



The Crossings at Lake Creek Phase No. 1 Lot 143 Minor Plat Amendment

Project: PlatAm-26-004 | Moto Matt Ranch

Report Date: 17 July 2026

Report Author: Katie Henneuse, Planner

Council Action Required: No

Type of Action: Administrative

Applicant: Matthew Blaser

Address: 336 Lindsay Hill Road

Zone: Residential Agriculture (RA-1)

Existing Plat: 47 lots on 79 acres

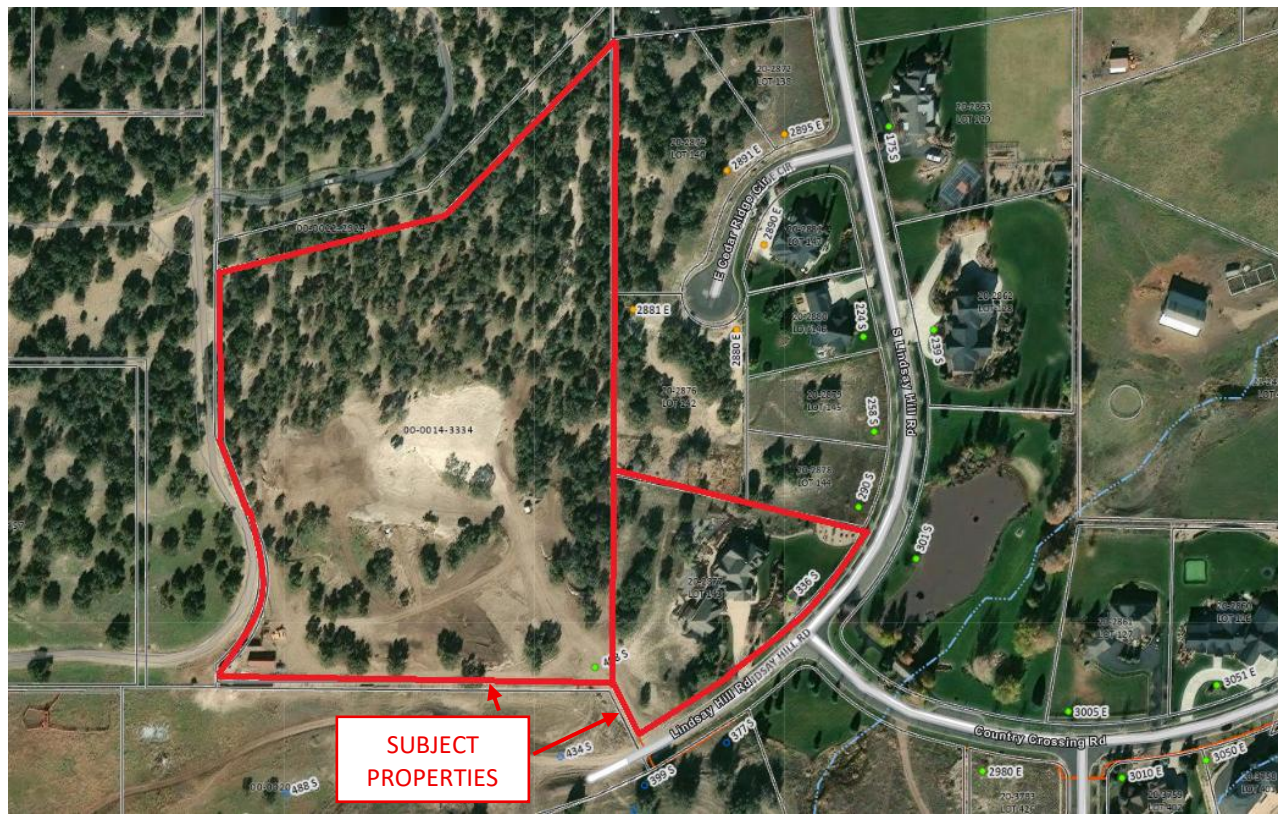
Proposed Amendment: Separate a portion of lot 143 so it may be combined with parcel 14-3334 for the purpose of establishing access

