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## Sun Life Properties Plat Amendment

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**Project:** DEV-11062 | Sun Life Properties  
**Report Date:** 8 August 2025  
**Report Author:** Anders Bake, Planner  
**Council Action Required:** No  
**Type of Action:** Administrative  
**Applicant:** Jared Gillette

**Address:** 9197 N Sagebrush Ct, Kamas UT  
**Existing Land Use:** Residential  
**Existing Plat:** 22 ERUs (3.89 a/u)  
**Proposed Amendment:** Alteration of the building envelope

### DETERMINATION ISSUE

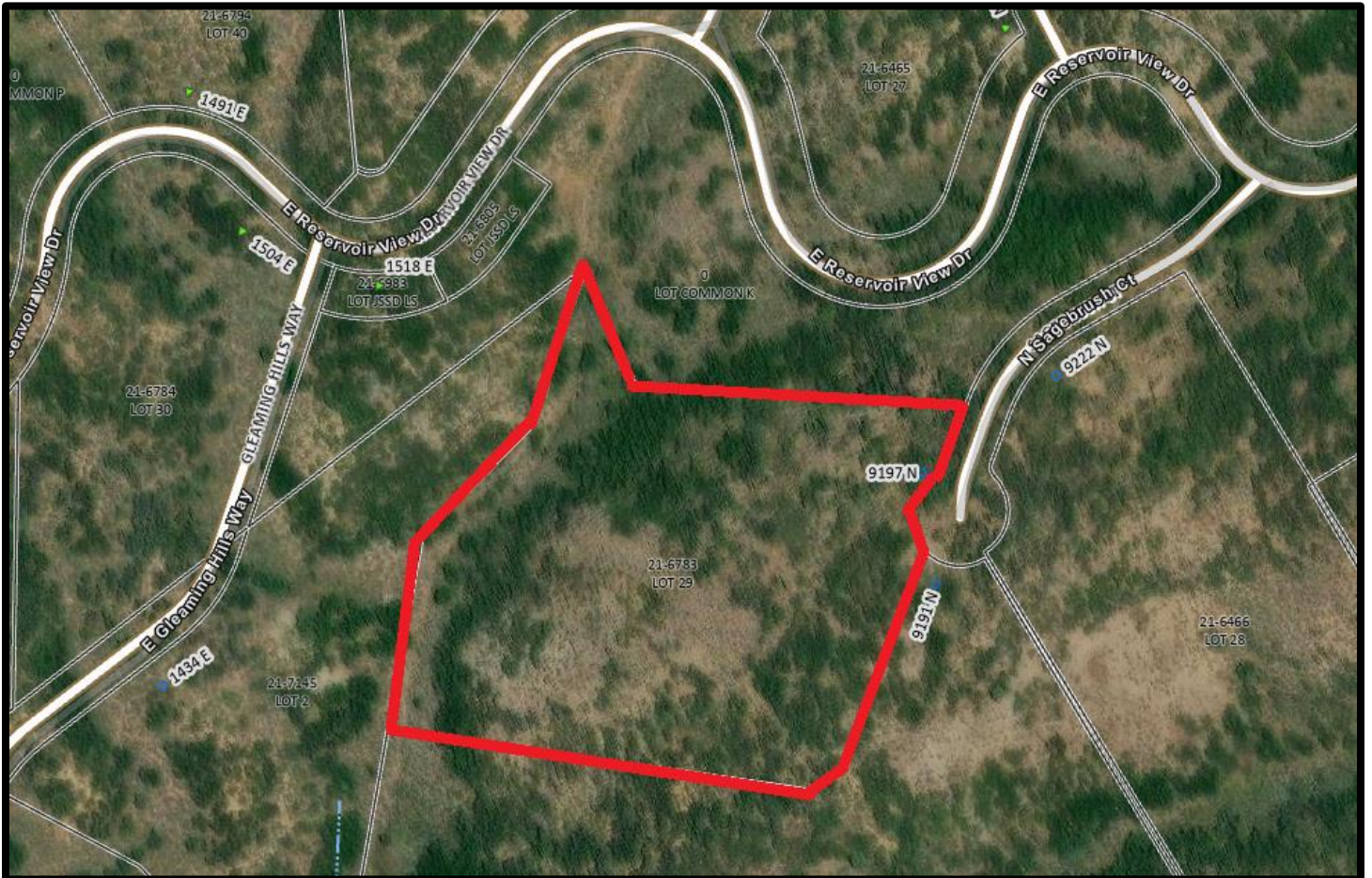
Whether or not the proposed amendment meets the standards for 'good cause' as required by Utah Code Annotated §17-27a-609 and other applicable ordinances governing the land use in Wasatch County. This determination is an administrative decision to be made by the Wasatch County Administrative Land Use 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. Add a plat note stating that all notes from the Tuhaye Dancing Sun Phase 4 Subdivision will apply to this plat.
2. Change to Planning Commission signature box to the Administrative Land Use Committee.

