



Tuhaye Dancing Sun Lot 62 Minor Plat Amendment

Project: PLANPlatAm -26-004 | Tuhaye Dancing Sun Lot 62

Report Date: 15 September 2026

Report Author: Nico Cristiano

Council Action Required: No

Type of Action: Administrative and ALUC

Applicant: Joshua Call

Address: 9585 N Eagle View Ct, Kamas, UT, 84036

Existing Land Use and Zone: Residential Single Family

Existing Plat: 86 lots on 74.90 acres

Proposed Amendment: Lot 62 Building Envelope

Related Applications: N/A

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 62 from the existing plat be added to the amended plat.

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 June of 2023. 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 the area of the existing home, which currently is a non-conformity as it encroaches outside of the platted envelope slightly.

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, maximize the buildable land within the lot boundary and encompass the existing home. 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 62 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. A viewshed analysis was not provided along with the subject plat amendment, however an analysis was provided for the building permit (23-530) for the residence in 2023 and attached to this staff report as Exhibit G.

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). The lot has an existing residence and land has already been manipulated and graded to construct the subject residence. On the submitted “Slope Map” (see Exhibit D – Slope Map) the applicant provided the “improvement envelopes”. The “modified improvement envelope” mirrors the footprint of the existing home and shows the minor encroachment outside of the existing Platted Building Envelope on the Northwest side, which is currently a small patio. The majority of the proposed Building Envelope contains slopes 0.00%-25.00% with minimal slopes in the 25.00%-30.00% range.

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 62 (see Exhibit B - Existing Plat, Page 1). This note was added as Note 8 on the amended plat (see Exhibit C – Proposed Amended Plat). No visual assessment model was submitted along with the Plat Amendment as one was submitted for the building permit for the residence in 2023 (Exhibit G), which was approved.

– 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 remedy an existing nonconformity. The existing nonconformity is regarding the existing structure on the subject lot, which has a minor encroachment outside of the current Platted Building Envelope. The proposed envelope does not encroach into slopes over 30% and encompasses the existing structure. 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, and because the home was constructed according to a viewshed analysis completed in 2023 (See exhibit F. The existing home is a single story residence and adheres to the ridgeline/viewshed requirements. 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 62 Plat Amendment consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is .68 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 a new structure. Note 10 regarding ridgelines from the existing plat was added to the amended plat as Note 8. A visual assessment was completed in 2023 along with the building permit for the residence on the subject lot.
4. Good cause for the amendment exists as the topographical survey provided shows the new envelope capturing more slope areas under 25% and additionally remedies an existing nonconformity by encompassing the existing home which currently encroaches outside of the Platted Building Envelope. This expansion of the building envelope would not alter the rights of enjoyment for neighboring property owners.
5. Good cause for the amendment exists as it resolves an existing non-conformity regarding the existing structure encroaching outside of the platted building envelope.
6. No public or private roads are being vacated as part of this plat amendment. All the adjacent roads are privately owned.
7. 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 which is noted on the existing and proposed plat.

8. 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.
9. The proposal is consistent with Utah Code §17-27a-609.
10. 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. Notes applicable to Lot 62 from the existing plat be added to the recorded 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.
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.

