



Timber Lakes Plat No. 4 Lot 416 Amended and Plat No. 16 'C' Lot 1637 Amended

Adding acreage from a lot of record into Lots 416A and 1637A and adjusting lot boundaries

Minor Plat Amendment

Project: PlatAm-26-005 & PlatAm-26-006 / DEV-11954 |

Templeton Plat Amendment

Report Date: 22 May 2026

Report Author: Katie Henneuse, Planner

Council Action Required: No

Type of Action: Administrative

Applicant: Ferrari Surveying for Robert Templeton

Address: Section 14 Township 4S, Range 6 E

Zone: Mountain

Existing Land Use: Two Single-Family Homes

Proposed Amendment: Add acreage from Parcel 13-3665 (lot of record) into Lots 416A and 1637A, losing one building right. Adjust the boundary between Lots 416A and 1637A.

DETERMINATION ISSUE

Whether or not the proposed minor plat amendment Timber Lakes 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, Planning Staff recommends that the Administrative Land Use Committee APPROVE the proposed minor plat amendments based on the findings and conditions included in the staff report.



BACKGROUND

Timber Lakes Plat No. 4 was recorded in 1971 and Plat No. 16 'C' was recorded in 1980. The plats were amended in 2008 to eliminate a boundary overlap between lots 416 and 1637. These plat amendments were recorded in 2011. Parcel 13-3665 (previously lot 1636A) was removed from the Timber Lakes subdivision and became a lot of record as the result of a settlement agreement.

The applicant is seeking to add acreage from the lot of record to lots 416A and 1637A and to adjust the boundary between these lots. Lot 416A is proposed to increase from 1.16 acres to 2.23 acres while lot 1637A is proposed to increase from 1.07 acres to 4.33 acres. The lot of record will be eliminated. The platted lots will become more conforming by adding the acreage of the lot of record into them. The location of lot 416A is 11666 E Aspen Road, lot 1637A is 3415 S Blazing Star Way, and Parcel 13-3665 is 3501 S Blazing Star Way. All three properties are owned by Robert Templeton. Lot 416A and the lot of record have existing dwellings. Lot 1637A does not have any existing structures. The building right for lot 1637A will be lost with the recordation of the plat amendment.

PURPOSE AND INTENT

The subject property is in the Mountain zone where detached single-family homes (land use 1111) is listed as a permitted use in the zone. The purpose outlined in the Mountain zone 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

- Compliance with zoning requirements and the original and amended approvals of the subdivision plat.
- Compliance with UCA §17-79-712 and including WCC 16.04.02 definition of good cause.

STAFF ANALYSIS

– ZONING –

The subject property is in the Mountain zone. The minimum lot size for the zone is 20 acres, the minimum street frontage is 300 feet, and the required lot width is 320 feet. The Timber Lakes No. 4 and 16 'C' Subdivisions are nonconforming under current zoning standards, as they do not meet the minimum lot size, frontage, and access requirements of the Mountain Zone.

The lot consolidation portion of this plat amendment would bring the plat into closer compliance with the Mountain zoning district, and eliminate a non-conforming lot of record which helps with establishing good cause.

– WETLAND SETBACKS –

The eastern boundaries on the second amended plats extend to Lake Creek. This boundary was previously represented by a straight line even though the boundary description set the lot line at the creek. This change highlighted the property's proximity to Lake Creek. Wasatch County Code section 16.28.04 requires that all buildings and accessory structures be set back at least fifty feet from the edge of a wetland. The applicant

agreed to add a fifty-foot setback from Lake Creek to the second amended plats to be in compliance with this code.

– GOOD CAUSE –

UCA §17-79-713 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 reviewed the plat amendment and finds the proposal complies with the need to meet “good cause” as required by State Law. The consolidation portion of these plat amendments bring the plats into closer compliance with the minimum lot size of the Mountain zoning district and eliminates a non-conforming lot of record. The proposal is also closer to compliance with current codes due to the requirement for a 15’ front PUE and the designation of a setback from a wetland. It is not anticipated that the proposed action will affect the neighboring landowners negatively as there will be a decrease in density and the number of septic drain fields will be reduced. 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 MOTIONS

Move to Approve the proposed Timber Lakes Plat No. 4 Lot 416 Amended minor plat amendments consistent with the findings and subject to the conditions presented in the staff report.

