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## Tuhaye Cougar Moon Phase 2 Lot 44 Plat Amendment

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**Project:** DEV-10626 | Tuhaye Cougar Moon Lot 44  
**Report Date:** 9 May 2025  
**Report Author:** Anna Anglin, Planner  
**Council Action Required:** No  
**Type of Action:** Administrative

**Applicant:** Joshua Call  
**Address:** 3261 E GRANITE ROCK LOOP  
**Existing Land Use and Zone:** Residential Single Family  
**Existing Plat:** 48 lots on 83.41 acres  
**Proposed Amendment:** Lot 44 Buildable Area  
**Related Applications:** DEV-4838

### 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. As per 16.01.05(C)(1)(d) 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.



At the time the subdivision was recorded in 2022, the building envelopes were created based on a physical constraints analysis which includes, among other things, the known existing grade provided by the developer that excluded areas over 30% per Wasatch County Code. During the due diligence of purchasing the lot, a topographical survey was conducted by Rimrock Engineering in January of 2025. It was determined that the platted building envelope could be adjusted and slightly expanded since the previous 30% slope areas were not completely accurate to the slopes found on lot #44. This amendment will not increase density nor increase disturbance on the lot but will help to maximize the buildable land within the lot boundary. No part of the existing building envelope has been dedicated for public use. This request is considered a minor plat amendment by code, making the Administrative Land Use Committee (ALUC) the land use authority.

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. At the time of this report, no objections have been received in response to the notices sent.

Utah Code § 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.

#### PURPOSE AND INTENT

The subject property is in the Jordanelle Basin Overlay Zone (JBOZ) 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 JBOZ Zone is quoted (in part) below:

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##### **16.15.01: PURPOSE**

*The Jordanelle Basin overlay zone (JBOZ) is to implement the goals and standards established by the previously adopted Jordanelle Basin land use plan and map and accomplish the following purposes:*

- 1. The lands comprising the overlay zone include all the Jordanelle Basin;*
  - 2. To allow for development of the lands which complies with the goals and standards of the plan;*
  - 3. To preserve and protect the natural beauty of the Jordanelle Basin;*
  - 4. To establish regulations by which development may take place in the JBOZ.*
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#### KEY ISSUES TO CONSIDER

- The proposal is in compliance with the code that requires a building envelope to preclude development of 30% slopes. Compliance with zoning requirements, including supplementary development standards.
- The proposal, in staffs opinion, complies with the standards allowing this to be a minor plat amendment.
- Compliance with UCA §17-27a-609 and including WCC 16.04.02 definition of good cause.

## STAFF ANALYSIS

### – LAND USE AND DENSITY –

The proposed amendment makes no adjustments to land use or density from the previously approved plat. The proposal complies with the code and does not allow any portion of the new building envelope to include areas over 30% slope. However, the new envelope may have areas between 25% and 30% slope. The slope analysis submitted only shows areas that are under and over 30% slope. Tuhaye Cougar Moon Phase two subdivision note 11 requires a site-specific geotechnical report be submitted with the building permit if the buildable area contains slopes over 25%. This note will need to be carried over and included in the amended plat to ensure this requirement is complied with (see exhibit B page 1 of the existing Plat). This regulation also conforms with section 16.27.25(A) of the Wasatch County Code.

### – SETBACKS –

The proposed building envelope does not permit building in any identified physical constraints and also complies with the minimum setbacks in the JBOZ zone of 20-foot front, 12-foot sides, and 30-foot rear yards for residential uses.

### – 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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#### **16.04.02: DEFINITIONS**

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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 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 changes will not affect the density, and any new construction is required to meet all Wasatch County Code requirements, utilizing the best planning and design practices. It will provide additional flexibility in the location of a structure on the lot. The Tuhaye Development has established building design requirements that are in place that received previous Planning review and approval. The set design standards and guidelines establish the character of the neighborhood area. It is not anticipated that the proposed action would affect the neighboring landowners negatively due to the limited amount of change in the buildable area. No public roads or easements are being affected by the proposed plat amendment.

### – PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact any public street, right-of-way access, or 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 to the exhibits. The Committee has forwarded the item for the Administrative Land Use Committee to render a decision.

## RECOMMENDED MOTION

Move to Approve the proposed Cougar Moon Phase 2 Lot 44 Plat Amendment consistent with the findings and *subject to the conditions* presented in the staff report.

### – FINDINGS –

1. The subject property is 2.43 acres per the applicant survey.
2. The subject property is in the Jordanelle Basin Overlay Zone (JBOZ).
3. Good cause for the amendment exists since the most recent topographical survey found additional areas with less than 30% slope than what was in the original survey. This new information provides support for altering the platted envelope and allows the property owners to enjoy existing benefits that were not identified from the first platted envelope. This expansion of the building envelope is not anticipated to alter the rights of enjoyment for neighboring property owners.
4. No public or private roads are being vacated as part of this plat amendment. All the adjacent roads are privately owned.
5. The proposed revision conforms with the Wasatch County Development standards, specifically the restrictions on 30% slopes.
6. The proposal will require a site-specific geotechnical report if any of the buildable areas are more than 25% slope.
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. The Fire department wants insurance the access to any proposed project meet their requirements.
8. The proposal is consistent with Utah Code §17-27a-609.
9. Notice has been provided in compliance with state and local laws.

### – CONDITIONS –

1. Note 11 from the original plat be added to the notes on the amended subdivision 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 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.....     | 13 |
| Exhibit D- Slope Analysis.....            | 14 |
| Exhibit E- Letter from Applicant.....     | 15 |
| Exhibit F- DRC Report.....                | 16 |



## Exhibit B – Existing Subdivision Plat

**NOTES:**

1. A map of the subject property is located in the "Map" section of this application. The map shows the subject property and its location within the subdivision. The map also shows the proposed easements and the location of the easement holder's property.
2. The easement holder is requesting that the easement be recorded in the public records. The easement holder is requesting that the easement be recorded in the public records for the purpose of establishing the easement holder's right to use the easement.
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9. The easement holder is requesting that the easement be recorded in the public records for the purpose of establishing the easement holder's right to use the easement.
10. The easement holder is requesting that the easement be recorded in the public records for the purpose of establishing the easement holder's right to use the easement.

