



Deer Mountain Resort Lot 35 storm drain easement Minor Plat Amendment

Project: PlatAm-26-002 | Lot 35 Deer Mountain Resort
Report Date: 11 May 2026
Report Author: Doug Smith, Planning Director
Council Action Required: No
Type of Action: Administrative

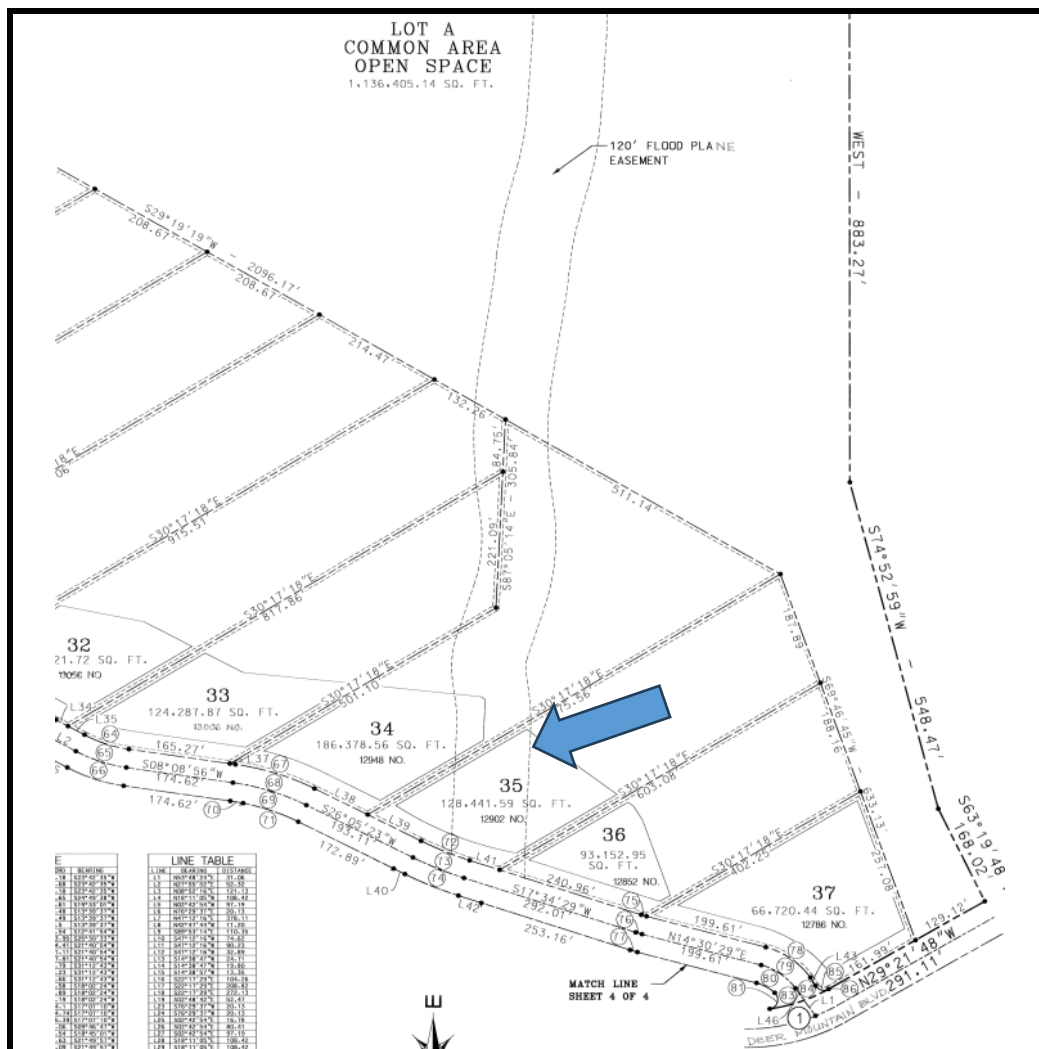
Applicant: Mike Johnston
Address: 12708 Slalom Run Drive
Zone: Mountain (M) JBOZ
Existing Plat: 120' wide storm drain easement
Proposed Amendment: 40' wide storm drain easement

DETERMINATION ISSUE

Whether or not to amend a 120' wide storm drain easement to a 40' wide storm drain easement which would allow a larger building envelope. It also needs to be determined if the proposal meets the standards for 'good cause' as required by Utah Code Annotated §17-79-712 and other applicable ordinances governing land use in Wasatch County. As per 16.01.05(C)(1)(a) 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.



BACKGROUND

Deer Mountain Resort subdivision was recorded by plat on November 22, 2000. The subdivision was recorded with a 120' "flood plain easement" through lots 33, 34 and 35. Lots 33 and 34 are minimally impacted by the easement however lot 35 is impacted by the easement because it splits the building envelope in two leaving a limited building area. The drainage is not a FEMA regulated channel or a stream channel. The 120' drainage easement does contain approximately 25' of riprap to manage any flows and prevent erosion. The proposal would amend the plat and change the easement from 120' to 40'.

The Wasatch County Code requires notice to be sent to all 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 § 17-79-712 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 or county utility easement has been vacated or amended.

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 Jordanelle Basin overlay 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

- Can the 40' easement handle any anticipated flows?
- Compliance with UCA §17-79-712 and including WCC 16.04.02 definition of good cause.
- Is the 40' easement large enough to deal with future maintenance?

STAFF ANALYSIS

– LAND USE AND DENSITY –

The proposed amendment makes no adjustment to land use or density.

– SETBACKS –

The setbacks for the subdivision were established on the existing plat and have not changed.

If the amendment is approved the setback would be to the edge of the easement which is considered the building envelope. The applicant has stated that the drainage does not meet the definition of a stream corridor therefore the 50' setback does not apply. The definition from the code is below:

STREAM CORRIDOR: Any river, stream, pond, lake, or wetland, together with adjacent upland areas, that supports protective bands of vegetation that line the waters' edge.

The setback will be as noted on the amended plat which is 20' from the center line of the drainage.