3. Remove the signature boxes for the weed board, solid waste, recreation district, and sheriff's office (WCC 16.27.12)



## BACKGROUND

The Tuhaye Dancing Sun Phase 4 Subdivision was recorded by plat on 30 November 2021. The applicant is seeking to amend the building envelope of lot 29 in order to accommodate a retaining wall.

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, is under consideration by the Administrative Land Use Committee. At the time of this report, no objections have been received in response to the notices sent.

## 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

### – SLOPES –

Wasatch County Code section 16.27.25 requires that *“Lots must have a minimum of five thousand (5,000) square feet of contiguous area under thirty percent (30%) natural slope excluding slope irregularities as defined in 16.04. Any lot with a slope over 30% shall include building envelopes or constrained areas on the final plat.”* The subject property includes slopes exceeding 30% slopes and the existing plat includes a building envelope that prohibits construction in these areas. The proposed application to amend the building envelope includes a slope map demonstrating that the new building envelope will continue to exclude areas with slopes over 30%. The proposed building envelope will also be over 5,000 square feet in area.

### – SETBACKS –

The setback requirements for the primary dwelling in the Jordanelle Basin Overlay zone are 20 feet from the front yard, 30 feet from the rear yard, and 12 feet from the side yards. The proposed building envelope complies with these setback requirements.

### – 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. It is not anticipated that the proposed action would affect the neighboring landowners negatively. No public roads or easements are being affected by the proposed plat amendment.

## DEVELOPMENT REVIEW COMMITTEE

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

### – FINDINGS –

1. The subject property is 4.701 acres per the recorded subdivision plat.
2. The subject property is in the Jordanelle Basin Overlay Zone (JBOZ).
3. The existing plat includes a building envelope that prohibits construction on slopes exceeding 30% slopes.
4. The proposed application would increase the building envelop while continuing to prohibit construction on slopes exceeding 30% slopes and within building setbacks.
5. Good cause for the amendment exists since the proposal will not create a negative impact to other properties.
6. No public or private roads are being vacated as part of this plat amendment.
7. The Development Review Committee has reviewed the technical requirements of the proposed project and determined the project is ready for decision by the Land Use Authority with the proposed conditions of approval.
8. The proposal is consistent with Utah Code §17-27a-609.

### – CONDITIONS –

1. Add a plat note stating that all notes from the Tuhaye Dancing Sun Phase 4 Subdivision will apply to this plat.
2. Change to Planning Commission signature box to the Administrative Land Use Committee.
3. Remove the signature boxes for the weed board, solid waste, recreation district, and sheriff's office (WCC 16.27.12)

## POSSIBLE ACTIONS

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

1. Approve. This action may be taken if the Administrative Land Use Committee finds that the Plat Amendment request is compliant as proposed with Wasatch County Code and all other applicable laws.
2. Approve with Conditions. This action can be taken if the Administrative Land Use Committee feels comfortable that remaining issues can be resolved through specified conditions. ***\*This action would be consistent with the staff analysis.\****
3. Continue. This action can be taken if the Administrative Land Use Committee needs additional information before rendering a decision, if there are issues that have not been resolved, or if the application is not complete.
4. Deny. This action can only be taken if the Administrative Land Use Committee finds that the proposal does not meet the ordinance or that the application is insufficient to comply with applicable law.

