



Stillwater Lodge Plat Amendment

Project: DEV-10080 | Stillwater Lodge
Report Date: 13 December 2024
Report Author: Anders Bake, Planner
Council Action Required: No
Type of Action: Administrative

Applicant: MJSAA
Address: 1364 Stillwater Drive
Existing Land Use: Residential Medium Density
Existing Plat: 60 condo units
Proposed Amendment: combining three units into two

DETERMINATION ISSUE

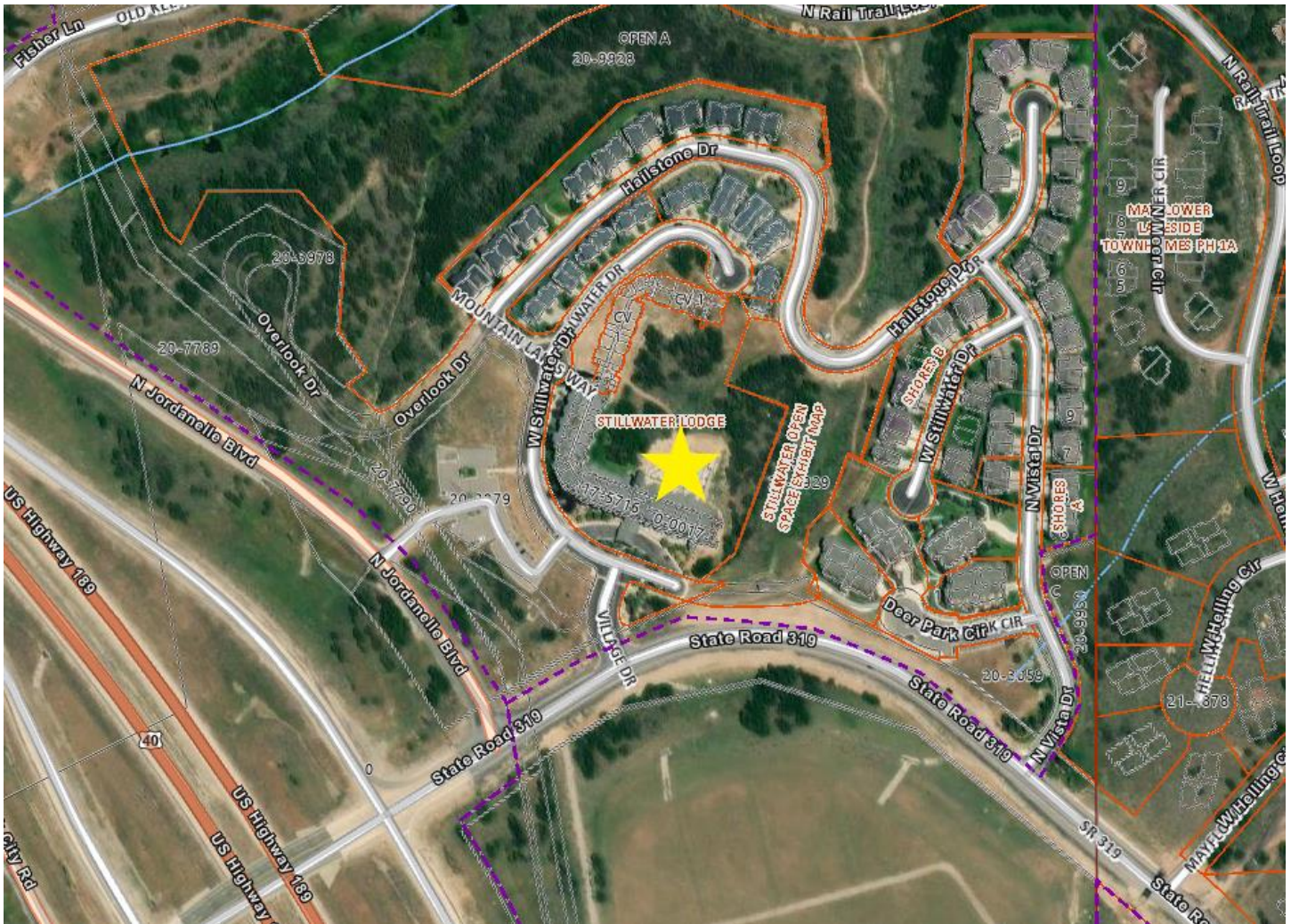
Whether or not the proposed amendment meets the standards for 'good cause' as required by Utah Code Annotated §17-27a-609 and other applicable ordinances governing the land use in Wasatch County. This determination is an administrative decision to be made by the Wasatch County Administrative Land Use Committee.

RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws. Therefore, it is recommended that the Administrative Land Use Committee APPROVE the proposed Plat Amendment based on the findings and subject to the following conditions:

1. The commitments made by the developer in the submittal documents shall be considered part of the approval.
2. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
3. 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 Administrative Land Use Committee.

Administrative Land Use Committee Staff Report



BACKGROUND

The Lodge at Stillwater Subdivision 2nd Amended Condominium was recorded by plat on 27 February 2023. The applicant is seeking to amend the building envelope of the condominium building in order to combine three one-bedroom units into two two-bedroom units in building five level 1. The applicant has stated that the structural changes to the building will include the replacement of two demising walls with one. Both new units are less than 1500 square feet.

Wasatch County Code requires notice to be sent to all property owners within the plat, as well as property owners within 500 feet of the requested plat amendment. Wasatch County Code 16.01.05 identifies who the land use authority is depending on the scope of the proposed amendment. This proposal is considered a Minor Plat Amendment and therefore can be considered by the Administrative Land Use Committee. If no objections are received by the neighboring property owners, the proposal can be approved by the Chairman of the Administrative Land Use Committee without the need for a public meeting. If objections are received, then the Administrative Land Use Committee will hold a public meeting regarding the proposal.

KEY ISSUES TO CONSIDER

- Compliance with zoning requirements, including supplementary development standards.
- Compliance with UCA §17-27a-609, and including WCC 16.04.02 definition of good cause.

STAFF ANALYSIS

– SETBACKS –

The proposed amendment only impacts the internal building walls which are used as the lot boundaries for the existing condominium plat. There are no changes to the building footprint and therefore no impact to the building setbacks.

– GOOD CAUSE –

UCA §17-27a-609 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” because the proposal resolves issues on density by decreasing the overall density of the Stillwater Lodge from 60 units to 59 units.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact any public street or right-of-way access or public utility 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.

RECOMMENDED MOTION

Move to Approve the item consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is 5.86 acres per the recorded subdivision plat.
2. The subject property is in the Jordanelle Specially Planned Area Overlay Zone and Residential Medium Density land use determination.
3. The proposed architecture complies with the requirements of the JSPA code.
4. The proposed plat amendment will combine three one-bedroom units into two two-bedroom units in building five level 1 of the Stillwater Lodge.
5. Good cause for the amendment exists since the proposed change will reduce the density of the Stillwater Lodge from 60 units to 59 units.
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 decision by the Land Use Authority.
8. The proposal is consistent with Utah Code §17-27a-609.

– CONDITIONS –

1. The commitments made by the developer in the submittal documents shall be considered part of the approval.
2. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
3. 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 Administrative Land Use Committee.

POSSIBLE ACTIONS

The following is a list of possible motions the Administrative Land Use Committee can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the Administrative Land Use Committee should state new findings.

1. Approve. This action may be taken if the Administrative Land Use Committee finds that the 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 Administrative Land Use Committee 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 Administrative Land Use Committee 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 Administrative Land Use Committee 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 can 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 Plan.....6

