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## Item 1 – Blue Sage Ranches Lot 8 Plat Amendment

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**Project:** DEV-10069 | Blue Sage Ranches Lot 8  
**Report Date:** 10 January 2024  
**Report Author:** Anders Bake, Planner  
**Council Action Required:** No  
**Type of Action:** Administrative  
**Applicant:** Lonny Reed  
**Address:** 1504 S Skyline View Dr

**Existing Land Use:** Vacant residential lot  
**Existing Plat:** 21 ERUs (13.33 a/u)  
**Proposed Amendment:** modification of building envelope restrictions  
**Related Applications:** Blue Sage Ranch Preliminary (DEV-3935) and Blue Sage Ranch Final (DEV-4192)

### 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 Planning Commission.

### 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 following condition raised by the Fire Department shall be met with all future building permit applications on the lot: "Access must meet IFC and Single-Family Dwelling Guidelines on [wasatchfire.org](http://wasatchfire.org)"

## BACKGROUND

The Blue Sage Ranch Subdivision was recorded by plat on 21 October 2021. The applicant is seeking to amend lot 8 of the plat or order to modify the building envelope restriction on the lot. The original Blue Sage Ranch application included a Physical Constraints analysis that identified an area of potential alluvial flooding on lot 8. Additionally, the development proposed two storm water retention pond areas on lot 8. A building envelope was added to lot 8 based on the alluvial flooding area, the storm water retention ponds, and the building setback requirements. The applicant for the subject application has provided an assessment from IGES which concludes that the alluvial flooding potential is reduced due to improvements made during the site's development and that the building envelope on the lot should be expanded. The proposal is to modify the building envelope to only exclude the retention pond areas on the lot.

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 Physical Constraints Analysis Requirements in Wasatch County Code section 16.27.25
- Compliance with UCA §17-27a-609, and including WCC 16.04.02 definition of good cause.

## STAFF ANALYSIS

### *– PHYSICAL CONSTRAINTS ANALYSIS –*

The applicant has provided an assessment from IGES as part of the proposed application. This assessment concludes that the alluvial flooding potential area should be reassessed. The street construction and storm retention improvements that occurred during the development of the Blue Sage Ranch subdivision reduced the alluvial flooding risk. IGES believes that the area previously identified as a alluvial flooding potential on lot 8 is safe for construction. The IGES report conclusions is attached (exhibit E). The engineering department has reviewed this report and approved the application to be forwarded to the Land Use Authority.

### *– SETBACKS –*

Setbacks in the RA-5 zone are required to be 30 feet front and rear. Side yard setbacks are 10 feet minimum with the two sides being required to be 24 feet total. The setback requirements and not required to be shown on the plat but will be enforced through future building permit applications.

### *– 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:

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*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 16.04 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. It is not anticipated that the proposed action would affect the neighboring landowners negatively. The proposal will resolve existing issues by enforcing a building envelope that more accurately reflects existing conditions on the lot.

#### 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 Land Use Authority to render a decision.

#### RECOMMENDED MOTION

Move to Approve item 1 consistent with the findings and subject to the conditions presented in the staff report.

#### – FINDINGS –

1. The subject property is lot 8 in the Blue Sage Ranch Subdivision and includes 6.1 acres.
2. The subject property is in the Residential Agriculture 5 (RA-5) zone.
3. The RA-1 zone is a 5 acre minimum lot size zone, but allows a greater density of 1.3 acres per unit if certain criteria outlined in 16.08.04(C) of the Wasatch County Code are met.
4. Good cause for the amendment exists since the updated building envelope resolves existing issues by enforcing a building envelope that more accurately reflects existing conditions on the lot.
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 decision by the Land Use Authority.
7. Notice has been provided in compliance with state and local laws.
8. The proposal is consistent with Utah Code §17-27a-609.

