



Tuhaye Dancing Sun Phase 3 Lot 10 Minor Plat Amendment

Project: PlatAM-26-003 | Tuhaye Dancing Sun Lot 10
Report Date: 27 May 2026
Report Author: Doug Smith, Planning Director
Council Action Required: No
Type of Action: Administrative

Applicant: Slater Laird minor plat amendment
Address: 9312 North Daybreak Circle
Zone: Mountain (M) JBOZ
Existing Plat: 1.37-acre lot with building envelope
Proposed Amendment: .5499 building envelope

DETERMINATION ISSUE

Whether or not the proposed minor plat amendment to change a building envelope meets the standards for “good cause” as required by Utah Code Annotated §17-79-712 and other applicable ordinances governing the 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

The proposal is to change the configuration of the building envelope for Lot 10 of Tuhaye Dancing Sun. The lot has a constructed home on it that is within the existing building envelope. After evaluating the lot during the year period that the construction of the home has been underway the owner/applicant is requesting that the envelope be realigned. This amendment would maintain the same square footage as the original envelope but would move some of the boundaries of the envelope to facilitate a patio, landscaping and retaining walls.

The lot is 1.37 acres and the envelope is .5499 acres. As mentioned, the proposal maintains the same acreage for the building envelope.

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, 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 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

- Does the proposal comply with zoning requirements and the original approval of the subdivision plat.
- Compliance with UCA §17-79-712 and including WCC 16.04.02 definition of good cause.
- The County Recorder's Conditions of Approval.

STAFF ANALYSIS

– LAND USE AND DENSITY –

The proposed amendment makes no adjustment to density only the boundaries of the building envelope.

– SETBACKS –

The home is built and the setbacks do not change.

– 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 better use of the private improvements inside the building envelope. It is not anticipated that the proposed action will affect the neighboring landowners negatively as there will be no increase in density. No public roads or easements are affected by the proposed building envelope amendment.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

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

– STEEP SLOPES –

Typically building envelopes are placed on lots so that areas over 30% slope are not developed or ridgelines are not encroached on. The building envelope will not encroach into areas that are shown as over 30% slope.

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 minor plat amendment to Lot 10 Phase 3 of the Tuhaye Dancing Sun consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The proposal changes the shape of the recorded building envelope.
2. The square footage of the building envelope remains the same.
3. The subject property is in the Medium Density Residential area of the Jordanelle Basin overlay zone in the Mountain Zone (M).
4. There is Good Cause for the proposed amendment because it does not increase density, maintains the same square footage for the building envelope and allows the property owner to better enjoy improvements to the property that will be inside of the realigned building envelope.
5. No public or private roads are being vacated as part of this plat amendment.
6. 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.
7. The proposal is consistent with Utah Code §17-79-712.

8. 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 (Exhibit D) to the satisfaction of the applicable review department.
3. Notes applicable to Lot 10 from the existing plat will 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 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.