– GOOD CAUSE –

UCA §17-79-712 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” as required by State Law. The amendment will maintain existing density and allow the amended lot to have a building envelope where a home can be built. It is not anticipated that the proposed action will affect the neighboring landowners negatively as there will be no increase in density. Nothing will change physically on the ground because the stormwater improvements are in place. No public roads or easements are affected by the proposed plat amendment. The proposal will also comply with the current code regarding public utility easements shown on the plat.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

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

– ENGINEERING REVIEW –

The proposal has been reviewed by the engineering department. As part of the application a letter dated February 26, 2026, was provided by Wilding Engineering and signed and stamped by Torrey Copfer. The letter says that the drainage cannot be considered a stream because it does not meet the definition of a “stream corridor” (as stated below) and therefore the setbacks required for a “stream corridor” do not apply.

STREAM CORRIDOR: Any river, stream, pond, lake, or wetland, together with adjacent upland areas, that supports protective bands of vegetation that line the waters' edge.

The amended plat includes a note stating that there can be a driveway across the drainage with a 48” diameter culvert in the center of the drainage. Engineering has also stated that the culvert should be elarger than any anticipated flows that might occur.

Below is an excerpt of the conclusion and recommendations of the letter by Wilding Engineering:

Conclusion

Wilding makes the following conclusions based off of the research and site reconnaissance conducted. There is no defined stream channel, no aquatic vegetation, no erosion, and no water profusion of water that this drainage sustains. The only water that might run down this drainage is snow melt and heavy rain. Even after several days of rain and snow prior to the site visit (approximately 2 feet of snow and 0.5-in rain), no water was observed in the drainage. This channel is very steep in comparison to other “river, stream, pond, lake, or wetlands” throughout the valley (i.e. Lake Creek, Provo River, Center Creek, various North Field Ditches). This is not a named feature or channel. There is no stream bed, stream bank, high water mark, wetland or aquatic resources. This site consists entirely of upland vegetation and does not border, and is disconnected from, any wetland areas.

The drainage does not meet the Wasatch County definition of “Stream Corridor,” “Stream Channel,” or “High Water Mark.”

Recommendations

The drainage gully running through Deer Mountain Subdivision (as on Lot #35) is not considered to be a “stream corridor,” thus not subject to Wasatch County’s 50-ft setback rule for Stream Corridor Development and building setbacks. This feature should be identified as a “Drainage Channel” subject to Wasatch County’s 30-ft drainage channel easement.

Below is an excerpt of the DRC comments from the engineering department.

Engineering			
Item	Comments		
Letter of Request	04/02/26 - Devin Earl	- Rejected	- The existing channel has a width of at least 20-feet - See additional Notes
The existing channel has a width of at least 20-feet in a few places and a 30-foot easement would hardly provide any additional room for access if maintenance, cleanout, or repair is needed. The downstream easement is 60-feet. Recommended to increase total easement width to 40-feet (20-feet each side of drainage centerline) to help facilitate access and maintenance if needed. Otherwise agree with reasoning for plat amendment.			
Proposed Plat	04/02/26 - Devin Earl	- Rejected	- Please revise easement to be 40-feet wide to allow - See additional Notes
Please revise easement to be 40-feet wide to allow for 20-feet each side of drainage centerline to accommodate space outside the existing rip-rap for access to maintain or repair drainage if needed. Please submit hydraulic calculations as referred to in Plat Note No. 2.			

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. Conditions proposed by the DRC have been provided in the recommended motion.

RECOMMENDED MOTION

Move to Approve the proposed Deer Mountain Resort lot 35 Minor Plat Amendment consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The proposal reduces a 120’ wide drainage easement to a 40’ wide drainage easement.
2. The existing drainage easement divides the building envelope and limits the size of the envelope.
3. The proposal would allow for a larger building envelope.

4. The applicant states that the drainage does not qualify as a stream and does not meet the definition of a stream corridor.
5. If not a stream then the setback associated with a stream corridor does not apply.
6. The setback on the amended plat would be the building envelope which is 20' from the centerline of the drainage.
7. The amended plat includes a note stating that there can be a driveway across the drainage with a 48" diameter culvert in the center of the drainage.
8. The proposal does not increase density.
9. The subject property is in the JBOZ (Jordanelle Basin overlay zone).
10. There is Good Cause for the proposed amendment because it will allow for a usable building envelope and bring the proposed plat closer into conformance with current code by complying with current public utility easement requirements.
11. No public or private roads are being vacated as part of this plat amendment.
12. 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 with conditions.
13. The proposal is consistent with Utah Code §17-79-712.
14. 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 35 from the existing plat apply 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 Minor 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

