



Tuhaye Dancing Sun Lot 20 Minor Plat Amendment

Project: DEV-12033 | Tuhaye Dancing Sun Lot 20
Report Date: 10 April 2026
Report Author: Katie Henneuse
Council Action Required: No
Type of Action: Administrative and ALUC

Applicant: Joshua Call
Address: 1761 Reservoir View Dr, Kamas, UT, 84036
Existing Land Use and Zone: Residential Single Family
Existing Plat: 86 lots on 74.90 acres
Proposed Amendment: Lot 20 Buildable Area
Related Applications: DEV-4091

DETERMINATION ISSUE

Whether or not the proposed amendment meets the standards for 'good cause' as required by Utah Code Annotated §17-79-713 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

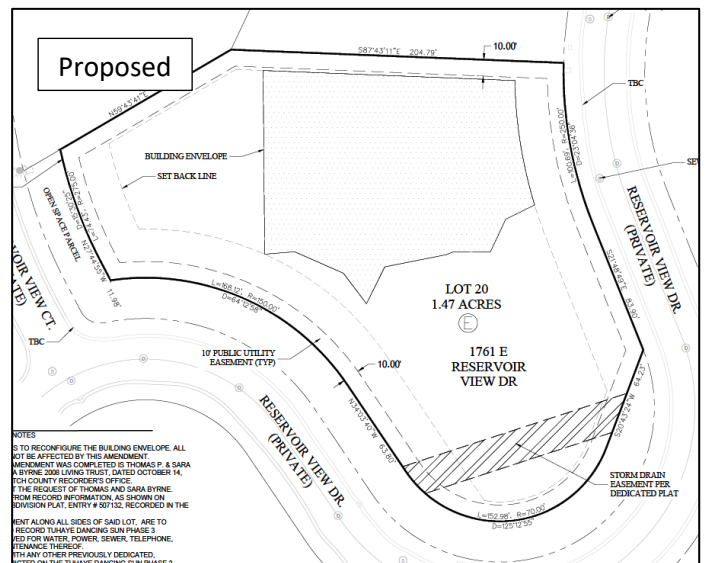
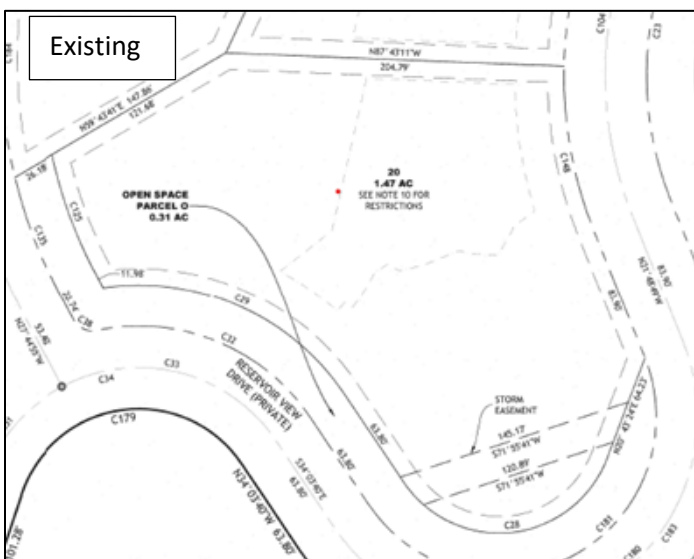
Based on the analysis in this staff report, it appears that the proposal is compliant with applicable laws. Therefore, it is recommended that the Administrative Land Use Committee APPROVE the proposed Minor Plat Amendment based on the findings and subject to the following conditions:

1. 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 ALUC.
2. The applicant shall resolve any conditions noted in the DRC report to the satisfaction of the applicable review department.
3. Notes applicable to Lot 20 from the existing plat be added to the amended plat.



BACKGROUND

The Tuhaye Dancing Sun Phase 3 Subdivision was recorded by plat on September 10, 2021. The applicant is seeking to amend lot 20 of the plat to adjust the building envelope currently recorded on the lot. The property is located at 1761 Reservoir View Drive in the Jordanelle Basin Overlay Zone (JBOZ). The adjustment will change the configuration of the building envelope. It excludes areas over 30% slope in the new envelope and also provides more options for a structure's location on the lot (see diagrams below for proposed buildable area changes).



At the time the subdivision was recorded in 2021, 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. A topographical survey was conducted on the property in January 2026. It was determined that the platted building envelope while close, was not accurate as to the slopes found on the lot. The applicant is proposing to adjust the platted envelope to capture more areas of buildable land on the lot, while also excluding an area of cut slope from the installation of the roadway.

This amendment will not increase density nor increase disturbance on the lot but will adjust the building envelope to exclude development on grades of 30% or more and 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.

Lot 20 of the subdivision is noted on the existing plat as subject to Section 16.27.22 (Ridgeline/Viewshed Regulations) of the Wasatch County Code. This means the height of a structure built on this lot could be affected by the ridgeline. The applicant has provided a ridgeline and viewshed analysis as part of the application for this building envelope expansion.

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:

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.*
-

KEY ISSUES TO CONSIDER

- Compliance with zoning requirements, including supplementary development standards and the code that requires a building envelope to preclude development of 30% slopes.
- Compliance with codes regarding ridgelines and whether the expanded envelope allows for a structure to encroach into a ridgeline area.

- Compliance 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 code regulating development on slopes (16.27.19). The proposal does not allow any portion of the new building envelope to include areas over 30% slope. The new envelope has areas between 25% and 30% slope (see Exhibit D – Slope Map). Tuhaye Dancing Sun Phase 3 Subdivision Note 12 requires a site-specific geotechnical report be submitted with the building permit if the buildable area contains slopes over 25% (see Exhibit B - Existing Plat, Page 1, Note 10). The applicant submitted a Geotechnical Report for Phases 1-5 of the subdivision as well as a Geotechnical Analysis Summary specific to Lot 20 that shows that Lot 20 was specifically studied for slope stability and buildability. The report states that Lot 20 was found to have satisfactory factors of safety under static and seismic conditions and as a result is considered buildable from a geologic hazard perspective (see Exhibit F – Geotechnical Summaries).

The proposal complies with the Ridgeline/Viewshed Regulations Code (16.27.22). Tuhaye Dancing Sun Phase 3 Subdivision Note 10 requires a Visual Assessment Model for any structure proposed to be built on Lot 20 (see Exhibit B - Existing Plat, Page 1). This note was added as Note 8 on the amended plat (see Exhibit C – Proposed Amended Plat). The applicant submitted a Ridgeline Report for Lot 20 demonstrating that the expanded building envelope does not encroach into a ridgeline area (see Exhibit G – Ridgeline/Viewshed Report).

– SETBACKS –

The proposed building envelope does not permit building in any identified physical constraints and complies with the minimum setbacks in the JBOZ of 20 ft front, 12 ft side, and 30 ft 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:

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 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 best planning and design practices. It adjusts the platted envelope to capture more areas of buildable land on the lot, while also excluding an area of cut slope that exceeds 30% slope. It is not anticipated that the proposed action would affect the neighboring landowners negatively due to the ridgeline/view shed protection requirements already established on the lot. 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 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 proposed Dancing Sun Lot 20 Plat Amendment consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is 1.47 acres per the applicant survey.
2. The subject property is in the Jordanelle Basin Overlay Zone (JBOZ):
3. The proposed amendment complies with the ridgeline ordinance since the lot is still subject to the requirement on the current plat that a Visual Assessment Model be performed prior to building. Note 10 regarding ridgelines from the existing plat was added to the amended plat as Note 8.
4. 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 and also found that the original envelope includes slopes exceeding 30% resulting from the road cut. The plat amendment adjusts the building envelope to capture more areas of buildable land on the lot, while also excluding an area of cut slope that exceeds 30% slope. 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 would not alter the rights of enjoyment for neighboring property owners.
5. No public or private roads are being vacated as part of this plat amendment. All the adjacent roads are privately owned.
6. With Conditions, the proposed revision conforms with the Wasatch County Development standards, specifically the ridgeline view shed protection overlay and the restrictions on 30% slopes.
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. A note was made to include the easement width on all sides of the parcel during the DRC review process. The Fire department also wants to ensure 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. 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 ALUC.
2. The applicant shall resolve any conditions noted in the DRC report to the satisfaction of the applicable review department.
3. Notes applicable to Lot 20 from the existing plat be added to the amended 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.