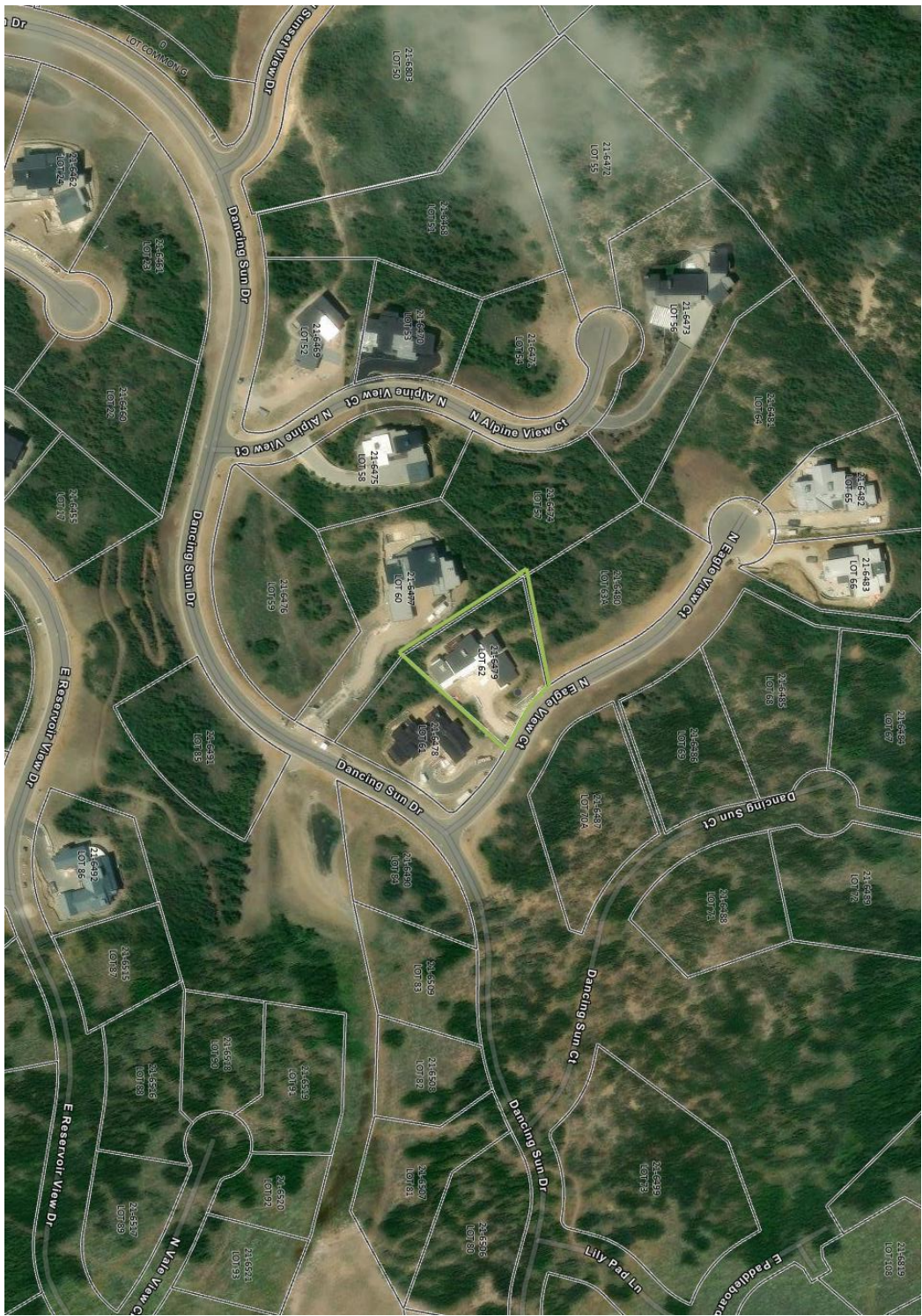
If the requested plat amendment is denied, there is no further action required. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

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.

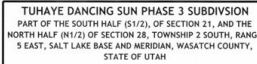
EXHIBITS

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Exhibit B – Existing Subdivision Plat	8
Exhibit C – Proposed Amended Plat.....	10
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Exhibit E – Letter from Applicant	13
Exhibit F – DRC Report	14
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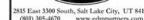
Exhibit A – Vicinity Map



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
STORIED DEER VALLEY, LLC
PO BOX 4349
PARK CITY, UTAH
84060, UNITED STATES



SHEET 3 OF 6

RECORDED # 507132
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST
OF:
DATE: _____ TIME: _____ BOOK 1374 PAGE 1691
FEE _____ WASATCH COUNTY RECORDER

Exhibit C – Proposed Amended Plat

[illegible]

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 TUHAYE HOMEOWNERS ASSOCIATION AND THE APPROVED MODEL MUST ACCOMPANY ALL BUILDING PERMIT SUBMITTALS TO WASATCH COUNT. 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.