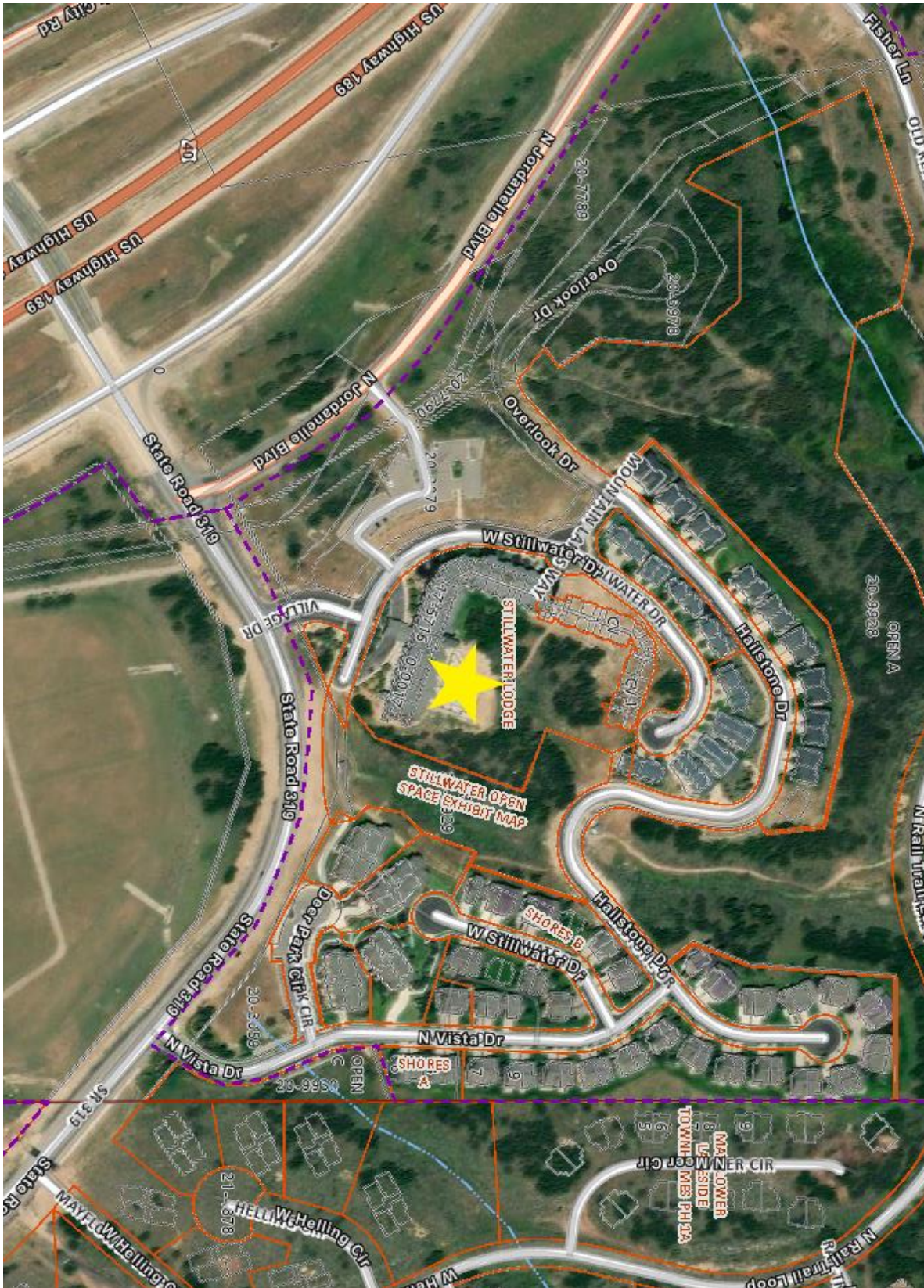
Exhibit B – Existing Subdivision Plat7

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

Exhibit C – Applicant’s letter90

Exhibit D – DRC Report.....111

Exhibit A – Vicinity Plan

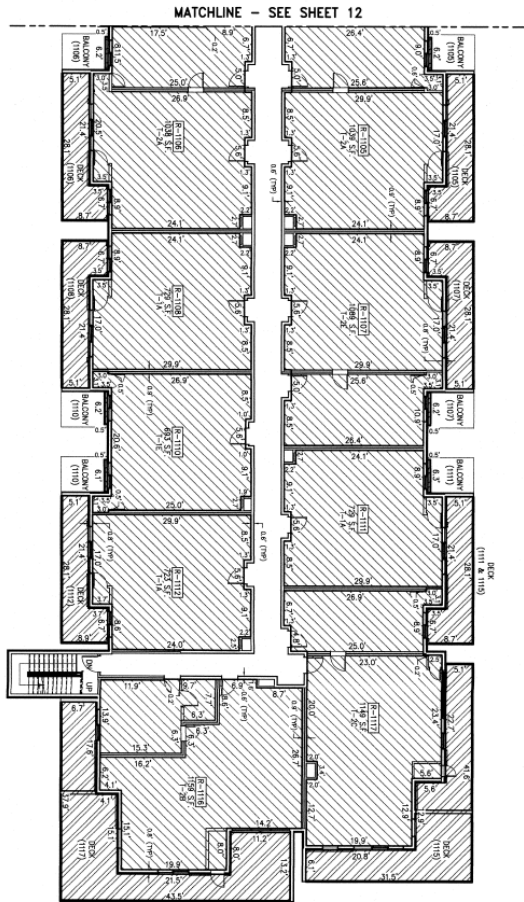


THE LODGE AT STILLWATER

2ND AMENDED CONDOMINIUM PLAT MAP
PREVIOUSLY RECORDED JUNE 25, 2001 AS ENTRY NO. 234502

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH
JULY 2022



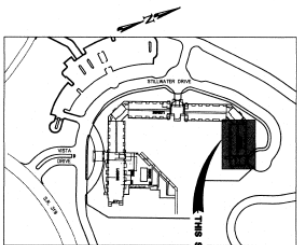
NOTES

The purpose of these drawings is to amend sheets 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Sheet 13 (Amending Sheet 23) - Entire sheet.

