



Indi Ridge Plat Amendment to adjust for building footprint increase in size

Project: Plan PlatAm 26-001 | Indi Ridge
Report Date: 10 April 2026
Report Author: Doug Smith, Planning Director
Council Action Required: No
Type of Action: Administrative
Applicant: John Travis PCL Development
Address: 2282 Indi Loop
Existing Land Use: Residential Medium Density

Existing Plat: 37 Townhouse units and one single family unit
Proposed Amendment: The footprints are expanding about 6" to accommodate the updated building plans. The effects the limited common area and open space.
Related Applications: DEV-6982
Final approval for first plat

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. This determination is an administrative decision to be made by the Wasatch County Administrative Land Use Committee (ALUC).

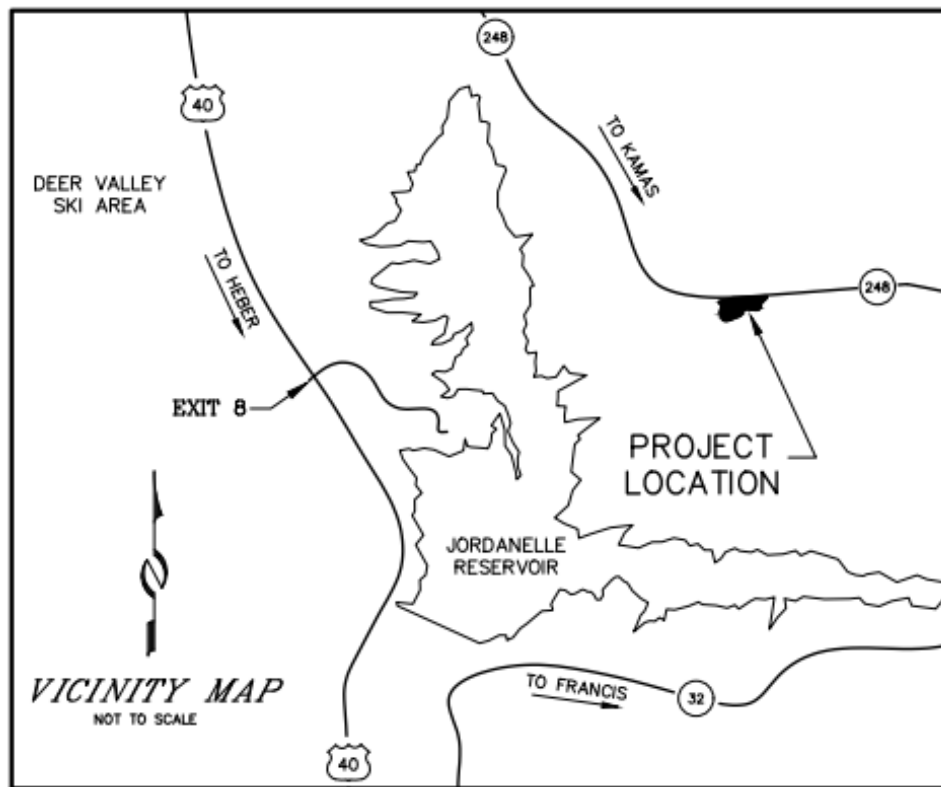
RECOMMENDATION

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

1. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
2. The plat amendment approval shall expire if the plat is not recorded within one year from the date of receipt of final approval by the Administrative Land Use Committee.

Administrative Land Use Committee Staff Report

3. All setbacks associated with the original plat shall apply including a 20' separation between buildings.
4. All other notes, designations, portrayals etc. other than those specifically amended shall remain the same as the recorded plat.