# TUHAYE COUGAR MOON

## PHASE 2 SUBDIVISION

PART OF SECTION 26, T1, 27 & 28  
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASIN MERIDIAN,  
WASHINGTON COUNTY, STATE OF UTAH

**PROJECT LOCATION**

**WASHINGTON COUNTY RECREATION OFFICE**

APPROVED FOR THE RECREATION OFFICE

DATE: 1/15/2025

DIRECTOR, WASHINGTON COUNTY RECREATION OFFICE

**WASHINGTON COUNTY HERITAGE OFFICE**

APPROVED FOR THE HERITAGE OFFICE

DATE: 1/15/2025

DIRECTOR, WASHINGTON COUNTY HERITAGE OFFICE

**WASHINGTON COUNTY WILDLIFE BOARD**

APPROVED FOR THE WILDLIFE BOARD

DATE: 1/15/2025

DIRECTOR, WASHINGTON COUNTY WILDLIFE BOARD

**WASHINGTON COUNTY PUBLIC WORKS OFFICE**

APPROVED FOR THE PUBLIC WORKS OFFICE

DATE: 1/15/2025

DIRECTOR, WASHINGTON COUNTY PUBLIC WORKS OFFICE

**WASHINGTON COUNTY SOLID WASTE OFFICE**

APPROVED FOR THE SOLID WASTE OFFICE

DATE: 1/15/2025

DIRECTOR, WASHINGTON COUNTY SOLID WASTE OFFICE

**WASHINGTON COUNTY FIRE CHIEF**

APPROVED FOR THE FIRE CHIEF

DATE: 1/15/2025

DIRECTOR, WASHINGTON COUNTY FIRE CHIEF

**WASHINGTON COUNTY PLANNING OFFICE**

APPROVED FOR THE PLANNING OFFICE

DATE: 1/15/2025

DIRECTOR, WASHINGTON COUNTY PLANNING OFFICE

**WASHINGTON COUNTY WATER BOARD**

APPROVED FOR THE WATER BOARD

DATE: 1/15/2025

DIRECTOR, WASHINGTON COUNTY WATER BOARD

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DATE: 1/15/2025

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**WASHINGTON COUNTY ENGINEER**

APPROVED FOR THE ENGINEER

DATE: 1/15/2025

DIRECTOR, WASHINGTON COUNTY ENGINEER

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**WASHINGTON COUNTY ENGINEER**

APPROVED FOR THE ENGINEER

DATE: 1/15/2025

DIRECTOR, WASHINGTON COUNTY ENGINEER

**WASHINGTON COUNTY PLANNING OFFICE**

APPROVED FOR THE PLANN

Note: 11

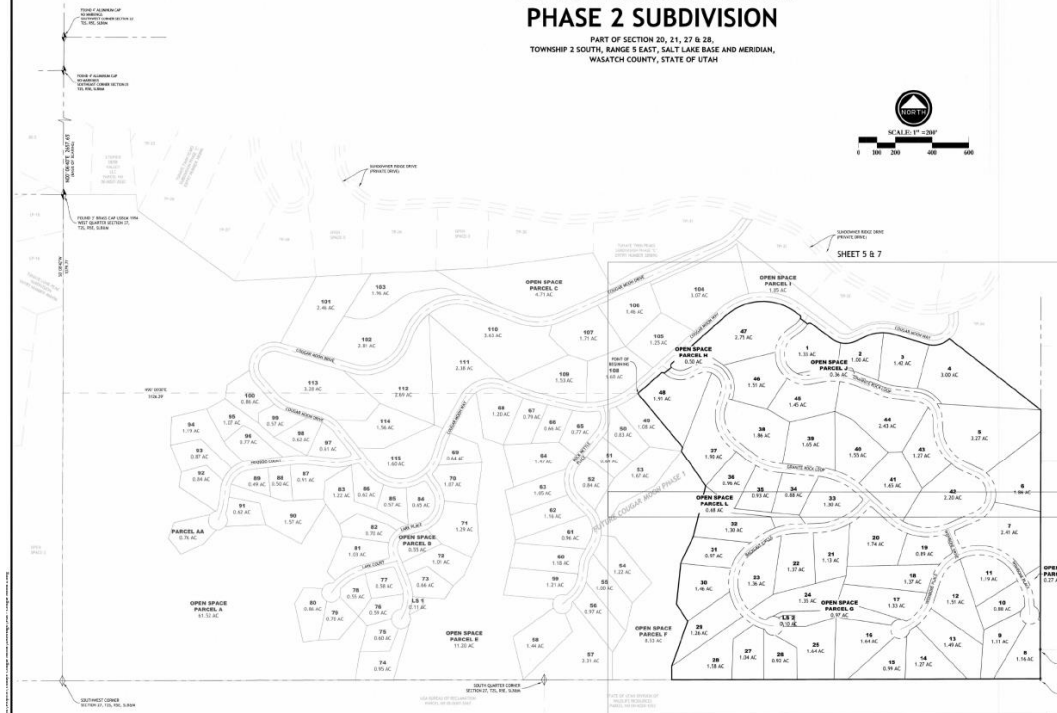
11. ALL CONSTRUCTION SHALL ADHERE TO THE PROJECT GEOTECHNICAL REPORT COMPLETED BY IGES (DATED 12/22/20, IGES # 03511-001).  
PER WASATCH COUNTY CODE, BUILDINGS SHALL NOT BE LOCATED ON SLOPES ABOVE 30%. BUILDING LOCATIONS SHALL BE REVIEWED BY THE  
TUHAYE ARCHITECTURAL REVIEW COMMITTEE. LOTS WITH BUILDING ENVELOPES CONTAINING SLOPES BETWEEN 25%-30% SHALL REQUIRE LOT  
SPECIFIC GEOTECHNICAL INVESTIGATIONS.