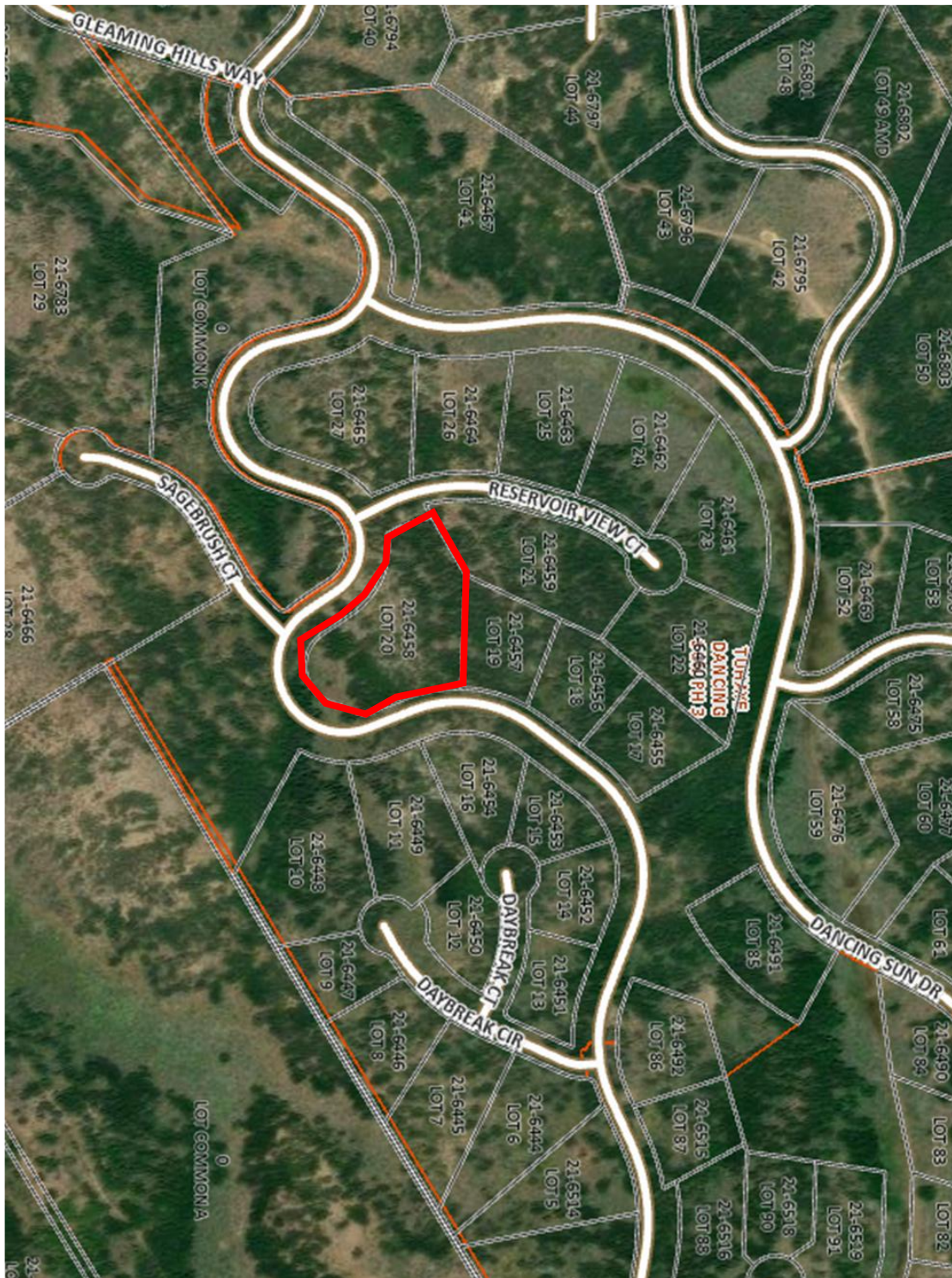
If the requested plat amendment is denied, there is no further action required. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

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

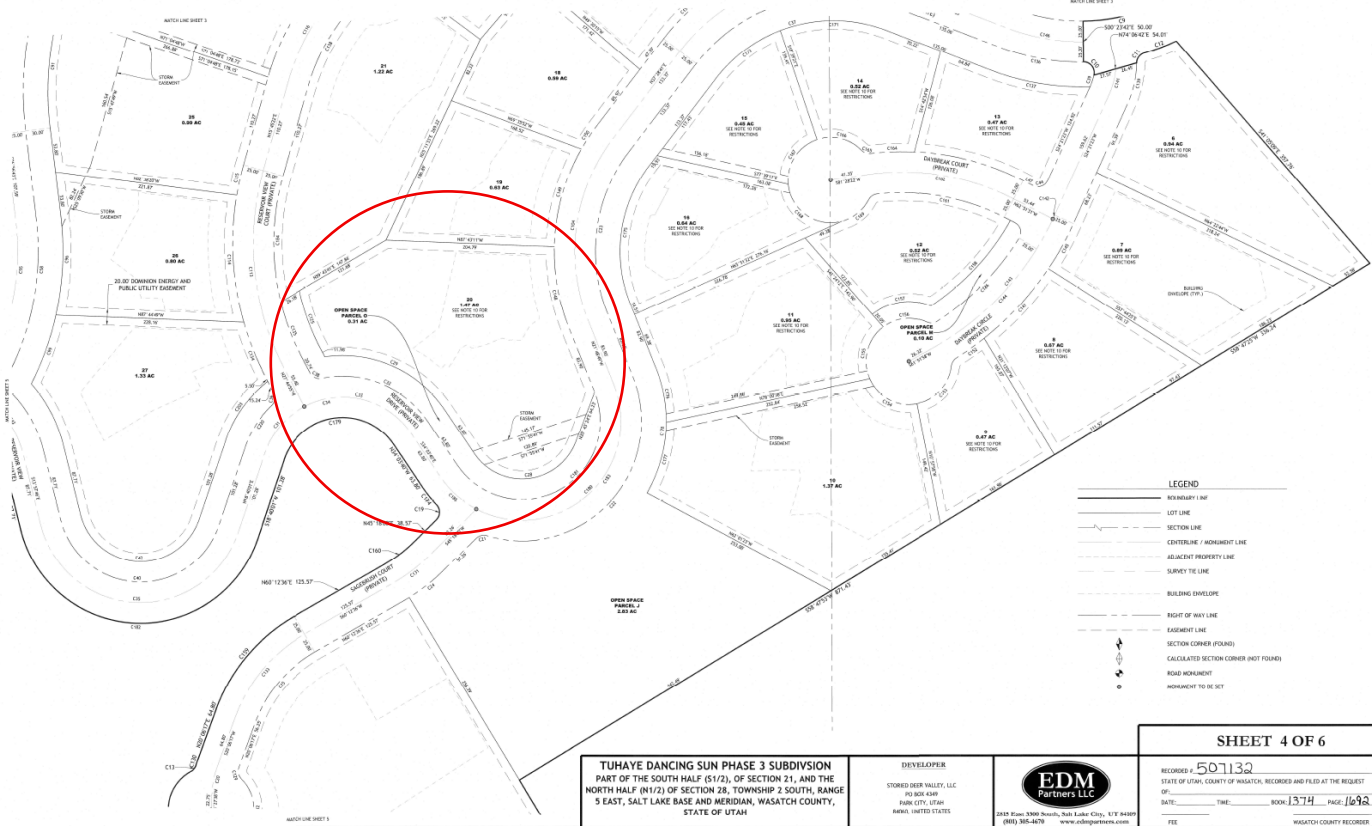
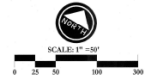
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Exhibit A – Vicinity Map



