



Amanti Lago Phase 2 Plat Amendment

Project: DEV-10360 | Amanti Lago phase 2
Report Date: 7 March 2025
Report Author: Anna Anglin, Planner
Council Action Required: No
Type of Action: Administrative

Applicant: Joshua Call
Address: Approximately 11202 Jordanelle PKWY
Existing Land Use: Residential Singel Family
Existing Plat: 26-unit Lot/ 16.42 acres
Proposed Amendment: combining three units into two

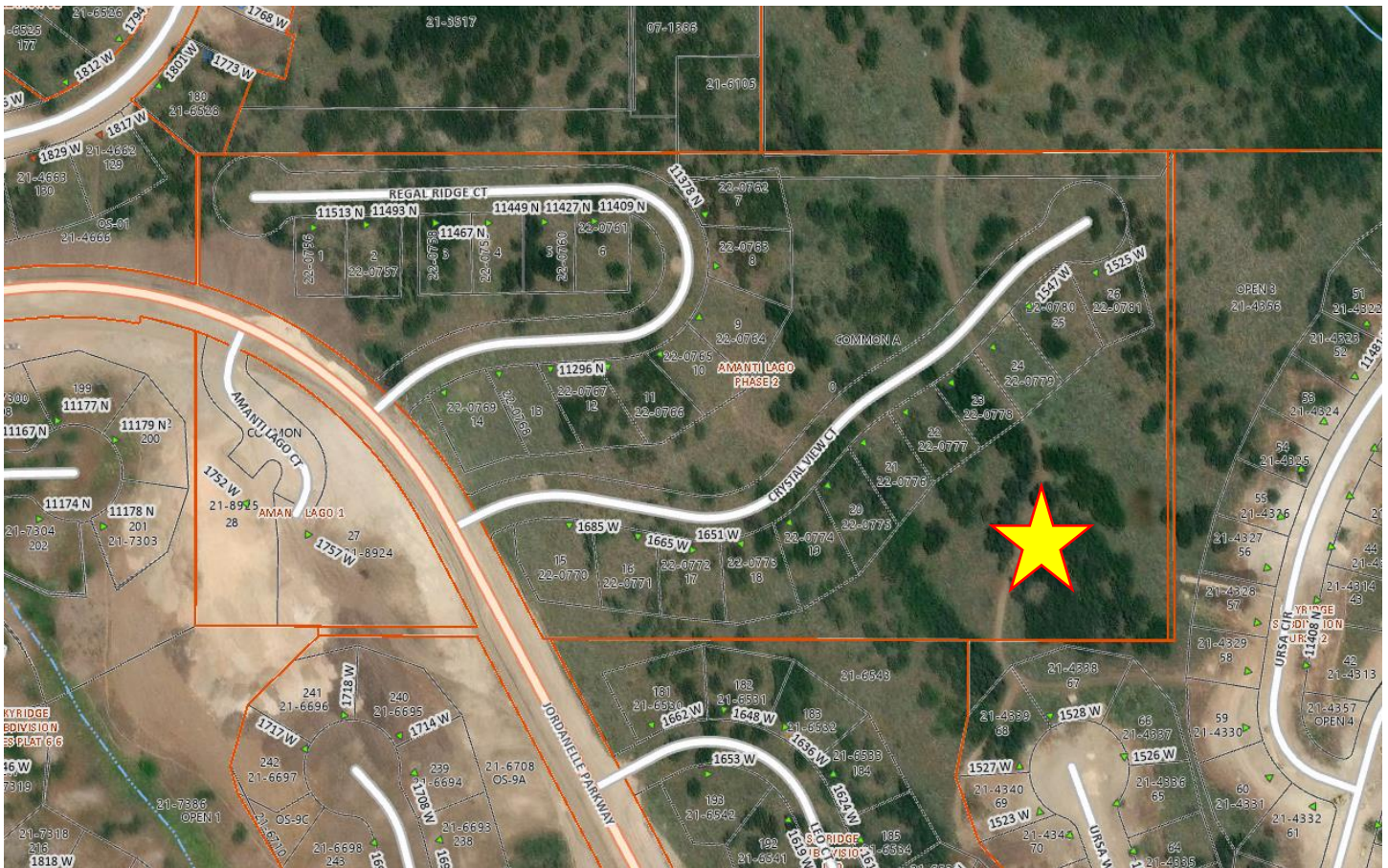
DETERMINATION ISSUE

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. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
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 Administrative Land Use Committee.



