

Wasatch County JSPA Planning Commission November 9, 2023



Item #1

SkyRidge Golf Academy -SkyRidge Golf Academy Inc.-

Final Site Plan Approval

JSPA PLANNING COMMISSION APPROVAL - DOES NOT GO ON TO COUNTY COUNCIL



WASATCH COUNTY

JSPA Planning Commission Staff Report

Final Site Plan Approval

ITEM: 1 Allison Aafedt, representing Skyridge Golf Academy Inc. requests Final Site Plan approval for the Skyridge Golf Academy consisting of a public pro-shop, golf simulators, café, bar, and sales office, and a clubhouse building with a pool, fitness studio, reading room, and a lounge area located at 1441 W Skyridge Drive in the Jordanelle Specially Planned Area (JSPA). (DEV-8408; Anders Bake)

PROJECT SUMMARY

Applicant: Allison Aafedt
Hearing Date: 9 November 2023
Property Owner: Skyridge Golf Academy Inc.
Existing Zone: JSPA
Related Applications: Master Plan (2016, amended 2021), Overall Preliminary (2018, amended 2021), Final Site Plan (April 2023)
Building square footages: The development agreement limits the clubhouse building(s) to a total of 20,000 square feet. The combined area of both buildings is 19,548 sq. ft.

Proposed Land Use: Two buildings: Clubhouse and fitness center and structured parking
Acreage: 2.72 acres
Proposed Site plan: Contains two buildings connected with a pool area. Building "A" is the golf club house. Building "B" will have a pool deck, and fitness center. The site also includes parking and landscaping.

BACKGROUND

The SkyRidge Development is located on the northwest shore of the Jordanelle Reservoir, on the east side of US Highway 40 between the Jordanelle Parkway and highway 40. This property was part of the Mayflower holdings which included the marina development off Highway 319 and the mountainside development on the west side of highway 40 south of the interchange.

The development was granted master plan and density determination in early 2017, an overall preliminary in 2018, and an amended master plan was approved in 2021. A final Site Plan was also approved for this project in April, 2023. The applicant is requesting changes to the site which include the replacement of the parking structure with surface parking and new architecture plans for the two buildings. This changes to the site require a new Final Site Plan Approval.

The differences between the Site Plan that was approved in April, 2023 and the proposed site plan include parking and building locations. The 181 stall parking structure that was included in the original site plan is being replaced with a 60 stall surface parking lot in the same location. An additional 42 stall parking lot is also being proposed in the North West portion of the property. With the addition of this parking lot, the HOA and pool facility building is being moved to the South and the pool deck area is being altered to fit in the available space. The landscape plan has been altered to cover all areas that are not used for parking and structures with turf, grass, shrubs, and trees.

The new plans also include some changes to the architectural plans for the two buildings. Changes to building "A" include minor changes to the building shape and the removal of the buildings third floor which was used for a sales office and sales gallery in the original plans. Building "A" will continue to provide a pro shop, golf simulators, a lounge, a bar, and a café. The total floor area of Building "A" has increased from 13,708 to 14,907 square feet.

Building “B” will have pool locker rooms, a fitness studio, a reading room, a board room, and a lounge area. The fitness center in this building has been reduced and the yoga room has been removed in the updated plans. The total floor area for Building “B” has been reduced from 11,633 to 4,641 square feet. The Development Agreement limits the clubhouse to 20,000 square feet. The two buildings have a combined area of 19,548 square feet which is in compliance with this requirement.

The vision for the JSPA is to create a year-round destination resort and residential development that takes advantage of skiing, water sport activities, mountain biking and other recreational amenities the area has to offer. The vision also includes golf and fitness. This application includes a golf course clubhouse and fitness center. The golf course has already been approved and is under construction. The proposal of a golf course and the associated clubhouse and fitness center furthers the intent of the JSPA to have a year-round destination resort.