TUHAYE DANCING SUN PHASE 3 SUBDIVISION

PART OF THE SOUTH HALF (S1/2), OF SECTION 21, AND THE NORTH HALF (N1/2) OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, STATE OF UTAH



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

TUHAYE DANCING SUN PHASE 3 SUBDIVISION
PART OF THE SOUTH HALF (S1/2), OF SECTION 21, AND THE
NORTH HALF (N1/2) OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE
5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY,
STATE OF UTAH

DEVELOPER
STORED DEER VALLEY, LLC
PO BOX 4349
HARRIS CITY, UTAH
ARIZONA, UNITED STATES



SHEET 4 OF 6	
RECORDS: 507132	
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST	
DATE:	TIME: BOOK 1374 PAGE 1692
FILE:	WASATCH COUNTY RECORDS

Exhibit C – Proposed Amended Plat

**TUHYE DANCING SUN PHASE 3 SUBDIVISION
LOT 20 AMENDED**
PART OF SECTIONS 21 & 22
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASIN AND MORGAN
WASATCH COUNTY, UTAH

LOT 19
LOT 21

LOT 20
1.47 ACRES
1761 E RESERVOIR VIEW DR.

PLAT NOTES

- 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.
- THE COMMISSION OF RECORD AT THE TIME THIS AMENDMENT WAS COMPLETED IS THOMAS P. & SARA R. BYRNE, TRUSTEES OF THE THOMAS & SARA BYRNE 2003 LIVING TRUST, DATED OCTOBER 14, 2016.
- THE PLAT AMENDMENT WAS PREPARED AT THE REQUEST OF THOMAS P. & SARA R. BYRNE.
- THE PLAT AMENDMENT WAS PREPARED BY THE SURVEYOR, TRAVIS R. GOWEN, P.L.S. 40394.
- THE PLAT AMENDMENT WAS PREPARED BY THE SURVEYOR, TRAVIS R. GOWEN, P.L.S. 40394.
- AN EASEMENT IS FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDES OF SAID LOT. ARE TO REMAIN IN EFFECT FOR THE PLAT AND SAID RECORD TUHYE DANCING SUN PHASE 3 SUBDIVISION, SAID EASEMENTS ARE RESERVED FOR WATER, POWER, SEWER, TELEPHONE, DRAINAGE AND THE INSTALLATION AND MAINTENANCE THEREOF.
- THIS PLAT IS SUBJECT TO THE VISUAL ASSESSMENT MODEL NEEDS TO BE APPROVED BY TUHYE HOMEOWNERS ASSOCIATION AND THE APPROVED MODEL MUST ACCOMPANY ALL BUILDING PERMIT SUBMITTALS TO WASATCH COUNTY. THE VISUAL ASSESSMENT MODELS NEED TO BE COMPLETED FROM ALL APPLICABLE VIEWPOINTS AS OUTLINED IN WASATCH COUNTY CODE SECTION 16.27.22: RIDGELINE/VIEW SHED REGULATIONS. AFFECTS LOT 20. A SITE SPECIFIC VIEWSHED ANALYSIS SHOULD BE CONDUCTED BASED ON PROPOSED BUILDING LOCATION AND CONFIGURATION.
- ACCESS TO HOME, W/ NEED TO MEET THE ACCESS REQUIREMENT SET FORTH IN THE WASATCH FIRE DEPARTMENT (WFD) RIDGELINE/VIEW SHED REGULATIONS.

OWNER'S DECLARATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT 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 HEREAFTER KNOWN AS TUHYE DANCING SUN PHASE 3 SUBDIVISION, LOT 20 AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PORTIONS OF LAND SHOWN ON THIS PLAT AS HERETOFORE FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 2026, A.D.

BY: _____
THOMAS P. BYRNE
TRUSTEES OF THE THOMAS & SARA BYRNE 2003 LIVING TRUST, DATED OCTOBER 14, 2016

ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID 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 _____
RESIDING IN _____
STATE OF _____
COUNTY OF _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

AS WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 2026, A.D.

BY: _____
SARA R. BYRNE
TRUSTEES OF THE THOMAS & SARA BYRNE 2003 LIVING TRUST, DATED OCTOBER 14, 2016

ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID 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 _____
RESIDING IN _____
STATE OF _____
COUNTY OF _____
MY COMMISSION EXPIRES _____

SUBDIVISION

THIS PLAT AMENDMENT WAS AT THE REQUEST OF THOMAS P. & SARA R. BYRNE FOR THE PURPOSE OF AMENDING THE EXISTING PLATTED ENVELOPE AND UPDATING TO THE ENVELOPE HEREIN.

LEGAL DESCRIPTION

ALL OF LOT 20 TUHYE DANCING SUN PHASE 3 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF DATED AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDERS OFFICE, ENTRY #80718.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NUMBER 40394 IN ACCORDANCE WITH TITLE 18, CHAPTER 2, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, UTAH CODE ANNOTATED, SUBDIVISION PLAT ENTRY NUMBER 80718 AS RECORDED IN THE WASATCH COUNTY RECORDERS OFFICE. I HAVE BEEN EMPLOYED BY THE THOMAS & SARA BYRNE 2003 LIVING TRUST, DATED OCTOBER 14, 2016, TO PREPARE THIS PLAT AMENDMENT. I HAVE PREPARED THIS PLAT OF THE PROPERTY DESCRIBED HEREIN, HEREAFTER TO BE KNOWN AS TUHYE DANCING SUN PHASE 3 SUBDIVISION, LOT 20 AMENDED.

Travis R. Gowen
Travis R. Gowen
P.L.S. 40394

April 6, 2026
DATE

LEGEND

SECTION CORNER (FOUNDED)