#### – CONDITIONS –

1. The following condition raised by the Fire Department shall be met with all future building permit applications on the lot: “Access must meet IFC and Single-Family Dwelling Guidelines on [wasatchfire.org](http://wasatchfire.org)”

## POSSIBLE ACTIONS

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

1. Approve. This action may be taken if the Planning Commission 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 Planning Commission 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 Planning Commission 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 Planning Commission 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.

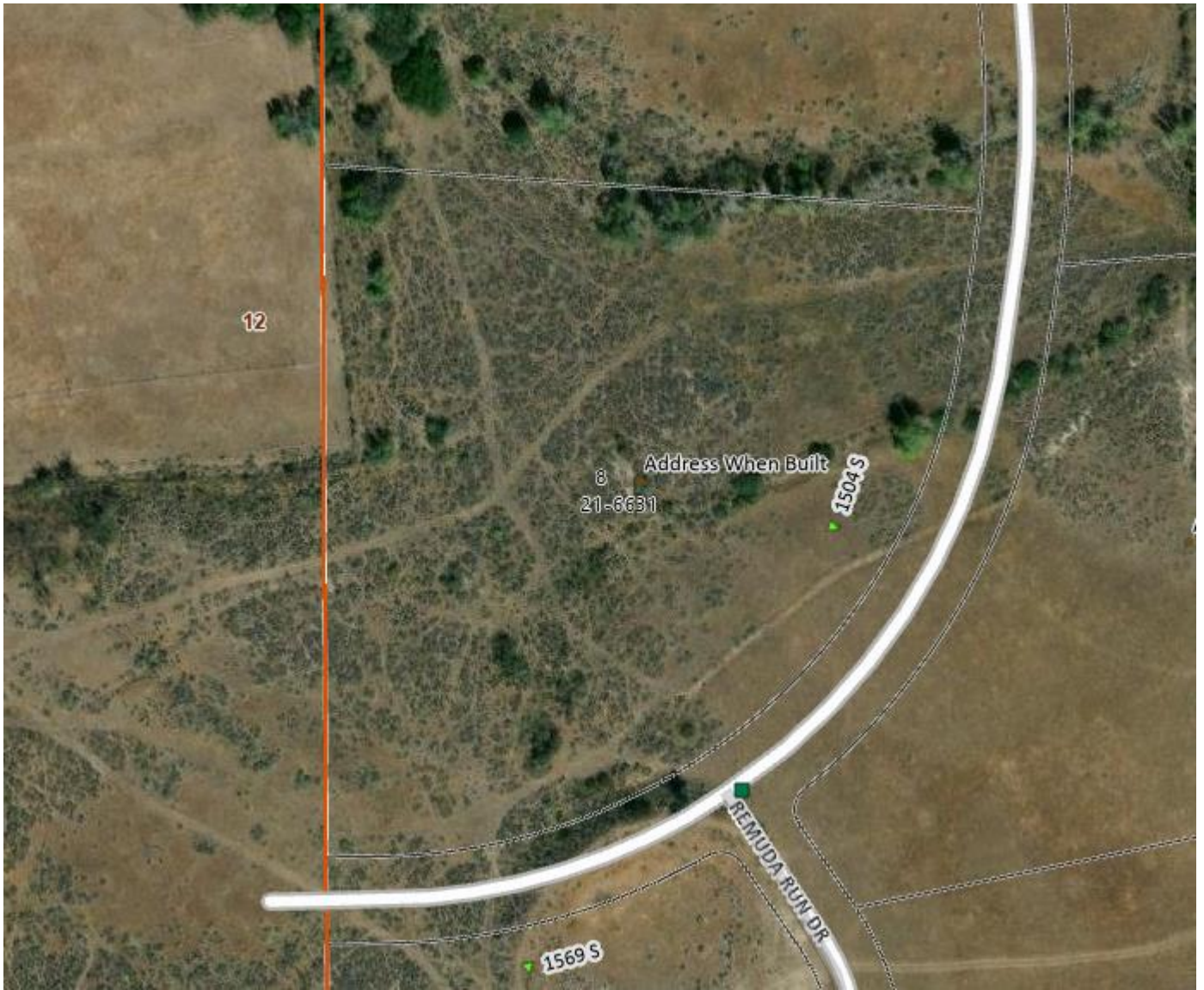
## EXHIBITS

|                                                  |    |
|--------------------------------------------------|----|
| Exhibit A – Vicinity Plan.....                   | 5  |
| Exhibit B – Existing Subdivision Plat .....      | 6  |
| Exhibit C – Existing Subdivision Plat lot 8..... | 7  |
| Exhibit D – Proposed Amended Plat .....          | 8  |
| Exhibit E – IGES Report.....                     | 9  |
| Exhibit F – DRC Report .....                     | 10 |

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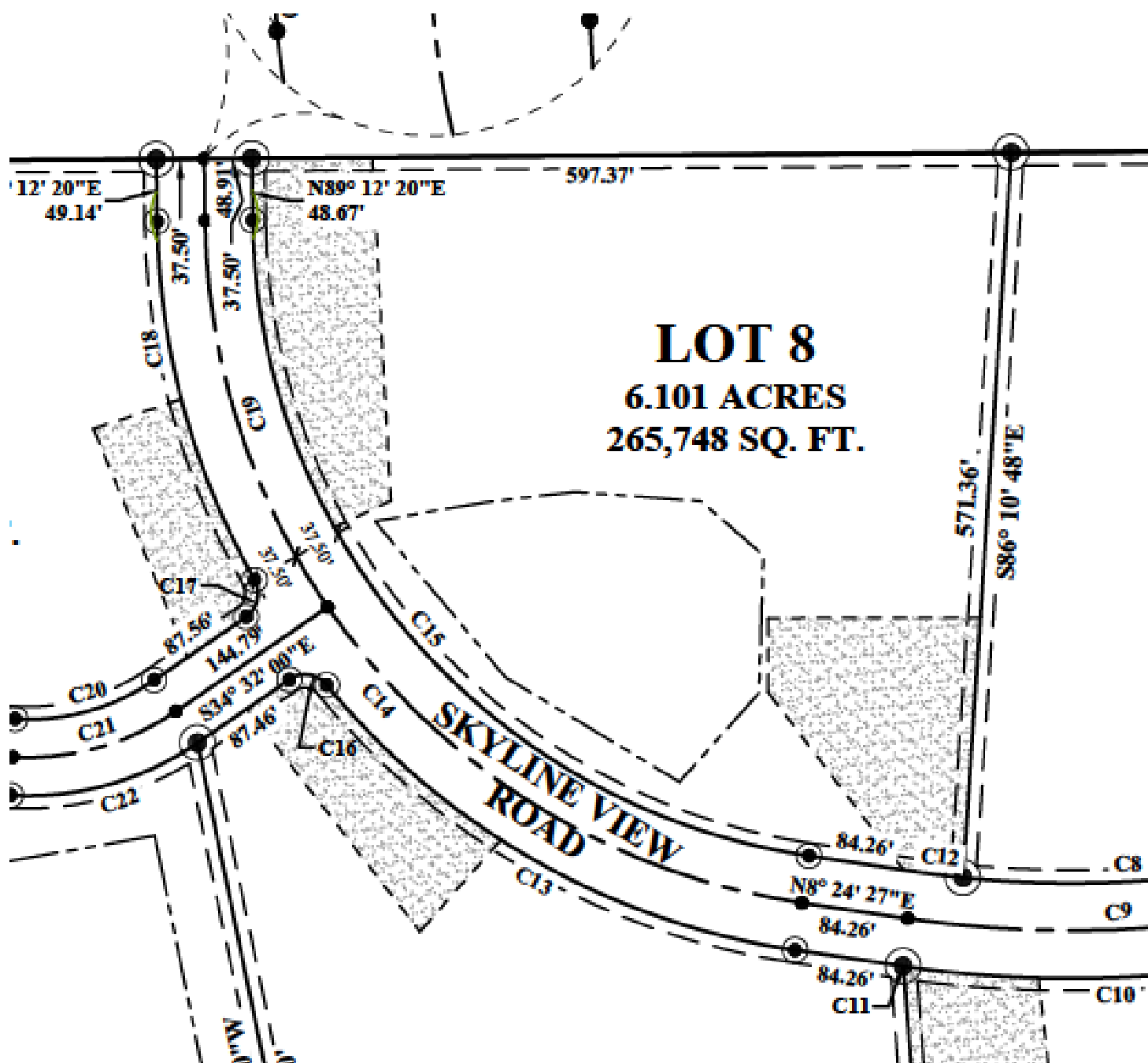
*Exhibit A – Vicinity Plan*

