



Timber Lakes Plat No. 13 Lots 1379, 1380, & 1381 Minor Plat Amendment

Project: PlatAm-26-004 | Luloh Plat Amendment
Report Date: 15 July 2026
Report Author: Katie Henneuse, Planner
Council Action Required: No
Type of Action: Administrative

Applicant: Monet Luloh
Address: 1745 S Westview Drive
Zone: Mountain (M)
Existing Plat: 104 Lots on 130.99 acres
Proposed Amendment: Combine Lots 1379 - 1381

DETERMINATION ISSUE

Whether or not the proposed minor plat amendment to combine three lots into one 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 amendment based on the findings and conditions included in the staff report.



BACKGROUND

Timber Lakes No. 13 subdivision was recorded by plat on March 14, 1974. The applicant is seeking to combine lots 1379, 1380, and 1381 into one larger lot. The property is located at 1745 S Westview Drive in the Mountain (M) zone. There are no existing structures on these lots. If combined, the total lot size will be 3.43 ac. The resulting lot will have approximately 446 ft of frontage on Westview Drive. The proposed plat amendment will not create any new nonconformance and will increase the property's conformance with the M zone which has a minimum lot size of twenty acres, a minimum lot frontage of 300 ft, and a minimum lot width of 320 ft.

The recorded front and rear utility easements will be maintained on the amended plat. The applicant proposes to relocate the 10 ft side utility easements between lots 1379 and 1380 and between lots 1380 and 1381 to the side utility easements on the amended lot, resulting in 20 ft side easements as requested by the Timber Lakes Special Service District.

In addition, the Timber Lakes subdivision is recognized as legal nonconforming and is subject to section 16.22.10 of the Wasatch County Code and is limited to what is allowed in nonconforming subdivisions. Due to the lots being smaller than the minimum size required in the M zoning district (20 acres), combining the lots will increase the property's conformance to current zoning. The amended lot will not be allowed to be subdivided again in the future unless the property is rezoned. The building rights for lots 1379 and 1381 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 approval of the subdivision plat.
- Compliance with UCA §17-79-712 and WCC 16.04.02, definition of good cause.

STAFF ANALYSIS

– ZONING –

The subject property is in the Mountain zone. The minimum lot area for the zone is 20 acres, the minimum lot frontage is 300 feet, and the minimum lot width is 320 feet. The Timber Lakes No. 13 Subdivision is nonconforming under current zoning standards, as the lots do not meet the minimum lot size, frontage, and access requirements of the Mountain Zone. The recorded plat is also nonconforming as to environmental constraints such as lot slope. If the lots were to be combined, the lot area would come closer to conformance with the M zone, and the lot would comply with the minimum frontage and lot width in the M zone. Future development of lots 1379 and 1381 would be prohibited, decreasing the density of the previously approved plat, increasing the subdivision's compliance with the current County ordinance.

The building setbacks for the proposed lot are found listed in the Mountain zone of the County Code. The front yard requirement is 60' from the centerline of road or 30' from the edge of the right-of-way, whichever is greater. The minimum side yard setbacks are 12' and there is a 30' foot rear yard setback requirement. The lot combination will not create any new non-compliances as to yard setbacks.

– 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 lot combination will lower density and increase the property’s conformance with the minimum lot size in the M zone. It will bring the lot into full compliance with the M zone requirements for frontage and width. 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.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact the public street or right-of-way access. The recorded front and rear utility easements recorded will be maintained on the amended plat. The applicant is proposing to relocate the 10 ft side utility easements between lots 1379 and 1380 and between lots 1380 and 1381 to the side utility easements on the amended lot, resulting in 20 ft side easements as requested by the Timber Lakes Special Service District.