DETERMINATION ISSUE

Whether or not the proposed minor plat amendment to separate a portion of lot 143 so it may be combined with parcel 14-3334 for the purpose of establishing access on a public road 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

The Crossings at Lake Creek No. 1 subdivision was recorded by plat on March 30, 2005. Lot 143 is located at 336 Lindsay Hill Road in the Residential Agriculture zone (RA-1). A single-family home was built on the lot. It is 2.07 acres and is proposed to be reduced to 2.0 acres. Parcel 14-3334 is approximately 10 acres and is located northwest and adjacent to lot 143. It is a nonconforming lot of record. Parcel 14-3334 has access off 2400 East which is a dirt road that provides access to the other lots of record on Lindsay Hill.

In August 2023, Intermark Steel finalized the purchase of parcel 14-3334 after working with an adjacent property owner and developer to purchase a utility connection and 30 ft-wide access through lot 143 to Lindsay Hill Road. The Heidorns, the property owners of lot 143, maintain that the access purchase was for deeded property, not as an easement attached to their lot. A building permit for parcel 14-3334 cannot be issued until the access for this parcel is finalized.

The applicant is seeking to separate the 30-ft access from Lot 143 and add it to parcel 14-3334. First, the plat will be amended to separate the 30-ft access from Lot 143. After the amended plat is recorded, the 30-ft access will be combined with parcel 14-3334 by deed and a new legal description will be created for the lot of record.

Lot 143 will remain in conformance with the RA-1 zone which has a minimum lot area of one acre in this subdivision, where a bonus density was granted. It will have frontage of more than 470 ft, exceeding the minimum frontage of 150 ft. The existing residence will continue to comply with setbacks as listed on the plat. The amended lot will continue to have a 10 ft public utility easement around the inside perimeter of the lot.

Parcel 14-3334 will come closer into compliance with the RA-1 zone. The parcel has no frontage and has historically had access on a dirt road. It will have 30 ft of frontage on a paved public road after the access is added to the parcel.

PURPOSE AND INTENT

The subject property is in the Residential Agriculture Zone (RA-1) 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 Residential Agriculture Zone (RA-1) is quoted (in part) below:

16.08.01: PURPOSE

- A. *The purpose of this section is to encourage rural densities in accordance with the general plan. Subdivision design should preserve natural or prominent features of the site first, and laying out the lots after the portions of the site worth preserving are addressed. 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.*
 - B. *The specific intent in establishing this residential-agricultural zone (RA-1) is to promote the protection of natural resource areas, prominent features of the site, farmland and other large areas of open land, while permitting residential development at low, rural densities. The intent of the code is to increase lot sizes as development moves away from incorporated areas and maintain, as much as possible, the rural character of the County.*
-

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

– LAND USE AND DENSITY –

The subject properties are in the Residential Agriculture zone (RA-1). The proposed amendment makes no adjustment to land use or density. Lot 143 will remain in conformance with the RA-1 zone which has a minimum lot area of one acre in this subdivision, where a bonus density was granted. It will have frontage of more than 470 ft, exceeding the minimum frontage of 150 ft. Parcel 14-3334 have 30 ft of frontage and access to a paved public road instead of access on a gated substandard dirt road after the access is added to the parcel, bringing it closer to compliance with the County Code.

– SETBACKS –

The building setbacks for lot 143 are listed on the plat (see Notes to Purchases, Note 4). The plat amendment 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. Parcel 14-3334 will come closer into compliance with the RA-1 zone. The parcel has no frontage and has historically had access on a dirt road. It will have 30 ft of frontage and access on a paved public road after the access is added to the parcel. Lot 143 will remain in conformance with the RA-1 zone. It is not anticipated that the proposed action will affect the neighboring landowners negatively as there will be no change in density or land use.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not physically impact the public street or right-of-way access. Lindsay Hill Road is classified as a local road with a capacity of up to 2,000 average daily trips, providing access for up to 200 single-family homes. There are 18 other lots with access on Lindsay Hill Road currently. Phase 11 of The Crossings at Lake Creek will add an additional 62 lots with primary access on Lindsay Hill Road, bringing the total number of lots utilizing Lindsay Hill Road to 80, with an estimated 800 average daily trips. The added traffic impact of a single-family home is expected to add an average of 10 trips per day on Lindsay Hill Road. The road will still maintain an acceptable level of service.