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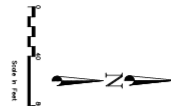






BLUE SAGE RANCHES  
SUBDIVISION AMENDED,  
A MEMPHIS LOT 3

(REMOVING THE BUILDING ENVELOPE FOR  
LOT 8, BLUE SAGE RANCHES SUBDIVISION AMENDED)  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 12  
TOWNSHIP 4 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN  
WASATCH COUNTY, UTAH



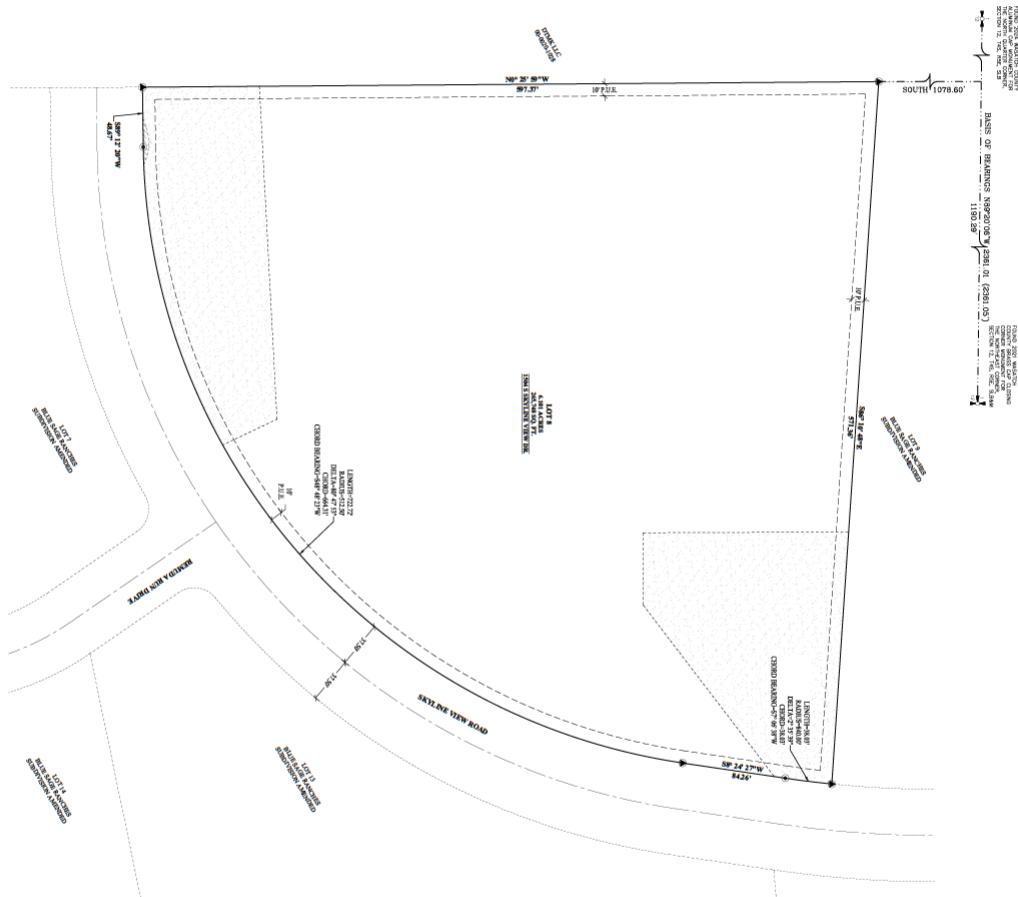
### LEGEND

- ① SET REIN/CAI MAILED  
 ② SECOND ENGINEERING  
 ③ ROAD REIN/CAI  
 ④ SECOND ENGINEERING
- TITLE UNITS  
 BOUNDARY LINE  
 DISTRICT WATER/ELECTION PER BLUE PAGE RANCHES AMENDED  
 (SECTION NO. 44453)
- DISTRICT-AROUND EXISTING PER BLUE PAGE RANCHES AMENDED  
 (SECTION NO. 44453)



**LEGEND ENGINEERING**  
52 WEST 100 NORTH  
SALT LAKE CITY, UT 84102  
PHONE: 435-604-6825

SUBDIVISION NOTE  
1. ALL SUBDIVISION PLAT NOTES FROM THE BLUE SAGE RANCHES SUBDIVISION  
AMENDED (ENTRY NO. 544234) WILL APPLY TO THIS PLAT.

[illegible]

### **BASIS OF BEARINGS**

[illegible]

### OWNER'S DEDICATION

[illegible]

WHO AGREES TO ENTER AN AGREEMENT TO ACCEPT THE EXPEDITION IN SUCH CAPACITY WITH AUTHORITY TO DO SO FOR AND IN BEHALF OF SAID TRIBE, FOR THE PURPOSES MENTIONED.

NOTARIAL PUBLIC: \_\_\_\_\_

ALTERNATE: 10 FROM THE MAY

\_\_\_\_\_ (f) \_\_\_\_\_

## HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
SUBJECT TO THE FOLLOWING CONDITION:

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COUNTY PLANNING DEPARTMENT

## THE WASATCH COUNTY PLANNING DEPARTMENT

DIRECTOR, PLANNING DEPARTMENT

ATTORNEY IN CHARGE OF \_\_\_\_\_, A  
SUBJECT TO THE FOLLOWING CONDITION

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|  |  |  |  |
|--|--|--|--|

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SUBJECT TO THE FOLLOWING CONDITIONS:

## DIRECTOR, ENGINEERING DEPARTMENT

Recorder  
STATE OF UTAH, COUNTY OF NASSAU