BOUNDARY LINE

PROPERTY CORNER

STREET MONUMENT

BUILDING ENVELOPE

STORM DRAIN EASEMENT

TUHYE DANCING SUN PH 3 SUBDIVISION LOT 20 AMENDED

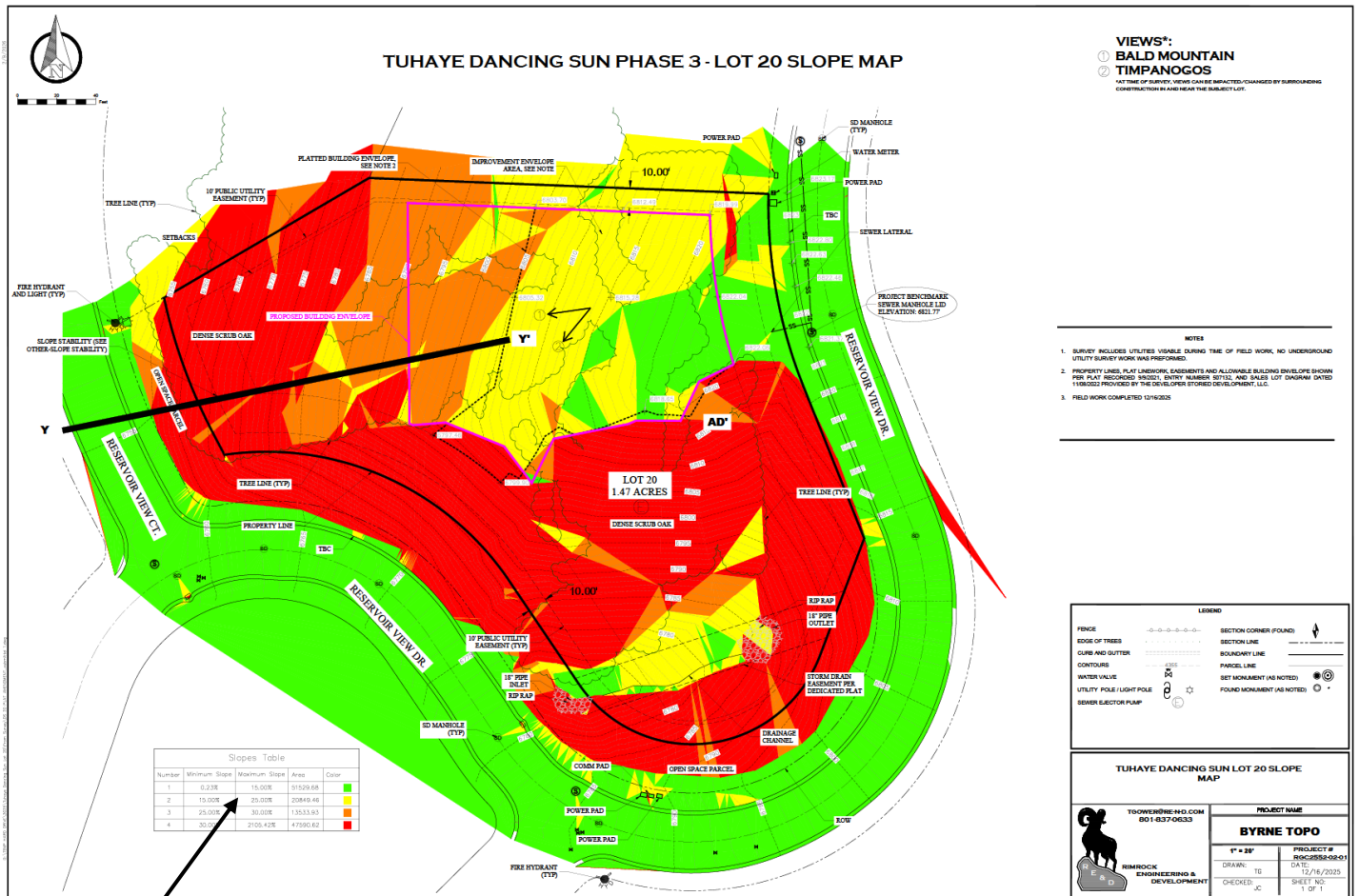
Scale: 1"=30'

Project # 201-02-01

Sheet # 1 of 1

8. RIDGELINE/VIEW SHED REGULATIONS MAY EFFECT THE HEIGHT OF STRUCTURES THAT MAY BE ON THE LOTS. TO BRING ATTENTION TO THIS CODE THE LOTS WITH RIDGELINE RESTRICTIONS HAVE BEEN SHOWN ON THIS PLAT. ANY STRUCTURES PROPOSED TO BE BUILT ON THESE LOTS MUST COMPLETE A VISUAL ASSESSMENT MODEL DEPICTING THE PROPOSED BUILDING WITH RELATION TO THE RIDGELINE. THE VISUAL ASSESSMENT MODEL NEEDS TO BE APPROVED BY TUHYE HOMEOWNERS ASSOCIATION AND THE APPROVED MODEL MUST ACCOMPANY ALL BUILDING PERMIT SUBMITTALS TO WASATCH COUNTY. THE VISUAL ASSESSMENT MODELS NEED TO BE COMPLETED FROM ALL APPLICABLE VIEWPOINTS AS OUTLINED IN WASATCH COUNTY CODE SECTION 16.27.22: RIDGELINE/VIEW SHED REGULATIONS. AFFECTS LOT 20. A SITE SPECIFIC VIEWSHED ANALYSIS SHOULD BE CONDUCTED BASED ON PROPOSED BUILDING LOCATION AND CONFIGURATION.

Exhibit D – Slope Map



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.23%	15.00%	51529.68	
2	15.00%	25.00%	20849.46	
3	25.00%	30.00%	13533.93	
4	30.00%	2105.42%	47590.62	



Monday, February 9, 2026

Tuhaye Dancing Sun Phase 3 Lot 20 Plat Amendment Application-Letter

Dear Planning Department,

Thomas Byrne (owner) is seeking a plat amendment in Tuhaye, Utah. He is the owner of parcel 00-0021-6458, also known as lot 20 in the recorded Tuhaye Dancing Sun Phase 3 subdivision. This subdivision was recorded in 2021.

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 members of Rimrock Engineering and Development in January of 2026. It was determined that the platted building envelope while close, was not accurate as to the slopes found on the lot. The owner is beginning the ARC review process with the Tuhaye Homeowners Association and the ARC will approve 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, while also excluding a large area of cut slope from the installation of the roadway. 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. A slope stability study was conducted on this lot and is included in the submittal package under "Other – Slope Stability".

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 Dancing Sun Phase 3 Subdivision.

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

Respectfully,

A handwritten signature in dark ink, appearing to read 'Josh Call', followed by a long horizontal flourish.

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

Exhibit F – Geotechnical Summaries



Thursday, March 12, 2026

Tuhaye Dancing Sun Phase 3 Lot 20 Plat Amendment Application-Geotechnical Analysis Summary

Dear Planning Department,

Prior to the recordation of Phase 3, IGES Inc. was contracted by Storied Development to perform a Geotechnical analysis for all Lots in the Dancing Sun Phase 3 Subdivision. This analysis was lumped in to Phases 1-5 and that report was attached in submittal 1.

I have also submitted a summary document prepared by IGES that shows that Lot 20 was specifically studied for slope stability and buildability. As shown in the snip below, Section Y-Y' was the specific section that was done on Lot 20, along with Test Pits 24 and 30. I have added that Section line to the slope map and resubmitted.

Lot	Phase	Test Pits with Closest Proximity	Distance from buildable area to closest test pit (feet)	Figure Number and pdf page number ¹	Lot-Specific Slope Stability Analysis	Section	Pdf page number (IGES, 2021b)	Square footage of buildable area with greater than 25% slope
18	3	DS-TP-12, DS-TP-11 TP-22	DS-TP-12, 0	A-16, 53	Yes	W-W'	292-315	>500
19	3	DS-TP-12, TP-22	TP-12, 60	A-14, 57	Yes	X-X'	316-340	349
20	3	TP-22, TP-23, TP-24	TP-24, 30	A-26, 69	Yes	Y-Y'	341-365	402
21	3	DS-TP-12, TP-25	TP-25, 50	A-27, 70	Yes	W-W'	292-315	>500
22	3	DS-TP-11, DS-TP-12 TP-25	TP-25, 100	A-27, 70	Yes	V-V'	269-291	217
23	3	TP-21, TP-	TP-21, 90	A-27, 70	Yes	N/A	N/A	227

Table from Summary Report



Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Ste 100, Draper, UT 84020
~ T: (801) 748-4044 ~ F: (801) 748-4045

September 10, 2021

Storied Deer Valley, LLC
Attn: Rhett Riding
9785 North Tuhaye Park Drive
Kamas, UT 84036

IGES Project No. 03511-003

**RE: Geotechnical Information Summary
Phases 1 through 6 of the Dancing Sun Development
Tuhaye, Wasatch County, Utah**

References:

1. IGES, 2021a, Geotechnical and Geologic Hazard Investigation, Roadways and Phase 6 Units, Dancing Sun Property, Tuhaye, Wasatch County, Utah: IGES Project No. 03511-001, December 22, 2020, Updated March 26, 2021.
2. IGES, 2021b, Geotechnical and Geologic Hazard Investigation, Dancing Sun, Tuhaye, Phases 1 through 5, Wasatch County, Utah: IGES Project No. 03511-003, May 25, 2021.