Move to Approve the proposed Timber Lakes Plat No. 16 ‘C’ Lot 1637 Amended minor plat amendments consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The proposal combines two subdivision lots and one lot of record into two subdivision lots.
2. Lot 416A is proposed to increase from 1.16 acres to 2.23 acres. Lot 1637A is proposed to increase from 1.07 acres to 4.33 acres. The lot of record will be eliminated.
3. The subject property is in the Mountain zone.
4. Good cause for the plat amendments exists because the consolidation portion of these plat amendments bring the plat into closer conformance with the minimum lot size of the Mountain zoning district, results in fewer septic drain fields, and eliminates a non-conforming lot of record. Front easements were required to be in compliance with current code and setbacks have been required to be noted on the plat from the wetlands.
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. The applicant forfeits the building right for Lot 1637A.
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 to the satisfaction of the applicable review department.
4. A fifty-foot building setback from Lake Creek is to be shown on the second amended plats.
5. Notes and restrictions from the existing plats to be added to the second amended plats.

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 amendments are approved, the applicant will need to satisfy any conditions, if applicable, and deliver mylar plats 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 amendments are 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 – Existing Subdivision Plats8

Exhibit C – Proposed Amended Plats10

Exhibit D – DRC Report – PlatAm-26-005 – Lot 1637-A12

Exhibit E – DRC Report – PlatAm-26-006 – Lot 416-A.....16

Exhibit A – Vicinity Map



PLAN REVIEW REPORT

Robert Templeton Robert Templeton

PEND-PlatAm-26-005

Permit #: PEND-PlatAm-26-005 / Lot 1637-A / Timber Lakes Plat 16 'C' / Timber Lakes

Subdivision Plat Amendment / Street Vacation

Design Team			
Applicant: Gregory Ferrari Contact Name: Address: , , Phone: (435) 640-0412 Email: ferrari.surveying@gmail.com			

Engineering			
Item	Date Approved	Approval	Final Comments
Letter of Request	05/05/26	Approved	05/05/26 - Dan Fechner - Approved
Proposed Plat	05/05/26	Approved	04/22/26 - Jim Kaiserman - Updated 05/05/26 - Dan Fechner - Approved
Review Response	05/05/26	Approved	05/05/26 - Dan Fechner - Approved
Other	05/05/26	N/A	05/05/26 - Dan Fechner - N/A

Planning			
Item	Date Approved	Approval	Final Comments
Noticing Addresses	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Closure Sheet	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Letter of Request	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Proposed Plat	05/18/26	Approved	04/22/26 - Jim Kaiserman - Updated 04/22/26 - Katie Henneuse - Rejected 05/12/26 - Gregory Ferrari - Updated 05/15/26 - Katie Henneuse - Rejected 05/18/26 - Gregory Ferrari - Updated 05/18/26 - Katie Henneuse - Approved - see additional notes
Proposed Plat DWG	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Review Response	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
ROS	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Water Action Report	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Existing Plat	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Other	04/22/26	N/A	04/22/26 - Katie Henneuse - N/A

Health Department			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/22/26	Approved	04/22/26 - Tracy Richardson - Approved
Proposed Plat	04/27/26	Approved	04/22/26 - Tracy Richardson - Approved 04/22/26 - Jim Kaiserman - Updated 04/27/26 - Tracy Richardson - Approved

