



Tuhaye Dancing Sun Phase 3 Lot 27 Minor Plat Amendment Item 2

Project: PLANPlatAm26-008 | Tuhaye Dancing Sun
Phase 3 Lot 27
Report Date: 30 September 2026
Hearing Date: N/A
Report Author: Nico Cristiano, Planner
Council Action Required: No
Type of Action: Administrative and ALUC

Applicant: Joshua Call
Address: 9317 N RESERVOIR VIEW CT
Existing Land Use: Single-Family Lot
Existing Plat: 86 lots on 74.90 acres
Proposed Amendment: Building Envelope Adjustment
Prior Approvals: Tuhaye Dancing Sun Phase 3 Recorded
9/10/2021

DETERMINATION ISSUE

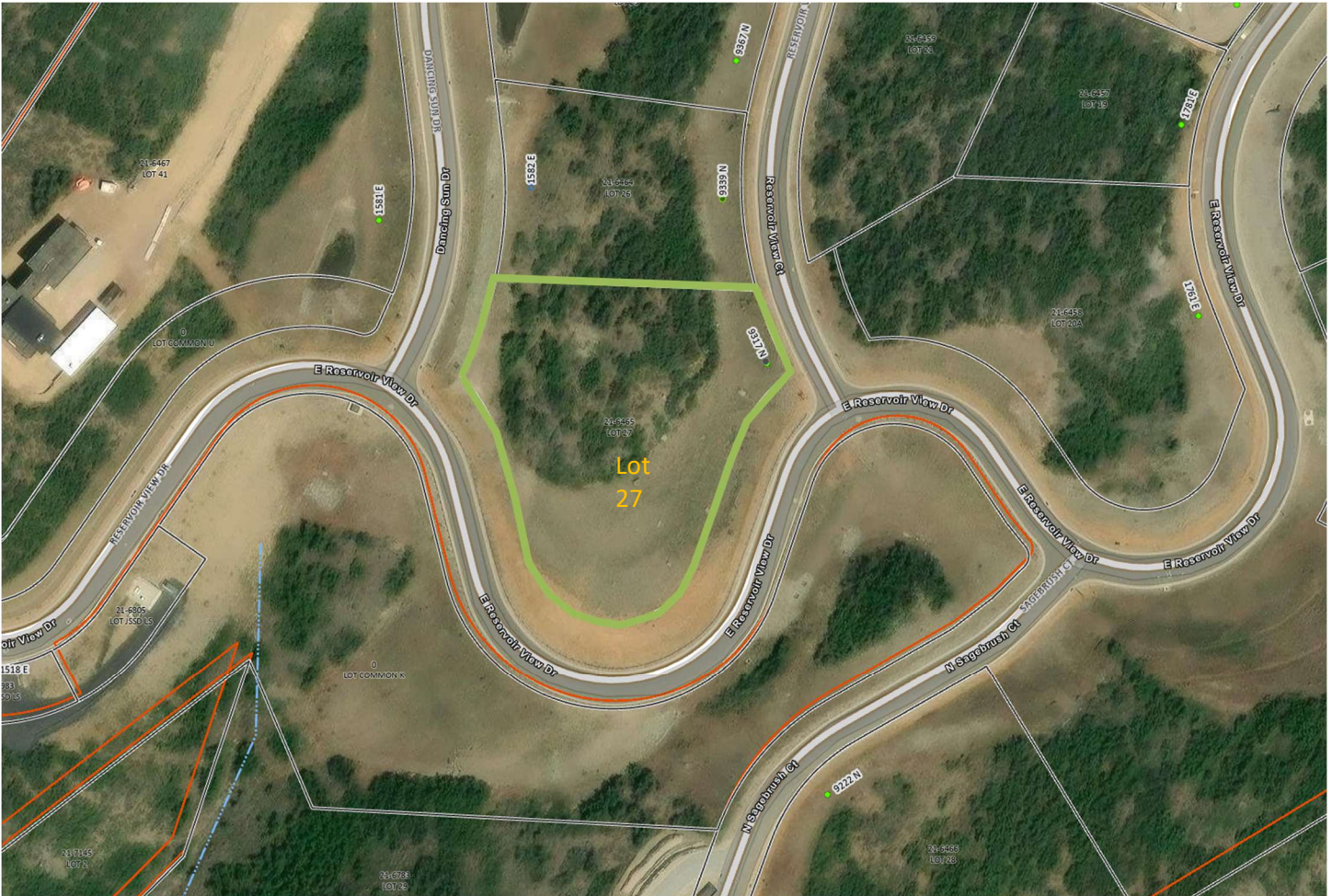
Whether or not the proposed amendment meets the standards for 'good cause' as required by Utah Code Annotated §17-79-713 and other applicable ordinances governing the land use in Wasatch County. As per 16.01.05(C)(1)(d) this determination is an administrative decision to be made by the Wasatch County 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.