BACKGROUND

The Amanti Lago Phase 2 was recorded by plat on the 24th of October 2024 and is located in the Jordanelle Specially Planned Area (JSPA) zoning district. The applicant is seeking to amend the building envelopes that designate the building setbacks of all 26 lots in order to clarify the setbacks for the subdivision. The change will increase the size of the building envelopes from 30.50 feet setback from the back of curb to a 22.50 feet setback from back of curb to the front of the house while maintaining a 30.50 feet setback to the face of the garage. (see Exhibit D Applicant Letter).

The 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.

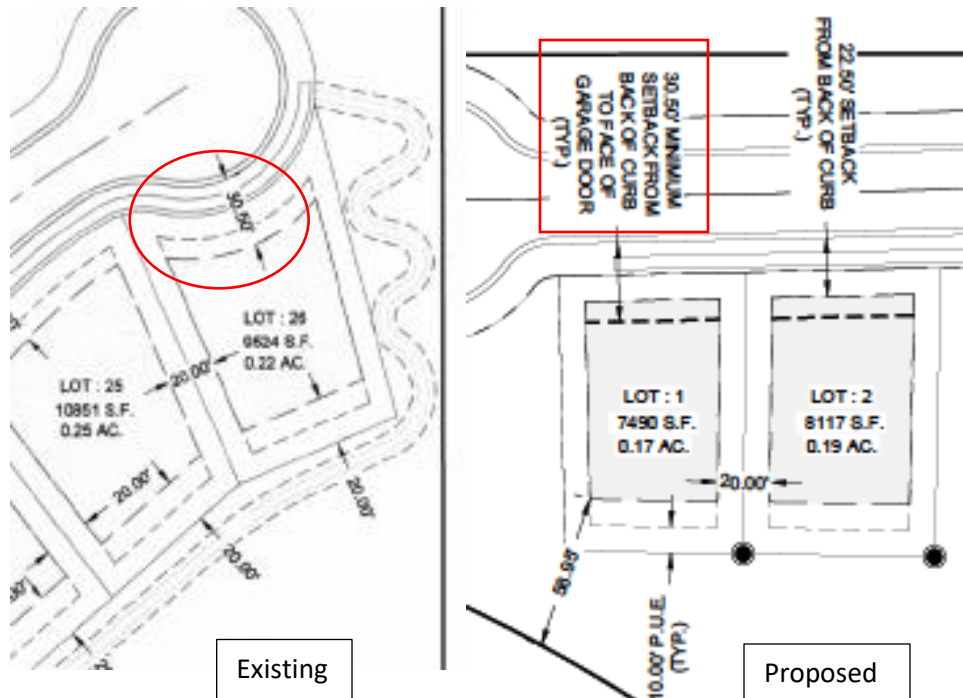
KEY ISSUES TO CONSIDER

- 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 will have an impact on the placement of the buildings by allowing the building to be closer to the street. The ordinance requires a minimum 20-foot setback from the back of the curb for the principal structure and the garage is required to be an additional 18-inches behind the front façade of the building with a 4-foot eave per the JSPA Design Standards section 3.15. There is a front yard Public Utility Easement of 10 feet per section 16.27.12(K) as well. The wording on the plat is currently a 30.50 foot setback from back of curb. Ordinance allows the garage door to be 20 feet from the back of sidewalk in order to ensure that a car parked in the driveway does not block the sidewalk access (see section 3.15 of the JSPA Design Guidelines). It is Plannings recommendation that they change the wording to meet code requirements and show a 20' setback from back of curb.



– 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 proposed changes stay in compliance with ordinance requirements and clarifies what the setbacks are on the recorded plat.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact on 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 16.42 acres per 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 JSPA code allows for a 20' setback from the back of curb for the home and an additional setback for the garage which is measured 20' from back of sidewalk.
5. The proposed plat amendment will increase the building envelope of the house from 30.50 feet from the back of curb to 22.50 feet from back of curb to the front of the house and maintain 30.50 feet to the face of the garage.
6. Good cause for the amendment exists since the proposed changes stay in compliance with ordinance requirements and clarifies what the setbacks are on the recorded plat.
7. No public or private roads are being vacated as part of this plat amendment.
8. 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.
9. The proposal is consistent with Utah Code §17-27a-609.