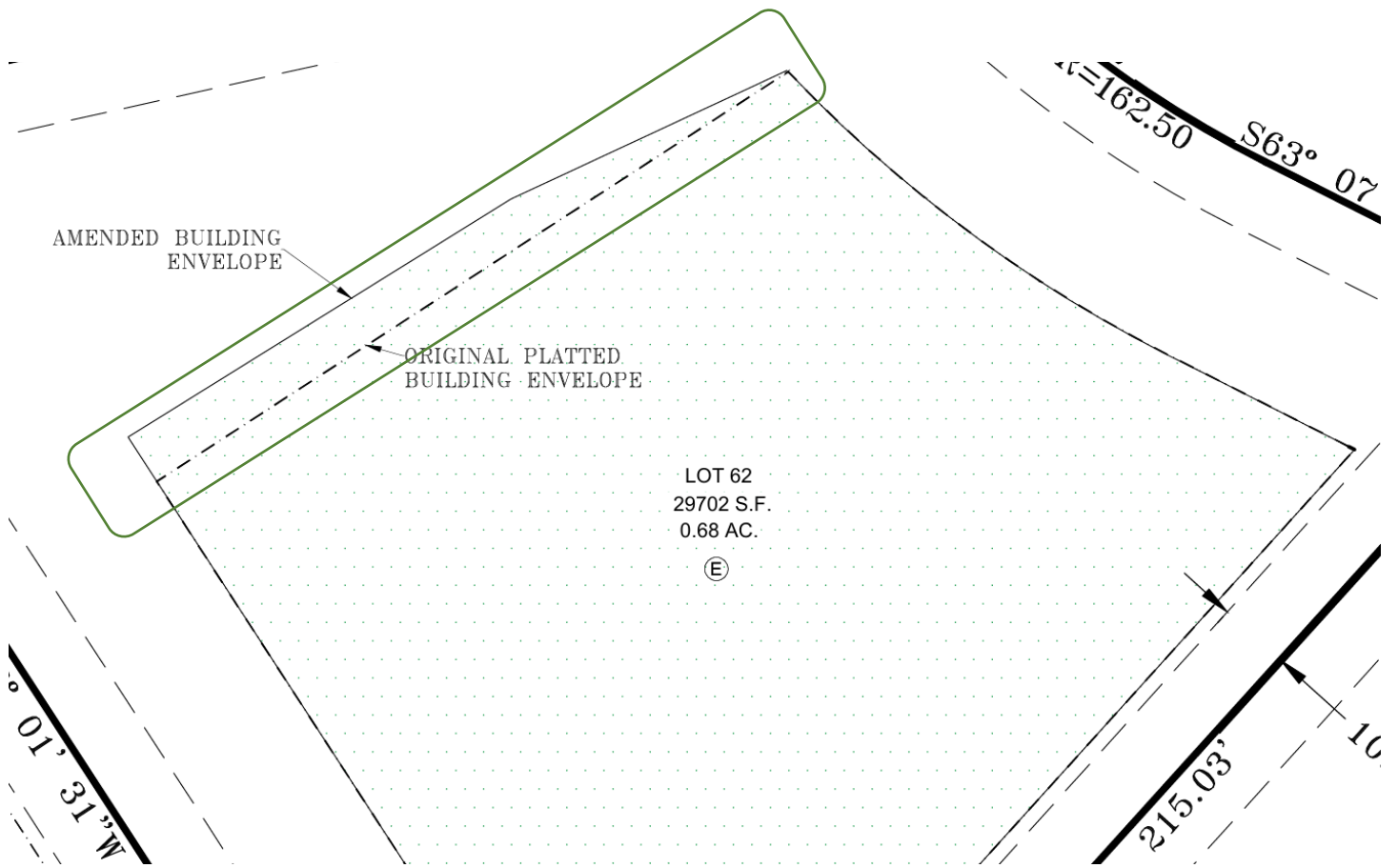


Exhibit D – Slope Map





Thursday, August 6, 2026

Tuhaye Dancing Sun Phase 3 Lot 62 Plat Amendment Application-Letter

Dear Planning Department,

Barry and Aimee Porter (owners) are seeking a plat amendment in Tuhaye, Utah. They are the owners of parcel 00-0021-6479, also known as lot 62 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 Allterra Utah, LLC in June of 2023. It was determined that the platted building envelope while close, was not accurate as to the slopes found on the lot. The owner is in the final stages of 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. Please see "Other – Slope Map," in the submittal package, prepared by the Landscape Architect Pete Gillwald of Land Solutions, PC. Per County code, the proposed platted building does not contain any contiguous areas over 30% slope.