The amended plat will continue to have a 10 ft public utility easement around the inside perimeter of lot 143.

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 The Crossings at Lake Creek No. 1 Lot 143 plat amendment consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The proposal separates a portion of lot 143 so it may be combined with parcel 14-3334 for the purpose of establishing access on Lindsay Hill Road.
2. The subject property is lot 143 in The Crossings at Lake Creek subdivision (2.07 ac) and parcel 14-3334 (10 ac).
3. The subject property is in the Residential Agriculture Zone (RA-1).

4. Good cause for the plat amendments exists because parcel 14-3334 will come closer into compliance with the RA-1 zone. The parcel has no frontage and has historically had access on a dirt road. It will have 30 ft of frontage and access to a paved public road after the access is added to the parcel.
5. The development of a single-family home may add an average of 10 trips per day to the public road.
6. The road still maintains acceptable levels of service.
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 conditions.
8. The proposal is consistent with Utah Code §17-79-712.
9. Notice has been provided in compliance with state and local laws.

– *CONDITIONS* –

1. The plat amendment approval shall expire if the plat is not recorded and the 30 ft access added to parcel 14-3334 by deed within one year from the date of receipt of final approval by the ALUC.
2. The applicant shall resolve any conditions noted in the DRC Report to the satisfaction of the applicable review department.
3. The following note shall be added to the plat, “All notes and conditions as outlined on the crossings at Lake Creek Phase No. 1 plat on file with Wasatch County Recorder as Entry No. 281252 in Book 743 at page 598-657, shall apply to this 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.

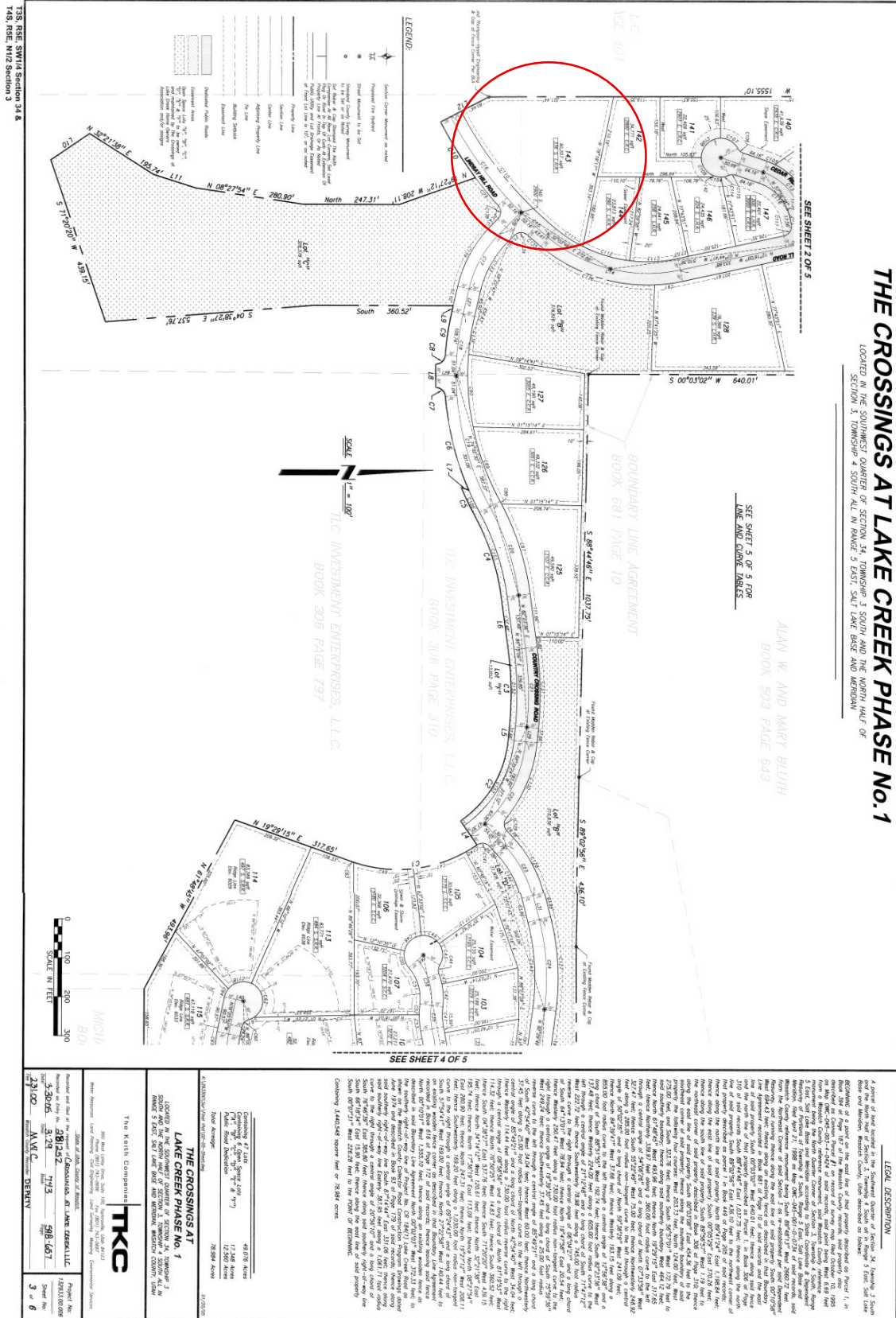
Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