The location of the proposed clubhouse area is on SkyRidge Drive adjacent and north of the golf course and driving range. The amended master plan and overall preliminary approvals showed a clubhouse building at this location. A plat has already been recorded creating the parcel for the clubhouse buildings as well as a plat for the golf course.

STAFF ANALYSIS

-LAND USE – The approved master and preliminary plans showed the clubhouse structure on the subject property. However the JSPA plan maps originally designated this area as single family residential land use category. When the initial Site Plan Application was approved for this project in April, 2023 the approval included the administrative action of amending the JSPA plan maps for the property from the Single Family Residential designation to the Neighborhood Commercial land use category. The Neighborhood Commercial land use category allows for the proposed commercial use, resort features, and building height as described in Wasatch County Code. The proposed uses for the site has not changed from the previously approved site plan.

-BUILDING SQUARE FOOTAGE – The code and development agreement allows for a clubhouse that is a maximum of 20,000 square feet. The total square footage of Building “A” is 14,907 Square feet and the square footage of Building “B” is 4,641 square feet. The total square footage of the two buildings is 19,548 which is in compliance with the development agreement. Exhibit G includes additional area information for each floor of the two buildings.

-SETBACKS – Property line setbacks for the Neighborhood Commercial category are eighteen (18) feet for the front, twenty (20) feet for the rear, and ten (10) feet for the side.

The North side of building “B” is setback approximately 80’ from the front property line along Skyridge Drive. The south side of building “A” is approximately 28’ from the rear property line. Both buildings are over 100’ from the side lot lines on the property.

-BUILDING HEIGHT - The maximum allowable height is forty five (45) feet from natural grade. The applicant has provided a cross section showing the heights from natural grade. Building “A” is approximately 35’ from natural grade and Building “B” is approximately 34’ from natural grade. Building “A” was originally proposed as a three story building in the first site plan approval but has been reduced to two stories. All heights will need to be in compliance with the 45’ height maximum when plans are submitted for a building permit application.

-ROOFS – Following the previous Site Plan Approval, the Wasatch County Code was amended to allow for the flat roof slopes that are proposed on the two buildings in this project. This amendment removed the specific roof slope requirements for each land use category in the JSPA and added language to the architectural guidelines section which allow flat roof slopes of all JSPA land use categories.

The architectural plans for this project show that the roofs will be covered with a ballast rock. The roofs that are proposed on the two buildings appear to meet all requirements related to slopes and building materials.

-PARKING – The previously approved Site Plan included a three level parking structure that was intended to accommodate not only the clubhouse complex but also the future lodge that will be proposed to the northeast of the clubhouse complex. The proposed site plan replaces the parking structure with surface parking. There are two surface parking lots on the proposed site plan with a total of 102 parking stalls.

Below is a breakdown of the square footages of the various uses and the parking requirements associated with the uses. The parking requirements have been reduced with the new site plan because the building layout of the two buildings has changed and the total square footage has been reduced. The total parking required as per the uses and square footages is 85 stalls.

Stalls	Description	Square Footage	Use Description	Spaces Required per Code
6	3 simulators with 4 seats each	1626	Commercial recreation, i.e., billiard halls, etc.	1 space for each 2 persons such place is designed to accommodate, including participants and spectators, based upon design capacity
20.1	Bar / Café	2,010	Cafes, cafeterias, restaurants	1 space for each 100 square feet of floor space
15	3-holes + 3 course employees	-	Golf courses	4 spaces per hole, plus 1 per daytime employee
4.015	Golf/Real Estate / HOA Offices	803	Offices	1 space per 200 square feet of office floor space, including reception areas.
9.645	Golf Pro Shop + 2 employees	1529	Retail	1 space for each daytime employee, plus 1 space for each 200 square feet of floor area
25.49	HOA Pool + 2 daytime employees	2349	Swimming pool	1 per 100 square feet of pool area, plus 1 for each daytime employee
1.725	Mail room, no employees, USPS dropoff	345	Offices	1 space per 200 square feet of office floor space, including reception areas.
2.5	BLDG 2 Fitness Studio/Yoga	219	Commercial recreation, i.e., billiard halls, etc.	1 space for each 2 persons such place is designed to accommodate, including participants and spectators, based upon design capacity
84.5				