# TUHAYE COUGAR MOON PHASE 2 SUBDIVISION

PART OF SECTION 20, 21, 27 & 28,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
WASATCH COUNTY, STATE OF UTAH



| LEGEND |                                       |
|--------|---------------------------------------|
| ---    | BOUNDARY LINE                         |
| ---    | LOT LINE                              |
| ---    | SECTION LINE                          |
| ---    | CENTERLINE / MONUMENT LINE            |
| ---    | ADJACENT PROPERTY LINE                |
| ---    | SURVEYED LINE                         |
| ---    | BUILDING EVIDENCE                     |
| ---    | RIGHT OF WAY LINE                     |
| ---    | EGRESS/INGRESS                        |
| ---    | DRAINAGE EASEMENT LINE                |
| ---    | TRAIL EASEMENT LINE                   |
| ---    | SECTION CORNER (STANDARD)             |
| ---    | CALCULATED SECTION CORNER (NOT FOUND) |
| ---    | ROAD MONUMENT                         |
| ---    | MONUMENT TO BE SET                    |



TUHAYE COUGAR MOON PHASE 2 SUBDIVISION  
PART OF SECTION 20, 21, 27 & 28,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN,  
WASATCH COUNTY, STATE OF UTAH

DEVELOPER  
STORED DEER VALLEY, LLC  
PO BOX 439  
PARIA, UT 84759  
84600, UNITED STATES



SHEET 2 OF 9

RECORDED: 520303  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF:  
DATE: TIME: BOOK: 191 PAGE: 161  
FEE: WASATCH COUNTY RECORDER

# TUHAYE COUGAR MOON PHASE 2 SUBDIVISION

PART OF SECTION 20, 21, 27 & 28,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
WASATCH COUNTY, STATE OF UTAH

| CURVE TABLE |        |        |       |              |           | CURVE TABLE |        |        |       |              |           | CURVE TABLE |        |        |       |              |           | CURVE TABLE |        |        |       |              |           | CURVE TABLE |        |        |       |              |           |
|-------------|--------|--------|-------|--------------|-----------|-------------|--------|--------|-------|--------------|-----------|-------------|--------|--------|-------|--------------|-----------|-------------|--------|--------|-------|--------------|-----------|-------------|--------|--------|-------|--------------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA | CH-DIRECTION | CH-LENGTH | CURVE       | LENGTH | RADIUS | DELTA | CH-DIRECTION | CH-LENGTH | CURVE       | LENGTH | RADIUS | DELTA | CH-DIRECTION | CH-LENGTH | CURVE       | LENGTH | RADIUS | DELTA | CH-DIRECTION | CH-LENGTH | CURVE       | LENGTH | RADIUS | DELTA | CH-DIRECTION | CH-LENGTH |
| C1          | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C7          | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C13         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C19         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C25         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C2          | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C8          | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C14         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C20         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C26         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C3          | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C9          | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C15         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C21         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C27         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C4          | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C10         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C16         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C22         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C28         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C5          | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C11         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C17         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C23         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C29         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C6          | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C12         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C18         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C24         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C30         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C31         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C37         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C43         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C49         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C55         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C32         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C38         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C44         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C50         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C56         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C33         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C39         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C45         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C51         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C57         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C34         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C40         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C46         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C52         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C58         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C35         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C41         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C47         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C53         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C59         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C36         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C42         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C48         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C54         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C60         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C41         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C47         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C53         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C59         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C66         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C42         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C48         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C54         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C60         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C67         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C43         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C49         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C55         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C61         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C68         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C44         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C50         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C56         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C62         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C69         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C45         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C51         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C57         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C63         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C70         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C46         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C52         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C58         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C64         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C71         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C47         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C53         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C59         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C65         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C72         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C48         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C54         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C60         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C66         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C73         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C49         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C55         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C61         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C67         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C74         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C50         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C56         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C62         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C68         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C75         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C51         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C57         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C63         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C69         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C76         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C52         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C58         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C64         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C70         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C77         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C53         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C59         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C65         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C71         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C78         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C54         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C60         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C66         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C72         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C79         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C55         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C61         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C67         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C73         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C80         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C56         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C62         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C68         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C74         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C81         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C57         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C63         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C69         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C75         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C82         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C58         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C64         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C70         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C76         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C83         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C59         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C65         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C71         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C77         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C84         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C60         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C66         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C72         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C78         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C85         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C61         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C67         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C73         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C79         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C86         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C62         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C68         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C74         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C80         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C87         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C63         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C69         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C75         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C81         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C88         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C64         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C70         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C76         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C82         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C89         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C65         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C71         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C77         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C83         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C90         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C66         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C72         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C78         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C84         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C91         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C67         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C73         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C79         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C85         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C92         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     |
| C68         | 16.29  | 60.00  | 17.23 | N40°17'51"E  | 16.29     | C74         |        |        |       |              |           |             |        |        |       |              |           |             |        |        |       |              |           |             |        |        |       |              |           |

TUHAYE COUGAR MOON PHASE 2 SUBDIVISION  
PART OF SECTION 20, 21, 27 & 28,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN,  
WASATCH COUNTY, STATE OF UTAH

DEVELOPER  
STORED DEER VALLEY, LLC  
PO BOX 439  
PARIA, UT 84759  
84600, UNITED STATES



SHEET 3 OF 9

RECORDED: 520303  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF:  
DATE: TIME: BOOK: 191 PAGE: 162  
FEE: WASATCH COUNTY RECORDER