Mr. Riding:

As requested, IGES, Inc. reviewed geotechnical reports previously completed by IGES for Phases 1-6 of the Dancing Sun Development in the Tuhaye area of Wasatch County, Utah. The reports included in our summary are referenced above. The project site is shown on the Site Vicinity Map (Figure 1) attached to this report. A map showing the lots, the approximate locations of test pits excavated across the property, and cross-sections developed to evaluate for site-specific slope stability analyses at the Dancing Sun Development are shown on the Site Geotechnical Map (Figure 2). The purpose of this letter is to summarize the geotechnical recommendations and other pertinent information for each lot. Table 1 below summarizes the pertinent geotechnical information for each lot shown on the Site Geotechnical Map (Figure 2). Key findings and recommendations are provided in the bullets below:

- The soils exposed during the geotechnical investigations consisted primarily of Clayey SAND (SC), Sandy Lean CLAY (CL), and moderately hard to hard volcanic bedrock of the Park Premier Porphyry Stock. Recommendations stated that footings may be established entirely on suitable native soils, entirely on structural fill, or entirely on bedrock. A maximum net allowable bearing pressure of 2,500 psf is recommended for native soils or structural fill, and a maximum net allowable

bearing pressure of 4,000 psf is recommended for competent bedrock. Native soils beneath foundations should be moisture-conditioned after excavation so the moisture content remains as close as possible to in-situ moisture content; loose soils should be removed or compacted.

- Lot-specific slope stability analyses for lots with more than 500 square feet of the buildable area with slopes exceeding 25% were all found to have satisfactory factors of safety under static and seismic conditions. As a result, these lots are considered buildable from a geologic hazard perspective.

Table 1 – Summary of Exploration Information

Lot	Phase	Test Pits with Closest Proximity	Distance from buildable area to closest test pit (feet)	Figure Number and pdf page number ¹	Lot-Specific Slope Stability Analysis	Section	Pdf page number (IGES, 2021b)	Square footage of buildable area with greater than 25% slope
1	2	TP-10	TP-10, 20	A-12, 55	No	N/A	N/A	0
2	2	TP-10	TP-10, 30	A-12, 55	Yes	AI-AI'	581-604	>500
3	2	TP-12	TP-12, 30	A-14, 57	Yes	AH-AH'	557-580	486
4	2	TP-12, DS-TP-9	TP-12, 50	A-14, 57	No	N/A	N/A	0
5	2	DS-TP-9, DS-TP-10, TP-17	DS-TP-10, 180	A-14, 51	No	N/A	N/A	0
6	3	TP-17, DS-TP-10, TP-16	TP-17, 20	A-19, 62	No	N/A	N/A	0
7	3	TP-17	TP-17, 40	A-19, 62	No	N/A	N/A	0
8	3	TP-17	TP-17, 170	A-19, 62	No	N/A	N/A	0
9	3	TP-18	TP-18, 270	A-20, 63	No	N/A	N/A	0
10	3	TP-23, TP-22	TP-23, 230	A-25, 68	Yes	AA-AA'	390-412	928
11	3	TP-23, TP-22, TP-18	TP-18, 140	A-20, 63	No	N/A	N/A	462
12	3	TP-18, TP-17	TP-18, 50	A-20, 63	No	N/A	N/A	0
13	3	TP-16, TP-17, TP-18	TP-17, 80	A-19, 62	No	N/A	N/A	0
14	3	TP-16, TP-18	TP-18, 60	A-20, 63	No	N/A	N/A	0
15	3	DS-TP-11, DS-TP-12, TP-18, TP-22	TP-18, 110	A-20, 63	Yes	V-V'	269-291	0
16	3	DS-TP-12, TP-22	TP-22, 20	A-24, 67	No	N/A	N/A	499
17	3	DS-TP-11, DS-TP-12	DS-TP-11, 0	A-15, 52	Yes	V-V'	269-291	>500

¹ Test pits with notation TP-18 are from the 2021a report and tests pits with the notation DS-TP-11 are from the 2021b report. Pdf page numbers and figure numbers for the logs will correspond to the respective report.

Lot	Phase	Test Pits with Closest Proximity	Distance from buildable area to closest test pit (feet)	Figure Number and pdf page number ¹	Lot-Specific Slope Stability Analysis	Section	Pdf page number (IGES, 2021b)	Square footage of buildable area with greater than 25% slope
18	3	DS-TP-12, DS-TP-11 TP-22	DS-TP-12, 0	A-16, 53	Yes	W-W'	292-315	>500
19	3	DS-TP-12, TP-22	TP-12, 60	A-14, 57	Yes	X-X'	316-340	349
20	3	TP-22, TP-23, TP-24	TP-24, 30	A-26, 69	Yes	Y-Y'	341-365	402
21	3	DS-TP-12, TP-25	TP-25, 50	A-27, 70	Yes	W-W'	292-315	>500
22	3	DS-TP-11, DS-TP-12 TP-25	TP-25, 100	A-27, 70	Yes	V-V'	269-291	217
23	3	TP-21, TP-25, TP-27	TP-25, 80	A-27, 70	No	N/A	N/A	337
24	3	TP-25, TP-27, DS-TP-13	TP-25, 70	A-27, 70	Yes	W-W'	292-315	46
25	3	DS-TP-13, TP-25 TP-27	DS-TP-13, 0	A-17, 54	Yes	X-X'	316-340	>500
26	3	DS-TP-13, DS-TP-14 TP-28	DS-TP-14, 50	A-18, 55	No	N/A	N/A	162
27	3	DS-TP-14, TP-28 TP-29	DS-TP-14, 0	A-18, 55	Yes	Y-Y'	341-365	>500
28	3	DS-TP-15, TP-23 TP-29	DS-TP-15, 10	A-19, 56	Yes	Z-Z'	366-389	764
29	3	DS-TP-15, TP-29	TP-29, 310	A-31, 74	No	N/A	N/A	92
30	4	TP-33, DS-TP-16 DS-TP-17	DS-TP-17, 200	A-21, 58	Yes	Q-Q' R-R'	152-175 176-199	97
31	4	DS-TP-17, DS-TP-19 TP-33, TP-37	DS-TP-17, 30	A-21, 58	Yes	Q-Q'	152-175	>500
32	4	DS-TP-17, DS-TP-19 TP-37	DS-TP-19, 0	A-23, 60	Yes	P-P'	129-151	>500
33	4	TP-37, TP-38 DS-TP-19	TP-38, 50	A-40, 83	Yes	P-P'	129-151	>500
34	4	TP-36, DS-TP-18	TP-36, 80	A-38, 81	Yes	O-O'	105-128	>500
35	4	DS-TP-18, TP-36	DS-TP-18, 40	A-22, 59	Yes	O-O'	105-128	>500
36	4	DS-TP-18, TP-35	DS-TP-18, 50	A-22, 59	No	N/A	N/A	0
37	4	DS-TP-18	DS-TP-18, 510	A-22, 59	No	N/A	N/A	282
38	4	TP-33, TP-36, TP-37 DS-TP-17	TP-36, 120	A-38, 81	Yes	Q-Q'	152-175	20
39	4	TP-33, TP-34, TP-36	TP-33, 120	A-35, 78	Yes	N/A	N/A	493