The applicant has explained that “the additional stalls in the clubhouse parking lot will be used for lodge parking as part of a shared parking concept. With the seasonality of golf being peak demand in the summer and the lodge having a peak demand in the winter will complement each site’s parking operations. The lodge will still have its own parking requirements and will be addressed with the lodge final site plan application.”

The site plan and landscape plan that were provided with this application show compliance with the following county code requirements:

- The parking stalls meet size requirements with 9’X18’ stalls along landscaped areas and 9’X20’ stalls along paved areas.
- A 8’X8’ landscaped island is included at least once every 16 stalls
- The West parking lot is screened from the adjacent residential property with a light tight masonry wall with a stone veneer. The wall height ranges from two to four feet.

-LIGHTING AND SIGNAGE – The application includes a lighting plan and construction details for street lights and bollard lights in the parking lots which comply with county code requirements. An entry sign is proposed near the driveway for the East parking lot. The proposed design for the entry sign has not been approved by staff but may be reviewed with a separate building permit application and included as a condition of approval.

-ARCHITECTURE – The clubhouse must comply with the JSPA design guidelines and codes in all respects. A minimum of 30% of the building must be stone. The remaining portion must be wood, COR-TEN steel, fiber board or cemplank. Foundation walls cannot be exposed to within 6” of the ground level. The building must comply with the color palette of the handbook. The roof is proposed to be standing seam metal which is allowed in the handbook. All other materials are weathered steel beams, wood beams and wood siding.

The architectural plans and renderings that were provided with this application demonstrate that the architectural changes to both of the proposed buildings will comply with the architectural requirements for the JSPA. The overall theme and exterior materials of the two buildings has not changed from the materials and renderings that were approved in the previous site plan approval.

-LANDSCAPING – A new landscape plan has been provided showing landscaping for the facility. Revegetation of any disturbed areas must be part of the engineering bond or planning bond to control erosion and maintain water quality. The landscaping plan shows a 10’ landscape strip between the parking lots and front property line according to county code.

The landscaping plan does not include a watering system and irrigation plan as required by Wasatch County Code section 16.21.10. The Site Plan application decision may include a condition of approval that the watering system and irrigation plan be provided with the building permit application for the two structures.

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 as an exhibit. The Committee has accepted the item for Planning Commission to render a decision.

POTENTIAL MOTION

Move to Approve with Conditions consistent with the findings and conditions presented in the staff report.

Findings:

- The plat for the clubhouse parcel is recorded.
- The proposal is consistent with the approved master plan and preliminary approvals.
- The Development Review Committee has reviewed the project and recommends approval.
- A site plan was approved by the JSPA planning commission on April 20, 2023
- The approved site plan showed structured parking which has been replaced with two surface parking lots
- The buildings have gone down in square footage from the approved plans.
- Architecture and materials are still in compliance with JSPA requirements.
- Other changes to the application are in compliance with the code requirements.
- The proposal complies with the intent of the JSPA and furthers the creation of a year-round resort.
- With the previous updates to the JSPA maps that change this area to the Neighborhood Commercial land use category, the proposed uses and heights are in compliance with the code.
- With the previous amendments to the roof regulations, the proposal currently complies with the JSPA code.
- The permitted uses for the Neighborhood Commercial land use category allows for Resort Features (as defined in Section 2.1 .2.23 herein) which include pools, health or spa facilities and golf courses.

Conditions:

1. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department prior to a building permit.
2. All architectural requirements of the JRA handbook must be complied with including stone percentages to be verified at building permit.

ALTERNATIVE ACTIONS

The following is a list of possible motions the Planning Commission can take. If the action taken is inconsistent with the potential findings listed in this staff report, the Planning Commission should state new findings.

