



Wolf Creek Ranch Lot 54 Access Easement Relocation Minor Plat Amendment

Project: PlatAm-26-002 | Lot 54 Wolf Creek Ranch
Report Date: 1 September 2026
Report Author: Katie Henneuse, Planner
Council Action Required: No
Type of Action: Administrative

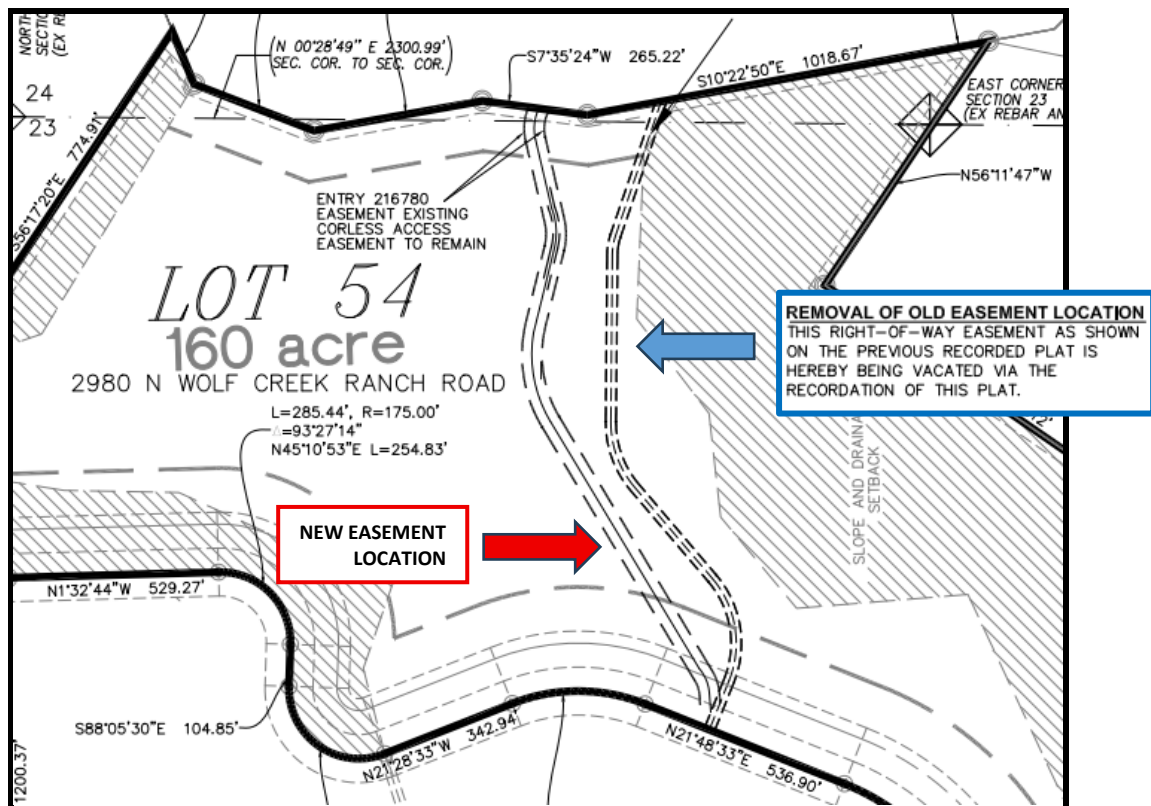
Applicant: Paul Watson
Address: 2980 N Wolf Creek Ranch Road
Zone: Preservation (P-160)
Existing Plat: Access easement old location
Proposed Amendment: Access easement moved north

DETERMINATION ISSUE

Whether or not to amend the lot 54 plat to relocate an access easement to the north. The easement is for access to parcel 17-2499 which is owned by Corless Diversified Corporation. It also needs to be determined if the proposal meets the standards for 'good cause' as required by Utah Code Annotated §17-79-712 and other applicable ordinances governing 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

Wolf Creek Plat-4A subdivision was recorded by plat on May 15, 2001. Lot 54 was recorded with an access easement in favor of parcel 17-2499, owned by Corless Diversified Corporation which is not a part of the subdivision. This plat amendment proposes relocating the access easement to the north. The new easement location was recorded as Entry #216780 and has been in place for more than 20 years. Corless Diversified Corporation has a signature block on the plat to accept the easement relocation.