1. Modified stairs
2. (a) Changed unit number to R-1117
3. (b) Changed boundary line
4. (c) Changed line of deck
5. (d) Combined and changed to one unit R-1116
6. (e) Changed boundary line
7. (f) Changed line of deck
8. (g) Changed unit number to R-1111
9. (h) Changed line of deck
10. (i) Changed boundary line
11. (j) Changed unit number to R-1112
12. (k) Changed line of deck

6. Units R-1119 and R-1125
7. Combined and changed to one Unit R-1107
8. Changed boundary line
9. Changed line of deck
10. Units R-1122
11. Changed unit number to R-1110
12. Changed boundary line
13. Changed unit number to R-1108
14. Changed boundary line
15. Changed line of deck
16. Unit R-1115
17. Changed boundary line
18. Changed unit number to R-1105
19. Changed boundary line
20. Changed line of deck
21. Unit R-1114
22. Changed unit number to R-1106
23. Changed boundary line
24. Changed line of deck



LEGEND

- UNIT NUMBER
- LIMITED COMMON APPURTENANT TO UNIT NUMBER
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- CONVERTIBLE SPACE 1
- CONVERTIBLE SPACE 2
- CONVERTIBLE SPACE 3



DOMINION
Engineering & Consulting, LLC
2020 SOUTH PARK DRIVE
SALT LAKE CITY, UT 84119
(801) 203-5460

LEVEL ONE - NORTH ARM

WASATCH COUNTY RECORDER # 524934
State of Utah, County of Wasatch, recorded and filed at the
request of _____ Date _____ Time _____ Book 1345, Page 437
\$ _____ WASATCH COUNTY RECORDER

SHEET 19 of 22

MJSA 255 West 700 South
Salt Lake City Utah 84101
Telephone 801 364 5161

|
November 8, 2024

Wasatch County Government Planning Department
55 South 5th East
Heber, Utah
84032

Dear Sir/Madame:

We are requesting The Lodge at Stillwater Plat to be amended due to the following:

1. The unit counts shall be reduced from 60 units to 59 units. This will be accomplished by combining three 1-bedroom units into two 2-bedroom units in Building 5 on level 01.
2. The structure has changed by reducing two demising walls to one. Both new units are less than 1500 square feet. The structural plans have been permitted by the building department in Addendum 3.0.
3. Purpose: The original three 1-bedroom units were not selling well, and the market suggested the 2-bedroom units were more desirable.

Thank you for your assistance.

Warmly,

Kathleen Hill
MJSA Architects, P.C.
255 west 700 south
Salt Lake City, Utah 84101
Cell: 801-699-6518
Office: 801-364-5161

Exhibit E – DRC Report



Wasatch County DESIGN REVIEW COMMITTEE (DRC) COMMENTS

PROJECT ID: DEV-10080
PROJECT NAME: ROBERT HUGGINS - STILLWATER DRIVE
VESTING DATE: 11/18/2024
REVIEW CYCLE #: 1

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
County Surveyor	Ready for Decision
GIS Department	Ready for Decision
Health Department	Ready for Decision
Fire SSD	Ready for Decision
Sheriff's Office	Ready for Decision
Engineering Department	Ready for Decision
Planning Department	Ready for Decision
Public Works Department	Ready for Decision
Recorder's Office	Ready for Decision
Jordanelle SSD	Ready for Decision
DRC - SSA 1 Water	No Action Taken

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	Remodel would need to meet suppression and alarms requirements.

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC – Planning Dept		
Comment ID	Sheet Name	Comment
DRC-PLN1	02b - Amended Plat	Condition of Approval: Include the following language in the Owner's dedication: The owner shall dedicate and convey to the owners of the lots in all phases of the development all open space, common areas, private trails, private roads, and any other property labeled on the plat as common; (WCC 16.27.12.k.1.a)
DRC-PLN2	02b - Amended Plat	Condition of Approval: Include signature boxes for the following: Wasatch County Planning Commission Water Board

DRC - Recorder Office		
Comment ID	Sheet Name	Comment
DRC-REC1	02b - Amended Plat	Looks good.