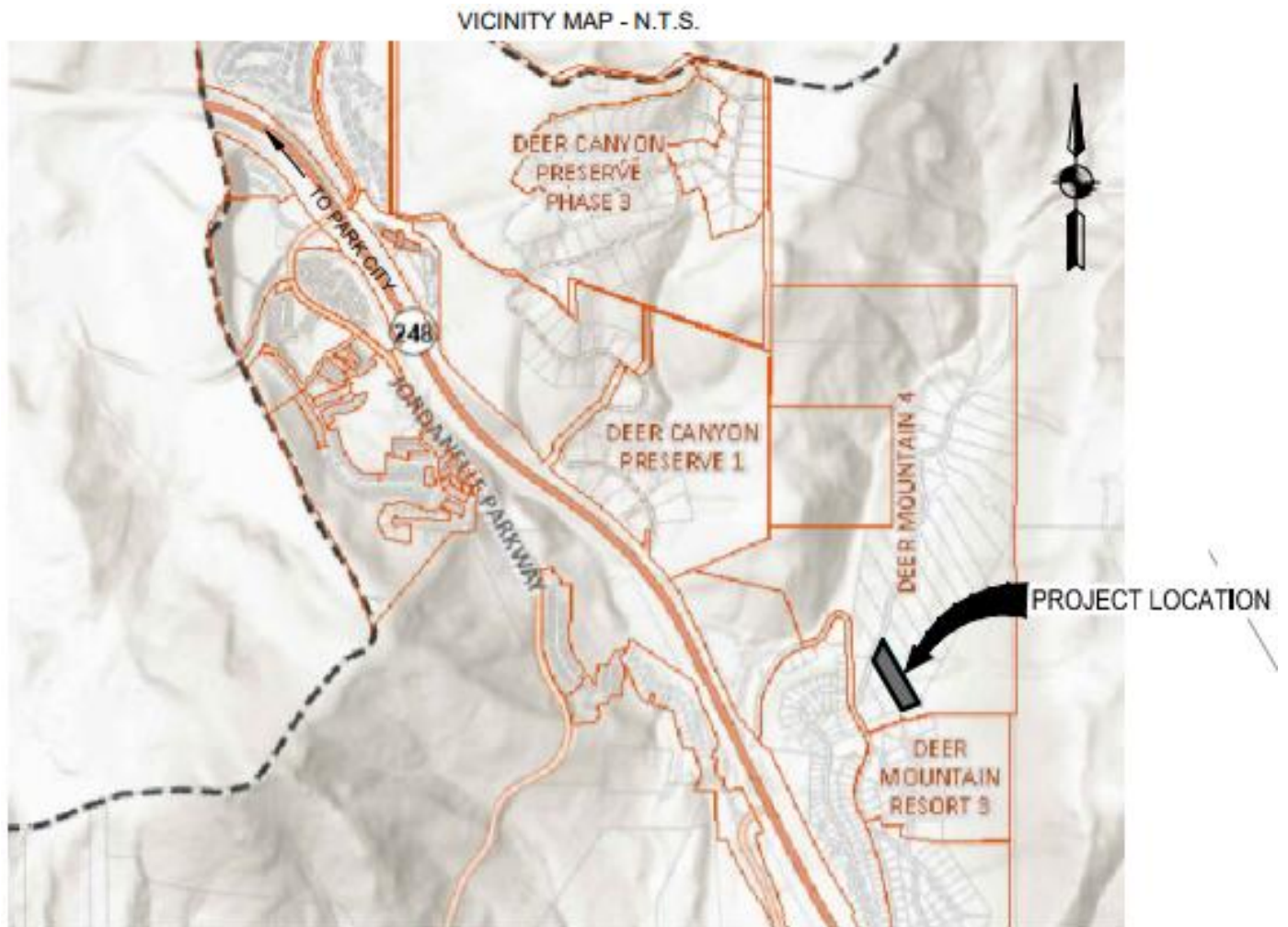


Exhibit B – Existing Subdivision Plat

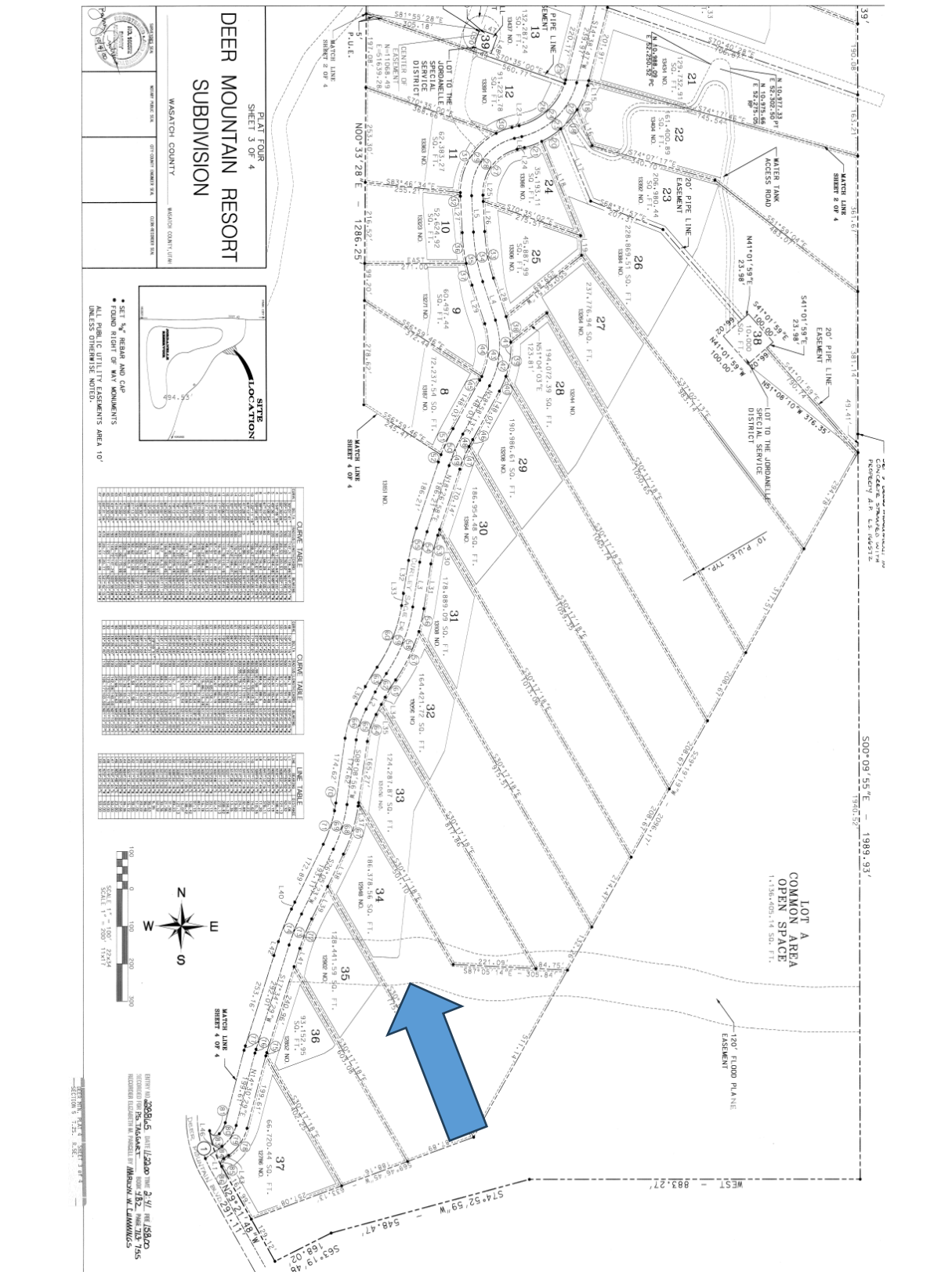