No structures have been built on Lot 54. The property owner, Catherine Swenson, wishes to build a home over the old easement location. The proposed plat amendment will allow the old easement location to be included in the 10-acre building envelope.

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 or county utility easement has been vacated or amended.

PURPOSE AND INTENT

The subject property is in the Preservation (P-160) 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 Preservation zone is quoted below:

16.05.01: PURPOSE

The purpose of the preservation zone (P-160) is to establish areas in Wasatch County where development may be limited due to the remoteness of services, topography and other sensitive environmental issues. Furthermore, the specific intent in establishing the preservation zone (P-160) is for the following purposes:

- 1. Protect the present and future water supply of the county and surrounding counties;*
 - 2. Protect natural features and sensitive environmental areas;*
 - 3. Protect the county grazing and forestry land;*
 - 4. Avoid excessive costs for public services which result from excessive scattering of residential dwellings in remote areas;*
 - 5. Prevent excessive soil erosion and water pollution;*
 - 6. Promote the raising and keeping of domestic and wild animals and fowl in keeping with optimum intensity of use, consistent with recognized range management practices;*
 - 7. Prevent the necessity of having to pay excessive taxes on grazing lands;*
 - 8. Preserve and protect recreational opportunities;*
 - 9. Allow residential development on a limited basis when services are not readily available but are appropriately addressed by the developer to the satisfaction of the county; and*
 - 10. Residents of the proposed development would have essential services provided at a level that would not impact their health, safety and welfare, and to provide these services would not be fiscally irresponsible for the county.*
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KEY ISSUES TO CONSIDER

- Does the easement relocation affect neighboring landowners negatively?
- Does the easement relocation impact the 10-acre building envelope?
- Compliance with UCA §17-79-712 and including WCC 16.04.02 definition of good cause.

STAFF ANALYSIS

– LAND USE AND DENSITY –

The proposed amendment makes no adjustment to land use or density.

– SETBACKS –

The setbacks for the subdivision were established on the existing plat and have not changed.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

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

– 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.

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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 updates the plat with the new access location to the north which has been recorded as Entry #216780 and has been in place for more than 20 years. The plat amendment will prevent future confusion regarding the location of the easement and will allow the property owner to include the old easement location in their building envelope. The amendment will maintain existing density. It is not anticipated that the proposed action will affect the neighboring landowners negatively as there will be no increase in density and the landowner affected by the easement relocation must sign and accept the amended plat. No public roads or easements are affected by the proposed plat amendment.

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 Deer Mountain Resort lot 35 Minor Plat Amendment consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The proposal relocates an access easement for a property outside of the subdivision to the north in favor of parcel 17-2499. The new access location was recorded as Entry #216780.
2. The 10-acre building envelope has not been established on lot 54. No structures have been built on lot 54.
3. The proposal does not increase density. It will allow the property owner to include the old easement location in their building envelope.
4. The subject property is in the Preservation (P-160) zone.
5. There is Good Cause for the proposed amendment because the plat will accurately reflect the location of the easement. The landowner affected by the easement relocation must sign and accept the amended plat.
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 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 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. Notes applicable to Lot 54 from the existing plat apply 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	6
Exhibit B – Existing Subdivision Plat	7
Exhibit C – Proposed Amended Plat.....	8
Exhibit D – DRC report.....	10