Approve the site plan with Conditions. This action can be taken if the Planning Commission finds that issues can be resolved subject to the conditions noted. **This action would be consistent with the staff analysis.**

Continue. This action can be taken if the Planning Commission needs additional information before approval and a recommendation, if there are issues that have not been resolved, or if the application is not complete.

Deny. This action can be taken if the Planning Commission finds that the proposal does not meet applicable codes and/or ordinances.

EXHIBITS

- A. Vicinity Map
- B. Site plan
- C. Clubhouse plat
- D. Landscape plan
- E. Clubhouse architecture
- F. JSPA plan book
- G. Square footage of buildings
- H. Required color palette
- I. DRC Report

EXHIBIT A –Vicinity Map

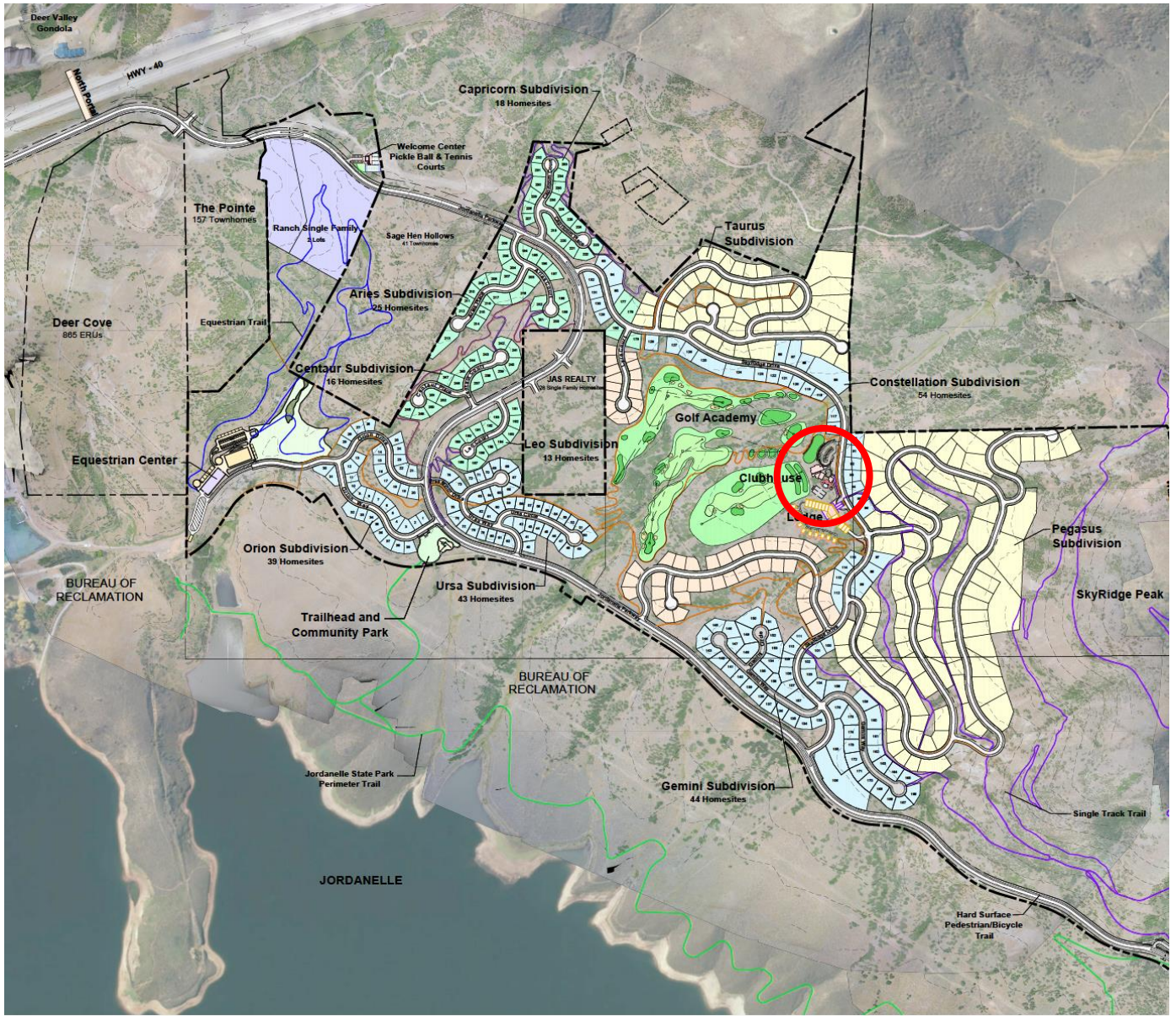


EXHIBIT B – Site plan

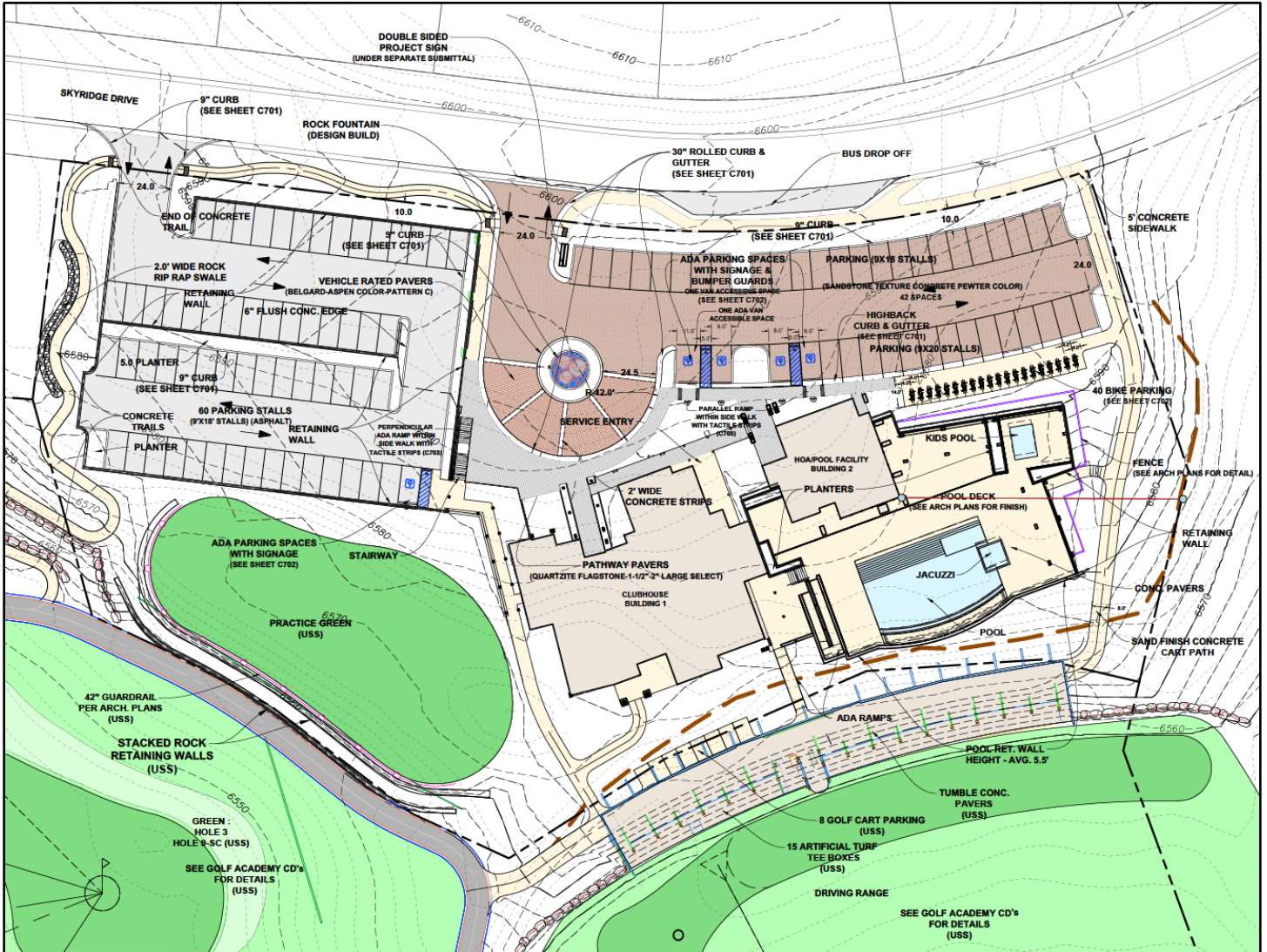


EXHIBIT C – Clubhouse Plat

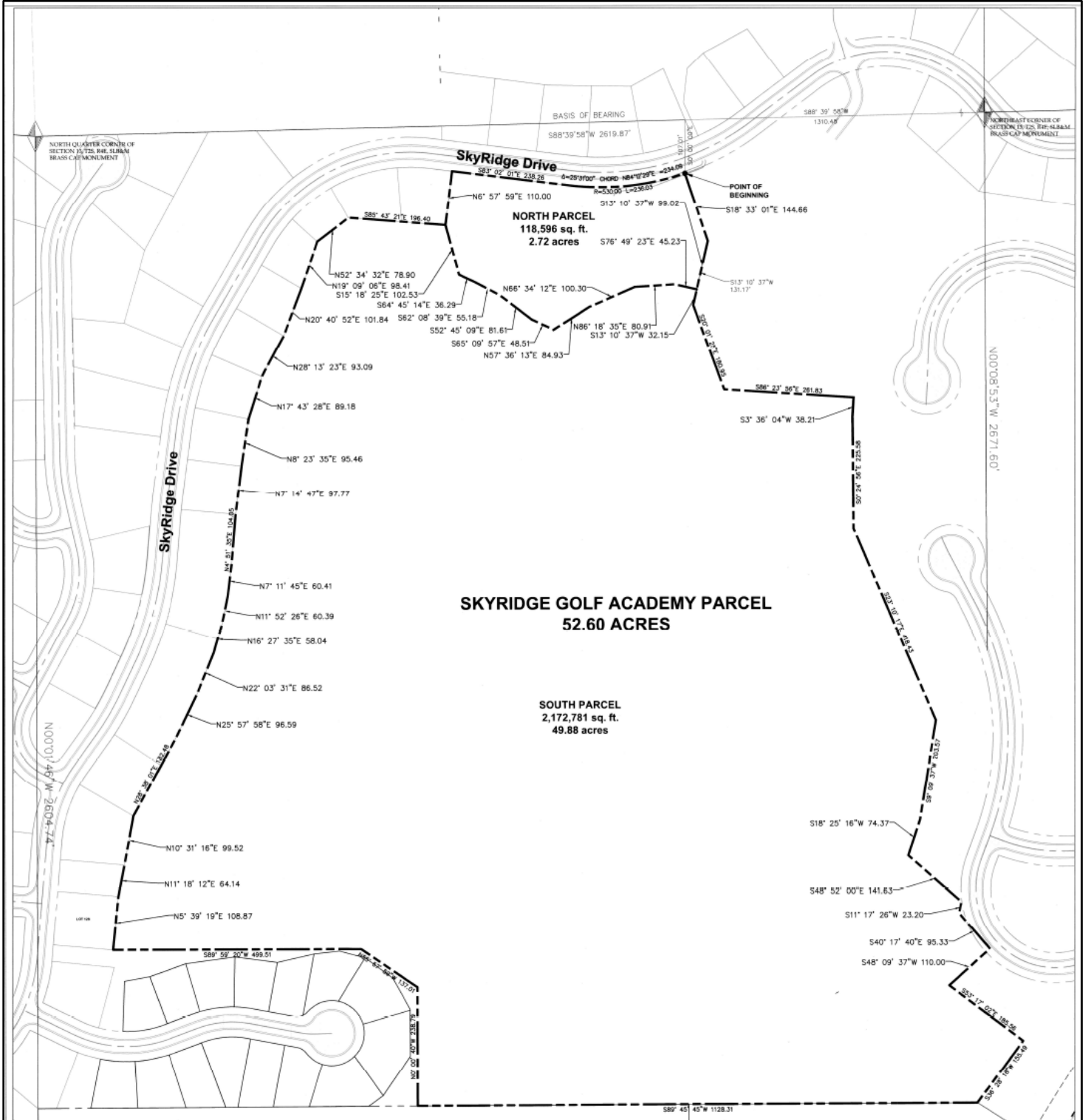
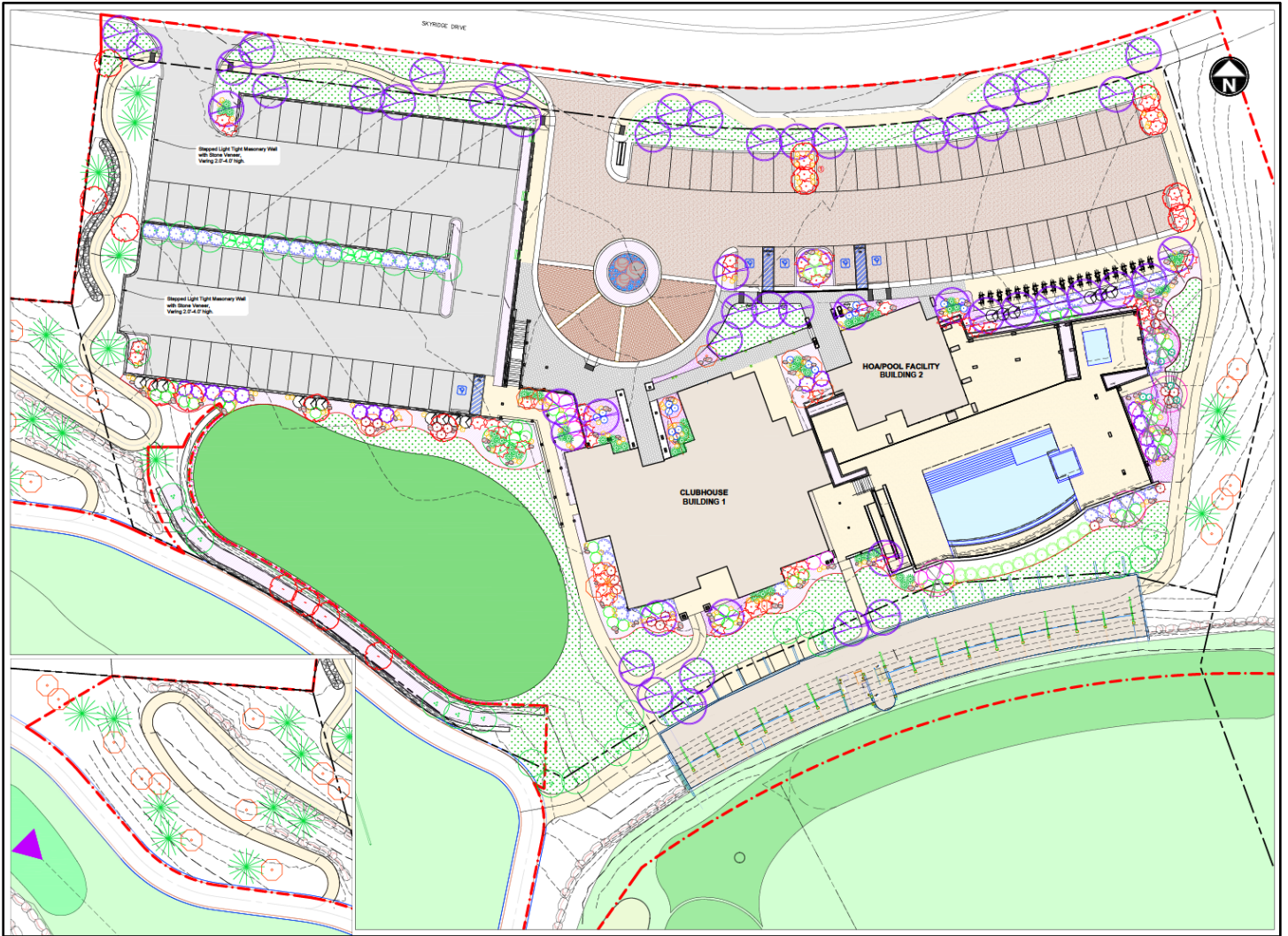