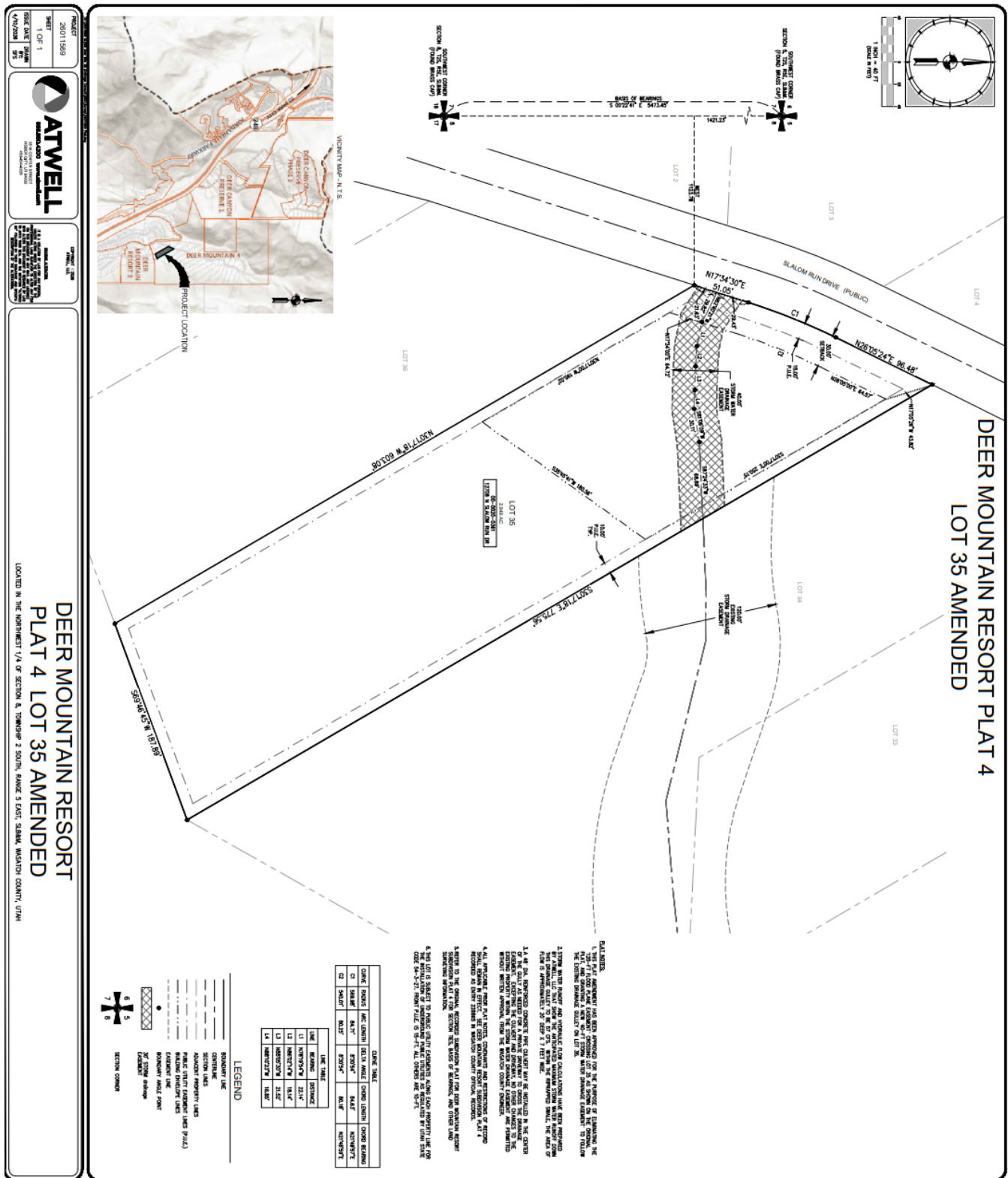
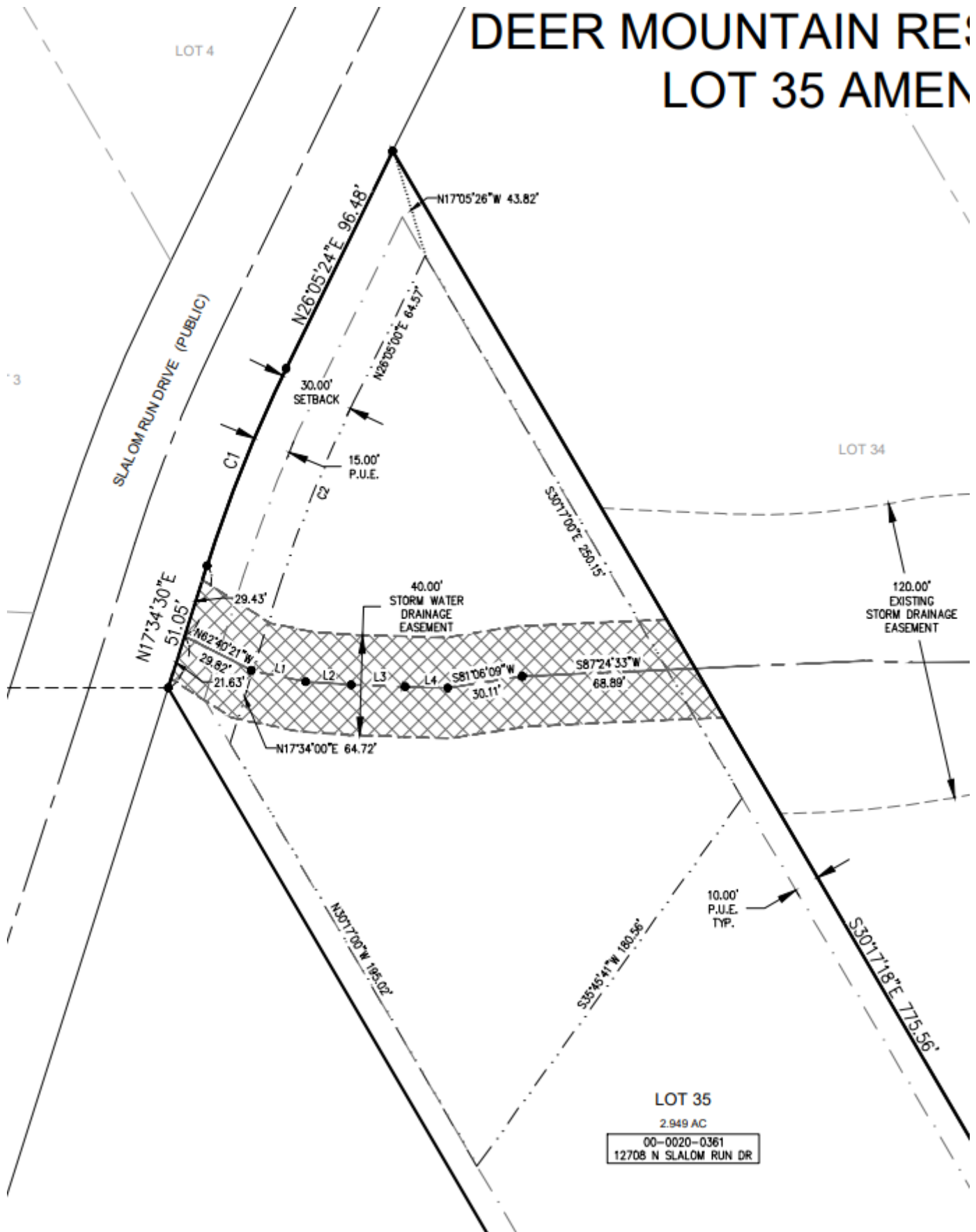