Exhibit A – Vicinity Map

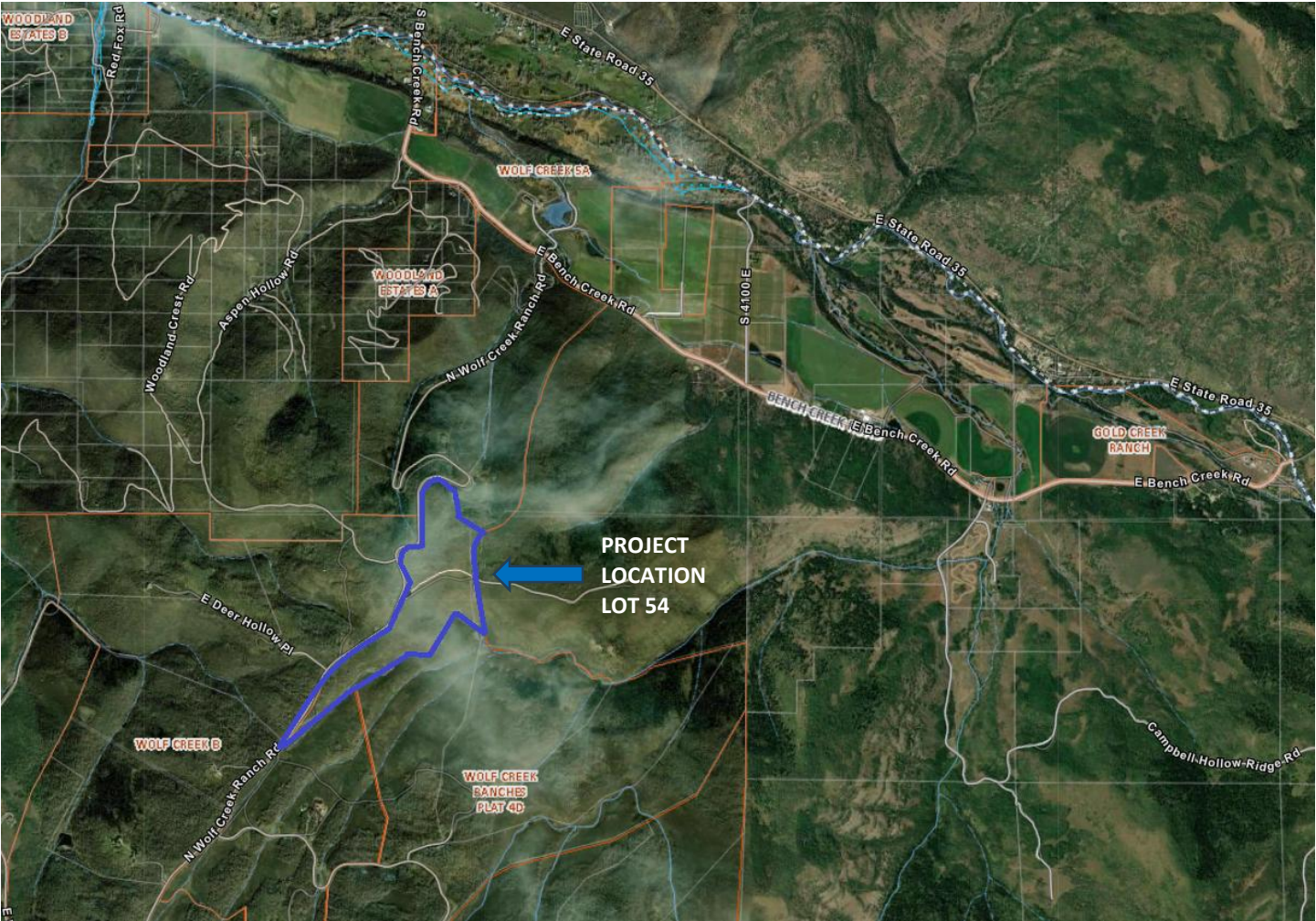