Vicinity Map



BACKGROUND

The Tuhaye Dancing Sun Phase 3 Subdivision was recorded by plat on September 10, 2021. The applicant is requesting a plat amendment for Lot 27, which is a 1.33 acre corner lot, to revise the recorded building envelope. The property, located at 9317 N Reservoir View Court, is within the Jordanelle Basin Overlay Zone (JBOZ) and is currently an undeveloped residential lot.

At the time the subdivision was recorded in 2021, building envelopes were established using existing and proposed grading information provided by the developer and project engineer. In accordance with Wasatch County Code, the envelopes were designed to exclude areas with slopes exceeding 30 percent. A topographic survey completed in June 2023 determined that, although the recorded building envelope generally corresponded with site conditions, it did not accurately reflect the slopes present on Lot 27.

The applicant proposes to amend the recorded building envelope to better correspond with the surveyed topography and to encompass areas of the lot with slopes below 30 percent. The proposed amendment would reconfigure the envelope to capture a greater area of more gradual terrain while also bringing the envelope outside of required setbacks.

Lot 27 has frontage along roadways on three sides and is therefore subject to a 20' setback along each of those frontages. The existing building envelope encroaches into required setback areas. The revised envelope has been designed to avoid the required setbacks and exclude areas with slopes exceeding 30 percent.

Wasatch County Code requires notice of a plat amendment to be provided to all property owners within the subdivision and to property owners located within 500 feet of the proposed amendment. At the time of this report, no objections had been received in response to the required notices.

Utah Code § 17-27a-609 permits the County to approve a plat amendment upon finding that: (a) good cause exists for the vacation, alteration, or amendment; and (b) no public street, right-of-way, or easement is 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. A topographical survey was provided by the applicant and provided below as Exhibit D "Slope Map". Which shows all slopes under 30% in green and all

slopes exceeding 30% in red. As stated previously, due to the unique shape of the lot and having road frontage on three sides, the lot has 3 “front setbacks” of 20’. The existing envelope encroaches into the setback area on the east side of the lot, however the proposed envelope adheres to the site-specific setback requirements.

No lot specific notes are provided on the original recorded Plat besides one note (#14) shown below. Which will be required to be included in the notes on the amended Plat.

14. LOTS 17-20, 51, 60-65, 67-70, 84, AND 86 REQUIRE AN E-ONE EJECTOR PUMP, PUMPING TO A GRAVITY MAIN. LOTS 7-16, 21-29, AND 52-58 REQUIRE AN E-ONE EJECTOR PUMP, PUMPING TO A LOW PRESSURE SEWER COLLECTION SYSTEM.

Good cause is present in the application as WCMC requires development to stray from slopes exceeding 30%, and the intent of the application is to comply with such regulations. WCMC 16.27.19 states: “Slopes over thirty percent (30%) are not considered buildable. Lots must have a minimum of five thousand (5,000) square feet of contiguous area under thirty percent (30%) natural slope excluding slope irregularities as defined in 16.04. Any lot with a slope over 30% shall include building envelopes or constrained areas on the final plat.”