NEXT STEPS

If the requested plat amendment is approved, the applicant will need to satisfy any conditions, if applicable, and can deliver a mylar plat to the planning office for recording. Actions must be taken to pursue the approval with reasonable diligence as outlined in Wasatch County Code 16.01.16.

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

Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

EXHIBITS

Exhibit A – Vicinity Plan.....6

Exhibit B – Existing Subdivision Plat .....7

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

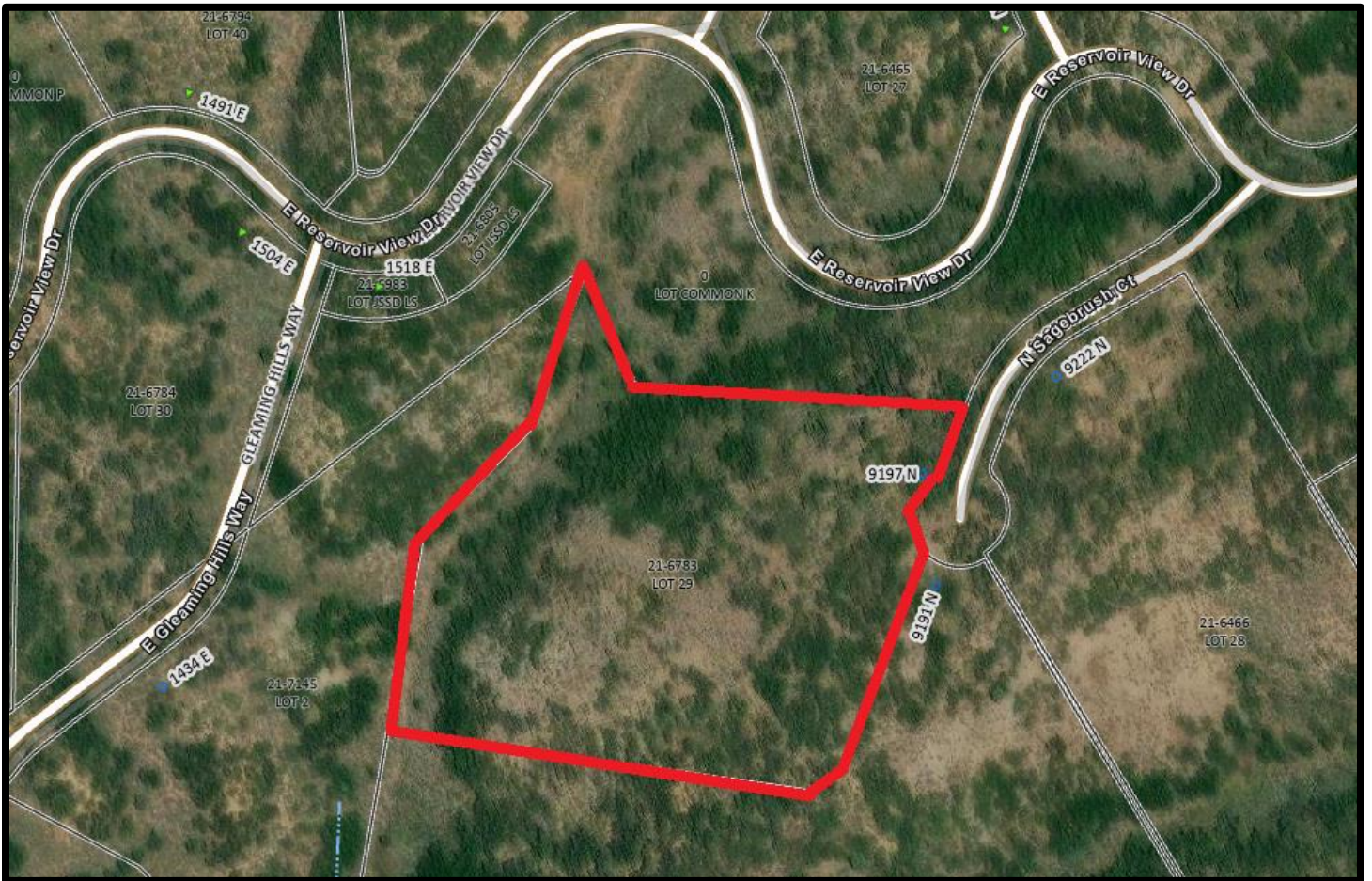
Exhibit D – Slope Map .....10

Exhibit E – DRC Report .....11

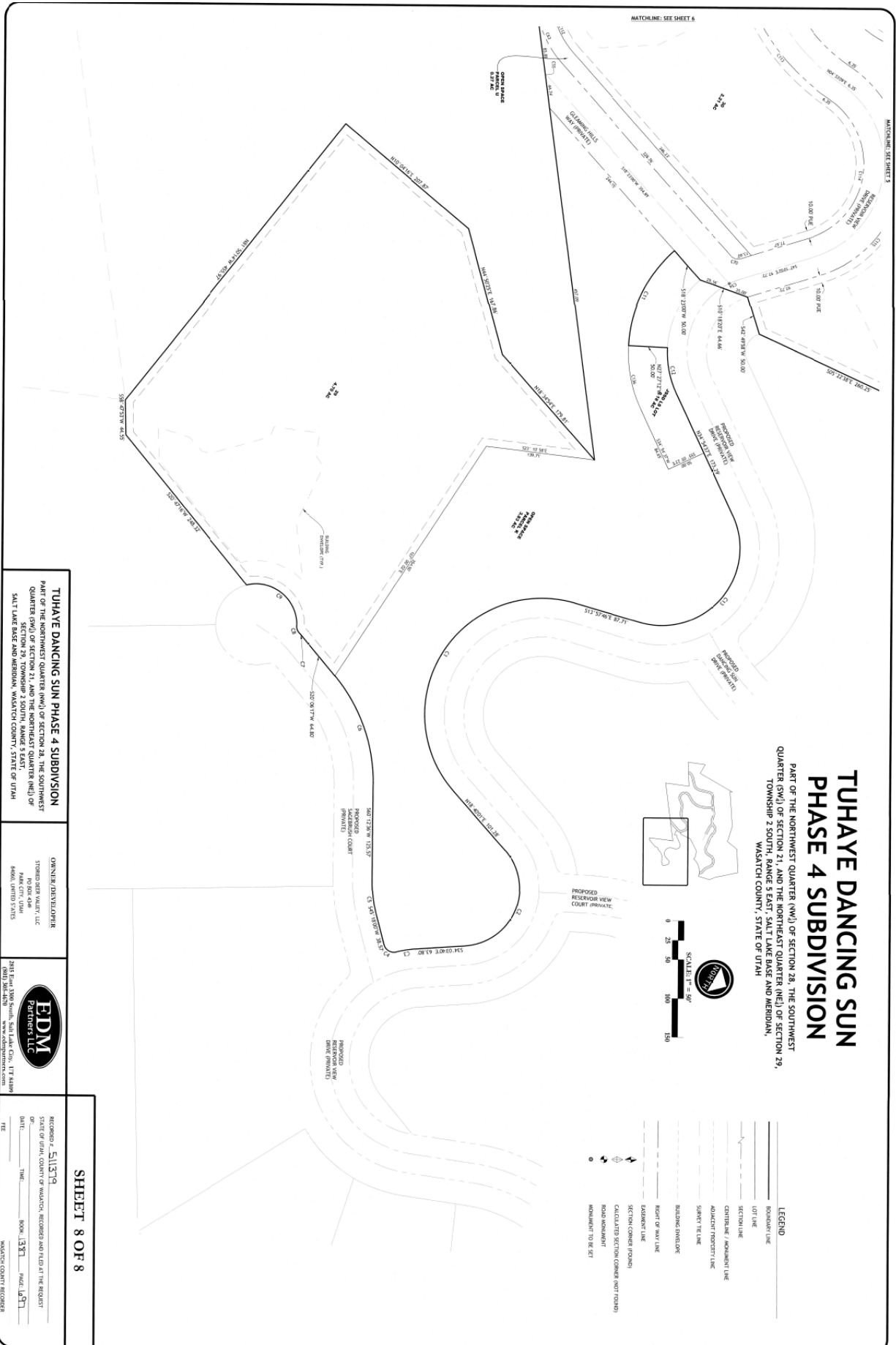
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Exhibit A – Vicinity Plan