BACKGROUND

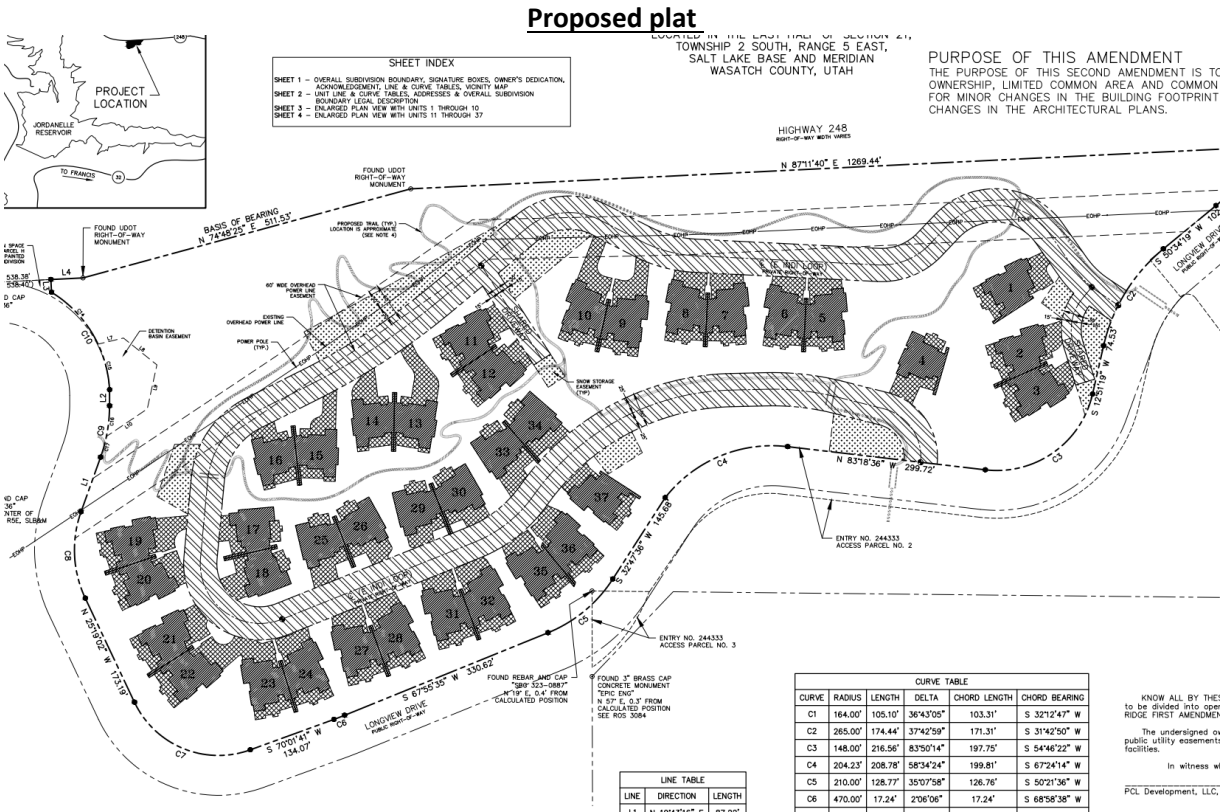
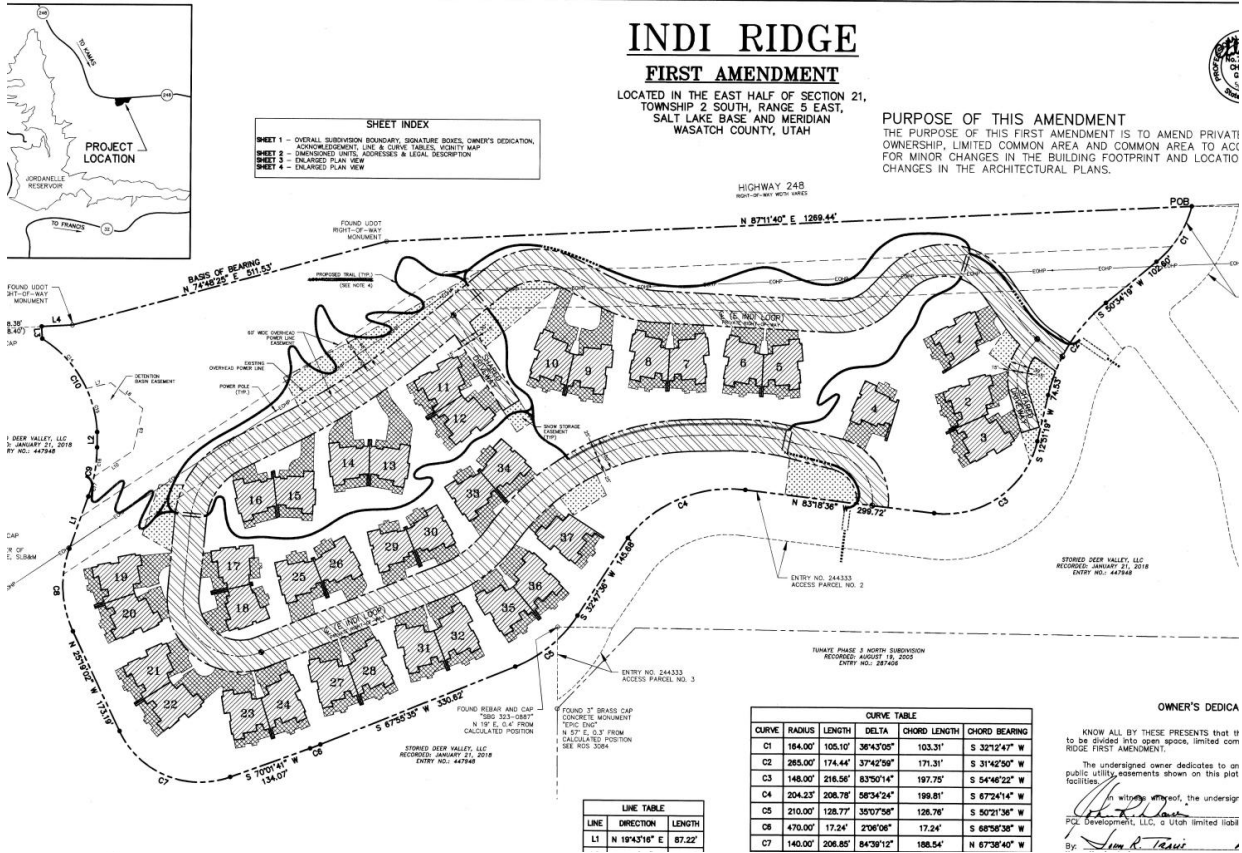
The Indi Ridge townhome plat was recorded on August 14, 2024. The plat envisioned units that met the footprints outlined on the approved plat. After additional refinement of the building plans it was found that the envelopes needed to increase by approximately 6". This increase effects the common area, limited common area and privately owned areas on the recorded plat and therefore requires a plat amendment.