– CONDITIONS –

1. The plat records that the front façade of the garage maintains a 20-foot setback from the back of sidewalk per section 3.15 of the JSPA Design Guidelines.
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 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 the 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.

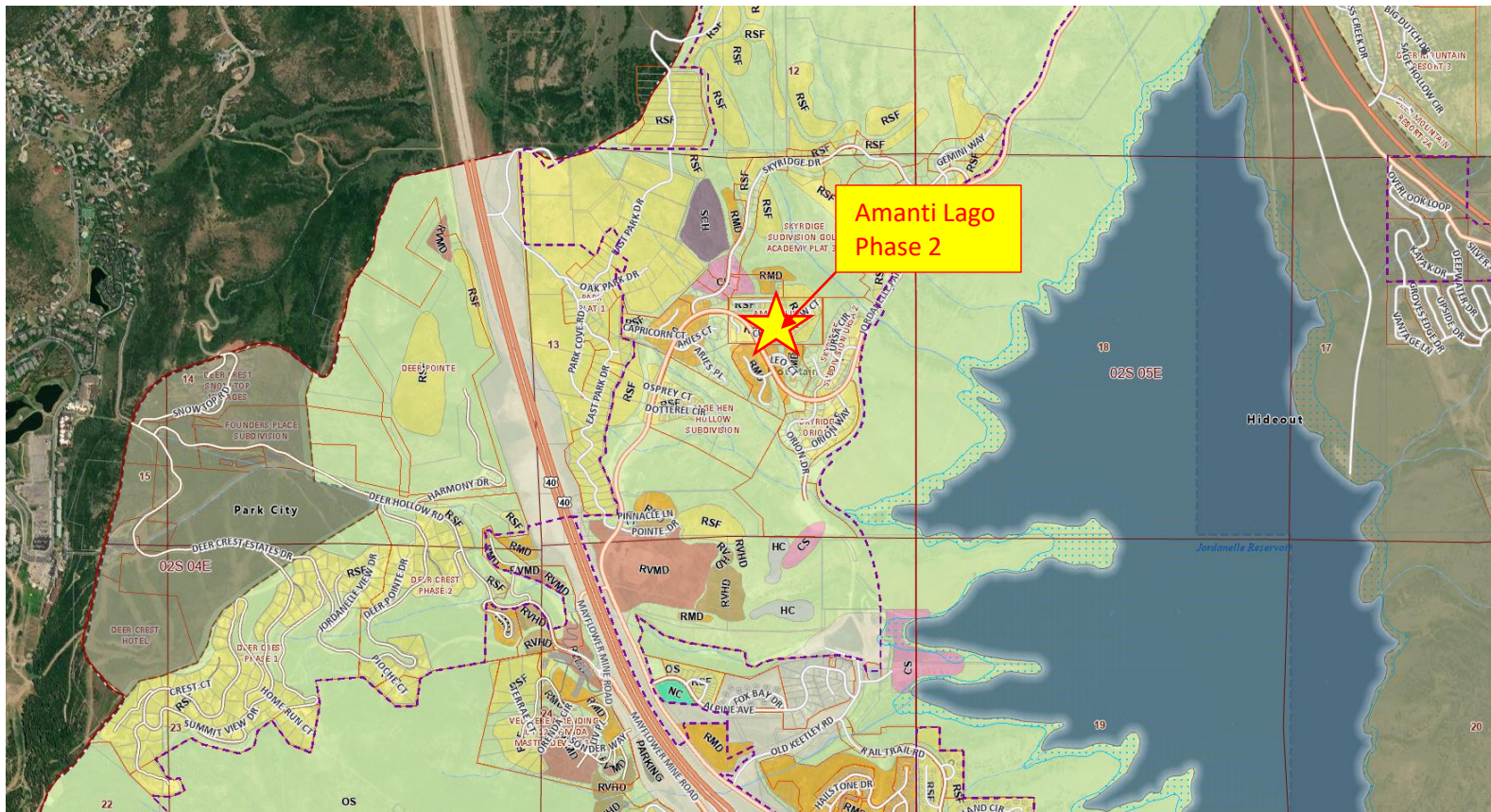
If the requested plat amendment is denied, there is no further action required. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