Lot	Phase	Test Pits with Closest Proximity	Distance from buildable area to closest test pit (feet)	Figure Number and pdf page number ¹	Lot-Specific Slope Stability Analysis	Section	Pdf page number (IGES, 2021b)	Square footage of buildable area with greater than 25% slope
40	4	DS-TP-16, TP-31 TP-33	DS-TP-16, 20	A-20, 57	Yes	R-R'	176-199	>500
41	4	TP-28, TP-31, DS-TP-16	TP-31, 110	A-33, 76	No	N/A	N/A	406
42	4	TP-26, TP-27	TP-26, 150	A-28, 71	No	N/A	N/A	0
43	4	TP-27, TP-32	TP-32, 230	A-34, 77	No	N/A	N/A	37
44	4	TP-32, DS-TP-16	TP-32, 180	A-34, 77	No	N/A	N/A	0
45	4	DS-TP-16, TP-32 TP-34	DS-TP-16, 100	A-20, 57	Yes	R-R' S-S'	176-199 200-221	330
46	4	DS-TP-16, TP-34	TP-34, 190	A-36, 79	No	N/A	N/A	98
47	4	TP-32, TP-34	TP-32, 70	A-34, 77	Yes	S-S'	200-221	>500
48	4	TP-32	TP-32, 110	A-34, 77	No	N/A	N/A	208
49	4	TP-26, TP-32	TP-32, 350	A-34, 77	No	N/A	N/A	0
50	4	TP-26, DS-TP-7 DS-TP-8	DS-TP-8, 30	A-12, 49	Yes	U-U'	245-268	>500
51	3	DS-TP-7, DS-TP-8 TP-20, TP-26	DS-TP-7, 90	A-11, 48	Yes	U-U'	245-268	397
52	3	TP-20, TP-21 DS-TP-8	TP-21, 40	A-23, 66	No	N/A	N/A	0
53	3	TP-20, TP-21 DS-TP-8	TP-20, 150	A-22, 65	No	N/A	N/A	440
54	3	TP-20, DS-TP-6 DS-TP-7	TP-20, 7	A-22, 65	No	N/A	N/A	0
55	3	DS-TP-6, DS-TP-7 DS-TP-8, TP-20	DS-TP-7, 20	A-11, 48	Yes	T-T'	222-244	700
56	3	DS-TP-6, DS-TP-7 TP-20	DS-TP-6, 40	A-10, 47	Yes	T-T'	222-244	510
57	3	DS-TP-5, DS-TP-6 TP-20	TP-20, 40	A-22, 65	Yes	AD-AD'	460-483	25
58	3	TP-19, TP-20 TP-21	TP-20, 90	A-22, 65	No	N/A	N/A	6
59	3	TP-15, TP-19 TP-21	TP-19, 60	A-21, 64	Yes	AF-AF'	509-533	0
60	3	DS-TP-5, TP-15 TP-20	TP-20, 170	A-22, 65	No	N/A	N/A	75
61	3	TP-15	TP-15, 90	A-17, 60	Yes	AE-AE'	484-508	0
62	3	DS-TP-5, TP-15	DS-TP-5, 90	A-9, 46	No	N/A	N/A	490
63	3	DS-TP-5, TP-14	DS-TP-5, 10	A-9, 46	Yes	AD-AD'	460-483	>500

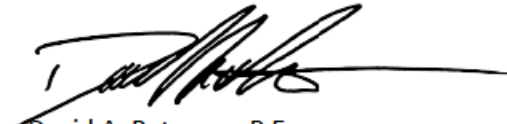
Lot	Phase	Test Pits with Closest Proximity	Distance from buildable area to closest test pit (feet)	Figure Number and pdf page number ¹	Lot-Specific Slope Stability Analysis	Section	Pdf page number (IGES, 2021b)	Square footage of buildable area with greater than 25% slope
64	3	DS-TP-4, DS-TP-5 DS-TP-6, TP-14	DS-TP-6, 30	A-10, 47	No	N/A	N/A	385
65	3	DS-TP-4, DS-TP-6	DS-TP-4, 0	A-8, 45	Yes	AB-AB'	413-435	>500
66	3	DS-TP-2, DS-TP-4 TP-14	DS-TP-4, 80	A-8, 45	Yes	AB-AB'	413-435	20
67	3	DS-TP-2, TP-13	DS-TP-2, 100	A-6, 43	No	N/A	N/A	0
68	3	DS-TP-2, DS-ZTP-3, TP-13, TP-14	DS-TP-2, 10	A-6, 43	Yes	AC-AC'	436-459	>500
69	3	TP-13, TP-14 DS-TP-2, DS-TP-3 DS-TP-5	DS-TP-2, 50	A-6, 43	Yes	AC-AC'	436-459	>500
70	3	DS-TP-3, DS-TP-5 TP-14	DS-TP-3, 10	A-7, 44	Yes	AE-AE'	484-508	>500
71	3	DS-TP-1, DS-TP-2 DS-TP-3, TP-08 TP-13	DS-TP-1, 40	A-5, 42	Yes	AE-AE'	484-508	>500
72	3	DS-TP-1, DS-TP-2 TP-08, TP-13	DS-TP-1, 70	A-5, 42	Yes	AC-AC'	436-459	0
73	1	TP-07, TP-09	TP-07, 30	A-10, 53	No	N/A	N/A	0
74	1	TP-06, TP-07	TP-06, 90	A-9, 52	No	N/A	N/A	0
75	1	TP-04, TP-06	TP-06, 90	A-9, 52	No	N/A	N/A	0
76	1	TP-04, TP-06	TP-04, 80	A-7, 50	No	N/A	N/A	0
77	1	TP-06	TP-06, 130	A-9, 52	No	N/A	N/A	0
78	1	TP-06	TP-06, 20	A-9, 52	No	N/A	N/A	488
79	1	TP-06, TP-07	TP-06, 110	A-9, 52	No	N/A	N/A	0
80	1	TP-07, TP-09	TP-07, 180	A-10, 53	No	N/A	N/A	0
81	1	TP-09, TP-11	TP-11, 210	A-13, 56	No	N/A	N/A	50
82	1	TP-09	TP-09, 190	A-11, 54	No	N/A	N/A	133
83	1	TP-09, TP-15	TP-09, TP-15, 210	A-11, 54, A-17, 60	No	N/A	N/A	0
84	3	TP-15	TP-15, 50	A-17, 60	No	N/A	N/A	0
85	3	TP-15, TP-16 TP-19	TP-19, 160	A-21, 64	Yes	AF-AF'	509-533	>500
86	3	DS-TP-10, TP-16 TP-17	DS-TP-10, 0	A-14, 51	Yes	AF-AF'	509-533	>500
87	2	DS-TP-9, DS-TP-10	DS-TP-9, 50	A-13, 50	Yes	AF-AF' AG-AG'	509-533 534-556	>500
88	2	DS-TP-9, TP-11 TP-12	DS-TP-9, 30	A-13, 50	No	N/A	N/A	268

Lot	Phase	Test Pits with Closest Proximity	Distance from buildable area to closest test pit (feet)	Figure Number and pdf page number ¹	Lot-Specific Slope Stability Analysis	Section	Pdf page number (IGES, 2021b)	Square footage of buildable area with greater than 25% slope
89	2	DS-TP-9, TP-10 TP-11, TP-12	TP-12 ,80	A-14, 57	Yes	AH-AH'	557-580	0
90	2	DS-TP-9, TP-11	DS-TP-9, 60	A-13, 50	No	N/A	N/A	0
91	2	TP-11	TP-11, 110	A-13, 56	No	N/A	N/A	151
92	2	TP-11	TP-11, 20	A-13, 56	No	N/A	N/A	486
93	2	TP-11	TP-11, 60	A-13, 56	No	N/A	N/A	0
94	2	TP-10	TP-10, 120	A-12, 55	No	N/A	N/A	0
95	2	TP-10	TP-10, 120	A-12, 55	No	N/A	N/A	0
96	2	TP-10	TP-10, 180	A-12, 55	No	N/A	N/A	0
97	5	TP-03	TP-03, 160	A-6, 49	No	N/A	N/A	212
98	5	TP-03	TP-03, 200	A-6, 49	No	N/A	N/A	0
99	5	TP-03 DS-TP-20	DS-TP-20, 190	A-24, 61	No	N/A	N/A	0
100	5	DS-TP-20	DS-TP-20, 40	A-24, 61	No	N/A	N/A	115
101	5	DS-TP-20, TP-01	DS-TP-20, 10	A-24, 61	No	N/A	N/A	487
102	5	DS-TP-20	DS-TP-20, 30	A-24, 61	No	N/A	N/A	0
103	5	DS-TP-20	DS-TP-20, 150	A-24, 61	No	N/A	N/A	0
104	5	DS-TP-20	DS-TP-20, 300	A-24, 61	No	N/A	N/A	384
105	5	DS-TP-20	DS-TP-20, 270	A-24, 61	No	N/A	N/A	246
-	6	TP-01, TP-02, TP-03 TP-04, TP-05	-		Yes	A-A' B-B' C-C' D-D' E-E' F-F'		-

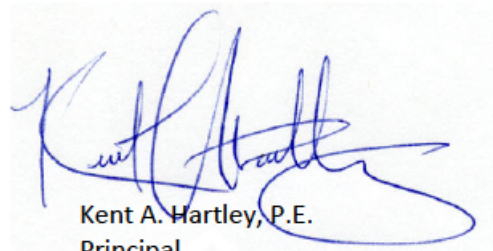
The findings and recommendations contained in the referenced reports and summarized herein are based on subsurface data obtained from limited field explorations, laboratory testing, and our understanding of the proposed construction at the time the reports were completed. It is likely that variations in the soil, bedrock, and groundwater conditions will exist between and beyond the points explored. The nature and extent of variations may not be evident until construction occurs. If any conditions are encountered at this site that are different from those described in this report, we should be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in the referenced reports, IGES should be notified.