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





PLAN REVIEW REPORT

PLAN-PlatAm-26-010

Permit #: PLAN-PlatAm-26-010 / 408 LINDSAY HILL ROAD
Subdivision Plat Amendment / Street Vacation

Design Team

Applicant: Matthew Blaser

Contact Name:

Address: , ,

Phone: (801) 631-3122

Email: matt.blaser@intermarksteel.com

Engineering

Item	Date Approved	Approval	Final Comments
Letter of Request	05/29/26	Approved	05/29/26 - Dan Fechner - Approved
Proposed Plat	07/02/26	Approved	05/29/26 - Dan Fechner - Rejected 06/29/26 - Matthew Blaser - Updated 07/02/26 - Dan Fechner - Approved - see additional notes - see additional notes
Other	05/29/26	Approved	05/29/26 - Dan Fechner - Approved
Review Response	05/29/26	N/A	05/29/26 - Dan Fechner - N/A

Planning

Item	Date Approved	Approval	Final Comments
Noticing Addresses	05/26/26	Approved	05/26/26 - Katie Henneuse - Approved
Closure Sheet	05/26/26	Approved	05/26/26 - Katie Henneuse - Approved
Letter of Request	05/26/26	Approved	05/26/26 - Katie Henneuse - Approved
Proposed Plat	07/07/26	Approved	06/05/26 - Katie Henneuse - Rejected 06/29/26 - Matthew Blaser - Updated 06/30/26 - Matthew Blaser - Updated 07/07/26 - Katie Henneuse - Approved - see additional notes
ROS	05/26/26	Approved	05/26/26 - Katie Henneuse - Approved
Existing Plat	05/26/26	Approved	05/26/26 - Katie Henneuse - Approved
Other	05/29/26	Approved	05/26/26 - Katie Henneuse - N/A 05/29/26 - Katie Henneuse - Approved
Review Response	05/26/26	N/A	05/26/26 - Katie Henneuse - N/A
Water Action Report	05/26/26	N/A	05/26/26 - Katie Henneuse - N/A
Proposed Plat DWG	05/26/26	N/A	05/26/26 - Katie Henneuse - N/A