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

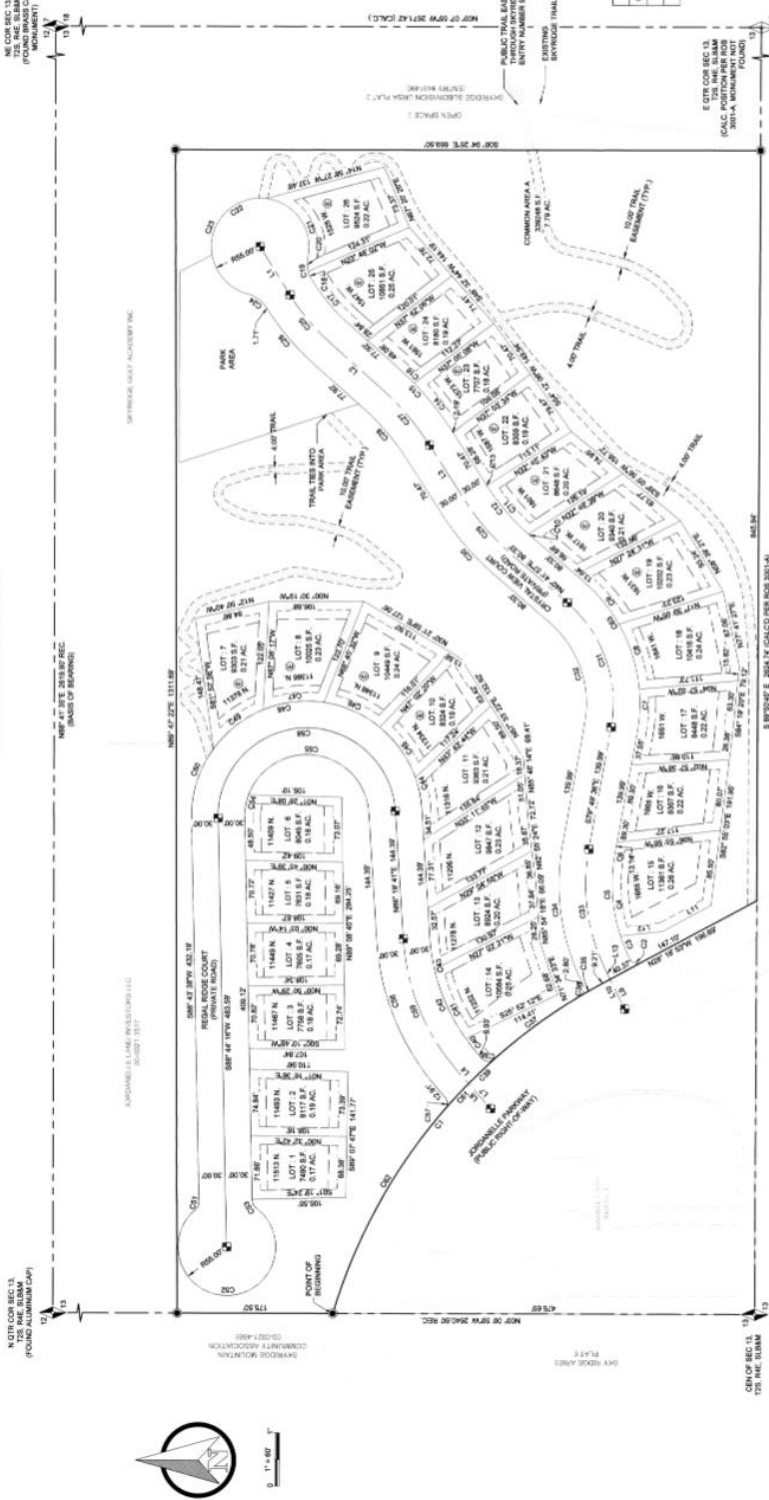
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Exhibit A – Vicinity Plan



AMANTI LAGO PHASE 2

LOCATED IN THE
NORTHWEST QUARTER OF SECTION 13, T2S, R4E, S14M
SALT LAKE BASIN AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