Exhibit C – Proposed Amended Plat



DEER MOUNTAIN RES

LOT 35 AMEN



LETTER OF REQUEST

For Plat Amendment for Lot 35 Deer Mountain Resort Plat 4

The recorded plat for Deer Mountain Resort Plat 4 (recorded in 2001) shows a 120-ft wide “Floor Plane” [sic] easement on the drainage gully as it runs through the middle of the lot.

This 120-ft easement for flooding is excessive and basically makes the building envelope unbuildable for a house typical to the neighborhood. This application for a plat amendment is to eliminate the 120-ft Flood Plain easement and replace it with a 30-ft Storm Drainage Easement.

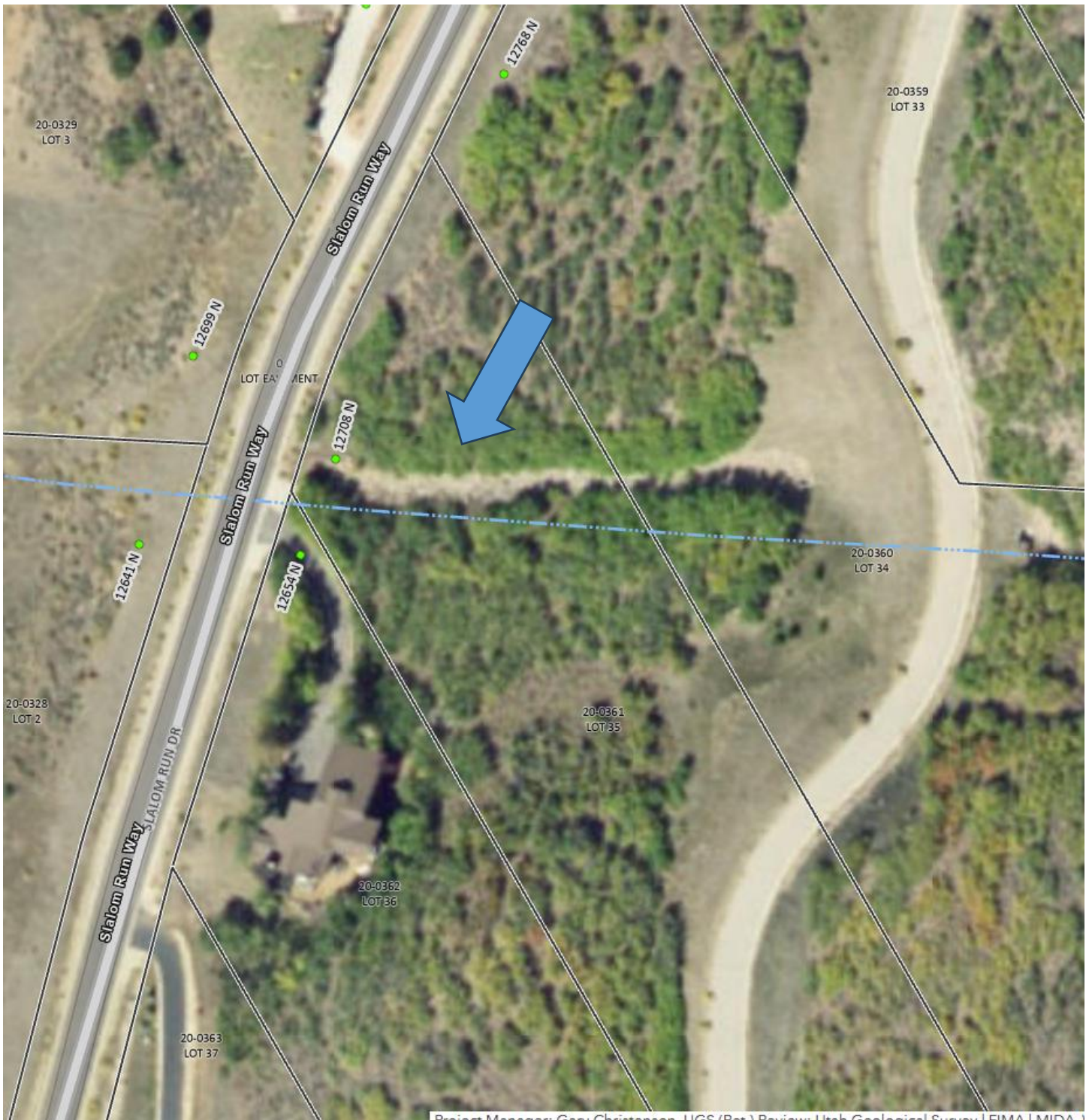
It seems likely that no storm water runoff calculations were done in 2001 when the Deer Mountain Resort plat was designed, and some junior engineer guessed that a 120-ft wide easement would be “adequate” to pass the 100-year storm event. The odd thing is that someone probably did design the 48” dia. RCP culverts that pass storm water under the roads as it moves down the gully. Calculations for the max storm water flow down the actual channel show the flow to be 57 cfs, which does fit nicely through the 48” dia. pipes and fills the “V” gully roughly 20” deep x 7-ft wide. Calculations for the max 100-year storm event with the highest flow rate are attached hereafter.