– 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 that the proposal meets the “good cause” requirement under State law. The proposed changes will not affect the approved density, and any future construction will be required to comply with all applicable Wasatch County Code requirements and best planning and design practices. As stated, the original plat was approved in 2010, and a topographic survey of the property was conducted at that time. A site-specific slope analysis was subsequently completed for Lot 27 and found that, although the building envelope was close to compliance, it included areas with slopes exceeding 30%. Good cause exists because WCMC requires development to avoid slopes exceeding 30%, and the purpose of this application is to bring the building envelope into compliance with that requirement. WCMC 16.27.19 states: “Slopes over thirty percent (30%) are not considered buildable. Lots must have a minimum of five thousand (5,000) square feet of contiguous area under thirty percent (30%) natural slope excluding slope irregularities as defined in 16.04. Any lot with a slope over 30% shall include building envelopes or constrained areas on the final plat.”

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact on 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 27 Plat Amendment consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is 1.33 acres per the applicant survey.
2. The subject property is in the Jordanelle Basin Overlay Zone (JBOZ):
3. Good cause for the amendment exists as the topographical survey provided shows the new envelope capturing more slope areas under 25% and additionally puts the building envelope within required setback regulations.
4. Good cause for the amendment exists as it adheres to WCMC § 16.27.19 by placing the proposed Building Envelope within slopes under 30% .
5. No public or private roads are being vacated as part of this plat amendment. All the adjacent roads are privately owned.
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.
7. The proposal is consistent with Utah Code §17-27a-609.
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. Notes applicable to Lot 27 from the existing plat must 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.

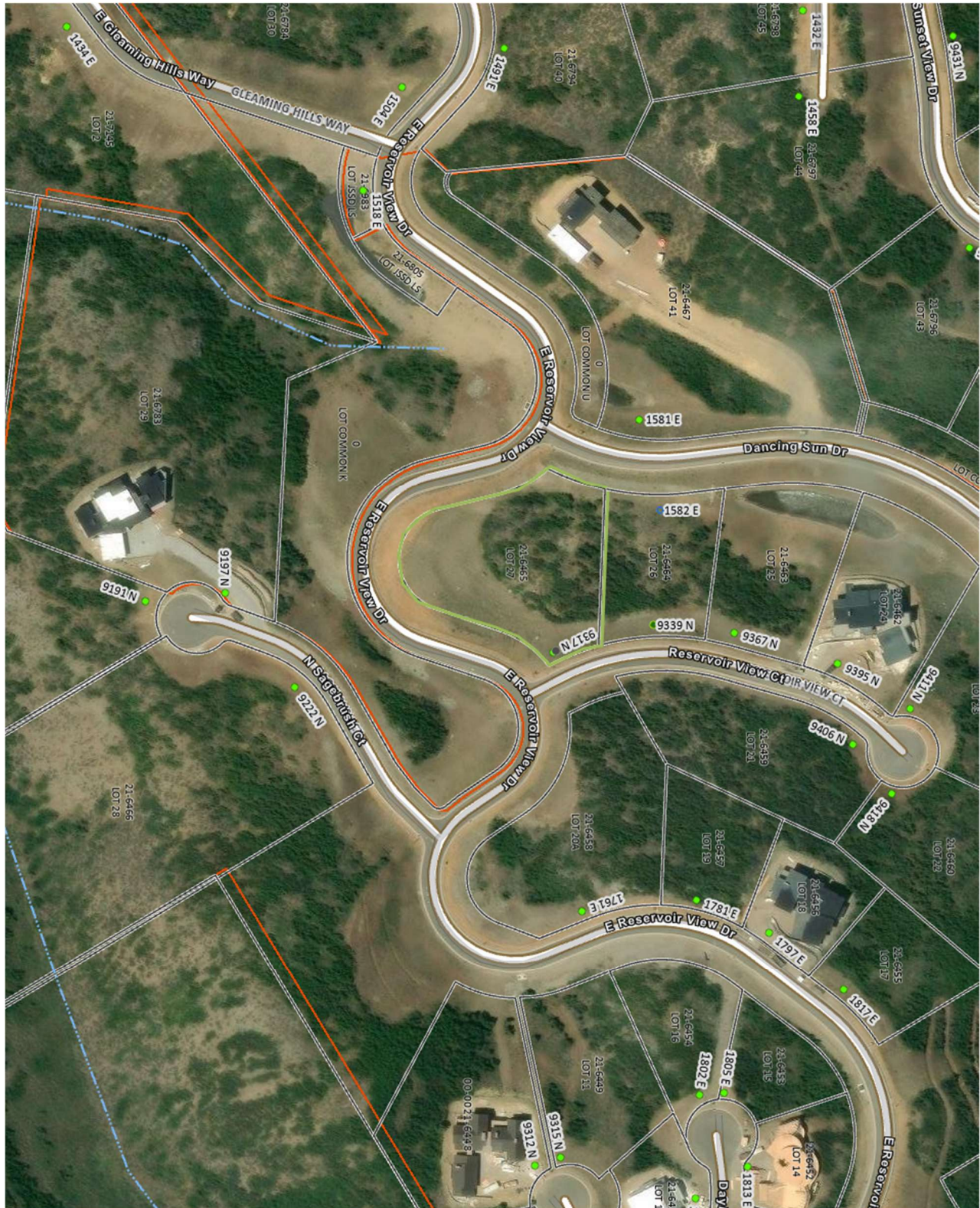
If the requested plat amendment is denied, there is no further action required. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