Health Department				
Review Response	04/22/26	Approved	04/22/26 - Tracy Richardson	- Approved
Water Action Report	04/22/26	Approved	04/22/26 - Tracy Richardson	- Approved
Other	04/22/26	Approved	04/22/26 - Tracy Richardson	- Approved
Fire Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	04/22/26	Approved	04/22/26 - Clint Neerings	- Approved
Proposed Plat	04/23/26	App W/Cond	04/22/26 - Clint Neerings 04/22/26 - Jim Kaiserman 04/23/26 - Clint Neerings	- App W/Cond - Updated - App W/Cond - see additional notes
Review Response	04/22/26	App W/Cond	04/22/26 - Clint Neerings	- App W/Cond - see additional notes
Other	04/22/26	App W/Cond	04/22/26 - Clint Neerings	- App W/Cond - see additional notes
GIS Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	04/22/26	Approved	04/22/26 - Claire Ashcraft	- Approved
Proposed Plat	05/05/26	Approved	04/22/26 - Claire Ashcraft 04/22/26 - Jim Kaiserman 05/05/26 - Claire Ashcraft	- Approved - Updated - Approved - Addresses and street names look good.
Proposed Plat DWG	04/22/26	Approved	04/22/26 - Claire Ashcraft	- Approved
Review Response	04/22/26	Approved	04/22/26 - Claire Ashcraft	- Approved
Other	04/22/26	Approved	04/22/26 - Claire Ashcraft	- Approved
Public Works				
Item	Date Approved	Approval	Final Comments	
Letter of Request	04/20/26	N/A	04/20/26 - Terry Ekker	- N/A
Proposed Plat	05/04/26	Approved	04/20/26 - Terry Ekker 04/22/26 - Jim Kaiserman 05/04/26 - Terry Ekker	- N/A - Updated - Approved
Review Response	04/20/26	N/A	04/20/26 - Terry Ekker	- N/A
Other	04/20/26	N/A	04/20/26 - Terry Ekker	- N/A
Recorder				
Item	Date Approved	Approval	Final Comments	
Letter of Request	04/28/26	N/A	04/28/26 - Marcy Murray	- N/A
Proposed Plat	04/28/26	Approved	04/22/26 - Jim Kaiserman 04/28/26 - Marcy Murray	- Updated - Approved
Proposed Plat DWG	04/28/26	N/A	04/28/26 - Marcy Murray	- N/A
Review Response	04/28/26	N/A	04/28/26 - Marcy Murray	- N/A
ROS	04/28/26	N/A	04/28/26 - Marcy Murray	- N/A
Other	04/28/26	N/A	04/28/26 - Marcy Murray	- N/A
Sheriff				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/06/26	Approved	05/06/26 - Doug Smith	- Approved

Sheriff				
Proposed Plat	05/06/26	Approved	04/22/26 - Jim Kaiserman 05/06/26 - Doug Smith	- Updated - Approved
Review Response	05/06/26	Approved	05/06/26 - Doug Smith	- Approved
Other	05/06/26	Approved	05/06/26 - Doug Smith	- Approved

Surveyor				
Item	Date Approved	Approval	Final Comments	
Closure Sheet	04/21/26	Approved	04/21/26 - Tori Lewis	- Approved
Letter of Request	04/21/26	N/A	04/21/26 - Tori Lewis	- N/A
Proposed Plat	04/22/26	Approved	04/22/26 - Jim Kaiserman	- Approved
Proposed Plat DWG	04/21/26	Approved	04/21/26 - Tori Lewis	- Approved
Review Response	04/21/26	N/A	04/21/26 - Tori Lewis	- N/A
ROS	04/21/26	Approved	04/21/26 - Tori Lewis	- Approved
Other	04/21/26	N/A	04/21/26 - Tori Lewis	- N/A

Timber Lakes SSD				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/06/26	Approved	05/06/26 - Jody Defa	- Approved
Proposed Plat	05/06/26	Approved	05/06/26 - Jody Defa	- Approved
Review Response	05/06/26	Approved	05/06/26 - Jody Defa	- Approved
Water Action Report	05/06/26	Approved	05/06/26 - Jody Defa	- Approved
Other	05/06/26	Approved	05/06/26 - Jody Defa	- Approved

Administration				
Item	Date Approved	Approval	Final Comments	
Noticing Addresses	04/15/26	Approved	04/15/26 - Amy Graves	- Approved
Owner Authorization.	04/15/26	Approved	04/15/26 - Amy Graves	- Approved
Unsealed Self Adhesive	05/11/26	Approved	05/06/26 - Amy Graves 05/11/26 - Amy Graves	- Rejected - Approved - see additional notes - Combine with PlatAm-26-006
Plat Signature Checklist	04/15/26	N/A	04/15/26 - Amy Graves	- N/A