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,

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

PLAN REVIEW REPORT

Aimee Porter Barry Porter

HOLDPlatAm-26-004

Permit #: HOLDPlatAm-26-004 / Lot 62 / Dancing Sun Phase 3 / 9585 N Eagle View Ct
Subdivision Plat Amendment / Street Vacation

Design Team				
Applicant: Josh Call Contact Name: Address: , , Phone: (801) 815-3010 Email: jcall@re-n-d.com				
Engineering				
Item	Date Approved	Approval	Final Comments	
Letter of Request	08/27/26	Approved	08/27/26 - Devin Earl	- Approved
Other	08/27/26	Approved	08/27/26 - Devin Earl	- Approved
Proposed Plat	08/27/26	Approved	08/27/26 - Devin Earl	- Approved
Review Response	08/27/26	N/A	08/27/26 - Devin Earl	- N/A
Planning				
Item	Date Approved	Approval	Final Comments	
Noticing Addresses	08/27/26	Approved	08/27/26 - Nico Cristiano	- Approved
Closure Sheet	09/03/26	Approved	09/03/26 - Nico Cristiano	- Approved
Letter of Request	09/03/26	Approved	09/03/26 - Nico Cristiano	- Approved
Other	09/03/26	Approved	09/03/26 - Nico Cristiano	- Approved
Proposed Plat	09/03/26	Approved	08/28/26 - Nico Cristiano 08/31/26 - Nico Cristiano 09/03/26 - Nico Cristiano	- Waiting on Documents - see additional notes - Waiting on Documents - Approved
Proposed Plat DWG	09/03/26	Approved	09/03/26 - Nico Cristiano	- Approved
Review Response	09/03/26	N/A	09/03/26 - Nico Cristiano	- N/A
ROS	08/28/26	Approved	08/28/26 - Nico Cristiano	- Approved
Water Action Report	08/28/26	Approved	08/28/26 - Nico Cristiano	- Approved
Existing Plat	08/28/26	Approved	08/28/26 - Nico Cristiano	- Approved
Health Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	09/04/26	Approved	09/04/26 - Tracy Richardson	- Approved
Other	09/04/26	Approved	09/04/26 - Tracy Richardson	- Approved
Proposed Plat	09/04/26	Approved	09/04/26 - Tracy Richardson	- Approved - JSSD Sewer and Water
Review Response	09/04/26	Approved	09/04/26 - Tracy Richardson	- Approved
Water Action Report	09/04/26	Approved	09/04/26 - Tracy Richardson	- Approved