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 Timber Lakes Plat No. 13 Lot 1380 Amended minor plat amendment consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The proposal combines three lots into one lot, decreasing the density of the plat.
2. The subject property is three lots that will create a 3.43-acre lot if combined.
3. The subject property is in the Mountain zone.
4. Good cause for the plat amendments exists because the lot combination will create a lot that's area is closer in compliance with the minimum lot size, the amended lot will comply with the minimum frontage and lot width in the M zone, and the number of septic drain fields will be reduced. It is not anticipated that the proposed action will affect neighboring landowners negatively as there will be a decrease in density.
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 rights for Lots 1379 and 1381.
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. Notes and restrictions from the existing plat to 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

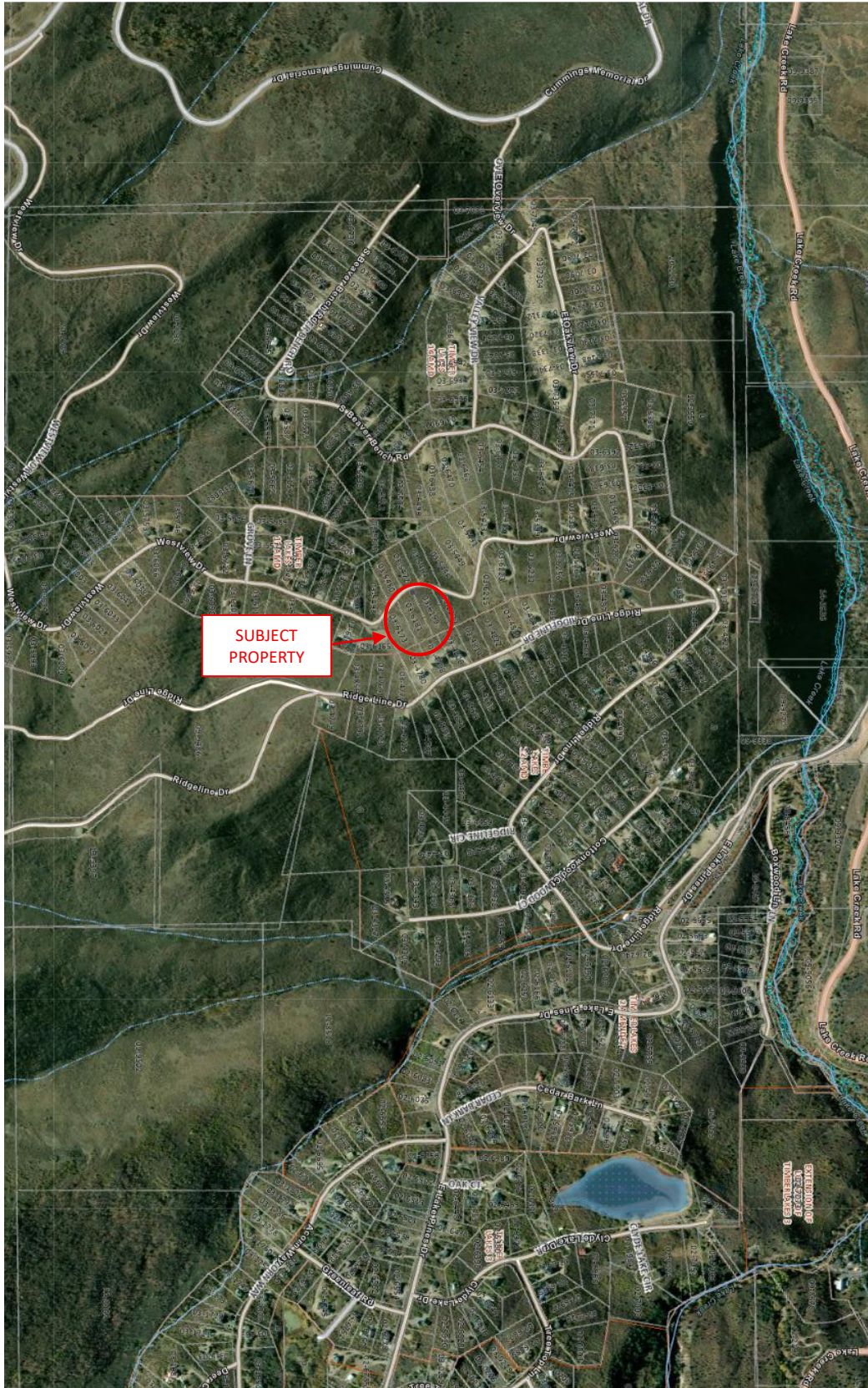
Exhibit A – Vicinity Map 7

Exhibit B – Existing Subdivision Plat 8

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

Exhibit D – DRC Report..... 10

Exhibit A – Vicinity Map



[illegible]