Health Department

Item	Date Approved	Approval	Final Comments
Letter of Request	06/03/26	Approved	06/03/26 - Tracy Richardson - Approved
Proposed Plat	06/03/26	Approved	06/03/26 - Tracy Richardson - Approved - Twin Creeks Sewer and Water
Other	06/03/26	Approved	06/03/26 - Tracy Richardson - Approved

Health Department				
Review Response	06/03/26	Approved	06/03/26 - Tracy Richardson	- Approved
Water Action Report	06/03/26	Approved	06/03/26 - Tracy Richardson	- Approved

SSD				
Item	Date Approved	Approval	Final Comments	
Letter of Request	06/09/26	N/A	06/09/26 - Clayton Riding	- N/A
Proposed Plat	06/09/26	Approved	06/09/26 - Clayton Riding	- Approved
Water Action Report	06/09/26	Reviewed	06/09/26 - Clayton Riding	- Reviewed
Other	06/09/26	Reviewed	06/09/26 - Clayton Riding	- Reviewed
Review Response	06/09/26	N/A	06/09/26 - Clayton Riding	- N/A

Fire Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/27/26	Approved	05/27/26 - Clint Neerings	- Approved
Proposed Plat	05/27/26	App W/Cond	05/27/26 - Clint Neerings	- App W/Cond - see additional notes
Other	05/27/26	N/A	05/27/26 - Clint Neerings	- N/A
Review Response	05/27/26	N/A	05/27/26 - Clint Neerings	- N/A

GIS Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved
Proposed Plat	06/04/26	App W/Cond	06/04/26 - Claire Ashcraft	- App W/Cond - see additional notes
Other	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved
Proposed Plat DWG	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved
Review Response	06/04/26	Approved	06/04/26 - Claire Ashcraft	- Approved

Public Works				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/27/26	N/A	05/27/26 - Terry Ekker	- N/A
Proposed Plat	05/27/26	N/A	05/27/26 - Terry Ekker	- N/A
Other	05/27/26	N/A	05/27/26 - Terry Ekker	- N/A
Review Response	05/27/26	N/A	05/27/26 - Terry Ekker	- N/A

Recorder				
Item	Date Approved	Approval	Final Comments	
Letter of Request	06/05/26	N/A	06/05/26 - Marcy Murray	- N/A
Proposed Plat	07/14/26	App W/Cond	06/05/26 - Marcy Murray 06/29/26 - Matthew Blaser 06/30/26 - Matthew Blaser 07/14/26 - Marcy Murray	- Rejected - see additional notes - Updated - see additional notes - Updated - App W/Cond - see additional notes
ROS	06/05/26	N/A	06/05/26 - Marcy Murray	- N/A
Other	06/05/26	N/A	06/05/26 - Marcy Murray	- N/A
Proposed Plat DWG	06/05/26	N/A	06/05/26 - Marcy Murray	- N/A
Review Response	06/05/26	N/A	06/05/26 - Marcy Murray	- N/A

Surveyor				
Item	Date Approved	Approval	Final Comments	
Closure Sheet	06/01/26	Approved	06/01/26 - Tori Lewis	- Approved
Letter of Request	06/01/26	N/A	06/01/26 - Tori Lewis	- N/A
Proposed Plat	06/02/26	Approved	06/02/26 - Jim Kaiserman	- Approved
ROS	06/02/26	Approved	06/02/26 - Jim Kaiserman	- Approved
Other	06/01/26	N/A	06/01/26 - Tori Lewis	- N/A
Proposed Plat DWG	06/01/26	Approved	06/01/26 - Tori Lewis	- Approved
Review Response	06/01/26	N/A	06/01/26 - Tori Lewis	- N/A