SSD			
Item	Date Approved	Approval	Final Comments
Letter of Request	08/27/26	Approved	08/27/26 - Clayton Riding - Approved
Other	08/27/26	Approved	08/27/26 - Clayton Riding - Approved
Proposed Plat	08/27/26	Approved	08/27/26 - Clayton Riding - Approved
Review Response	08/27/26	N/A	08/27/26 - Clayton Riding - N/A
Water Action Report	08/27/26	Approved	08/27/26 - Clayton Riding - Approved
Fire Department			
Item	Date Approved	Approval	Final Comments
Letter of Request	08/24/26	App W/Cond	08/24/26 - Clint Neerings - App W/Cond - see additional notes
Other	08/24/26	App W/Cond	08/24/26 - Clint Neerings - App W/Cond - see additional notes
Proposed Plat	08/24/26	Approved	08/24/26 - Clint Neerings - Approved
Review Response	08/24/26	N/A	08/24/26 - Clint Neerings - N/A
GIS Department			
Item	Date Approved	Approval	Final Comments
Letter of Request	08/24/26	Approved	08/24/26 - Claire Ashcraft - Approved
Other	08/24/26	Approved	08/24/26 - Claire Ashcraft - Approved
Proposed Plat	08/24/26	App W/Cond	08/24/26 - Claire Ashcraft - App W/Cond - see additional notes
Proposed Plat DWG	08/24/26	Approved	08/24/26 - Claire Ashcraft - Approved
Review Response	08/24/26	Approved	08/24/26 - Claire Ashcraft - Approved
Public Works			
Item	Date Approved	Approval	Final Comments
Letter of Request	08/27/26	N/A	08/27/26 - Terry Ekker - N/A
Other	08/27/26	N/A	08/27/26 - Terry Ekker - N/A
Proposed Plat	08/27/26	N/A	08/27/26 - Terry Ekker - N/A
Review Response	08/27/26	N/A	08/27/26 - Terry Ekker - N/A
Recorder			
Item	Date Approved	Approval	Final Comments
Letter of Request	09/11/26	N/A	09/11/26 - Marcy Murray - N/A
Other	09/11/26	N/A	09/11/26 - Marcy Murray - N/A
Proposed Plat	09/11/26	Approved	09/11/26 - Marcy Murray - Approved
Proposed Plat DWG	09/11/26	N/A	09/11/26 - Marcy Murray - N/A
Review Response	09/11/26	N/A	09/11/26 - Marcy Murray - N/A
ROS	09/11/26	N/A	09/11/26 - Marcy Murray - N/A
Surveyor			
Item	Date Approved	Approval	Final Comments
Closure Sheet	08/24/26	Approved	08/24/26 - Jim Kaiserman - Approved
Letter of Request	08/24/26	Approved	08/24/26 - Jim Kaiserman - Approved
Other	08/24/26	Approved	08/24/26 - Jim Kaiserman - Approved
Proposed Plat	08/24/26	Approved	08/24/26 - Jim Kaiserman - Approved

Additional Comments

Aimee Porter Barry Porter

HOLDPlatAm-26-004

Application #: HOLDPlatAm-26-004 / Lot 62 / Dancing Sun Phase 3 / 9585 N Eagle View Ct

Planning	
Item	Comments
Proposed Plat	08/28/26 - Nico Cristiano - Waiting on Documents - The new Plat encompasses a larger amount of steep - See additional Notes
The new Plat encompasses a larger amount of steep slopes in the range of 25%-30%. See following code: 16.27.25: PHYSICAL CONSTRAINTS ANALYSIS REQUIREMENTS Wasatch County will not allow building or development on constrained lands. In calculating the permitted density allowable for projects that require density determination, these constrained areas of a property or project shall be excluded from use in the development capacity calculation, although greater detail in subsequent applications may demonstrate less density is possible than was approved through the density determination. For purposes of this determination, the applicant must prove the following through a physical constraints analysis: The project will not consist of any building envelopes on natural or manmade slopes over thirty percent (30%) grade; Natural slopes over twenty-five percent (25%) shall include special studies which verify stability; each lot shall have a contiguous, generally rectangular building area that is a minimum of five thousand (5,000) square feet at less than thirty percent (30%) slope;	
Fire Department	
Item	Comments
Letter of Request	08/24/26 - Clint Neerings - App W/Cond - see additional notes
Access/Driveway/EVA must meet the Wasatch Fire Districts Single Family Dwelling Guidelines. Verification at permit. See https://wasatchcountyfire.com/wfd-permits2 https://cdn.sqhk.co/wasatchfd/Ghclpid/-SingleFamilyDwellingGuidelines-.pdf	
Other	08/24/26 - Clint Neerings - App W/Cond - see additional notes
Access/Driveway/EVA must meet the Wasatch Fire Districts Single Family Dwelling Guidelines. Verification at permit. See https://wasatchcountyfire.com/wfd-permits2 https://cdn.sqhk.co/wasatchfd/Ghclpid/-SingleFamilyDwellingGuidelines-.pdf	
GIS Department	
Item	Comments
Proposed Plat	08/24/26 - Claire Ashcraft - App W/Cond - see additional notes
Please add lot address to plat (9585 N Eagle View Ct)	