PLAN REVIEW REPORT

Alex Luloh & Monet Luloh Alex Luloh & Monet Luloh

PLAN-PlatAm-26-004

Permit #: PLAN-PlatAm-26-004 / Timber Lakes / 1737, 1763, and 1795 S. Westview Drive (PLAT 13, LOTS 1379, 1380, and 1381)

Subdivision Plat Amendment / Street Vacation

Design Team

Applicant: Monet Luloh

Contact Name:

Address: , ,

Phone: (801) 652-0839

Email: monetluloh@gmail.com

Engineering

Item	Date Approved	Approval	Final Comments
Letter of Request	04/08/26	Approved	04/08/26 - Jed Muhlestein - Approved
Other	04/08/26	N/A	04/08/26 - Jed Muhlestein - N/A
Proposed Plat	05/13/26	Approved	04/08/26 - Jed Muhlestein - Approved 05/12/26 - Monet Luloh - Updated 05/13/26 - Jed Muhlestein - Approved
Review Response	04/08/26	N/A	04/08/26 - Jed Muhlestein - N/A

Planning

Item	Date Approved	Approval	Final Comments
Noticing Addresses	04/17/26	Approved	04/17/26 - Katie Henneuse - Approved
Closure Sheet	04/17/26	Approved	04/17/26 - Katie Henneuse - Approved
Letter of Request	04/17/26	Approved	04/17/26 - Katie Henneuse - Approved
Other	04/17/26	N/A	04/17/26 - Katie Henneuse - N/A
Proposed Plat	07/07/26	Approved	04/17/26 - Katie Henneuse - Rejected - See attached file for amended plat corrections. 05/12/26 - Monet Luloh - Updated 05/15/26 - Katie Henneuse - Rejected 06/30/26 - Monet Luloh - Updated 07/07/26 - Katie Henneuse - Approved
Proposed Plat DWG	04/17/26	Approved	04/17/26 - Katie Henneuse - Approved
Review Response	04/17/26	N/A	04/17/26 - Katie Henneuse - N/A
ROS	04/17/26	Approved	04/17/26 - Katie Henneuse - Approved
Water Action Report	04/17/26	Approved	04/17/26 - Katie Henneuse - Approved
Existing Plat	04/17/26	Approved	04/17/26 - Katie Henneuse - Approved

Health Department

Item	Date Approved	Approval	Final Comments
Letter of Request	04/03/26	Approved	04/03/26 - Tracy Richardson - Approved
Other	04/03/26	Approved	04/03/26 - Tracy Richardson - Approved

Health Department			
Proposed Plat	05/15/26	Approved	04/03/26 - Tracy Richardson - Approved 05/12/26 - Monet Luloh - Updated 05/15/26 - Tracy Richardson - Approved
Review Response	04/03/26	Approved	04/03/26 - Tracy Richardson - Approved
Water Action Report	04/03/26	Approved	04/03/26 - Tracy Richardson - Approved

Fire Department			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/14/26	Approved	04/14/26 - Clint Neerings - Approved
Other	04/14/26	Approved	04/14/26 - Clint Neerings - Approved
Proposed Plat	05/27/26	App W/Cond	04/14/26 - Clint Neerings - App W/Cond - see additional notes 05/12/26 - Monet Luloh - Updated 05/27/26 - Clint Neerings - App W/Cond - see additional notes
Review Response	04/14/26	App W/Cond	04/14/26 - 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
Other	04/22/26	Approved	04/22/26 - Claire Ashcraft - Approved
Proposed Plat	07/01/26	Approved	04/22/26 - Claire Ashcraft - App W/Cond - see additional notes 05/12/26 - Monet Luloh - Updated 05/22/26 - Claire Ashcraft - Updated - see additional notes 05/22/26 - Claire Ashcraft - Denied 06/30/26 - Monet Luloh - Updated 07/01/26 - Claire Ashcraft - Approved - 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

Public Works			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/08/26	N/A	04/08/26 - Terry Ekker - N/A
Other	04/08/26	N/A	04/08/26 - Terry Ekker - N/A
Proposed Plat	07/01/26	Approved	04/08/26 - Terry Ekker - Approved 05/12/26 - Monet Luloh - Updated 06/30/26 - Monet Luloh - Updated 07/01/26 - Terry Ekker - Approved
Review Response	04/08/26	N/A	04/08/26 - Terry Ekker - N/A

