

NOTICE is hereby given that the **WASATCH COUNTY JSPA (Jordanelle Specially Planned Area) PLANNING COMMISSION** will hold a Public Hearing on August 22, 2023 at 3:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City, to consider the below listed items; and that the Wasatch County Council will hold a Public Hearing on September 6, 2023 at 6:00 p.m. in the Wasatch County Council Chambers to consider the below listed items advanced to the County Council by the JSPA Planning Commission*:

NOTE: Both the JSPA Planning Commission and County Council meetings will be held in person as well as online via Zoom.

For Online meeting participation for the JSPA Planning Commission meeting, please click on the following link (comments can be made during the public comment portion of the meeting once recognized by the host):

<https://us02web.zoom.us/j/84603569924?pwd=TKZiV2RPM3RXeUJaR0RKVBHNzhjUT09>

Public comments and questions for the JSPA Planning Commission meeting can also be made via email prior to August 21st at 5:00 p.m. Emails should be sent to PlanningCommission@wasatch.utah.gov. For questions regarding connecting to the webinar please call the Planning Department at 435-657-3205.

*Details for Online meeting participation for the County Council meeting can be found on the agenda for that meeting.

Both the JSPA Planning Commission and County Council meetings will also be available for viewing live (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

WASATCH COUNTY JSPA (Jordanelle Specially Planned Area) PLANNING COMMISSION - AGENDA

Tuesday, August 22, 2023, 3:00 PM

Wasatch County Administration Building, 25 N Main St, Heber City, UT 84032

WELCOME

BUSINESS

- 1 Prayer/Remarks
- 2 Pledge of Allegiance
- 3 Approval of Minutes from the April 20, 2023 Meeting

REGULAR MEETING

- 1 Jack Johnson Consulting, representing Landscape LLC, is requesting final plat approval for phase 2 buildings H, I, J, K, L, M, N, and O of Mayflower Lakeside. The project consists of 96 condominium units in eight 12-plex buildings which totals 72 ERU's on 8.54 acres. The proposal is located on the east side of Highway 40 on the northeast side of State Route 319 northwest of the State Park entrance in Section 19 of Township 2 South, Range 5 East in the Jordanelle Specially Planned Area (JSPA), (DEV-7707; Doug Smith).
- 2 S-LO Jordanelle FGMCD, LLC requests a text amendment to the JRA Design Handbook to add criteria for design elements as they relate to commercial uses in the JSPA (Jordanelle Specially Planned Area). The amendment is intended to address commercial aspects of design such as parking, plazas, signage, outdoor dining, etc. *If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on September 6, 2023. (DEV-7382; Austin Corry)
- 3 S-LO Jordanelle FGMCD, LLC requests a revision to the shared parking study approved for Keetley Square, a proposed commercial development consisting of retail, office, and restaurant space on 3.8 acres at the intersection of Jordanelle Parkway and Alpine Avenue. The proposal modifies the square footages of the uses initially assumed by the applicant and adds a request for utilizing bicycle spaces to cover parking needs for an addition of outdoor dining at the restaurant area. *If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Land Use Authority, at a Public Hearing on September 6, 2023. (DEV-4403; Austin Corry)

ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COUNTY JSPA PLANNING COMMISSION MEETINGS.

*County Council Public Hearings will be held at 6:00 pm in the County Council Chambers located at 25 N Main Street, Heber City Utah on the date specified.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Wasatch County Planning Department prior to the meeting. Please contact the Wasatch County Planning Department at 435-657-3205.