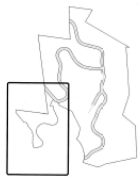
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 (CHANE J. MCCOY)  
Notary Public, State of Utah  
Commission # 200445  
My Commission Expires On  
May 16, 2007



# **TUHAYE DANCING SUN PHASE 4 SUBDIVISION** PART OF THE NORTHWEST QUARTER (NW<sup>1</sup>) OF SECTION 28, THE SOUTHWEST QUARTER (SW<sup>1</sup>) OF SECTION 21, AND THE NORTHEAST QUARTER (NE<sup>1</sup>) OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, STATE OF UTAH



- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - CENTRAL LINE / ADJACENT LINE
  - ADJACENT PROPERTY LINE
  - SURVEY TIE LINE
  - BUILDING EASEMENT
  - RIGHT OF WAY LINE
  - EASEMENT LINE
  - SECTION CORNER (PROXIM)
  - CALCULATED SECTION CORNER (NOT FOUND)
  - ROAD ADJACENT
  - MONUMENT TO BE SET

**TUHAYE DANCING SUN PHASE 4 SUBDIVISION**  
PART OF THE NORTHWEST QUARTER (NW<sup>1</sup>) OF SECTION 28, THE SOUTHWEST QUARTER (SW<sup>1</sup>) OF SECTION 21, AND THE NORTHEAST QUARTER (NE<sup>1</sup>) OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, STATE OF UTAH