This requested plat amendment reduces the storm water easement crossing the lot to be 30-ft wide, which roughly follows the existing rock riprapped gully, and gives a horizontal buffer of over ten feet each side of the flow line. This new easement width will give an extra 45-ft on each side of the gully for a house to be built within the original Building Envelope. Any driveway that may cross the gully will need to use a 48” dia. RCP pipe for the culvert.

In addition, we have included a letter from a third-party Environment Geologist at Wilding Engineering, Torrey Copfer, P.G. (also a USACOA Wetland Certified Professional) who made a site review of the drainage gulley and determined that it is definitely not a “stream” or a “wetland” by any valid definition. Because this is not a stream corridor, the county code for 50-ft setbacks from the high water mark does not apply.

Besides this request to reduce the easement width, no other changes to the platted lot are desired.

Exhibit E – Aerial of drainage





February 26, 2026

Mike Johnston
Atwell, LLC
Heber City, UT
Mike.johnston@atwell.com

Subject: Deer Mountain Lot #35 - Wetland Stream Corridor Determination
12708 N. Slalom Run Drive
Wasatch County, Utah
Project No.: 26xxx

To Whom It May Concern,

Wilding Engineering, Inc. (Wilding) visited the above referenced site to observe the drainage gully crossing for Deer Mountain Lot #35, Wasatch County, Utah, as requested by you. This letter is intended to assess the 120-ft "floodplain easement" associated with the Subject Property, in accordance with Wasatch County's Stream Corridor definitions and Development Code.

Research

- Wasatch County Record of Survey entry #228865 (11/22/2000) identifies a "120-foot flood plane easement" that runs through the bottom portion of the subject property.
- Wasatch County Record of Survey Filing number 0002942 (4/24/2017) identifies the "120-foot flood plane easement" as well as labeling it as a "Riprap Drainage Ditch"
- Current topographic site survey shows "extent of Rocks/Riprap"
- Wilding Engineering's site visit February 20, 2026.
- Wasatch County FEMA FRIM map – nothing identified
- Wasatch County and State of Utah named Streams – nothing identified
- Historical aerial photos and Google Imagery – no stream channel identified
- Utah and USACOE Wetland maps – no stream identified
- Topography and Lidar – slopes of the channel are commonly 35-45% steep.

Code and Definitions Summary

(bold, capitalization, and underlining added for emphasis to wording and definition)

Wasatch County Code 16.28.04: **Stream Corridor/Wetland Development** Standards states:

*"The following requirements and standards are intended to promote, preserve, and enhance important hydrologic, biological, ecological, aesthetic, and recreational and educational functions that **STREAM CORRIDORS**, associated riparian areas, and wetlands provide...."*

*"Item #4 Setbacks: Setbacks shall be as follows for **STREAM CHANNEL** and wetlands: 1. All buildings...shall be set back at least...50 (feet)...horizontally...from the delineated edge of a **WETLAND** unless approved as a conditional use."*

*"Item #5 Dwellings: No dwelling...shall be constructed within...50(feet) of the **HIGH WATER MARK of a STREAM CORRIDOR** except....High water mark of a stream corridors used in this section means that point on the bank or shore up to which the presence and action of surface water is **TOO** continuous as to leave a distinctive mark such as by erosion, destruction of prevention of terrestrial vegetation, predominance of aquatic vegetation, or easily recognized characteristics."*

14721 SOUTH HERITAGE CREST WAY BLUFFDALE, UTAH 84065
OFFICE: 801.553.8112 FAX: 801.553.9108

WWW.WILDINGENGINEERING.COM

Wasatch County defines a **“Stream Corridor”** as:

“...any river, stream, pond, lake, or wetland, together with adjacent upland areas, that supports protective bands of vegetation that line the water’ edge...”

Utah State Engineers office for the Stream Alteration Program defines a “natural stream” as:

“A natural stream is any natural waterway that receives enough water to develop an ecosystem that differs from the surrounding upland environment. This is most easily determined by observing vegetation changes”

Observations

The following observations were made during the site visit.

	Observed
Steep channel slopes 35-45%	NOT observed
Surface Water from recent storm	NOT observed
Surface Water “too continuous”	NOT observed
High water mark erosion	NOT observed
High water mark destruction or prevention of terrestrial vegetation	NOT observed
High water mark predominance of aquatic vegetation	NOT observed
High water mark easily recognized characteristics	NOT observed
Wetland vegetation or aquatic resources	NOT observed
Stream Bed	NOT observed
Stream Channel	NOT observed
River, Stream, pond, lake or wetland	NOT observed

Conclusion

Wilding makes the following conclusions based off of the research and site reconnaissance conducted. There is no defined stream channel, no aquatic vegetation, no erosion, and no water profusion of water that this drainage sustains. The only water that might run down this drainage is snow melt and heavy rain. Even after several days of rain and snow prior to the site visit (approximately 2 feet of snow and 0.5-in rain), no water was observed in the drainage. This channel is very steep in comparison to other “river, stream, pond, lake, or wetlands” throughout the valley (i.e. Lake Creek, Provo River, Center Creek, various North Field Ditches). This is not a named feature or channel. There is no stream bed, stream bank, high water mark, wetland or aquatic resources. This site consists entirely of upland vegetation and does not border, and is disconnected from, any wetland areas.