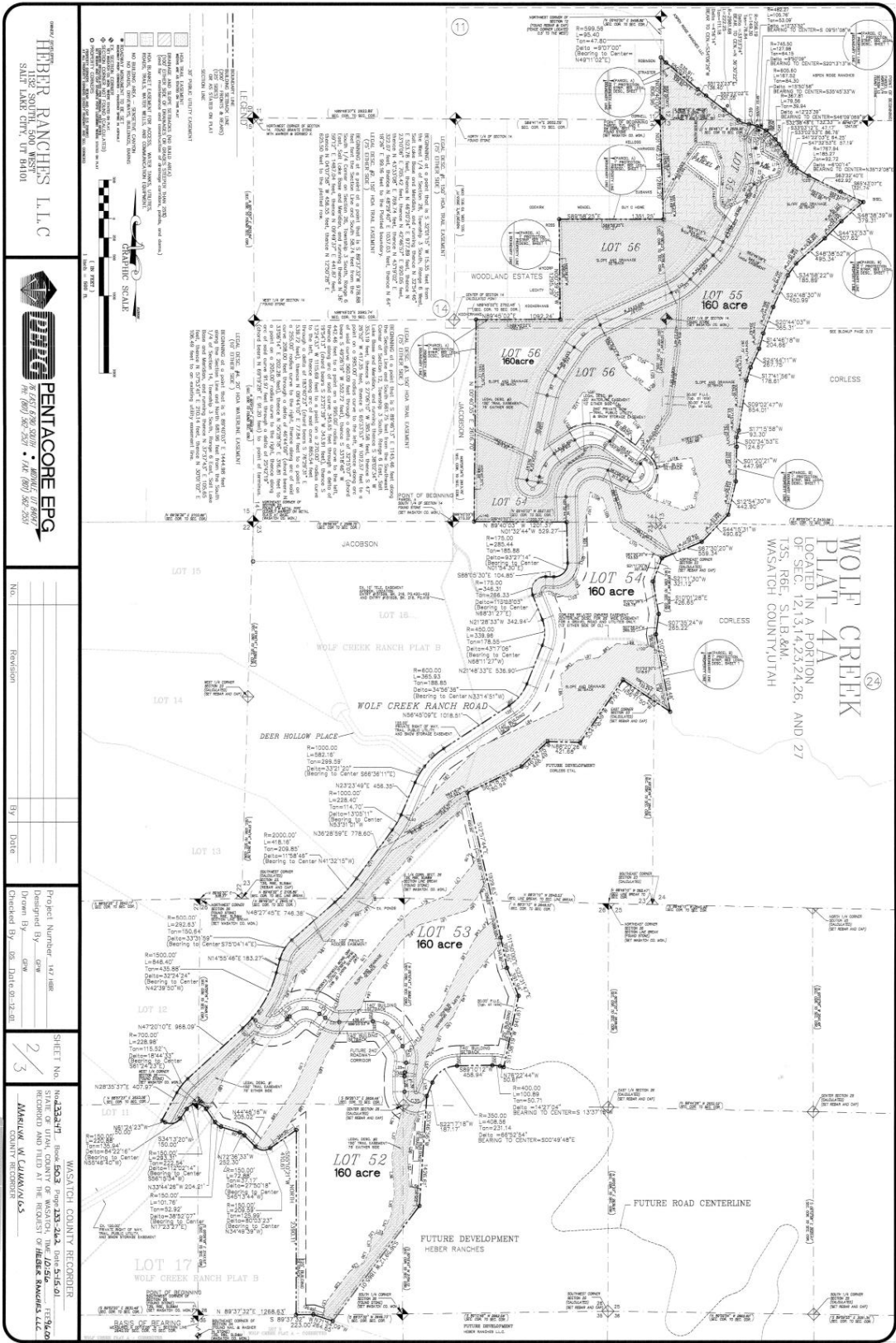