This proposal can be considered a minor plat amendment to be approved by the ALUC based on 16.01.05(C) Plat Amendments applied for and signed by all property owners in the original subdivision and that do not increase density or significantly affect the layout of infrastructure, open space, or common areas; or d. Changes to a building envelope consistent with Wasatch County Code.

The proposed changes to the plat are insignificant as far as the common area percentages area concerned with the enlargement of the building footprints by 6". Density is the same as well as configuration of the units.

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. The applicant controls all property within the plat. Wasatch County Code 16.01.05 identifies who the land use authority is depending on the scope of the proposed amendment. As mentioned this proposal is considered a Minor Plat Amendment and therefore can be considered by the Administrative Land Use Committee. If no objections are received by the neighboring property owners, the proposal can be approved by the Chairman of the Administrative Land Use Committee without the need for a public meeting. If objections are received, then the Administrative Land Use Committee will hold a public meeting regarding the proposal.

Existing plat recorded August 14, 2024



KEY ISSUES TO CONSIDER

- Compliance with zoning requirements, including supplementary development standards.
- Compliance with UCA §17-79-713 and including WCC 16.04.02 definition of good cause.

STAFF ANALYSIS

– SETBACKS –

The setback requirements for the building were reviewed and approved through the original Final Subdivision application which included a building footprint on the lot. These requirements include a 20-foot separation between buildings, a front setback of 20 feet minimum to the sidewalk or curb and a 20-foot rear setback. The proposed changes to the building footprint with this application will comply with the setback requirements.

– GOOD CAUSE –

UCA §17-79-713 allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment; and (b) no public street, right-of-way, or easement has been vacated or altered. Wasatch County Code 16.04.02 has defined “good cause” as follows:

16.04.02: DEFINITIONS

...

GOOD CAUSE: Providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Wasatch County and furthering the health, safety, and welfare of Wasatch County.

...

The Development Review Committee has reviewed the plat amendment and finds the proposal complies with the need to meet “good cause” because the proposal will make the footprints on the plat consistent with the proposed building plans, there are no roads proposed to be vacated, density has not increased and all other conditions, notes and requirements of the original approval are still in place.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact any public street or right-of-way access or public utility easement.