PART OF SECTION 20, 21, 27 & 28,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
WASATCH COUNTY, STATE OF UTAH

**TUHAYE COUGAR MOON PHASE 2 SUBDIVISION**  
PART OF SECTION 20, 21, 27 & 28,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN,  
WASATCH COUNTY, STATE OF UTAH

**DEVELOPER**  
STORED BIER VALLEY, LLC  
PO BOX 4349  
FARM CITY, UTAH  
84003, UNITED STATES



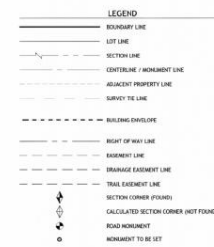
**SHEET 4 OF 9**

RECORDED # 520303

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST  
OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: 1411 PAGE: 163

PART OF SECTION 20, 21, 27 & 28,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
WASATCH COUNTY, STATE OF UTAH



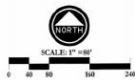
**TUHAYE COUGAR MOON PHASE 2 SUBDIVISION**  
PART OF SECTION 20, 21, 27 & 28,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN,  
WASATCH COUNTY, STATE OF UTAH

DEVELOPER:  
STORRED DEER VALLE  
PO BOX 4349  
PARK CITY, UT  
84060, UNITED STA



**SHEET 5 OF 9**

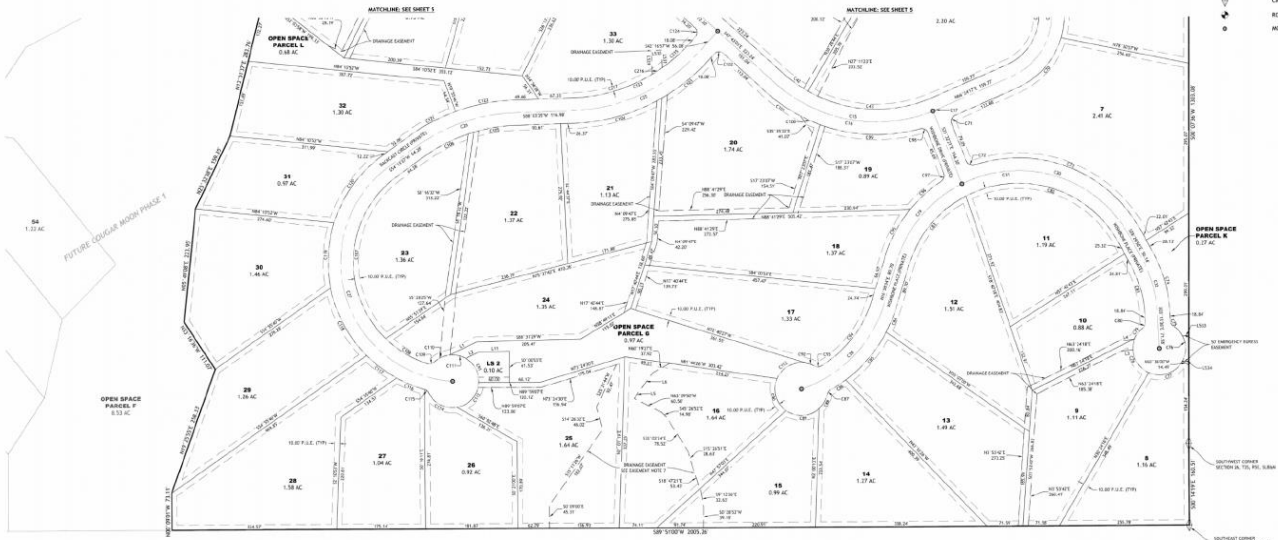
RECORDED # 520303  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST  
OF \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: 141 PAGE: 164