OWNER/DEVELOPER  
STONED CREEK VENTURE, LLC  
PO BOX 4948  
PARK CITY, UTAH  
84060 UNITED STATES

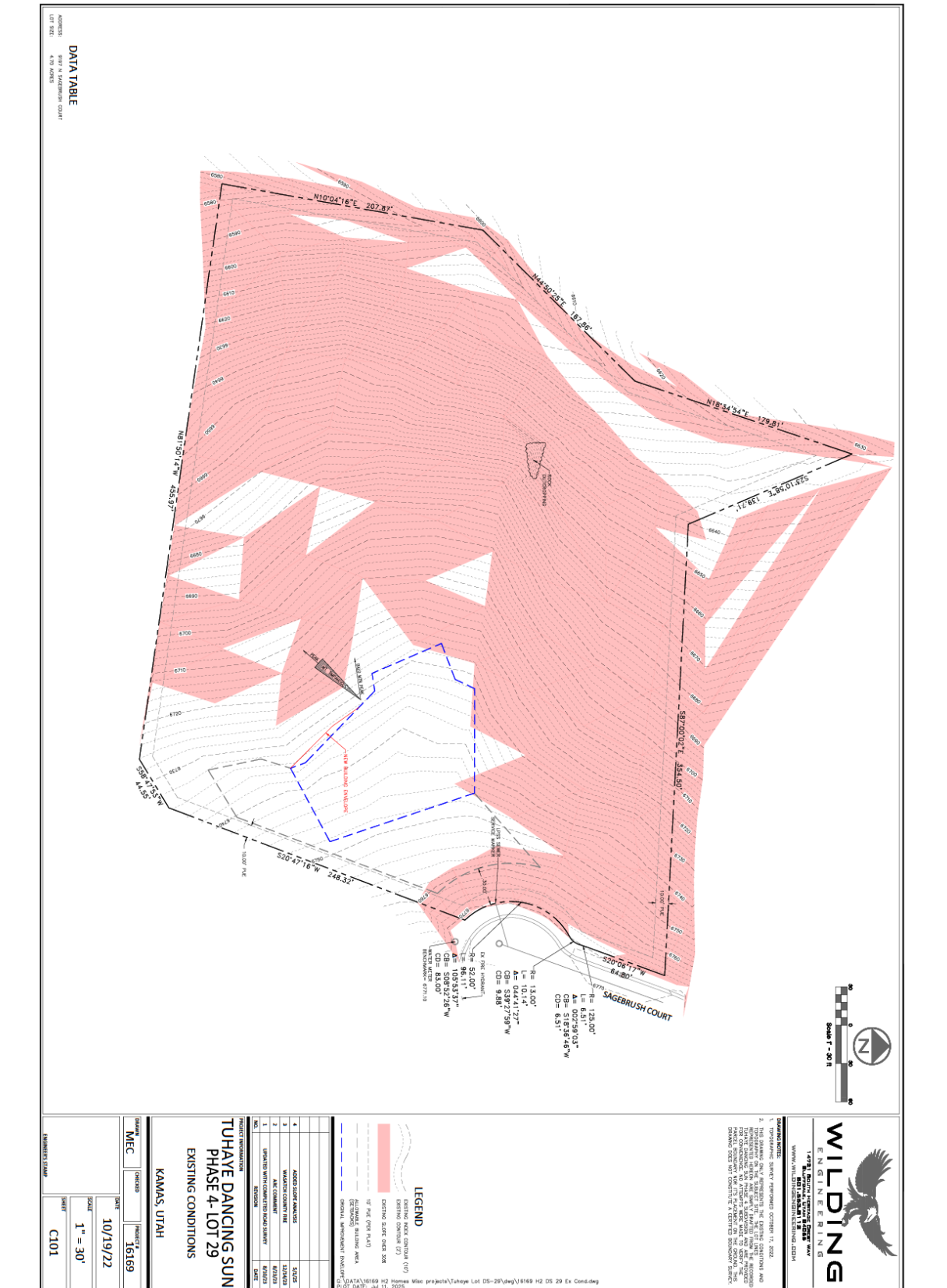


RECORDED: 5/13/19  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: EDM PARTNERS LLC  
DATE: 5/13/19 BOOK: 1387 PAGE: 167  
FEE: \_\_\_\_\_

**SHEET 8 OF 8**



Exhibit D – Slope Map





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

PROJECT ID: DEV-11062  
PROJECT NAME: PLAT AM - SUN LIFE PROPERTIES LLC  
VESTING DATE: 7/16/2025  
REVIEW CYCLE #: 1

**REVIEW CYCLE STATUS: READY FOR DECISION**

Project comments have been collected from reviewers for the above noted review cycle and compiled for your reference below. Please review the comments and provide revised plans/documents if necessary. **Resubmittals must include a plan review response letter** outlining where requested changes and corrections can be found. Failure to provide such a letter will result in the project being returned to you.

**When uploading revisions please name your documents exactly the same as it was previously uploaded. Revision numbers and dates are automatically tracked. There is no need to re-upload documents that aren't being changed. DO NOT DELETE documents and then upload new ones.**

Once you have addressed all of your items and successfully uploaded your revisions, be sure to re-submit your project for review. Resubmittal must be made through the portal in order to receive official review. Projects requiring Planning Commission approvals or recommendations will not be placed on a planning commission agenda until all DRC reviewers have recommended the item to move forward.

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

## PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

| DRC – Planning Dept |                    |                                                                                                                                                |
|---------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Comment ID          | Sheet Name         | Comment                                                                                                                                        |
| DRC-PLN1            | 02b - Amended Plat | Condition of Approval:<br>Add a plat note stating that all notes from the Tuhaye Dancing Sun Phase 4 Subdivision will apply to this plat.      |
| DRC-PLN2            | 02b - Amended Plat | Condition of Approval:<br>Change to Planning Commission signature box to the Administrative Land Use Committee.                                |
| DRC-PLN3            | 02b - Amended Plat | Condition of Approval:<br>Remove the signature boxes for the weed board, solid waste, recreation district, and sheriff's office (WCC 16.27.12) |