DEVELOPMENT REVIEW COMMITTEE

This proposal has been reviewed by the various members of the Development Review Committee (DRC) for compliance with the respective guidelines, policies, standards, and codes. A report of this review has been attached in the exhibits. The Committee has forwarded the item for the Administrative Land Use Committee to render a decision.

RECOMMENDED MOTION

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

– FINDINGS –

1. The subject property had the original plat recorded on August 14, 2024.
2. In the course of designing the final buildings the footprints grew by about 6" from the footprints recorded on the original plat.
3. The subject property is in the JBOZ Jordanelle Basin Overlay Zone.
4. The proposal complies with the requirements of the JBOZ.
5. The proposed plat amendment will minimally decrease the acreage of the common area and minimally changes the limited common and privately owned areas.
6. This can be considered a minor plat amendment to be approved by the ALUC based on 16.01.05(C) Plat Amendments applied for and signed by all property owners in the original subdivision and that do not increase density or significantly affect the layout of infrastructure, open space, or common areas; or d. Changes to a building envelope consistent with Wasatch County Code.
7. Good cause for the amendment exists since the proposed changes will provide homes that fit within the building envelopes, no public or private roads are being vacated as part of this plat amendment, density has not increased and all other conditions, notes and requirements of the original approval are still in place.
8. 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.
9. The proposal is consistent with Utah Code §17-79-713.

– CONDITIONS –

1. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
2. The plat amendment approval shall expire if the plat is not recorded within one year from the date of receipt of final approval by the Planning Commission.
3. All setbacks associated with the original plat shall apply including a 20' separation between buildings.
4. All other notes, designations, portrayals etc. other than those specifically requested to be amended shall remain the same as the recorded plat.

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.....	7
Exhibit B – Existing Subdivision Plat	8
Exhibit C – Proposed Amended Plat.....	9
Exhibit D – DRC Report.....	10