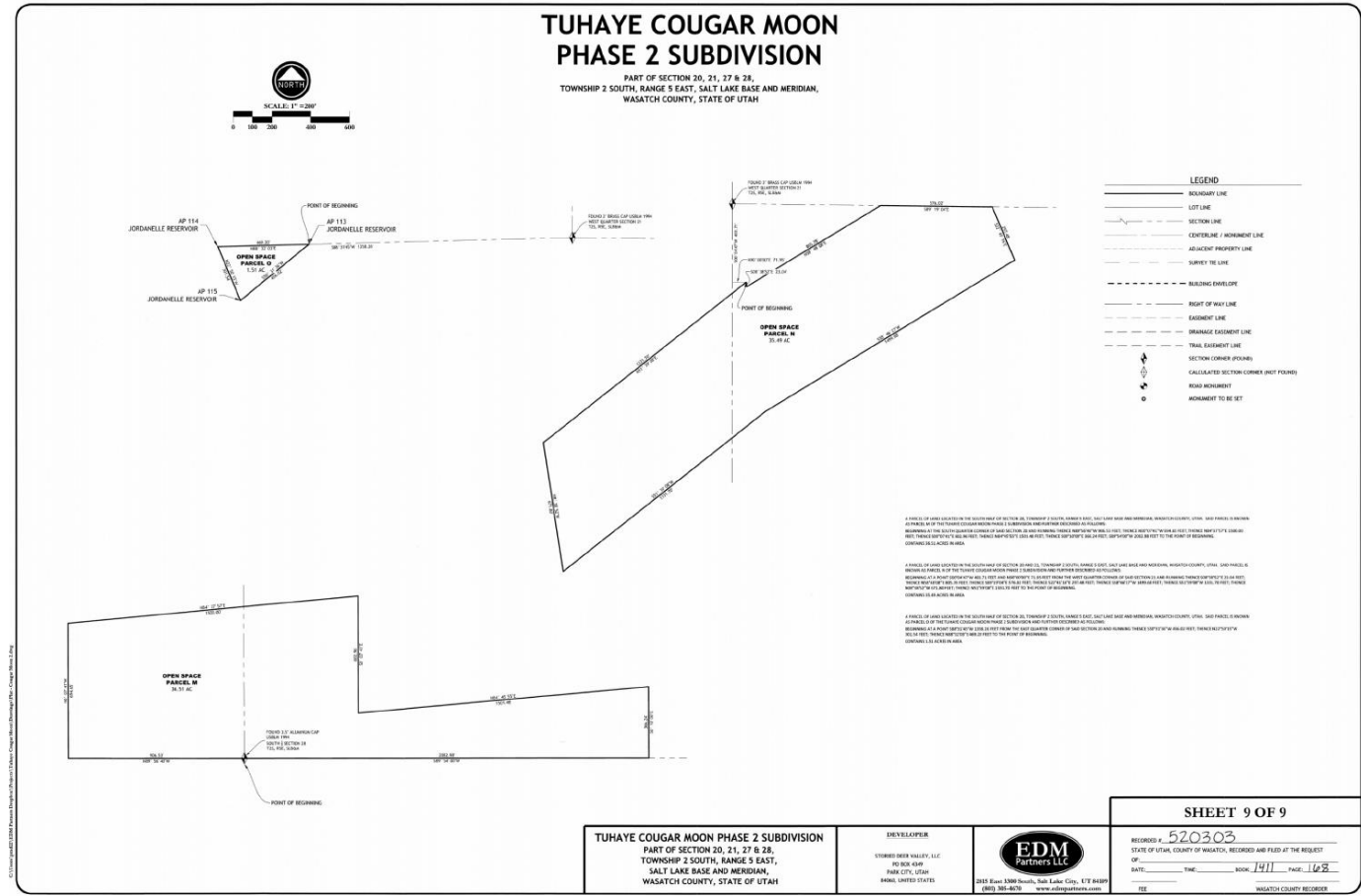
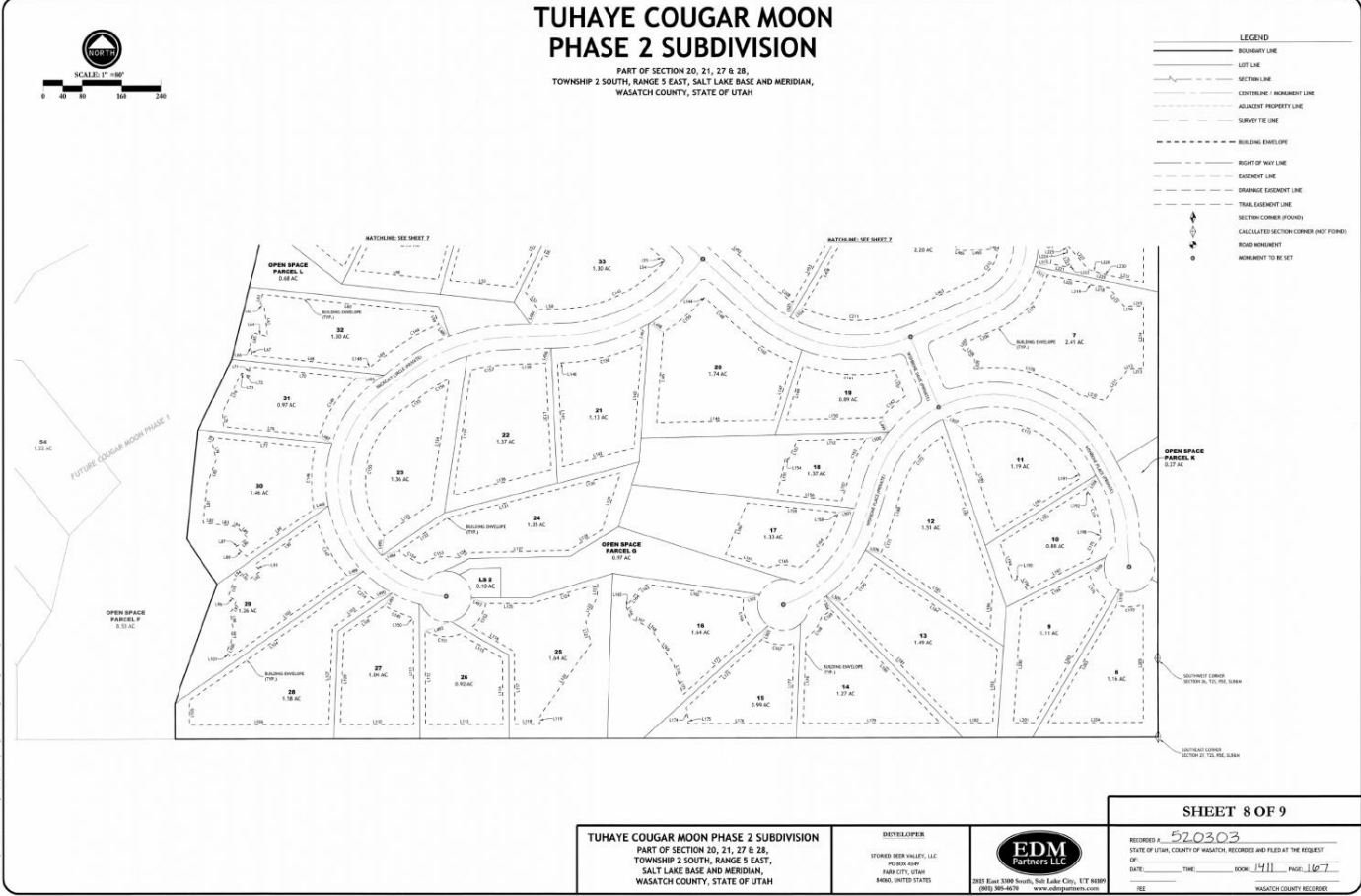