Exhibit B – Existing Subdivision Plat



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2ND AMENDMENT TO WOLF CREEK RANCH PLAT 4A, LOT 54
LOCATED IN SE 1/4 SECTION 14 SW 1/4 SECTION 14

NORTH 1/4 SECTION 23, NW SECTION 24
TOWNSHIP 3 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

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160 acre

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EX. 10
APPROX
ENTRY

EASEMENT
EASEMENT
RECORDED
NOTED VIA
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LEGEND

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PLAN REVIEW REPORT #1.5

Katherine Kitty Swensen Katherine Kitty Swensen

HOLDPlatAm-26-002

Permit #: HOLDPlatAm-26-002 / Lot 54 / Wolf Creek / Wolf Creek Ranch lot 54
Subdivision Plat Amendment / Street Vacation

Design Team

Applicant: Paul Watson
Contact Name:
Address: , ,
Phone: (801) 694-5848
Email: paul@gatewayconsultingllc.com

Engineering

Item	Date Approved	Approval	Final Comments
Proposed Plat	08/12/26	Approved	08/12/26 - Devin Earl - Approved
Letter of Request	08/12/26	Approved	08/12/26 - Devin Earl - Approved
Other	08/12/26	N/A	08/12/26 - Devin Earl - N/A
Review Response	08/12/26	N/A	08/12/26 - Devin Earl - N/A

Planning

Item	Date Approved	Approval	Final Comments
Proposed Plat	08/31/26	Approved	08/21/26 - Katie Henneuse - Needs Corrections 08/31/26 - G Paul Watson - Updated 08/31/26 - Katie Henneuse - Needs Corrections - Mailing labels attached 08/31/26 - G Paul Watson - Updated - Updated plat per redline comments. 08/31/26 - Katie Henneuse - Approved
Proposed Plat DWG	08/31/26	Approved	08/21/26 - Katie Henneuse - Needs Corrections - See proposed plat comments 08/31/26 - G Paul Watson - Updated - Added address 08/31/26 - Katie Henneuse - Needs Corrections - Mailing labels attached 08/31/26 - Katie Henneuse - Approved
Closure Sheet	08/21/26	Approved	08/21/26 - Katie Henneuse - Approved
Existing Plat	08/21/26	Approved	08/21/26 - Katie Henneuse - Approved
Letter of Request	08/21/26	Approved	08/21/26 - Katie Henneuse - Approved
Noticing Addresses	08/21/26	Approved	08/21/26 - Katie Henneuse - Approved
Other	08/21/26	N/A	08/21/26 - Katie Henneuse - N/A
Review Response	08/21/26	N/A	08/21/26 - Katie Henneuse - N/A
ROS	08/21/26	Approved	08/21/26 - Katie Henneuse - Approved
Water Action Report	08/21/26	Approved	08/21/26 - Katie Henneuse - Approved

Health Department

Item	Date Approved	Approval	Final Comments
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Health Department			
Proposed Plat	08/07/26	Approved	08/07/26 - Tracy Richardson - Approved
Letter of Request	08/07/26	Approved	08/07/26 - Tracy Richardson - Approved
Other	08/07/26	N/A	08/07/26 - Tracy Richardson - N/A
Review Response	08/07/26	N/A	08/07/26 - Tracy Richardson - N/A
Water Action Report	08/07/26	Approved	08/07/26 - Tracy Richardson - Approved

SSD			
Item	Date Approved	Approval	Final Comments
Proposed Plat	08/26/26	Approved	08/26/26 - Clayton Riding - Approved
Letter of Request	08/26/26	Reviewed	08/26/26 - Clayton Riding - Reviewed
Other	08/25/26	N/A	08/25/26 - Clayton Riding - N/A
Review Response	08/25/26	N/A	08/25/26 - Clayton Riding - N/A
Water Action Report	08/26/26	Reviewed	08/26/26 - Clayton Riding - Reviewed

Fire Department			
Item	Date Approved	Approval	Final Comments
Proposed Plat	08/06/26	Approved	08/06/26 - Clint Neerings - Approved
Letter of Request	08/06/26	Approved	08/06/26 - Clint Neerings - Approved
Other	08/06/26	Approved	08/06/26 - Clint Neerings - Approved
Review Response	08/06/26	Approved	08/06/26 - Clint Neerings - Approved