The drainage does not meet the Wasatch County definition of “Stream Corridor,” “Stream Channel,” or “High Water Mark.”

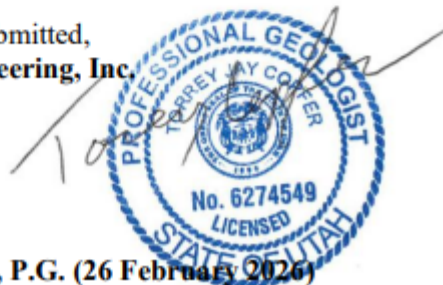
Recommendations

The drainage gulley running through Deer Mountain Subdivision (as on Lot #35) is not considered to be a “stream corridor,” thus not subject to Wasatch County’s 50-ft setback rule for Stream Corridor Development and building setbacks. This feature should be identified as a “Drainage Channel” subject to Wasatch County’s 30-ft drainage channel easement.

Respectfully submitted,

Wilding Engineering, Inc.

Prepared by



Torrey Coffer, P.G. (26 February 2026)

Environmental and Engineering Geologist
USACOE Wetland Certified Professional

PLAN REVIEW REPORT

Joseph Glenn

PLAN-PlatAm-26-002

Permit #: PLAN-PlatAm-26-002 / Deer Mountain Resort Ph-4 / 12708 N. Slalom Run Drive
Subdivision Plat Amendment / Street Vacation

Design Team

Applicant: Joe Glenn
Contact Name:
Address: , ,
Phone: (612) 239-8129
Email: jwglenn@mac.com

Engineering

Item	Date Approved	Approval	Final Comments
Letter of Request	04/20/26	Approved	04/02/26 - Devin Earl - Rejected 04/16/26 - Michael Johnston - Updated 04/20/26 - Devin Earl - Approved - see additional notes
Other	04/02/26	Approved	04/02/26 - Devin Earl - Approved
Proposed Plat	04/20/26	Approved	04/02/26 - Devin Earl - Rejected 04/20/26 - Devin Earl - Updated 04/20/26 - Devin Earl - Approved - see additional notes
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	N/A	03/23/26 - Doug Smith - N/A
Noticing Addresses	03/23/26	Approved	03/23/26 - Doug Smith - Approved
Other	04/02/26	Approved	04/02/26 - Doug Smith - Approved
Proposed Plat	04/20/26	Approved	04/02/26 - Doug Smith - Rejected 04/02/26 - Doug Smith - Rejected 04/16/26 - Michael Johnston - Updated 04/20/26 - Doug Smith - Approved - see additional notes
Review Response	04/02/26	Approved	04/02/26 - Doug Smith - Approved
ROS	04/02/26	N/A	04/02/26 - Doug Smith - N/A
Water Action Report	04/02/26	N/A	04/02/26 - Doug Smith - N/A
Closure Sheet	04/02/26	Approved	04/02/26 - Doug Smith - Approved
Existing Plat	04/02/26	Approved	04/02/26 - Doug Smith - Approved
Proposed Plat DWG	04/02/26	Approved	04/02/26 - 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

Health Department				
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

Fire Department				
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	App W/Cond	03/26/26 - Clint Neerings	- App W/Cond - see additional notes

GIS Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	03/27/26	Approved	03/27/26 - Claire Ashcraft	- Approved
Other	03/27/26	Approved	03/27/26 - Claire Ashcraft	- Approved
Proposed Plat	03/27/26	App W/Cond	03/27/26 - Claire Ashcraft	- App W/Cond - see additional notes
Proposed Plat DWG	03/27/26	Approved	03/27/26 - Claire Ashcraft	- Approved
Review Response	03/27/26	Approved	03/27/26 - Claire Ashcraft	- Approved

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

Recorder				
Item	Date Approved	Approval	Final Comments	
Letter of Request	04/15/26	N/A	04/15/26 - Doug Smith	- N/A
Other	04/15/26	N/A	04/15/26 - Doug Smith	- N/A
Proposed Plat	04/15/26	N/A	04/15/26 - Doug Smith	- N/A
Proposed Plat DWG	04/15/26	N/A	04/15/26 - Doug Smith	- N/A
Review Response	04/15/26	N/A	04/15/26 - Doug Smith	- N/A
ROS	04/15/26	N/A	04/15/26 - Doug Smith	- N/A

Sheriff				
Item	Date Approved	Approval	Final Comments	
Letter of Request	04/13/26	N/A	04/13/26 - Doug Smith 04/13/26 - Doug Smith	- Approved - N/A
Other	04/13/26	N/A	04/13/26 - Doug Smith 04/13/26 - Doug Smith	- Approved - N/A
Proposed Plat	04/13/26	N/A	04/13/26 - Doug Smith 04/13/26 - Doug Smith	- Approved - N/A
Review Response	04/13/26	N/A	04/13/26 - Doug Smith 04/13/26 - Doug Smith	- Approved - N/A

SSA 1 Water			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/15/26	N/A	04/15/26 - Doug Smith - N/A
Other	04/15/26	N/A	04/15/26 - Doug Smith - N/A
Proposed Plat	04/15/26	N/A	04/15/26 - Doug Smith - N/A
Review Response	04/15/26	N/A	04/15/26 - Doug Smith - N/A
Water Action Report	04/15/26	N/A	04/15/26 - Doug Smith - N/A

Surveyor			
Item	Date Approved	Approval	Final Comments
Closure Sheet	03/31/26	Approved	03/24/26 - Tori Lewis - N/A 03/31/26 - Tori Lewis - Approved
Letter of Request	03/31/26	Approved	03/31/26 - Tori Lewis - Approved
Other	03/24/26	N/A	03/24/26 - Tori Lewis - N/A
Proposed Plat	03/31/26	App W/Cond	03/31/26 - Tori Lewis - App W/Cond - see additional notes
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	03/20/26	Approved	03/20/26 - 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