Line #	Length	Direction
L1	63.95	N00°03'00"E
L2	77.69	N47°38'00"E
L3	75.47	N07°11'11"E
L4	18.68	N40°41'00"E
L5	37.61	N40°41'00"E
L6	50.20	N40°41'00"E
L7	37.62	N40°41'00"E
L8	48.88	N07°11'11"E
L9	62.48	S07°12'07"E
L10	47.13	S07°12'07"E
L11	11.36	N07°11'11"E

Curve #	Length	Radius	Chord	Chord Direction	Chord Length
C1	266.11	827.50	247°22'07"	N81°18'51"E	263.14
C2	61.14	180.00	192°27'07"	S07°25'40"W	60.84

Curve #	Length	Radius	Chord	Chord Direction	Chord Length
C1	70.54	130.00	30°52'19"	N27°48'55"E	69.20
C2	68.68	130.00	30°52'19"	N07°03'00"W	69.54
C3	68.68	130.00	30°52'19"	N07°03'00"W	69.54
C4	71.84	130.00	31°58'42"	N07°18'57"W	70.83
C5	84.29	130.00	31°58'42"	N07°18'57"W	82.42
C6	8.58	130.00	52°51'12"	N07°28'44"W	8.77
C7	272.66	65.00	284°02'29"	S17°27'29"E	67.68
C8	8.58	130.00	52°51'12"	N07°27'29"E	8.77
C9	8.58	130.00	52°51'12"	N07°27'29"E	8.77
C10	26.33	70.00	21°33'17"	S40°39'00"E	26.18
C11	106.64	70.00	108°02'14"	S40°39'00"E	106.68
C12	14.33	10.00	31°58'42"	N07°02'07"W	14.08
C13	14.33	10.00	31°58'42"	N07°02'07"W	14.08
C14	309.95	100.00	177°02'29"	N02°38'01"W	309.96
C15	164.28	200.00	177°02'29"	N02°38'01"W	164.32
C16	38.86	627.50	2°32'22"	S47°02'47"E	38.85

Curve #	Length	Radius	Chord	Chord Direction	Chord Length
C1	155.75	150.00	59°28'27"	N07°29'11"E	148.81
C2	124.95	130.00	59°28'27"	N07°29'11"E	119.54
C3	145.08	220.00	30°28'22"	N41°03'58"E	137.72
C4	158.18	220.00	30°28'22"	N41°03'58"E	156.50
C5	30.00	627.50	2°44'22"	S27°41'02"E	29.80
C6	15.96	150.00	89°15'12"	S77°38'22"E	14.64
C7	118.75	627.50	10°58'22"	S47°49'47"E	118.36
C8	15.96	150.00	89°15'12"	S77°38'22"E	14.64
C9	118.75	627.50	10°58'22"	S47°49'47"E	118.36
C10	45.15	627.50	3°46'02"	S47°49'47"E	45.15
C11	21.48	220.00	9°38'07"	N07°29'11"E	21.47
C12	86.25	220.00	22°29'22"	N07°29'11"E	86.70
C13	38.86	220.00	22°29'22"	N07°29'11"E	38.78
C14	38.86	220.00	22°29'22"	N07°29'11"E	38.78
C15	70.73	150.00	10°58'22"	N07°38'22"E	69.28

Curve #	Length	Radius	Chord	Chord Direction	Chord Length
C1	22.48	330.00	2°49'39"	S47°33'00"W	22.37
C2	84.72	220.00	10°45'57"	S05°04'19"W	84.49
C3	10.03	30.00	10°23'30"	S09°19'59"W	10.30
C4	15.70	30.00	27°29'07"	S48°05'07"W	15.54
C5	15.70	30.00	27°29'07"	S48°05'07"W	15.54
C6	85.89	150.00	94°28'42"	S44°34'50"W	85.76
C7	85.89	150.00	94°28'42"	S44°34'50"W	85.76
C8	85.89	150.00	94°28'42"	S44°34'50"W	85.76
C9	85.89	150.00	94°28'42"	S44°34'50"W	85.76
C10	85.89	150.00	94°28'42"	S44°34'50"W	85.76
C11	85.89	150.00	94°28'42"	S44°34'50"W	85.76
C12	85.89	150.00	94°28'42"	S44°34'50"W	85.76
C13	85.89	150.00	94°28'42"	S44°34'50"W	85.76
C14	85.89	150.00	94°28'42"	S44°34'50"W	85.76
C15	85.89	150.00	94°28'42"	S44°34'50"W	85.76