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

Exhibit A – Vicinity Plan.....	7
Exhibit B – Existing Subdivision Plat	8
Exhibit C – Proposed Amended Plat.....	9
Exhibit D – Slope Map	10
Exhibit E – DRC Report	11

Exhibit A – Vicinity Plan



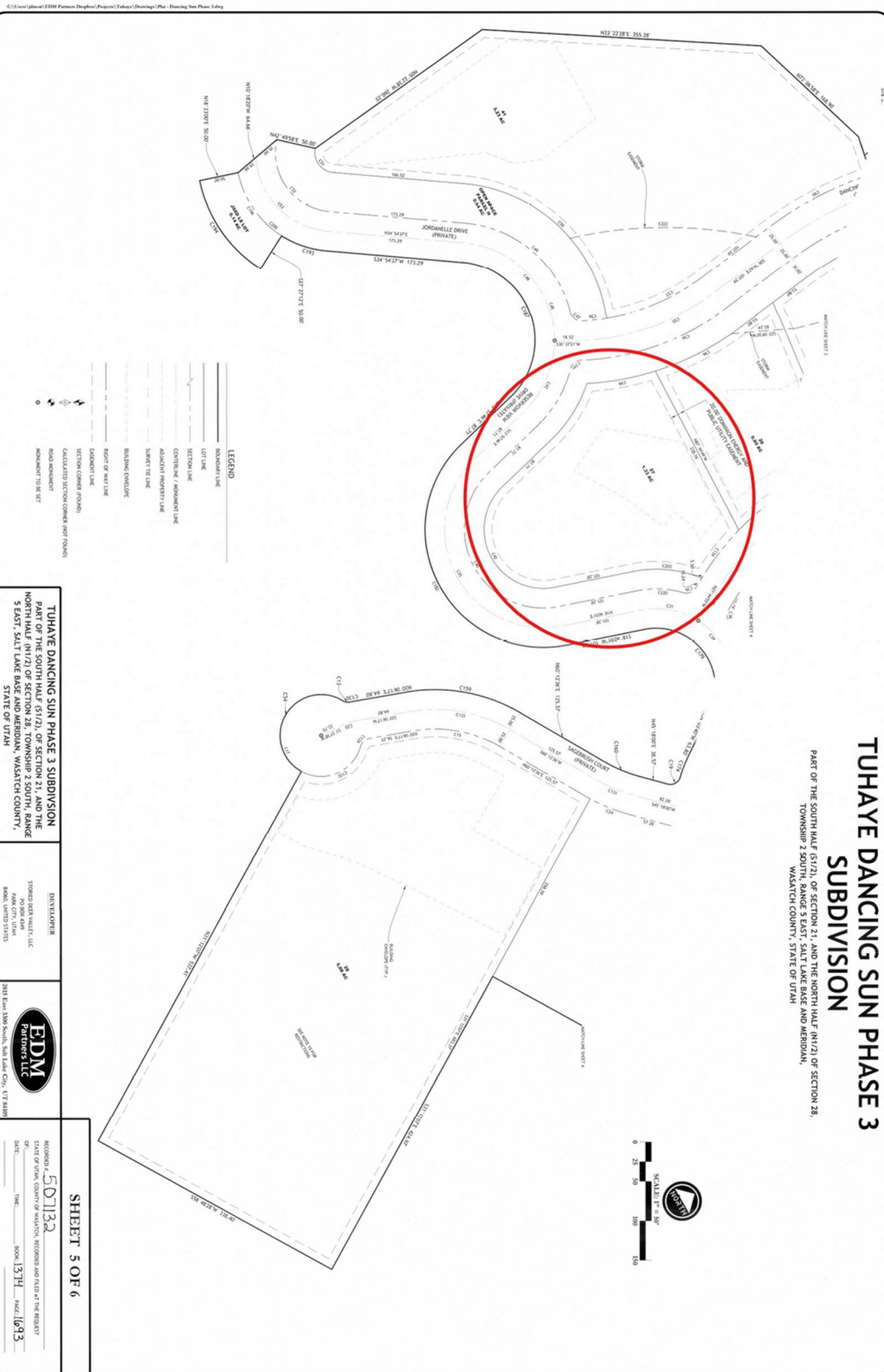


Exhibit D – Slope Map



PLAN REVIEW REPORT

Guy Broadbent Guy Broadbent

PLANPlatAm-26-008

Permit #: PLANPlatAm-26-008 / Lot 27 / Tuhaye Dancing Sun Phase 3 / 9317 N RESERVOIR VIEW CT
Subdivision Plat Amendment / Street Vacation

Design Team

Applicant: Guy Broadbent
Contact Name:
Address: . .
Phone: (435) 640-6003
Email: guy.broadbent@gmail.com

Engineering

Item	Date Approved	Approval	Final Comments
Letter of Request	09/17/26	Approved	09/17/26 - Devin Earl - Approved
Other	09/17/26	Approved	09/17/26 - Devin Earl - Approved
Proposed Plat	09/17/26	Approved	09/17/26 - Devin Earl - Approved
Review Response	09/17/26	N/A	09/17/26 - Devin Earl - N/A

Planning

Item	Date Approved	Approval	Final Comments
Noticing Addresses	09/23/26	Approved	09/23/26 - Nico Cristiano - Approved
Closure Sheet	09/14/26	Approved	09/14/26 - Nico Cristiano - Approved
Letter of Request	09/22/26	Approved	09/22/26 - Nico Cristiano - Approved
Other	09/23/26	Approved	09/23/26 - Nico Cristiano - Approved
Proposed Plat	09/23/26	Approved	09/23/26 - Nico Cristiano - Approved
Proposed Plat DWG	09/23/26	Approved	09/23/26 - Nico Cristiano - Approved
Review Response	09/14/26	N/A	09/14/26 - Nico Cristiano - N/A
ROS	09/14/26	Approved	09/14/26 - Nico Cristiano - Approved
Water Action Report	09/14/26	Approved	09/14/26 - Nico Cristiano - Approved
Existing Plat	09/14/26	Approved	09/14/26 - Nico Cristiano - Approved