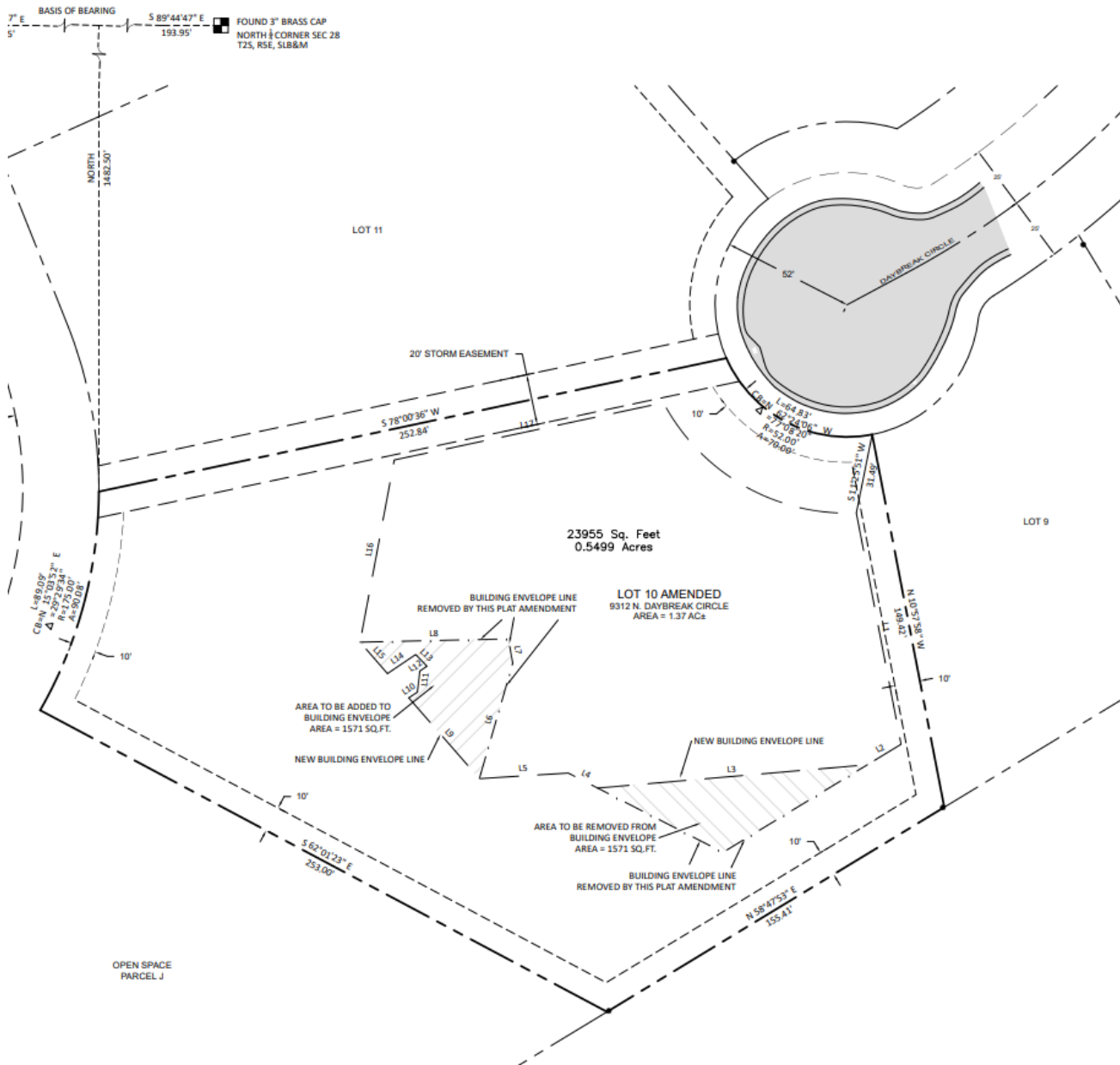
EXHIBITS

Exhibit A – Vicinity Map	6
Exhibit B – Existing Subdivision Plat	7
Exhibit C – Proposed Amended Plat.....	8
Exhibit D – DRC Report.....	9

Exhibit A – Vicinity Map



Exhibit C – Proposed Amended Plat



PLAN REVIEW REPORT

Fiona Laird & Jim Slater Jim Slater

PLAN-PlatAm-26-003

Permit #: PLAN-PlatAm-26-003 / Dancing Sun Phase 3 Lot 10 / 9312 North Daybreak Circle (Tuhaye)
Subdivision Plat Amendment / Street Vacation

Design Team

Applicant: Nick Jorgensen
Contact Name:
Address: , ,
Phone: (801) 735-6037
Email: nick.jorgensen@big-d.com

Engineering

Item	Date Approved	Approval	Final Comments
Letter of Request	04/06/26	Approved	04/06/26 - Devin Earl - Approved
Other	04/06/26	N/A	04/06/26 - Devin Earl - N/A
Proposed Plat	04/06/26	Approved	04/06/26 - Devin Earl - Approved
Review Response	04/06/26	N/A	04/06/26 - Devin Earl - N/A

Planning

Item	Date Approved	Approval	Final Comments
Noticing Addresses	04/02/26	Approved	04/02/26 - Doug Smith - Approved
Closure Sheet	04/02/26	Approved	04/02/26 - Doug Smith - Approved
Letter of Request	04/02/26	Approved	04/02/26 - Doug Smith - Approved
Other	04/02/26	Approved	04/02/26 - Doug Smith - Approved
Proposed Plat	05/26/26	Approved	04/09/26 - Doug Smith - Rejected 05/26/26 - Doug Smith - Approved - see additional notes
Proposed Plat DWG	04/02/26	Approved	04/02/26 - Doug Smith - Approved
Review Response	04/02/26	Approved	04/02/26 - Doug Smith - Approved
ROS	04/02/26	Approved	04/02/26 - Doug Smith - Approved
Water Action Report	04/02/26	Approved	04/02/26 - Doug Smith - Approved
Existing Plat	04/02/26	Approved	04/02/26 - Doug Smith - Approved

Health Department

Item	Date Approved	Approval	Final Comments
Letter of Request	04/03/26	Approved	04/03/26 - Tracy Richardson - Approved
Other	04/03/26	Approved	04/03/26 - Tracy Richardson - Approved
Proposed Plat	04/03/26	Approved	04/03/26 - Tracy Richardson - Approved
Review Response	04/03/26	Approved	04/03/26 - Tracy Richardson - Approved
Water Action Report	04/03/26	Approved	04/03/26 - Tracy Richardson - Approved

Fire Department

Fire Department			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/14/26	Approved	04/14/26 - Clint Neerings - Approved
Other	04/14/26	Approved	04/14/26 - Clint Neerings - Approved
Proposed Plat	04/14/26	App W/Cond	04/14/26 - Clint Neerings - App W/Cond - see additional notes
Review Response	04/14/26	Approved	04/14/26 - Clint Neerings - Approved