Curve #	Length	Radius	Chord	Chord Direction	Chord Length
C1	483.87	827.50	47°05'40"	N03°31'42"W	481.22
C2	16.26	100.00	8°03'11"	S17°41'16"W	14.38
C3	27.27	180.00	8°13'38"	S47°48'41"W	27.25
C4	83.86	180.00	28°19'30"	S86°03'13"W	82.71
C5	83.86	180.00	28°19'30"	S86°03'13"W	82.71
C6	83.86	180.00	28°19'30"	S86°03'13"W	82.71
C7	48.47	180.00	15°23'47"	N87°22'29"W	48.33
C8	77.23	180.00	24°35'04"	S77°27'00"W	76.84
C9	61.14	180.00	24°35'04"	S77°27'00"W	60.84
C10	3.26	270.00	0°41'32"	S47°02'47"W	3.26
C11	72.32	270.00	10°20'40"	S47°02'47"W	72.10
C12	82.23	270.00	10°20'40"	S47°02'47"W	82.00
C13	2.80	270.00	0°38'07"	S87°02'47"W	2.80
C14	69.37	330.00	11°52'19"	S17°20'00"W	69.25
C15	69.37	330.00	11°52'19"	S17°20'00"W	69.25

LEGEND

- SECTION CORNER (FOUND)
- SECTION LINE
- LOT LINE
- ELECTRIC PUMP REQUIRED
- PROPERTY CORNER
- STREET MONUMENT
- MONUMENT
- BUILDING ENVELOPE
- DRAINAGE EASEMENT

ENT 551006 BK 1412 P6 1069

AMANTI LAGO PHASE 2
LOCATED IN THE
NE 1/4 OF SEC 13, T2S, R4E, S14M
HEBER CITY, WASATCH COUNTY, UTAH

PROJECT #
R002222-01-01
DATE
04/01/2024
DRAWN BY
AP
CHECKED BY
TO

AMANTI LAGO PHASE 2

LOCATED IN THE
NORTHEAST QUARTER OF SECTION 13, T2S, R4E, S1E1/4M
SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



LEGEND	
SECTION CORNER (FOUND)	
SECTION LINE	
BOUNDARY LINE	
LOT LINE	
ELECTRIC PUMP REQUIRED	
PROPERTY CORNER	
STREET MONUMENT	
STREET MONUMENT (NO MATCH)	
BUILDING ENVELOPE	
TRAIL	
DAMAGE ASSESSMENT	

ENT 551606 BK 147L P61070

AMANTI LAGO PHASE 2

LOCATED IN THE
NE 1/4 OF SEC 13, T2S, R4E, S1E1/4M
HEBER CITY, WASATCH COUNTY, UTAH

PROJECT #
092222-2-13
DATE
09/22/2024
CHECKED
TO

DESIGNED BY
AP
PROJECT #
092222-2-13
DATE
09/22/2024
CHECKED
TO

SHEET # OF 3

LOCATED IN THE
NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, UTAH



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C62	265.11	627.50	24°12'25"	S61°18'21"E	263.14
C63	61.14	180.00	19°27'36"	S50°25'46"W	60.84

Curve #	Curve Type			Chord length
	Radius	Delta	Chord Direction	
C1	493.87	627.50	470°00'00"	481.22
C2	16.06	10.00	92°11'11"	14.29
C3	27.77	18.92	87°18'36"	26.77
C4	93.66	189.52	28°16'42"	92.71
C5	93.66	189.52	28°15'19"	92.71
C6	93.66	189.52	28°15'19"	92.71
C7	47.83	189.52	15°26'41"	46.34
C8	77.23	180.00	24°30'00"	75.64
C9	61.14	180.00	19°22'36"	60.84
C10	3.38	20.00	0°41'30"	3.38
C11	73.32	200.00	10°12'00"	72.10
C12	73.32	200.00	10°12'00"	72.10
C13	25.00	200.00	0°36'53"	24.50
C14	68.37	330.00	11°26'40"	66.25
C15	68.37	330.00	11°26'40"	66.25