Health Department

Item	Date Approved	Approval	Final Comments
Letter of Request	09/11/26	N/A	09/11/26 - Tracy Richardson - N/A
Other	09/11/26	N/A	09/11/26 - Tracy Richardson - N/A
Proposed Plat	09/11/26	Approved	09/11/26 - Tracy Richardson - Approved - JSSD Sewer and Water
Review Response	09/11/26	N/A	09/11/26 - Tracy Richardson - N/A
Water Action Report	09/11/26	Approved	09/11/26 - Tracy Richardson - Approved

SSD

Item	Date Approved	Approval	Final Comments
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SSD				
Letter of Request	09/24/26	Approved	09/24/26 - Clayton Riding	- Approved
Other	09/24/26	Approved	09/24/26 - Clayton Riding	- Approved
Proposed Plat	09/24/26	Approved	09/24/26 - Clayton Riding	- Approved
Review Response	09/24/26	N/A	09/24/26 - Clayton Riding	- N/A
Water Action Report	09/24/26	Approved	09/24/26 - Clayton Riding	- Approved

Fire Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	09/14/26	Approved	09/14/26 - Clint Neerings	- Approved
Other	09/14/26	Approved	09/14/26 - Clint Neerings	- Approved
Proposed Plat	09/14/26	App W/Cond	09/14/26 - Clint Neerings	- App W/Cond - see additional notes
Review Response	09/14/26	N/A	09/14/26 - Clint Neerings	- N/A

GIS Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	09/21/26	Approved	09/21/26 - Claire Ashcraft	- Approved
Other	09/21/26	Approved	09/21/26 - Claire Ashcraft	- Approved
Proposed Plat	09/21/26	Approved	09/21/26 - Claire Ashcraft	- Approved - see additional notes
Proposed Plat DWG	09/21/26	Approved	09/21/26 - Claire Ashcraft	- Approved
Review Response	09/21/26	Approved	09/21/26 - Claire Ashcraft	- Approved

Public Works				
Item	Date Approved	Approval	Final Comments	
Letter of Request	09/21/26	N/A	09/21/26 - Terry Ekker	- N/A
Other	09/21/26	N/A	09/21/26 - Terry Ekker	- N/A
Proposed Plat	09/21/26	N/A	09/21/26 - Terry Ekker	- N/A
Review Response	09/21/26	N/A	09/21/26 - Terry Ekker	- N/A

Recorder				
Item	Date Approved	Approval	Final Comments	
Letter of Request	09/24/26	N/A	09/24/26 - Marcy Murray	- N/A
Other	09/24/26	N/A	09/24/26 - Marcy Murray	- N/A
Proposed Plat	09/24/26	Approved	09/24/26 - Marcy Murray	- Approved
Proposed Plat DWG	09/24/26	N/A	09/24/26 - Marcy Murray	- N/A
Review Response	09/24/26	N/A	09/24/26 - Marcy Murray	- N/A
ROS	09/24/26	N/A	09/24/26 - Marcy Murray	- N/A

Surveyor				
Item	Date Approved	Approval	Final Comments	
Closure Sheet	09/18/26	Approved	09/18/26 - Jim Kaiserman	- Approved
Letter of Request	09/15/26	N/A	09/15/26 - Tori Lewis	- N/A
Other	09/15/26	N/A	09/15/26 - Tori Lewis	- N/A
Proposed Plat	09/18/26	Approved	09/18/26 - Jim Kaiserman	- Approved
Proposed Plat DWG	09/15/26	Approved	09/15/26 - Tori Lewis	- Approved

Surveyor				
Review Response	09/15/26	N/A	09/15/26 - Tori Lewis	- N/A
ROS	09/18/26	Approved	09/18/26 - Jim Kaiserman	- Approved
Administration				
Item	Date Approved	Approval	Final Comments	
Noticing Addresses	09/11/26	Approved	09/11/26 - Amy Graves	- Approved
Unsealed Self Adhesive	09/11/26	Approved	09/11/26 - Amy Graves	- Approved
Owner Authorization.	09/11/26	Approved	09/11/26 - Amy Graves	- Approved
Plat Signature Checklist	09/11/26	N/A	09/11/26 - Amy Graves	- N/A