Recorder			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/17/26	N/A	04/17/26 - Marcy Murray - N/A
Other	04/17/26	N/A	04/17/26 - Marcy Murray - N/A
Proposed Plat	05/29/26	Approved	04/17/26 - Marcy Murray - Rejected - see additional notes 05/12/26 - Monet Luloh - Updated 05/29/26 - Marcy Murray - Approved
Proposed Plat DWG	04/17/26	N/A	04/17/26 - Marcy Murray - N/A
Review Response	04/17/26	N/A	04/17/26 - Marcy Murray - N/A
ROS	04/17/26	N/A	04/17/26 - Marcy Murray - N/A

Surveyor			
Item	Date Approved	Approval	Final Comments
Closure Sheet	04/07/26	Approved	04/07/26 - Tori Lewis - Approved
Letter of Request	04/03/26	Approved	04/03/26 - Jim Kaiserman - Approved
Other	04/07/26	Approved	04/07/26 - Tori Lewis - Approved
Proposed Plat	05/21/26	Approved	04/07/26 - Jim Kaiserman - Rejected 05/12/26 - Monet Luloh - Updated 05/21/26 - Jim Kaiserman - Approved - see additional notes
Proposed Plat DWG	04/07/26	Approved	04/07/26 - Tori Lewis - Approved
Review Response	04/07/26	Approved	04/07/26 - Tori Lewis - Approved
ROS	04/07/26	Approved	04/07/26 - Tori Lewis - Approved

Timber Lakes SSD			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/23/26	Approved	04/23/26 - Doug Smith - Approved
Other	04/23/26	Approved	04/23/26 - Doug Smith - Approved
Proposed Plat	07/14/26	Approved	04/23/26 - Doug Smith - Rejected 05/05/26 - Jody Defa - Updated 05/06/26 - Jody Defa - Updated 05/11/26 - Doug Smith - Approved 05/12/26 - Monet Luloh - Updated 06/30/26 - Monet Luloh - Updated 07/14/26 - Jody Defa - N/A 07/14/26 - Jody Defa - Approved - see additional notes
Review Response	04/23/26	Approved	04/23/26 - Doug Smith - Approved
Water Action Report	05/11/26	N/A	04/23/26 - Doug Smith - Approved 05/11/26 - Doug Smith - N/A

Administration			
Item	Date Approved	Approval	Final Comments
Noticing Addresses	04/01/26	Approved	04/01/26 - Amy Graves - Approved
Unsealed Self Adhesive	04/17/26	Approved	04/17/26 - Amy Graves - Approved
Owner Authorization.	04/01/26	N/A	04/01/26 - Amy Graves - Approved 04/01/26 - Amy Graves - N/A
Plat Signature Checklist	04/01/26	N/A	04/01/26 - Amy Graves - N/A

Additional Comments

Alex Luloh & Monet Luloh Alex Luloh & Monet Luloh

PLAN-PlatAm-26-004

Application #: PLAN-PlatAm-26-004 / Timber Lakes / 1737, 1763, and 1795 S. Westview Drive (PLAT 13, LOTS 1379, 1380, and 1381)

Planning	
Item	Comments
Proposed Plat	05/15/26 - Katie Henneuse - Rejected
Remove the second Original Plat Note regarding the PUE since this conflicts with direction from Timber Lakes SSD and what is shown on the plat.	

Fire Department	
Item	Comments
Proposed Plat	04/14/26 - Clint Neerings - App W/Cond - Access/Fire Flow/Fire Hydrants must meet Wasatch F - See additional Notes
Access/Fire Flow/Fire Hydrants must meet Wasatch Fire Districts Single Family Dwelling Guidelines and IFC	
Proposed Plat	05/27/26 - Clint Neerings - App W/Cond - see additional notes
Access/Fire Flow/Fire Hydrants must meet Wasatch Fire Districts Single Family Dwelling Guidelines and IFC	
Review Response	04/14/26 - Clint Neerings - App W/Cond - see additional notes
Access/Fire Flow/Fire Hydrants must meet Wasatch Fire Districts Single Family Dwelling Guidelines and IFC	

GIS Department	
Item	Comments
Proposed Plat	04/22/26 - Claire Ashcraft - App W/Cond - Please specify that Westview Drive is private (can - See additional Notes
Please specify that Westview Drive is private (can go in a parenthetical after the street name) and include the new lot address somewhere on the plat (1763 S Westview Dr)	
Proposed Plat	05/22/26 - Claire Ashcraft - Updated - Please specify that Westview Drive is private, not - See additional Notes
Please specify that Westview Drive is private, not public. Address of 1745 S Westview Drive will work.	
Proposed Plat	07/01/26 - Claire Ashcraft - Approved - see additional notes
1745 S is within the acceptable range for the lot. Road label now specifies it is private.	