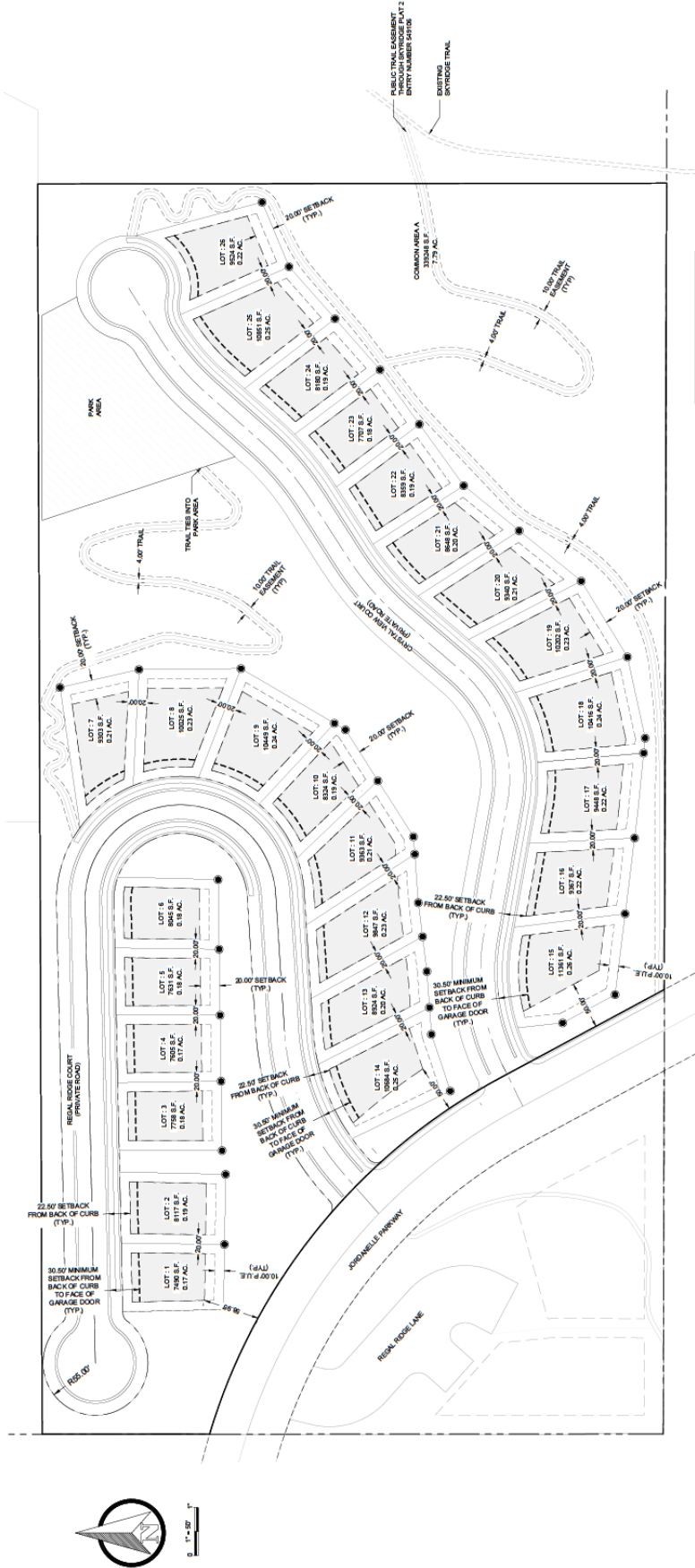
SECTION CORNER (FOUR)	LEGEND
SECTION LINE	
BOUNDARY LINE	
LOT LINE	
ELECTRIC PUMP REQUIRED	
PROPERTY CORNER	
STREET MONUMENT	
COMMON AREA (NO HATCH)	
BUILDING ENVELOPE	
P.U.E. / D.E.	
DRAINAGE EASEMENT	
30.0' MINIMUM SETBACK FROM BACK OF CURB TO FACE OF DRIVE EASEMENT	