Date of Final Approval: 05/18/26 Approved By: Amy Graves

Additional Comments

Robert Templeton Robert Templeton

PEND-PlatAm-26-005

Application #: PEND-PlatAm-26-005 / Lot 1637-A / Timber Lakes Plat 16 'C' / Timber Lakes

Planning			
Item	Comments		
Proposed Plat	04/22/26 - Katie Henneuse	- Rejected	- 1 - Explain the property line shift on parcel 13-3 - See additional Notes
1 - Explain the property line shift on parcel 13-3665 west to Lake Creek as shown on the ROS and plat amendments. The amended plats for Lots 1636A and 1637A and the county's parcel map show a straight property line to the east. 2 - Please carry forward any restrictions or applicable notes from the plat you are amending including the AGRA requirements shown on the first amended plat. 3 - Change the Wasatch County Planning Commission approval to Wasatch County Administrative Land Use Committee (ALUC). The signoff will be the ALUC Chair. 4 - Update the name of the lot to LOT 1637-A 2ND AMENDED			
Proposed Plat	05/15/26 - Katie Henneuse	- Rejected	
1 - Change the lot name as shown on the lot to Lot 1637-A 2ND Amended 2 - There is a handwritten note under the AGRA notes on the first amended plats. Please include this note with the AGRA notes: "A 2007 AGRA report should be reviewed and complied with in association with the development of this lot." 3 - Change the Wasatch County Planning Commission approval to Wasatch County Administrative Land Use Committee (ALUC). The signoff will be the ALUC Chair.?			
Fire Department			
Item	Comments		
Proposed Plat	04/22/26 - Clint Neerings	- App W/Cond	- Access must meet Wasatch Fire Districts Single Fam - See additional Notes
Access must meet Wasatch Fire Districts Single Family Dwelling Guidelines https://cdn.sqhk.co/wasatchfd/Vhhihc/SingleFamilyDwellingGuidelines.pdf			
Proposed Plat	04/22/26 - Jim Kaiserman	- Updated	
Access must meet Wasatch Fire Districts Single Family Dwelling Guidelines https://cdn.sqhk.co/wasatchfd/Vhhihc/SingleFamilyDwellingGuidelines.pdf			
Review Response	04/22/26 - Clint Neerings	- App W/Cond	- see additional notes
Access must meet Wasatch Fire Districts Single Family Dwelling Guidelines https://cdn.sqhk.co/wasatchfd/Vhhihc/SingleFamilyDwellingGuidelines.pdf			
Other	04/22/26 - Clint Neerings	- App W/Cond	- see additional notes
Access must meet Wasatch Fire Districts Single Family Dwelling Guidelines https://cdn.sqhk.co/wasatchfd/Vhhihc/SingleFamilyDwellingGuidelines.pdf			
Administration			
Item	Comments		
Unsealed Self Adhesive	05/06/26 - Amy Graves	- Rejected	- Please deliver self-seal, stamped and addressed en - See additional Notes
Please deliver self-seal, stamped and addressed envelopes to the Planning Department.			

PLAN REVIEW REPORT

Robert Templeton Robert Templeton

PEND-PlatAm-26-006

Permit #: PEND-PlatAm-26-006 / Lot 416 / Timber Lakes Plat No.4 / Timber Lakes
Subdivision Plat Amendment / Street Vacation

Design Team

Applicant: Gregory Ferrari
Contact Name:
Address: , ,
Phone: (435) 640-0412
Email: ferrari.surveying@gmail.com

Engineering

Item	Date Approved	Approval	Final Comments
Letter of Request	05/05/26	Approved	05/05/26 - Dan Fechner - Approved
Proposed Plat	05/05/26	Approved	04/22/26 - Jim Kaiserman - Updated 05/05/26 - Dan Fechner - Approved
Review Response	05/05/26	Approved	05/05/26 - Dan Fechner - Approved
Other	05/05/26	Approved	05/05/26 - Dan Fechner - Approved