# TUHAYE COUGAR MOON PHASE 2 SUBDIVISION

PART OF SECTION 20, 21, 27 & 28,  
TOWNSHIP 2 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN,  
WASATCH COUNTY, STATE OF UTAH

| LEGEND |                                       |
|--------|---------------------------------------|
|        | BOUNDARY LINE                         |
|        | LOT LINE                              |
|        | SECTION LINE                          |
|        | CENTERLINE / MONUMENT LINE            |
|        | ADJACENT PROPERTY LINE                |
|        | SURVEY LINE                           |
|        | BUILDING ENVELOPE                     |
|        | RIGHT OF WAY LINE                     |
|        | EASEMENT LINE                         |
|        | DRAINAGE EASEMENT LINE                |
|        | TRAIL EASEMENT LINE                   |
|        | SECTION CORNER (FOUND)                |
|        | CALCULATED SECTION CORNER (NOT FOUND) |
|        | ROAD MONUMENT                         |
|        | MONUMENT TO BE SET                    |





# Exhibit C – Proposed Amended Plat

## TUHAYE COUGAR MOON PHASE 2 SUBDIVISION LOT 44 AMENDED

PART OF SECTION 26.1, T28N  
TOWNSHIP 2 SOUTH, RANGE 5 EAST  
SALT LAKE BASIN AND NEEDHAM,  
WASATCH COUNTY, UTAH

**LOT 44**  
24.0 ACRES  
334.1 E GRANITE ROCK LOOP

**PLAT NOTES**

1. THE PURPOSE FOR THIS PLAT AMENDMENT IS TO RECONFIGURE THE BUILDING ENVELOPE. ALL OTHER EASEMENTS AND PLAT NOTES WILL NOT BE AFFECTED BY THIS AMENDMENT.
2. THE NUMBER OF RECORDS AT THE TIME THIS AMENDMENT WAS COMPLETED IS EDWARD D. AND LORI HODD, ENTRY # 123456, AS REQUIRED BY THE WASHINGTON COUNTY RECORDERS OFFICE.
3. THIS PLAT AMENDMENT WAS PREPARED BY THE REQUEST OF EDWARD D. AND LORI HODD.
4. THE BUILDING ENVELOPE IS SUBJECT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY RECORDERS OFFICE.
5. AN EXISTING 10 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDES OF SAID LOT, ARE TO REMAIN IN EFFECT. THIS PLAT AND THE RECORDING TUHAYE COUGAR MOON PHASE 2 SUBDIVISION AND EASEMENTS ARE REQUIRED FOR WATER, POWER, GAS, TELEPHONE, DRAINAGE AND THE INSTALLATION AND MAINTENANCE THEREOF.
6. THIS PLAT IS SUBJECT TO AND TOGETHER WITH ANY OTHER PREVIOUSLY DEDICATED, RECORDED OR IMPLIED EASEMENTS, AS SHOWN ON THE TUHAYE COUGAR MOON PHASE 2 SUBDIVISION, ENTRY # 123456, OR ANY OTHER DOCUMENTS, AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE.
7. THE WIDTH OF THE RIGHT-OF-WAY SHOWN ON THIS PLAT IS 16 FEET. THE ROADS WILL NOT BE MAINTAINED BY WASHINGTON COUNTY.
8. REGULATIONS: SHED REGULATIONS MAY EFFECT THE HEIGHT OF STRUCTURES THAT MAY BE ON THE LOT. TO BRING ATTENTION TO THIS ISSUE, THE LOTS WITH PROPOSED STRUCTURES HAVE BEEN SHOWN ON THIS PLAT. ANY STRUCTURES PROPOSED TO BE BUILT ON THESE LOTS MUST COMPLETE A VISUAL ASSESSMENT MODEL, DESCRIBED THE PROPOSED BUILDING WITH RELATION TO THE REGIONS. THE VISUAL ASSESSMENT MODEL NEEDS TO BE APPROVED BY TUHAYE HOMEOWNERS ASSOCIATION AND THE APPROVED MODEL MUST ACCOMPANY ALL BUILDING PERMITS SUBMITTED TO WASHINGTON COUNTY. THE VISUAL ASSESSMENT MODEL NEEDS TO BE CORRELATED FROM ALL APPLICABLE VIEWSHEDS AS OUTLINED BY WASHINGTON COUNTY CODE SECTION 16.27.22. REGULATIONS: SHED REGULATIONS AFFECTS LOTS 3, 4, AND 5. A SITE VISUAL ANALYSIS SHOULD BE CONDUCTED BASED ON PROPOSED BUILDING LOCATION AND CONFIGURATION.

**OWNER'S DECLARATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS, STREETS AND EASEMENTS TO BE HEREIN KNOWN AS TUHAYE COUGAR MOON PHASE 2 SUBDIVISION, LOT 44 AMENDED DO HEREBY CERTIFY FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, A.D.

BY: \_\_\_\_\_  
EDWARD D. HODD

**ACKNOWLEDGMENT**

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN AND STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DECLARATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DECLARATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH:  
RESIDING IN \_\_\_\_\_, UTAH  
STATE OF UTAH \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**ACKNOWLEDGMENT**

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, A.D.

BY: \_\_\_\_\_  
LORI HODD

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN AND STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DECLARATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DECLARATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH:  
RESIDING IN \_\_\_\_\_, UTAH  
STATE OF UTAH \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**NARRATIVE**

THIS PLAT AMENDMENT WAS AT THE REQUEST OF EDWARD D. AND LORI HODD FOR THE PURPOSE OF AMENDING THE EXISTING PLATTED ENVELOPE AND UPDATING TO THE ENVELOPE HEREIN.