Joseph Glenn

PLAN-PlatAm-26-002

Application #: PLAN-PlatAm-26-002 / Deer Mountain Resort Ph-4 / 12708 N. Slalom Run Drive

Engineering			
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Planning			
Item	Comments		
Other			
The Wilding letter states that the drainage is not a Stream Corridor as defined with the following definition. STREAM CORRIDOR: Any river, stream, pond, lake, or wetland, together with adjacent upland areas, that supports protective bands of vegetation that line the waters' edge.			
Proposed Plat			
The drainage is NOT in a FEMA floodplain. As such it is regulated by code section 16.28.04 No dwelling, addition or other building used for human habitation shall be constructed within fifty feet (50') of the high water mark of a stream corridor except after a conditional use permit has been authorized by the planning commission. "High water mark of a stream corridor" as used in this section means that point on the bank or shore up to which the presence and action of surface water is too continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or easily recognized characteristics. The planning commission shall not authorize a permit therefor unless the following can be shown: Is it possible to meet the 50' setback and have the needed building envelope?			
Proposed Plat			
- The street name is spelled wrong. - The note refers to this as a flood plain. It is not a FEMA regulated channel. - Please refer on the note to a storm drainage easement. - The rip rap is 30' wide. The easement should be 50' wide in case there ever needs to be repair done on the rip rap.			
Proposed Plat	04/02/26 - Doug Smith	- Rejected	- Current code requires a 15' front PUE. - The r - See additional Notes
- Current code requires a 15' front PUE. - The road labeled in the front is misspelled - Please change the note on the plat to storm water not flood plain. This is not a flood plain. - Due to the need to maintain the rip rap we recommend that a 40' easement be noted on the plat.			
Fire Department			
Item	Comments		
Review Response	03/26/26 - Clint Neerings	- App W/Cond	- see additional notes
Access will need to meet International Fire Code and Wasatch Fire Districts Single Family Dwelling Guidelines at permit			
GIS Department			
Item	Comments		
Proposed Plat	03/27/26 - Claire Ashcraft	- App W/Cond	- see additional notes
Address and parcel number are correct. For full clarity, I recommend specifying the road as "SLALOM RUN DRIVE (PUBLIC)".			
Surveyor			
Item	Comments		
Proposed Plat	03/31/26 - Tori Lewis	- App W/Cond	- see additional notes
The Project Location is called out incorrectly. This project falls in the Northwest 1/4 of Section 8, not the Northeast. (Shown Correctly on Record of Survey).			

PLAN REVIEW REPORT

Joseph Glenn

PLAN-PlatAm-26-002

Joseph Glenn

PLAN-PlatAm-26-002

Application #: PLAN-PlatAm-26-002 / Deer Mountain Resort Ph-4 / 12708 N. Slalom Run Drive

Engineering	
Item	Comments
Letter of Request	04/02/26 - Devin Earl - Rejected - see additional notes
The existing channel has a width of at least 20-feet in a few places and a 30-foot easement would hardly provide any additional room for access if maintenance, cleanout, or repair is needed. The downstream easement is 60-feet. Recommended to increase total easement width to 40-feet (20-feet each side of drainage centerline) to help facilitate access and maintenance if needed. Otherwise agree with reasoning for plat amendment.	
Proposed Plat	04/02/26 - Devin Earl - Rejected - see additional notes
Please revise easement to be 40-feet wide to allow for 20-feet each side of drainage centerline to accommodate space outside the existing rip-rap for access to maintain or repair drainage if needed. Please submit hydraulic calculations as referred to in Plat Note No. 2.	
Planning	
Item	Comments
Other	
The Wilding letter states that the drainage is not a Stream Corridor as defined with the following definition. STREAM CORRIDOR: Any river, stream, pond, lake, or wetland, together with adjacent upland areas, that supports protective bands of vegetation that line the waters' edge.	
Proposed Plat	
The drainage is NOT in a FEMA floodplain. As such it is regulated by code section 16.28.04 No dwelling, addition or other building used for human habitation shall be constructed within fifty feet (50') of the high water mark of a stream corridor except after a conditional use permit has been authorized by the planning commission. "High water mark of a stream corridor" as used in this section means that point on the bank or shore up to which the presence and action of surface water is too continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or easily recognized characteristics. The planning commission shall not authorize a permit therefor unless the following can be shown: Is it possible to meet the 50' setback and have the needed building envelope?	
Proposed Plat	
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Proposed Plat	04/02/26 - Doug Smith - Rejected - Current code requires a 15' front PUE. - The r - See additional Notes
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Fire SSD	

RESPONSE

We have increased the storm drainage easement to 40-ft wide, as requested

We have increased the storm drainage easement to 40-ft wide, as requested

The entire reason this plat amendment was requested is to recognize that gully is a drainage easement and NOT as stream. There is NO SETBACK required from this gully. The 40-ft easement is sufficient for safety and for maintenance.

Street name corrected. As requested, we have changed the easement crossing the other lots to be a "Storm Drainage Easement."

15' front PUE shown. Street name corrected. As requested, we have changed the easement crossing the other lots to be a "Storm Drainage Easement."

Item	Comments
Review Response	03/26/26 - Clint Neerings - App W/Cond - see additional notes
Access will need to meet International Fire Code and Wasatch Fire Districts Single Family Dwelling Guidelines at permit	
GIS Department	
Item	Comments
Proposed Plat	03/27/26 - Claire Ashcraft - App W/Cond - see additional notes
Address and parcel number are correct. For full clarity, I recommend specifying the road as "SLALOM RUN DRIVE (PUBLIC)".	
Surveyor	
Item	Comments
Surveyor	
Proposed Plat	03/31/26 - Tori Lewis - App W/Cond - see additional notes
The Project Location is called out incorrectly. This project falls in the Northwest 1/4 of Section 8, not the Northeast. (Shown Correctly on Record of Survey).	

Understood. Nothing to add to this plat.

Done

Done