This letter was prepared in accordance with the generally accepted standard of practice at the time the report was written. No warranty, expressed or implied, is made.

Respectfully submitted,
IGES, Inc.



David A. Petersen, P.E.
Project Engineer

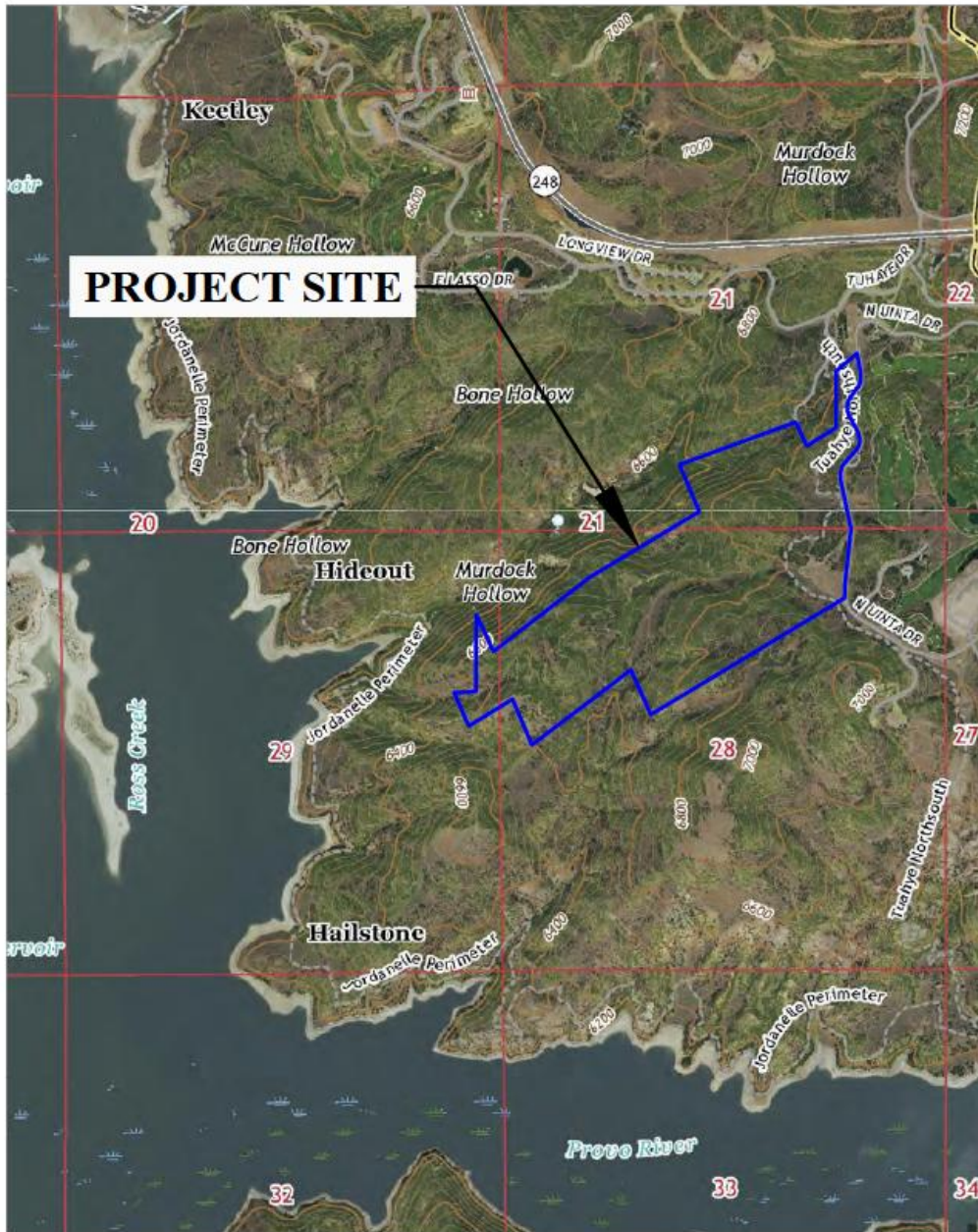


Kent A. Hartley, P.E.
Principal



Jeff G. Selck
Staff Geologist

Attachments Figure 1 - Site Vicinity Map
Figure 2 - Site Geotechnical Map



Edge of Mapped Area

Base Maps:

-USGS Park City East and Heber Valley 7.5-Minute Topographic Quadrangles (2020).



0 1000 2000
FEET
1" = 2000'