Planning

Item	Date Approved	Approval	Final Comments
Noticing Addresses	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Closure Sheet	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Letter of Request	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Proposed Plat	05/18/26	Approved	04/22/26 - Jim Kaiserman - Updated 04/22/26 - Katie Henneuse - Rejected - see additional notes 05/12/26 - Gregory Ferrari - Updated 05/15/26 - Katie Henneuse - Rejected - see additional notes 05/18/26 - Gregory Ferrari - Updated 05/18/26 - Katie Henneuse - Approved
Proposed Plat DWG	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Review Response	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
ROS	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Water Action Report	04/22/26	N/A	04/22/26 - Katie Henneuse - N/A
Existing Plat	04/22/26	Approved	04/22/26 - Katie Henneuse - Approved
Other	04/22/26	N/A	04/22/26 - Katie Henneuse - N/A

Health Department

Item	Date Approved	Approval	Final Comments
Letter of Request	04/22/26	Approved	04/22/26 - Tracy Richardson - Approved
Proposed Plat	04/27/26	Approved	04/22/26 - Tracy Richardson - Approved 04/22/26 - Jim Kaiserman - Updated 04/27/26 - Tracy Richardson - Approved

Health Department			
Review Response	04/22/26	Approved	04/22/26 - Tracy Richardson - Approved
Water Action Report	04/22/26	Approved	04/22/26 - Tracy Richardson - Approved
Other	04/22/26	Approved	04/22/26 - Tracy Richardson - Approved

Fire Department			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/22/26	Approved	04/22/26 - Clint Neerings - Approved
Proposed Plat	04/22/26	App W/Cond	04/22/26 - Jim Kaiserman - Updated 04/22/26 - Clint Neerings - App W/Cond - see additional notes
Review Response	04/22/26	Approved	04/22/26 - Clint Neerings - Approved
Other	04/22/26	App W/Cond	04/22/26 - Clint Neerings - App W/Cond - see additional notes

GIS Department			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/22/26	Approved	04/22/26 - Claire Ashcraft - Approved
Proposed Plat	04/22/26	App W/Cond	04/22/26 - Jim Kaiserman - Updated 04/22/26 - Claire Ashcraft - App W/Cond - see additional notes
Proposed Plat DWG	04/22/26	Approved	04/22/26 - Claire Ashcraft - Approved
Review Response	04/22/26	Approved	04/22/26 - Claire Ashcraft - Approved
Other	04/22/26	Approved	04/22/26 - Claire Ashcraft - Approved

Public Works			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/20/26	N/A	04/20/26 - Terry Ekker - N/A
Proposed Plat	05/04/26	Approved	04/20/26 - Terry Ekker - N/A 04/22/26 - Jim Kaiserman - Updated 05/04/26 - Terry Ekker - Approved
Review Response	04/20/26	N/A	04/20/26 - Terry Ekker - N/A
Other	04/20/26	N/A	04/20/26 - Terry Ekker - N/A

Recorder			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/28/26	N/A	04/28/26 - Marcy Murray - N/A
Proposed Plat	04/28/26	Approved	04/22/26 - Jim Kaiserman - Updated 04/28/26 - Marcy Murray - Approved
Proposed Plat DWG	04/28/26	N/A	04/28/26 - Marcy Murray - N/A
Review Response	04/28/26	N/A	04/28/26 - Marcy Murray - N/A
ROS	04/28/26	N/A	04/28/26 - Marcy Murray - N/A
Other	04/28/26	N/A	04/28/26 - Marcy Murray - N/A

Sheriff			
Item	Date Approved	Approval	Final Comments
Letter of Request	05/06/26	Approved	05/06/26 - Doug Smith - Approved
Proposed Plat	05/06/26	Approved	04/22/26 - Jim Kaiserman - Updated 05/06/26 - Doug Smith - Approved
Review Response	05/06/26	Approved	05/06/26 - Doug Smith - Approved