GIS Department			
Item	Date Approved	Approval	Final Comments
Proposed Plat	08/14/26	App W/Cond	08/14/26 - Claire Ashcraft - App W/Cond - see additional notes
Proposed Plat DWG	08/14/26	Approved	08/14/26 - Claire Ashcraft - Approved
Letter of Request	08/14/26	Approved	08/14/26 - Claire Ashcraft - Approved
Other	08/14/26	Approved	08/14/26 - Claire Ashcraft - Approved
Review Response	08/14/26	Approved	08/14/26 - Claire Ashcraft - Approved

Public Works			
Item	Date Approved	Approval	Final Comments
Proposed Plat	08/12/26	Approved	08/12/26 - Terry Ekker - Approved
Letter of Request	08/12/26	N/A	08/12/26 - Terry Ekker - N/A
Other	08/12/26	N/A	08/12/26 - Terry Ekker - N/A
Review Response	08/12/26	N/A	08/12/26 - Terry Ekker - N/A

Recorder			
Item	Date Approved	Approval	Final Comments
Proposed Plat	08/27/26	Approved	08/27/26 - Marcy Murray - Approved
Proposed Plat DWG	08/27/26	N/A	08/27/26 - Marcy Murray - N/A
Letter of Request	08/27/26	N/A	08/27/26 - Marcy Murray - N/A
Other	08/27/26	N/A	08/27/26 - Marcy Murray - N/A
Review Response	08/27/26	N/A	08/27/26 - Marcy Murray - N/A
ROS	08/27/26	N/A	08/27/26 - Marcy Murray - N/A

Surveyor			
Item	Date Approved	Approval	Final Comments
Proposed Plat	08/24/26	Approved	08/24/26 - Jim Kaiserman - Approved
Proposed Plat DWG	08/11/26	Approved	08/11/26 - Tori Lewis - Approved
Closure Sheet	08/11/26	Approved	08/11/26 - Tori Lewis - Approved
Letter of Request	08/11/26	Approved	08/11/26 - Tori Lewis - Approved
Other	08/11/26	Approved	08/11/26 - Tori Lewis - Approved
Review Response	08/11/26	N/A	08/11/26 - Tori Lewis - N/A
ROS	08/24/26	Approved	08/24/26 - Jim Kaiserman - Approved

Administration			
Item	Date Approved	Approval	Final Comments
Noticing Addresses	08/07/26	Approved	08/07/26 - Amy Graves - Approved
Unsealed Self Adhesive	08/07/26	Approved	08/07/26 - Amy Graves - Approved
Owner Authorization.	08/07/26	Approved	08/07/26 - Amy Graves - Approved
Plat Signature Checklist	08/07/26	N/A	08/07/26 - Amy Graves - N/A

Date of Final Approval: 08/31/26

Approved By: Katie Henneuse

Additional Comments

Katherine Kitty Swensen Katherine Kitty Swensen

HOLDPlatAm-26-002

Application #: HOLDPlatAm-26-002 / Lot 54 / Wolf Creek / Wolf Creek Ranch lot 54

Planning	
Item	Comments
Proposed Plat	08/21/26 - Katie Henneuse - Needs Corrections
1. Add the following note to the plat: All notes and conditions as outlined on the Wolf Creek Ranches 4A plat on file with the Wasatch County Recorder as Entry No. 233247 in Book 503 at page 233-262, shall apply to this plat. 2. Signature Blocks - Is the JSID block applicable? Please include blocks for any utility company/SSD that will be impacted by the easement change.	

GIS Department	
Item	Comments
Proposed Plat	08/14/26 - Claire Ashcraft - App W/Cond - see additional notes
Please add lot address to plat (2980 N Wolf Creek Ranch Road).	