (435) 657-3180

North Village Special Service District

Max Covey - (435) 654-9233

Wasatch County Planning Department

Planning Department – (435) 657-3205

Wasatch County Public Works Department

Terry Ekker – (435) 654-1661

Wasatch County Recorder Office

Marcy Murray – (435) 657-3210

Wasatch County Sheriff Office

Jared Rigby – (435) 654-1098

Wasatch County Special Service Area #1 (Water)

Steve Farrell – (435) 657-3180

Strawberry Lakeview and Strawberry Ranches Special Services Districts

Max Covey - (435) 654-9233

Wasatch County Surveyor Office

James Kaiserman – (435) 657-3222

Twin Creek Special Service District

Max Covey - (435) 654-9233

Wasatch County Weed Department

Quintin Lewis – (435) 654-1661

Regional Trails

Don Taylor – dtaylor@mountainland.org

MIDA Coordinator

Richard Breitenbeker – (435) 657-3181

Environmental Quality

Dallen Webster – dwebster@barr.com

Phone: 801-333-8434