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

Environmental Quality

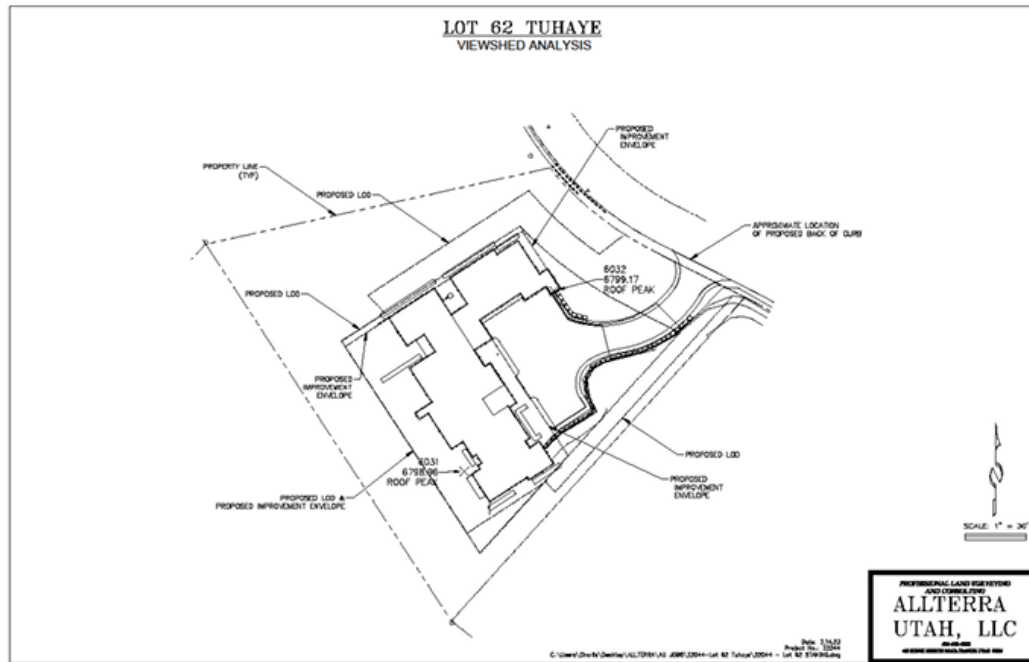
Dallen Webster - dwebster@barr.com

Phone: 801-333-8434

Exhibit G – Viewshed Analysis from Building Permit 23-530

LOT 62 VIEWSHED ANALYSIS FROM HAILSTONE MARINA VIEWING PLATFORM FEBRUARY 14, 2023

This Viewshed Analysis is being prepared to support the fact that Lot 62 Dancing Sun Phase III Subdivision located in the Tuhaye project and being part of the Jordanelle Overlay Zone, has ridgeline protection from the Viewing Platform located at the visitor's center at Hailstone State Park. The exhibit below shows the location of two (2) flagpoles that were set at the proposed heights of the Garage and the Main House. The points are the highest proposed roof peak elevations as indicated by point numbers 6031 and 6032. Refer to Preliminary Roof Plan page A2.3 in addition to Preliminary Site and Parcel Plan pages A1.1 and A1.2 prepared by Sandbox Design and Engineering Studio.



PAGE 1 OF 4

The photograph below shows the flag poles as set on the subject property. The photograph was taken from the northeast end of the property looking southwest.



PAGE 2 OF 4

Below is Google Image with the location of the subject property in relation to the location of the Hailstone Marina Visitor's Center.



Below is the view of the subject property through our high powered optical equipment from the Hailstone Marina Viewing Platform. You will see the flagging at the top of the flag poles (circled in yellow) set at the proposed roof heights. Also notice the ridgeline protection provided by the ridge easterly of the subject parcel.



PAGE 3 OF 4

It is the opinion of this surveyor and based on the evidence presented above that the proposed house has viewshed protection from the ridgeline easterly of the property when viewed from the Hailstone Visitor's Center, as the proposed building does **NOT** protrude above ridgelines when viewed from said Viewing Platform.



Charles Galati, Utah PLS

435-640-4200

Charlie@allterrautah.com

ALLTERRA UTAH PROFESSIONAL LAND SURVEYING AND CONSULTING

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