Exhibit A – Vicinity Plan



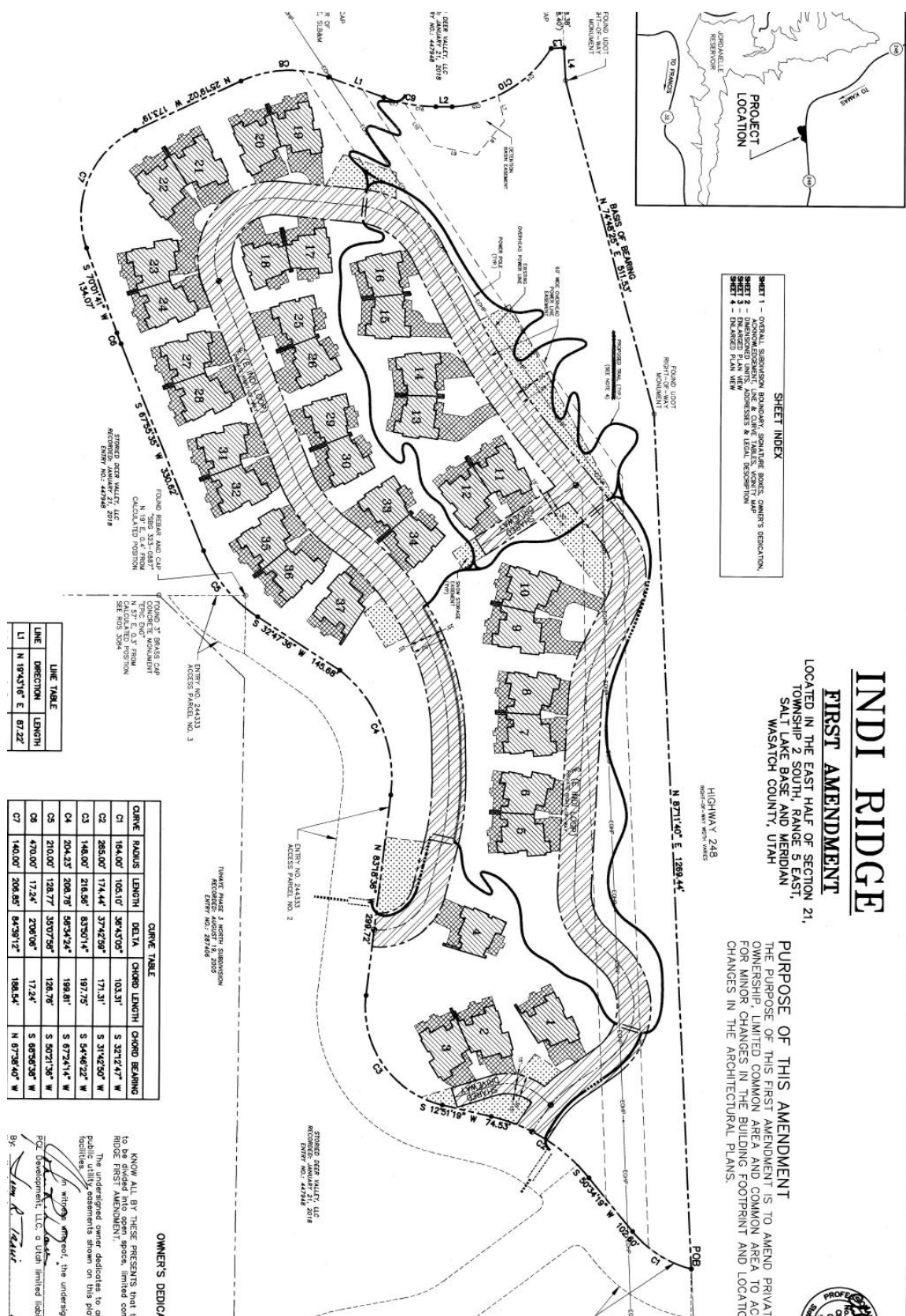
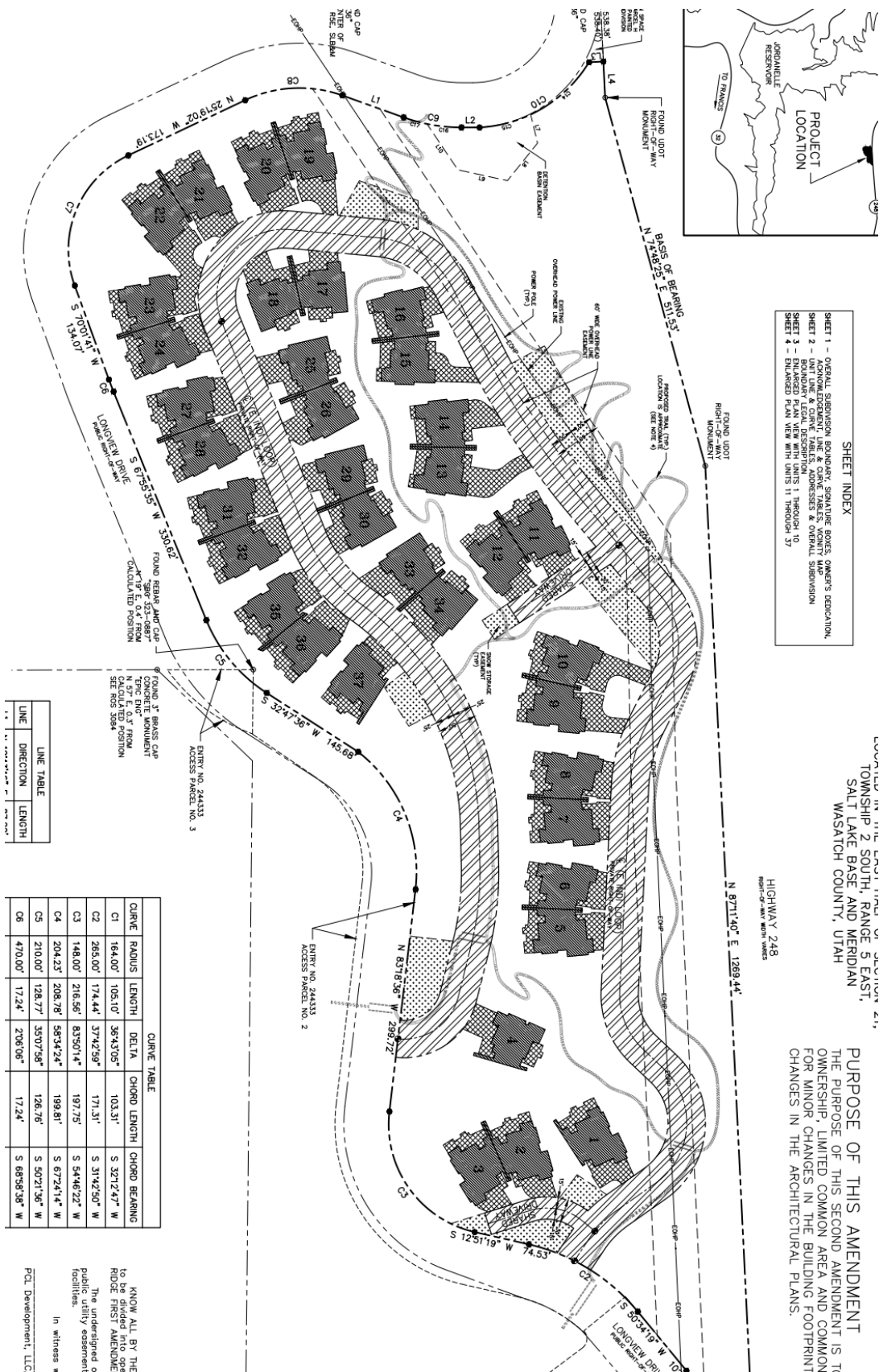