**LEGAL DESCRIPTION**

ALL OF LOT 44, TUHAYE COUGAR MOON PHASE 2 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDERS OFFICE, ENTRY # 123456.

**SURVEYOR'S CERTIFICATE**

I, TRAVIS B. DOWNS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HAVE PERSONALLY EXAMINED THE PLAT AND THAT I HAVE BEEN ADVISED BY THE SIGNERS OF THE PLAT THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL TRACT OF LAND SHOWN AND DESCRIBED THEREON. I HAVE BEEN ADVISED BY THE SIGNERS OF THE PLAT THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL TRACT OF LAND SHOWN AND DESCRIBED THEREON. I HAVE BEEN ADVISED BY THE SIGNERS OF THE PLAT THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL TRACT OF LAND SHOWN AND DESCRIBED THEREON.

TRAVIS B. DOWNS  
PLS. 804.343.4444  
April 3, 2025

**VELOCITY MAP**

TO HODD CITY

**LEGEND**

SECTION CORNER (P.O.B.)  
SECTION LINE  
BOUNDARY LINE  
LOT LINE  
EASEMENT PLAT REQUIRED  
PROPERTY CORNER  
STREET EASEMENT  
BUILDING ENVELOPE

|                                                                                                                                                                                                             |                                                                                                                                                                                            |                                                                                                                                                                                                |                                                                                                                                                                                             |                                                                                                                                                                                                                                      |                                                                                                                                                                            |                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>WASHINGTON COUNTY HEALTH DEPARTMENT</b><br>APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025, A.D. BY THE WASHINGTON COUNTY HEALTH DEPARTMENT.<br>DIRECTOR, COUNTY HEALTH DEPARTMENT: _____ DATE: _____ | <b>WASHINGTON COUNTY FIRE CHIEF</b><br>APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025, A.D. BY THE WASHINGTON COUNTY FIRE CHIEF.<br>FIRE CHIEF: _____ DATE: _____                      | <b>WASHINGTON COUNTY PUBLIC WORKS</b><br>APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025, A.D. BY THE WASHINGTON COUNTY PUBLIC WORKS DIRECTOR.<br>DIRECTOR, PUBLIC WORKS: _____ DATE: _____ | <b>WASHINGTON COUNTY PLANNING COMMISSION</b><br>APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025, A.D.<br>CHAIR: _____ DATE: _____                                                        | <b>ADMINISTRATIVE BODY</b><br>THE COUNTY OF WASHINGTON APPROVES THIS PLAT AMENDMENT HEREIN, APPROVED THIS ____ DAY OF _____, 2025, A.D.<br>WASHINGTON COUNTY EXECUTIVE: _____ DATE: _____<br>ATTEST: COUNTY CLERK: _____ DATE: _____ | <b>WASHINGTON COUNTY SURVEYOR</b><br>APPROVED AS TO FORM ON THIS ____ DAY OF _____, 2025.<br>COUNTY SURVEYOR: _____ DATE: _____                                            | <b>WASHINGTON COUNTY RECORDER</b><br>NO. _____ BOOK _____ PAGE _____<br>DATE _____ TIME _____ FEE _____<br>BY _____<br>WASHINGTON COUNTY, STATE OF UTAH.<br>COUNTY RECORDER: _____ |
| <b>WASHINGTON COUNTY PLANNING OFFICE</b><br>APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025, A.D. BY THE WASHINGTON COUNTY PLANNING DIRECTOR.<br>PLANNING DIRECTOR: _____ DATE: _____                    | <b>WASHINGTON COUNTY ENGINEERING DEPARTMENT</b><br>APPROVED THIS ____ DAY OF _____, 2025, A.D. SUBJECT TO THE FOLLOWING CONDITIONS:<br>DIRECTOR, ENGINEERING DEPARTMENT: _____ DATE: _____ | <b>APPROVAL AS TO FORM</b><br>APPROVED AS TO FORM THIS ____ DAY OF _____, 2025, A.D.<br>WASHINGTON COUNTY ATTORNEY: _____ DATE: _____                                                          | <b>WASHINGTON COUNTY WATER BOARD</b><br>APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025, A.D. BY THE WASHINGTON COUNTY WATER BOARD'S OFFICE.<br>DIRECTOR, WATER BOARD: _____ DATE: _____ | <b>JORDANVILLE SPECIAL SERVICE DISTRICT</b><br>APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025, A.D.<br>DIRECTOR: _____ DATE: _____                                                                                               | <b>LEGEND</b><br>SECTION CORNER (P.O.B.)<br>SECTION LINE<br>BOUNDARY LINE<br>LOT LINE<br>EASEMENT PLAT REQUIRED<br>PROPERTY CORNER<br>STREET EASEMENT<br>BUILDING ENVELOPE |                                                                                                                                                                                    |

**VELOCITY MAP**

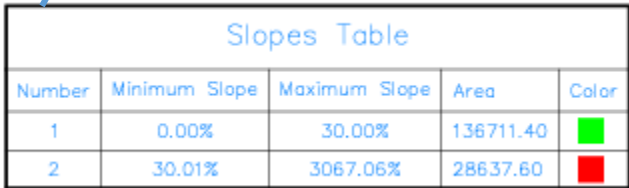
TO HODD CITY

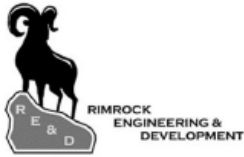
**TUHAYE COUGAR MOON PHASE 2 SUBDIVISION LOT 44 AMENDED**

PLAT # 123456  
PAGE 1 OF 1

PROJECT # 123456  
DATE 4/3/2025  
CHECKED BY 123456  
DRAWN BY 123456

Exhibit D – Slope Analysis





Monday, March 31, 2025

**Tuhaye Cougar Moon Phase 2 Lot 44 Plat Amendment Application-Letter**

Dear Planning Department,

Edward Hodo (owner) is seeking a plat amendment in Tuhaye, Utah. He is the owner of parcel 00-0021-7658, also known as lot 44 in the recorded Tuhaye Cougar Moon Phase 2 subdivision. This subdivision was recorded in 2022.