Recorder	
Item	Comments
Proposed Plat	04/17/26 - Marcy Murray - Rejected - There needs to be a narrative on the plat stating - See additional Notes
There needs to be a narrative on the plat stating that you are combining the 3 lots into one amended lot. You need to be label the plat with the amended lot number where the lot combination is and there needs to be a total acreage. there will also need to be one address assigned to the amended lot whatever that is going to be. There is no OWNERS DEDICATION on the plat. The owners need to sign the plat and their signatures need to be notarized.	

Surveyor	
Item	Comments

Surveyor		
Proposed Plat	04/07/26 - Jim Kaiserman	- Rejected
- # 1 Combined Lot acreage not shown. # 2 The p - See additional Notes # 1 Combined Lot acreage not shown. # 2 The project location must be shown by 1/4 section. # 3 In the N1/4 Corner call out, the Range is incorrect. # 4 In the County Surveyor certification box, use APPROVRD AS TO FORM # 5 Please call the planning office a 435-657-3205 for list of signatures. # 6 The project is not in Springville City.		

Timber Lakes SSD		
Item	Comments	
Proposed Plat		
Per District counsel, utility easements cannot be surrendered or abandoned as part of lot combinations. To move forward with District approval, please adjust the easements as follows: â€¢ Relocate the existing 10-foot easement between Lots 1380 and 1381 to the north property line, creating a continuous 20-foot utility easement along the north boundary of Lot 1381. â€¢ Relocate the easement between Lots 1380 and 1379 to the south property line of Lot 1379, creating a continuous 20-foot utility easement along the south boundary of Lot 1379. Additionally, I will need the property owners to sign a document outlining how District fees will be applied after the lots are combined. I can coordinate obtaining these signatures while the plat is undergoing Council approval. Please let me know if you have any questions or would like to discuss further.		
Proposed Plat	05/05/26 - Jody Defa	- Updated
Based on guidance from legal counsel, the District prefers not to relinquish side-lot easements in connection with the proposed lot combination. With that in mind, we kindly request relocation of the existing easement between Lots 1380 and 1381 to the south side of Lot 1382, resulting in a total easement width of 20 feet between the northern boundary of newly created Lot 1380A and the southern boundary of Lot 1382. Additionally, we request that the existing Public Utility Easement (P.U.E.) between Lots 1380 and 1379 be relocated to the common boundary between newly formed Lot 1380A and Lot 1378, establishing a total easement width of 20 feet between the southern boundary of Lot 1380A and the northern boundary of Lot 1378. I need a signed lot combination agreement between the District and the owners, but that can be done while this plat is in process. I can sign after the agreement is in place. ?		
Proposed Plat		
Please see comments: Timber Lakes SSD 4/2302026;5/05/2026		
Proposed Plat	05/06/26 - Jody Defa	- Updated
- Please refer to previous comments and adjust the e - See additional Notes		
Please refer to previous comments and adjust the easement on the north and south to 20'.		
Water Action Report		
Based on guidance from legal counsel, the District prefers not to relinquish side-lot easements in connection with the proposed lot combination. With that in mind, we kindly request relocation of the existing easement between Lots 1380 and 1381 to the south side of Lot 1382, resulting in a total easement width of 20 feet between the northern boundary of newly created Lot 1380A and the southern boundary of Lot 1382. Additionally, we request that the existing Public Utility Easement (P.U.E.) between Lots 1380 and 1379 be relocated to the common boundary between newly formed Lot 1380A and Lot 1378, establishing a total easement width of 20 feet between the southern boundary of Lot 1380A and the northern boundary of Lot 1378. I need a signed lot combination agreement between the District and the owners, but that can be done while this plat is in process. I can sign after the agreement is in place. ? In addition, there are bond fees associated with the lots after combination, which are included in the agreement I need signed by the owner's		