CALL \_\_\_\_\_ INT. **A**  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER



## **CONCLUSIONS AND RECOMMENDATIONS**

Based on the literature reviewed and the site reconnaissance, it is considered unlikely that the property has a debris-flow or flooding hazard that could result in an event depositing material to the mapped young alluvial fan areas. A gentle slope gradient, an absence of well-defined drainages, and the existing roadways have effectively eliminated a debris-flow pathway to the mapped young alluvial fan deposits. As a result, the debris-flow and flooding hazard risk is considered to be low for the mapped Qaf<sub>1</sub> areas, and these areas are considered suitable for development thanks to road construction, channel armoring and other storm retention/diversion improvements made during site development. However, concerns still remain for the lots located upslope that contain the drainages, specifically Lots 1, 2, 3, and 6. For these lots, a low to moderate debris-flow and flooding hazard risk is present within the drainages. It is recommended that development on these lots avoid the low-lying portions of drainages to reduce the debris-flow and flood hazard risk.



**Wasatch County  
DESIGN REVIEW  
COMMITTEE (DRC)  
COMMENTS**

PROJECT ID: DEV-10069  
PROJECT NAME: PLAT AM - LOT 8 AMENDED, BLUE SAGE  
RANCHES SUBDIVISION  
VESTING DATE: 11/5/2024  
REVIEW CYCLE #: 2

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**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           |
|---------------------|--------------------|
| Recorder's Office   | Ready for Decision |
| Planning Department | Ready for Decision |
| Fire SSD            | Ready for Decision |

**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 | Access must meet IFC and Single Family Dwelling Guidelines on wasatchfire.org |