At the time of subdivision, building envelopes were created based on existing and proposed grades provided by the developer and engineer that excluded areas over 30% per Wasatch County Code. During the course of due diligence on this lot, a topographical survey was conducted on the property by Frontier Land Surveys in January of 2025. It was determined that the platted building envelope while close, was not accurate as to the slopes found on the lot. The owner is in the ARC review process with the Tuhaye Homeowners Association and the ARC has approved an improvement envelope shift pending a platted building envelope or allowable building area (ABA) amendment approved by Wasatch County.

As you will see in the submittal, the owners are requesting that the platted building envelope be adjusted to capture more areas of buildable land on the lot. Please see "Other – Slope Map," in the submittal package. Per County code, the proposed platted building does not contain any contiguous areas over 30% slope.

Per Tuhaye ARC codes, the actual disturbance on this lot will not increase as a result of this modification. The disturbance envelope will remain the same size as permitted by the ARC, however its location will shift pending the approval of this plat amendment.

In accordance with Wasatch County Code, the lot is 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 not increase disturbance to the lot. It will not have any effect on common area, or the layout or location of any infrastructure in the Cougar Moon 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](mailto:jcall@re-n-d.com)  
801-815-3010



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

PROJECT ID: DEV-10626  
PROJECT NAME: PLAT AM - TUHAYE COUGAR MOON LOT  
44 PLAT AMENDMENT  
VESTING DATE: 4/11/2025  
REVIEW CYCLE #: 1

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**REVIEW CYCLE STATUS: CHANGES REQUIRED**

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           |
|----------------------------|--------------------|
| Health Department          | Ready for Decision |
| Recorder's Office          | Ready for Decision |
| Jordanella SSD             | Ready for Decision |
| Public Works Department    | Ready for Decision |
| County Surveyor            | Ready for Decision |
| Fire SSD                   | Ready for Decision |
| Building Department        | Ready for Decision |
| MAG Regional Trail Planner | Ready for Decision |
| GIS Department             | Changes Required   |
| Engineering 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 must meet Wasatch Fire Districts Single Family Dwelling Guidelines and be approved. |

## PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

| DRC - GIS Dept |                    |                                                                                  |
|----------------|--------------------|----------------------------------------------------------------------------------|
| Comment ID     | Sheet Name         | Comment                                                                          |
| DRC-GIS1       | 02b - Amended Plat | Address looks good. Please add a "PRIVATE" label somewhere on Granite Rock Loop. |

| DRC - Recorder Office |                    |                                                                                                               |
|-----------------------|--------------------|---------------------------------------------------------------------------------------------------------------|
| Comment ID            | Sheet Name         | Comment                                                                                                       |
| DRC-REC1              | 02b - Amended Plat | Owner's Dedication:<br>Edward's name needs to be changed to<br>EDWARD DOUGLAS HODO JR<br>Lori's name is fine. |

## REVIEWING ENTITY CONTACT INFORMATION

**\*\*Wasatch County offers an electronic meeting request as an option for anyone seeking input from the various County review departments prior to formalizing a development application or a resubmittal. Meetings are held in 20 minute increments and are filled on a first-come first-serve basis. Comments given during these meetings are a courtesy discussion and do not constitute a formal review. Request forms can be submitted using the online portal.\*\***

<https://wasatch.utah.gov/Planning#61992-development-process-forms-and-applications>

Alternatively, you are welcome to contact any of the Wasatch County DRC reviewing entities directly.

### **Affordable Housing Office**

Jeff Bradshaw - (435) 654-2053

### **Wasatch County Assessor Office**

Bob Adams – (435) 657-3199

### **Wasatch County Civil Attorney**

Jon Woodard – (435) 657-3273

### **Wasatch County Building Department**

Quinn Davis – (435) 657-3200

### **Wasatch County Engineering Department**

Natalie Foster – (435) 657-3305

### **Wasatch County Fire Special Service Area**

Clint Neerings – (435) 940-9636

### **Wasatch County GIS Department**

Ivan Spencer – (435) 657-3194

### **Wasatch County Health Department**

Tracy Richardson – (435) 657-3252

### **Jordanelle Special Service District**

Max Covey - (435) 654-9233

### **Wasatch County Manager Office**

Tiarra Cooper - (435) 657-3180

### **North Village Special Service District**

Max Covey - (435) 654-9233

### **Wasatch County Planning Department**

Planning Department – (435) 657-3205

### **Wasatch County Public Works Department**

Terry Ekker – (435) 654-1661

### **Wasatch County Recorder Office**

Marcy Murray – (435) 657-3210

### **Wasatch County Sheriff Office**

Jared Rigby – (435) 654-1098

### **Wasatch County Special Service Area #1 (Water)**

Steve Farrell – (435) 657-3180

### **Strawberry Lakeview and Strawberry Ranches Special Services Districts**

Max Covey - (435) 654-9233

### **Wasatch County Surveyor Office**

James Kaiserman – (435) 657-3222

### **Twin Creek Special Service District**

Max Covey - (435) 654-9233

### **Wasatch County Weed Department**

Quintin Lewis – (435) 654-1661

### **Regional Trails**

Don Taylor – [dtaylor@mountainland.org](mailto:dtaylor@mountainland.org)

### **MIDA Coordinator**

Richard Breitenbeker – (435) 657-3181

### **Environmental Quality**

Dallen Webster – [dwebster@barr.com](mailto:dwebster@barr.com)

Phone: 801-333-8434