Administration				
Item	Date Approved	Approval	Final Comments	
Noticing Addresses	05/22/26	Approved	05/22/26 - Amy Graves	- Approved
Unsealed Self Adhesive	07/01/26	Approved	06/02/26 - Amy Graves 06/29/26 - Matthew Blaser 07/01/26 - Amy Graves	- Waiting on Documents - see additional notes - Updated - Approved - Done
Owner Authorization.	05/22/26	Approved	05/22/26 - Amy Graves	- Approved
Plat Signature Checklist	05/22/26	N/A	05/22/26 - Amy Graves	- N/A

Additional Comments

PLAN-PlatAm-26-010

Application #: PLAN-PlatAm-26-010 / 408 LINDSAY HILL ROAD

Engineering			
Item	Comments		
Proposed Plat	05/29/26 - Dan Fechner	- Rejected	- An address is needed for Parcel 1. Does the owner - See additional Notes
An address is needed for Parcel 1. Does the ownership of Parcel 1 need to be specified?			
Planning			
Item	Comments		
Proposed Plat	06/05/26 - Katie Henneuse	- Rejected	
1. Instead of creating a new parcel that does not meet the RA-1 zone requirements, add this land to parcel 00-0014-3334. Create and record a new legal description for this parcel in conjunction with the plat amendment. 2. The title needs to be 72-point font or larger. (WCC 16.27.12 A) 3. Add a narrative to the plat to describe the amendment. 4. Add a block for Administrative Land Use Committee (ALUC) approval. The Chair will sign. 5. Add the following note: "All notes and conditions as outlined on the Crossings at Lake Creek Phase No. 1 plat on file with the Wasatch County Recorder as Entry #281252 in book 743 at page 598-657 shall apply to this plat."			
Fire Department			
Item	Comments		
Proposed Plat	05/27/26 - Clint Neerings	- App W/Cond	- see additional notes
Future development will need to meet IFC and Wasatch Fire District Access Requirements			
GIS Department			
Item	Comments		
Proposed Plat	06/04/26 - Claire Ashcraft	- App W/Cond	- see additional notes
Adding an address to Parcel 1 won't be necessary at this point since it won't contain anything but a road. The address for the estate lot will be associated with the lot itself rather than this plat. However, for maximum clarity, please specify on Lindsay Hill Road that it is a public ROW.			
Recorder			
Item	Comments		
Proposed Plat	06/05/26 - Marcy Murray	- Rejected	- The title of the plat needs to say The Crossings a - See additional Notes
The title of the plat needs to say The Crossings at Lake Creek No.1 and then the rest of the stuff that is on there. You need to add a narrative as to what is being amended on this lot. ie: The purpose of this amendment is to There are two owners of this property. One is Denise Bernadine Heidorn, trustee of the Denise Bernadine Heidorn Trust dated October 12, 2012 (which you have on there). she has an 80% interest in the lot. The other owner is Mark Steven Heidorn, Trustee of the Mark Steven Heidorn Trust dated March 17th 2022 he has 20% interest in the lot. They will each need to sign as Trustees of their trusts and be notarized that way. I am thinking that once this plat amendment is recorded that Denise Bernadine Heidorn and Mark Steven Heidorn (trustees) will deed this property to Intermark Steel LLC.			
Proposed Plat	07/14/26 - Marcy Murray	- App W/Cond	- see additional notes
I'm sorry I did not catch this previously. in the title of the plat the part that is in parenthesis needs to say (Amending Lot 143 not Lot 1). The labeling of the lot should say LOT 143 AMENDED NOT LOT 1. Above the names of the Trusts, you need to put (above Denise) DENISE BERNADINE HEIDORN, TRUSTEE OF THE xxxxxxxx trust (which is already on there) and then and then add as to an 80% interest. (above Mark) MARK STEVEN HEIDORN, TRUSTEE OF THE xxxxx trust (which is already on there) and then add as to a 20% interest.			

Administration	
Item	Comments
Unsealed Self Adhesive	06/02/26 - Amy Graves - Waiting on Documents - Please deliver 24 self-seal envelopes, stamped, an - See additional Notes
Please deliver 24 self-seal envelopes, stamped, and addressed to the addresses on the Noticing Address file, to the Planning Department.	