Exhibit C – Proposed Amended Plat



PLAN REVIEW REPORT

John Travis PCL Development LLC

PLAN-PlatAm-26-001

Permit #: PLAN-PlatAm-26-001 / Indi Ridge / 2282 Indi Loop

Subdivision Plat Amendment / Street Vacation

Design Team

Applicant: John Travis
Contact Name:
Address: , ,
Phone: (435) 640-2972
Email: john@travispartnersutah.com

Engineering

Item	Date Approved	Approval	Final Comments
Letter of Request	04/02/26	Approved	04/02/26 - Devin Earl - Approved
Other	04/02/26	Approved	04/02/26 - Devin Earl - Approved
Proposed Plat	04/02/26	Approved	04/02/26 - Devin Earl - N/A 04/02/26 - Devin Earl - Approved
Review Response	04/02/26	N/A	04/02/26 - Devin Earl - N/A

Planning

Item	Date Approved	Approval	Final Comments
Letter of Request	03/23/26	Approved	03/23/26 - Doug Smith - Approved
Noticing Addresses	03/23/26	Approved	03/23/26 - Doug Smith - Approved
Other	03/23/26	Approved	03/23/26 - Doug Smith - Approved
Proposed Plat	04/09/26	Approved	04/02/26 - Doug Smith - Approved - see additional notes 04/09/26 - Doug Smith - Approved
Review Response	04/02/26	Approved	04/02/26 - Doug Smith - Approved
ROS	03/23/26	Approved	03/23/26 - Doug Smith - Approved
Water Action Report	03/23/26	Approved	03/23/26 - Doug Smith - Approved
Closure Sheet	03/23/26	Approved	03/23/26 - Doug Smith - Approved
Existing Plat	03/23/26	Approved	03/23/26 - Doug Smith - Approved
Proposed Plat DWG	03/23/26	Approved	03/23/26 - Doug Smith - Approved

Health Department

Item	Date Approved	Approval	Final Comments
Letter of Request	03/31/26	Approved	03/31/26 - Tracy Richardson - Approved
Other	03/31/26	Approved	03/31/26 - Tracy Richardson - Approved
Proposed Plat	03/31/26	Approved	03/31/26 - Tracy Richardson - Approved
Review Response	03/31/26	Approved	03/31/26 - Tracy Richardson - Approved
Water Action Report	03/31/26	Approved	03/31/26 - Tracy Richardson - Approved

SSD			
Item	Date Approved	Approval	Final Comments
Letter of Request	03/26/26	Approved	03/25/26 - Steven Jackson - Approved 03/26/26 - Clayton Riding - Approved
Other	03/26/26	Approved	03/25/26 - Steven Jackson - Approved 03/25/26 - Steven Jackson - Approved 03/26/26 - Clayton Riding - Approved - æ Highlands Phase 2 Multi-Meter Vaults
Proposed Plat	03/30/26	Approved	03/25/26 - Steven Jackson - Approved 03/30/26 - Steven Jackson - Approved
Review Response	03/30/26	N/A	03/25/26 - Steven Jackson - Approved 03/26/26 - Clayton Riding - Approved 03/30/26 - Clayton Riding - N/A
Water Action Report	03/26/26	Approved	03/25/26 - Steven Jackson - Approved 03/26/26 - Clayton Riding - Approved