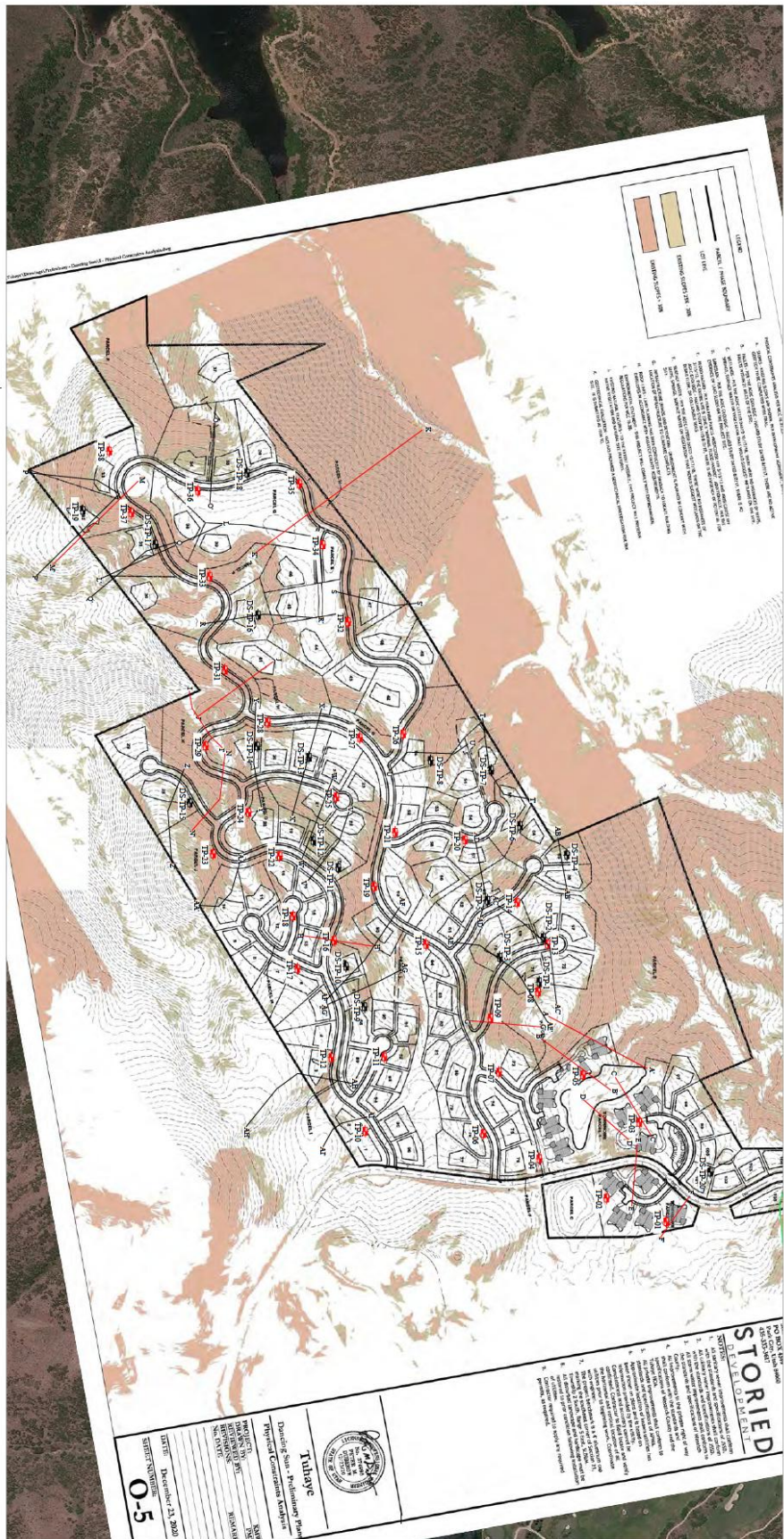
Project No: 03511-003

Geotechnical Information Summary
Phases 1 through 6 of Dancing Sun
Tuhaye, Wasatch County, Utah

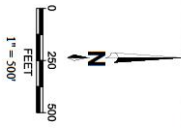
Site Vicinity Map

Figure

1



Physical Constraints Analysis Map, Tulayoc Dancing Sun, Prepared by EDM Partners, dated December 23, 2020



IGES Test Pit (IGES, 2021a)
IGES Test Pit (IGES, 2021b)
Cross Sections (IGES, 2021a)
Cross Sections (IGES, 2021b)



Project No. 0311-003

Geotechnical Information Summary
Phases 1 through 6 of Dancing Sun
Tulayoc, Wasatch County, Utah

Geotechnical Map

Figure
2



Lot 20 Dancing Sun Phase 3 Subdivision Ridgeline / Viewshed Report

Date: October 29, 2025
Project: Lot #20 Dancing Sun Subdivision Wasatch County, Utah

To the Tuhaye ARC and Planning Department of Wasatch County, UT,

Building Envelope Ridgeline Study

This report and study was completed to fulfill the Ridgeline/ Viewshed Regulations found in 16.27.22 of the Wasatch County Municipal Code. The documentation and study provided is intended to give Planning Personnel at the County and/or Tuhaye ARC confidence in the ridgeline study performed and to ensure that the Ridgeline/Viewshed standards of the County have been upheld in the development of Lot 20.

The property observed is located at 1761 E Reservoir View Drive in the community of Tuhaye, that resides in Wasatch County. The parcel itself has the following legal information:

Property parcel ID	00-0021-6458
Acres	1.47
Property Owners	Olivia Charles and Adele (Wasatch County Assessor's Office)
Client	Thomas and Sara Byrne

According to Wasatch County Code 16.27.22.C.4, several viewsheds throughout the County shall be used to determine whether a significant ridgeline will be violated. The viewing platforms identified by that we should use for this assessment are listed below.

- 16.27.22.E.2.a** — The viewpoint at mile marker 5 (SR-32).
- 16.27.22.E.2.a** — The viewpoint at mile marker 6 (SR-32).
- 16.27.22.E.2.a** — The viewpoint at 7487 East (SR-32).
- 16.27.22.E.10.a** —The viewpoint from the Mayflower interchange or from the Hailstone State Park.
- 16.27.22.E.10.c** —The viewpoint overlooking the dam along the road to Francis (SR-32) located on the South side of the Jordanelle Reservoir.
- 16.27.22.E.10.d** —The viewpoint along the road to Kamas (SR 248) located along on the Northeast side of the Jordanelle Reservoir.

Due to the location and aspect of Lot 20, 1 viewshed platforms was identified as the main platform where a potential viewshed violation could be observed. It was determined that the view platform **16.27.22.E.2.c** — The viewpoint overlooking the dam along the road to Francis (SR-32) located on the South side of the Jordanelle Reservoir would be the limiting viewshed platform.

The other viewing platforms listed were each checked and deemed compliant per the requirements of the regulation, no ridgeline violations occurred from any viewshed platform.

5513 W 11000 N #435
Highland, UT 84003



County Viewshed Platforms Checked

On Site preparation by Rimrock Engineering

Rimrock Engineering provided 20 ridgeline points based upon the proposed building envelope in the sales lot diagram prepared by the Tuhaye Architectural Committee. For each of those points, the survey rod would be raised to 32' (the maximum building height per County Code). The survey rod consisted of flagging atop an extendable white survey rod with bright fluorescent orange flagging at the top of the rod. As shown in the photographs below, this Lot was inadvertently included in the ridgeline ordinance and due to protecting ridgelines, there are no violations from any of the buildable areas on the lot.

Photographic Observations by Rimrock Engineering

Observations of the site were conducted on October 28th, 2025 from all the County Viewshed Platforms surrounding the site listed above. The weather was perfect and visibility was clear. The following pages contain photographic documentation of what was observed. The photographs were taken by Josh Call of Rimrock Engineering. Photos were taken through the spotting scope using a digiscoping adapter and an iPhone. As seen in the images, at no point does the flagged rod/flagging violate the ridgeline, indicating that no portion of the structure will protrude above the ridgeline. With large amounts of remaining ridgeline protecting the site.

5513 W 11000 N #435
Highland, UT 84003



Conclusion

NO RIDGELINE VIOLATIONS TO 32' (MAX BUILDING HEIGHT PER COUNTY CODE)

It is our conclusion that the photographic evidence provided below shows that a proposed residence built on Dancing Sun Lot 20 to 32' in height will not violate Wasatch County code from any of the County Viewshed platforms.

We thank you for the time to conduct this review and kindly ask that you reach out if you have any questions, comments or concerns with the study above. I can be reached by phone or email.

Sincerely,



5513 W 11000 N #435
Highland, UT 84003



Figure 1- Flagged Survey Rod



Figure 2 16.27.22.E.2.c — The viewpoint overlooking the dam along the road to Francis (SR-32) located on the South side of the Jordanelle Reservoir.

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Highland, UT 84003



Figure 3- Location overview at 16.27.22.E.2.a — The viewpoint at mile marker 5 (SR-32).



Figure 4- Location overview at 16.27.22.E.2.a — The viewpoint at mile marker 6 (SR-32).

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Figure 5- Point 1 from Jordanelle Overlook Rod Height 32', no violations



Figure 6- Point 2 from Jordanelle Overlook, Rod Height 32', no violations

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Highland, UT 84003



RIMROCK
ENGINEERING &
DEVELOPMENT



Figure 7- Point 3 from Jordanelle Overlook, Rod Height 32', no violations



Figure 8- Point 4 from Jordanelle Overlook, Rod Height 32', no violations

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Figure 9- Point 5 from Mayflower, Rod Height 32', no violations



Figure 8- Point 6 from Hideout Overlook, Rod Height 32', no violations

5513 W 11000 N #435
Highland, UT 84003



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

PROJECT ID: DEV-12033
PROJECT NAME: PLAT AM - TUHAYE DANCING SUN LOT 20
PLAT AMENDMENT
VESTING DATE: 2/18/2026
REVIEW CYCLE #: 3

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
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 to meet Wasatch Fire District Single Family Dwelling Guidelines. See wasatchfire.org > permits
JSSD-App-1	SSD - Jordanelle SSD Approval	No comment

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

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

MIDA Coordinator

Richard Breitenbeker - (435) 657-3181

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