MANTI LAGO PHASE 2 - AMENDED
LOCATED IN THE
NE 1/4 OF SEC 13, T25, R4E, S16&M
HEBER CITY, WASATCH COUNTY, UTAH

	
5513 W. 11000 N., #400 HIGHLAND PARK, INDIANA 46161-1000 TEL: 317-251-4000 FAX: 317-251-4003 WWW.CADDIS.COM	
PROJECT #:	R/CJ222-01-01
DATE:	02/03/2025
SHEET NO.:	2 OF 3
DRAWN:	AP
CHECKED:	TO
PREPARED BY: ☒ CADDIS CHECKED BY: ☒ CADDIS	
SCALE: 0' = 50' 	

AMANTI LAGO PHASE 2 - AMENDED

LOCATED IN THE
NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST
UTAH COUNTY, UTAH
HEBER CITY, WASATCH COUNTY, UTAH



SECTION CORNER (FOUND)	PROPERTY CORNER
BOUNDARY LINE	STREET MONUMENT
LOT LINE	COMMON AREA
ELECTRIC PUMP REQUIRED	NO HATCH
BUILDING ENVELOPE	P.U.E./D.E.
DRAINAGE EASEMENT	PROPOSED EASEMENT
FACE OF GARAGE DOOR	

AMANTI LAGO PHASE 2 - AMENDED	PROJECT NUMBER
NE 1/4 OF SEC. 13, T2S, R4E, S4M	DATE
HEBER CITY, WASATCH COUNTY, UTAH	DRAWN
	CHECKED
	SHEET NO.
	TOTAL SHEETS

Exhibit D – Applicant's Letter



Tuesday, February 4, 2025

Amanti Lago Phase 2 Plat Amendment Application-Letter

Dear Planning Department,

Regal Mayflower, LLC (owner) is seeking a plat amendment in Wasatch County, Utah. David P. Rose is the Owners Representative. The Owner owns all of the parcels in the Amanti Lago Phase 2 plat. This subdivision was recorded in 2024.

The purpose of this plat amendment is to clarify the building envelopes for the twenty-six residential lots in Amanti Lago phase 2. The front setback will be 22.50' from the back of curb to the front of the house with the exception that there will be a 30.5' minimum setback from the back of curb to the face of the garage door. There will continue to be a 10' side yard setback and a 20' rear setback.

We have updated our plat to make clear that while each home garage continues to be set back at least 30.5' from the front property line, the rest of the front façade will be setback a minimum 22' from top back of curb (aligning the front setback with the public utility easement) as the Wasatch County Code permits. This clarification to the subdivision plat is being made to significantly reduce grading and the height of the homes rear retaining walls, thus preserving more of the natural views and creating a softer, harmonious milieu with the neighborhood's mountainous setting by allowing homes to be situated closer to the front property lines

In accordance with Wasatch County Code, all lots in this plat amendment are owned by the applicant, no area in the proposed building envelope has been dedicated for public use, common use, or any similar designation. This plat amendment will not increase density, and it will decrease disturbance to the lots. It will not have any effect on Amanti Lago's common area, or the layout or location of any infrastructure in the Amanti Lago Phase 2 Subdivision.

We believe we have supplied all the necessary items for the plat amendment. Please contact me with any questions or concerns.

Respectfully,

Josh Call
jcall@re-n-d.com
801-815-3010

Exhibit E – DRC Report



Wasatch County DESIGN REVIEW COMMITTEE (DRC) COMMENTS

PROJECT ID: DEV-10366
PROJECT NAME: PLAT AM - AMANTI LAGO PHASE 2 PLAT
AMENDMENT
VESTING DATE: 2/11/2025
REVIEW CYCLE #: 2

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
GIS Department	Ready for Decision
Planning Department	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, fire flow to meet SFD Guidelines at permit

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC – Planning Dept		
Comment ID	Sheet Name	Comment
DRC-PLN1	02b - Amended Plat	3.15. Garage Entrances and Doors -To reduce the impact of garage doors on the street frontage, the maximum curb cut at the street shall be twenty feet (20') wide and no door shall be closer than twenty feet (20') from the back of curb or back of sidewalk, whichever is greater. It is recommended the applicant writes in a 20' from back of walkway setback for the garage door face.