Fire SSD			
Item	Date Approved	Approval	Final Comments
Letter of Request	03/26/26	Approved	03/26/26 - Clint Neerings - Approved
Other	03/26/26	Approved	03/26/26 - Clint Neerings - Approved
Proposed Plat	03/26/26	Approved	03/26/26 - Clint Neerings - Approved
Review Response	03/26/26	N/A	03/26/26 - Clint Neerings - N/A

GIS Department			
Item	Date Approved	Approval	Final Comments
Letter of Request	03/25/26	Approved	03/25/26 - Claire Ashcraft - Approved 03/25/26 - Claire Ashcraft - N/A 03/25/26 - Claire Ashcraft - Approved
Other	03/25/26	Approved	03/25/26 - Claire Ashcraft - N/A 03/25/26 - Claire Ashcraft - Approved
Proposed Plat	03/25/26	Approved	03/25/26 - Claire Ashcraft - Approved - Address and street name info looks good.
Proposed Plat DWG	03/25/26	Approved	03/25/26 - Claire Ashcraft - N/A 03/25/26 - Claire Ashcraft - Approved
Review Response	03/25/26	Approved	03/25/26 - Claire Ashcraft - Approved

Public Works			
Item	Date Approved	Approval	Final Comments
Letter of Request	03/25/26	N/A	03/25/26 - Terry Ekker - N/A
Other	03/25/26	N/A	03/25/26 - Terry Ekker - N/A
Proposed Plat	03/25/26	N/A	03/25/26 - Terry Ekker - N/A
Review Response	03/25/26	N/A	03/25/26 - Terry Ekker - N/A

Recorder			
Item	Date Approved	Approval	Final Comments
Letter of Request		Pending	- - Pending
Other		Pending	- - Pending
Proposed Plat		Pending	- - Pending

Recorder			
Proposed Plat DWG		Pending	- Pending
Review Response		Pending	- Pending
ROS		Pending	- Pending

Sheriff			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/09/26	N/A	04/09/26 - Doug Smith - N/A
Other	04/09/26	N/A	04/09/26 - Doug Smith - N/A
Proposed Plat	04/09/26	N/A	04/09/26 - Doug Smith - N/A
Review Response	04/09/26	N/A	04/09/26 - Doug Smith - N/A

Surveyor			
Item	Date Approved	Approval	Final Comments
Closure Sheet	03/31/26	Approved	03/31/26 - Tori Lewis - Approved
Letter of Request	03/31/26	Approved	03/31/26 - Tori Lewis - Approved
Other	03/31/26	Approved	03/31/26 - Tori Lewis - Approved
Proposed Plat	03/31/26	Approved	03/31/26 - Tori Lewis - Approved
Proposed Plat DWG	03/31/26	Approved	03/31/26 - Tori Lewis - Approved
Review Response	03/31/26	Approved	03/31/26 - Tori Lewis - Approved
ROS	03/31/26	Approved	03/31/26 - Tori Lewis - Approved

Administration			
Item	Date Approved	Approval	Final Comments
Noticing Addresses	03/20/26	Approved	03/20/26 - Amy Graves - Approved
Unsealed Self Adhesive	04/01/26	Approved	04/01/26 - Amy Graves - Approved
Owner Authorization.	03/20/26	Approved	03/20/26 - Amy Graves - Approved
Plat Signature Checklist	03/25/26	N/A	03/25/26 - Amy Graves - N/A

Additional Comments

John Travis PCL Development LLC

Application #: PLAN-PlatAm-26-001 / Indi Ridge / 2282 Indi Loop

PLAN-PlatAm-26-001

Planning			
Item	Comments		
Proposed Plat			
It appears that there are only minor changes to the envelope. All units will need to maintain setbacks between units and front and rear.			
Proposed Plat	04/02/26 - Doug Smith	- Approved	- Units must have a minimum of a 20' separation betw - See additional Notes
Units must have a minimum of a 20' separation between units. This can be considered a minor plat amendment based on 16.01.05(C) Plat Amendments applied for and signed by all property owners in the original subdivision and that do not increase density or significantly affect the layout of infrastructure, open space, or common areas; or d. Changes to a building envelope consistent with Wasatch County Code.			