GIS Department			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/01/26	Approved	04/01/26 - Claire Ashcraft - Approved
Other	04/01/26	Approved	04/01/26 - Claire Ashcraft - Approved
Proposed Plat	04/01/26	App W/Cond	04/01/26 - Claire Ashcraft - App W/Cond - see additional notes
Proposed Plat DWG	04/01/26	Approved	04/01/26 - Claire Ashcraft - Approved
Review Response	04/01/26	Approved	04/01/26 - Claire Ashcraft - Approved

Public Works			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/08/26	N/A	04/08/26 - Terry Ekker - N/A
Other	04/08/26	N/A	04/08/26 - Terry Ekker - N/A
Proposed Plat	04/08/26	Approved	04/08/26 - Terry Ekker - Approved
Review Response	04/08/26	N/A	04/08/26 - Terry Ekker - N/A

Recorder			
Item	Date Approved	Approval	Final Comments
Letter of Request	04/17/26	N/A	04/17/26 - Marcy Murray - N/A
Other	04/17/26	N/A	04/17/26 - Marcy Murray - N/A
Proposed Plat	04/17/26	App W/Cond	04/17/26 - Marcy Murray - App W/Cond - see additional notes 04/17/26 - Marcy Murray - App W/Cond
Proposed Plat DWG	04/17/26	N/A	04/17/26 - Marcy Murray - N/A
Review Response	04/17/26	N/A	04/17/26 - Marcy Murray - N/A
ROS	04/17/26	N/A	04/17/26 - Marcy Murray - N/A

Sheriff			
Item	Date Approved	Approval	Final Comments
Letter of Request		Pending	- - Pending
Other		Pending	- - Pending
Proposed Plat		Pending	- - Pending
Review Response		Pending	- - Pending

SSA 1 Water			
Item	Date Approved	Approval	Final Comments
Letter of Request	05/20/26	Approved	05/20/26 - Clayton Riding - Approved
Other	05/20/26	Approved	05/20/26 - Clayton Riding - Approved
Proposed Plat	05/20/26	Approved	05/20/26 - Clayton Riding - Approved
Review Response	05/20/26	N/A	05/20/26 - Clayton Riding - N/A
Water Action Report	05/20/26	N/A	05/20/26 - Clayton Riding - N/A

Surveyor			
Item	Date Approved	Approval	Final Comments
Closure Sheet	04/07/26	Approved	04/07/26 - Tori Lewis - Approved
Letter of Request	04/07/26	Approved	04/07/26 - Tori Lewis - Approved
Other	04/07/26	Approved	04/07/26 - Tori Lewis - Approved
Proposed Plat	04/08/26	Approved	04/08/26 - Jim Kaiserman - Approved
Proposed Plat DWG	04/07/26	Approved	04/07/26 - Tori Lewis - Approved
Review Response	04/07/26	Approved	04/07/26 - Tori Lewis - Approved
ROS	04/07/26	Approved	04/07/26 - Tori Lewis - Approved

Administration			
Item	Date Approved	Approval	Final Comments
Noticing Addresses	04/01/26	Approved	04/01/26 - Amy Graves - Approved
Unsealed Self Adhesive	04/06/26	Approved	04/06/26 - Amy Graves - Approved
Owner Authorization.	04/01/26	Approved	04/01/26 - Amy Graves - Approved
Plat Signature Checklist	04/01/26	N/A	04/01/26 - Amy Graves - N/A

Additional Comments

Fiona Laird & Jim Slater Jim Slater

PLAN-PlatAm-26-003

Application #: PLAN-PlatAm-26-003 / Dancing Sun Phase 3 Lot 10 / 9312 North Daybreak Circle (Tuhaye)

Planning	
Item	Comments
Proposed Plat	
An irregular building envelope like the one proposed to be amended is most likely irregular due to slopes over 25 or 30%. If they are between 25 and 29.9% there would need to be site specific soils reports for the new portion proposed to be part of the building envelope. If that portion is over 30% it cannot be developed. Please submit a slope analysis showing what the slopes are for areas proposed to be added to the envelope. Encroachment on a ridgeline could be another reason for the envelope. We will need to verify that there is not a ridgeline issue.	
Proposed Plat	05/26/26 - Doug Smith - Approved - see additional notes
The amended plat has been submitted with the 30% slope removed.	

Fire Department	
Item	Comments
Proposed Plat	04/14/26 - Clint Neerings - App W/Cond - see additional notes
Access must meet Wasatch Fire Districts Single Family Dwelling Guidelines.	

GIS Department	
Item	Comments
Proposed Plat	04/01/26 - Claire Ashcraft - App W/Cond - see additional notes
On the road label, please specify "(Private)" next to the street name.	

Recorder	
Item	Comments
Proposed Plat	04/17/26 - Marcy Murray - App W/Cond - Note 3 needs to say record of survey on file with - See additional Notes
Note 3 needs to say record of survey on file with the Surveyors Office not the Records Office.	