Sheriff			
Other	05/06/26	Approved	05/06/26 - Doug Smith - Approved
Surveyor			
Item	Date Approved	Approval	Final Comments
Closure Sheet	04/21/26	Approved	04/21/26 - Tori Lewis - Approved
Letter of Request	04/21/26	Approved	04/21/26 - Tori Lewis - Approved
Proposed Plat	04/22/26	Approved	04/22/26 - Jim Kaiserman - Approved
Proposed Plat DWG	04/21/26	Approved	04/21/26 - Tori Lewis - Approved
Review Response	04/21/26	N/A	04/21/26 - Tori Lewis - N/A
ROS	04/21/26	Approved	04/21/26 - Tori Lewis - Approved
Other	04/21/26	N/A	04/21/26 - Tori Lewis - N/A
Timber Lakes SSD			
Item	Date Approved	Approval	Final Comments
Letter of Request	05/07/26	Approved	05/07/26 - Doug Smith - Approved
Proposed Plat	05/07/26	Approved	05/07/26 - Doug Smith - Approved
Review Response	05/07/26	Approved	05/07/26 - Doug Smith - Approved
Water Action Report	05/07/26	Approved	05/07/26 - Doug Smith - Approved
Other	05/07/26	Approved	05/07/26 - Doug Smith - Approved
Administration			
Item	Date Approved	Approval	Final Comments
Noticing Addresses	04/15/26	Approved	04/15/26 - Amy Graves - Approved
Owner Authorization.	04/15/26	Approved	04/15/26 - Amy Graves - Approved
Unsealed Self Adhesive	04/15/26	Approved	04/15/26 - Amy Graves - Approved
Plat Signature Checklist	04/15/26	N/A	04/15/26 - Amy Graves - N/A

Date of Final Approval: 05/18/26 Approved By: Amy Graves

Additional Comments

Robert Templeton Robert Templeton

PEND-PlatAm-26-006

Application #: PEND-PlatAm-26-006 / Lot 416 / Timber Lakes Plat No.4 / Timber Lakes

Planning			
Item	Comments		
Proposed Plat	04/22/26 - Katie Henneuse	- Rejected	- 1 - Explain the property line shift on parcel 13-3 - See additional Notes
1 - Explain the property line shift on parcel 13-3665 west to Lake Creek as shown on the ROS and plat amendments. The amended plats for Lots 1636A and 1637A and the county's parcel map show a straight property line to the east. 2 - Please carry forward any restrictions or applicable notes from the plat you are amending including the AGRA requirements shown on the first amended plat. 3 - Change the Wasatch County Planning Commission approval to Wasatch County Administrative Land Use Committee (ALUC). The signoff will be the ALUC Chair.			
Proposed Plat	05/15/26 - Katie Henneuse	- Rejected	- 1 - Explain the property line shift on parcel 13-3 - See additional Notes
1 - Show a 50 ft wetland setback from Lake Creek 2 - There is a handwritten note under the AGRA notes on the first amended plats. Please include this note with the AGRA notes: "A 2007 AGRA report should be reviewed and complied with in association with the development of this lot." 3 - Change the Wasatch County Planning Commission approval to Wasatch County Administrative Land Use Committee (ALUC). The signoff will be the ALUC Chair.			
Fire Department			
Item	Comments		
Proposed Plat	04/22/26 - Clint Neerings	- App W/Cond	- see additional notes
Access must meet Wasatch Fire Districts Single Family Dwelling Guidelines https://cdn.sqhk.co/wasatchfd/Vhhihc/SingleFamilyDwellingGuidelines.pdf			
Other	04/22/26 - Clint Neerings	- App W/Cond	- see additional notes
Access must meet Wasatch Fire Districts Single Family Dwelling Guidelines https://cdn.sqhk.co/wasatchfd/Vhhihc/SingleFamilyDwellingGuidelines.pdf			
GIS Department			
Item	Comments		
Proposed Plat	04/22/26 - Claire Ashcraft	- App W/Cond	- see additional notes
Aspen Road and Blazing Star Way should be marked "Private" (Can replace "Gravel" in the parenthetical).			