EXHIBIT D – Landscape plan



PLANTING LIST

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
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TREES

125

	25	Acer glabrum 'Flame'	Amur Maple 'Flame'	2.0" CAL.	
	28	Acer glabrum	Rocky Mountain Maple	6'-8' Height	
	15	Picea pungens	Colorado Spruce	2.0" CAL.	
	40	Prunus virginiana 'Schubert'	Schubert Chokecherry	2.0" CAL.	
	17	Malus 'adams'	Crabapple 'Adams'	2.0" CAL.	
	8	Cercis canadensis	American Redbud	2.0" CAL.	

SHRUBS

288 Plants

5 Gal. Container

	24	Prunus oldens	Purple Leaf Sandcherry		
	9	Ribes alpinum 'green mound'	Alpine Currant		
	12	Rosa Woodsii	Wood's Rose		
	115	Potentilla fruticosa	Shrubby Cinquefoil		
	10	Symphoricarpos albus	Common Snowberry		
	7	Prunus tenella	Flowering Almond		
	40	Cotoneaster apiculatus	Cranberry Cotoneaster (Lowfast)		
	28	Rhus aromatica 'Gro-Low'	Gro-Low Sumac		
	28	Pinus Mugo Species	Mugo Pine (Dwarf)		
	3	Salix purpurea 'Nana'	Arlio Willow		
	8	Sambucus nigra 'Eva'	Black Lace Elderberry		
	8	Arotocaphytos uva-ursi	Common Berry, Kinnikinnick		
	6	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper		

PERENNIALS

608 Plants

1 Gal. Container

	** Perennials to be planted in clusters of 3-9 per species @ 24-30" O.C. 4.0" of Bark is to be spread between clusters.		Area / (2.5*2.5) = area / 6.25
	Aquilegia	Columbine	
	Aster alpinus	Alpine Aster	
	Chrysanthemum superbum 'Maxi'	Alaska Shasta Daisy	
	Coreopsis lanceolata	Lance Coreopsis	
	Geranium 'Viscosissimum'	Hardy Geranium	
	Echinacea purpurea	Purple Coneflower	
	Hemerocallis sp.	Daylily	
	Iberis sempervirens	Candytuft	
	Lupinus sp.	Lupine	
	Pentstemon strictus	Rocky Mtn. Pentstemon	
	Rudbeckia hirta	Black Eyed Susan	
	Festuca ovina glauca	Blue Fescue	

GROUND COVERS

215 Plugs

4" Plugs

	** Groundcover to be planted in clusters of 12-45 per species @ 18" O.C. 4.0" of Bark is to be spread between clusters.		area / (1.5*1.5) = area / 2.25
	Aegopodium podagraria 'Variegatum'	Silveredge Bishop's Weed	
	Cerastium tomentosum	Snow-on-Summer	
	Vinca minor	Common Periwinkle	
	Lysimachia nummularia	Creeping Jenny	

TURF

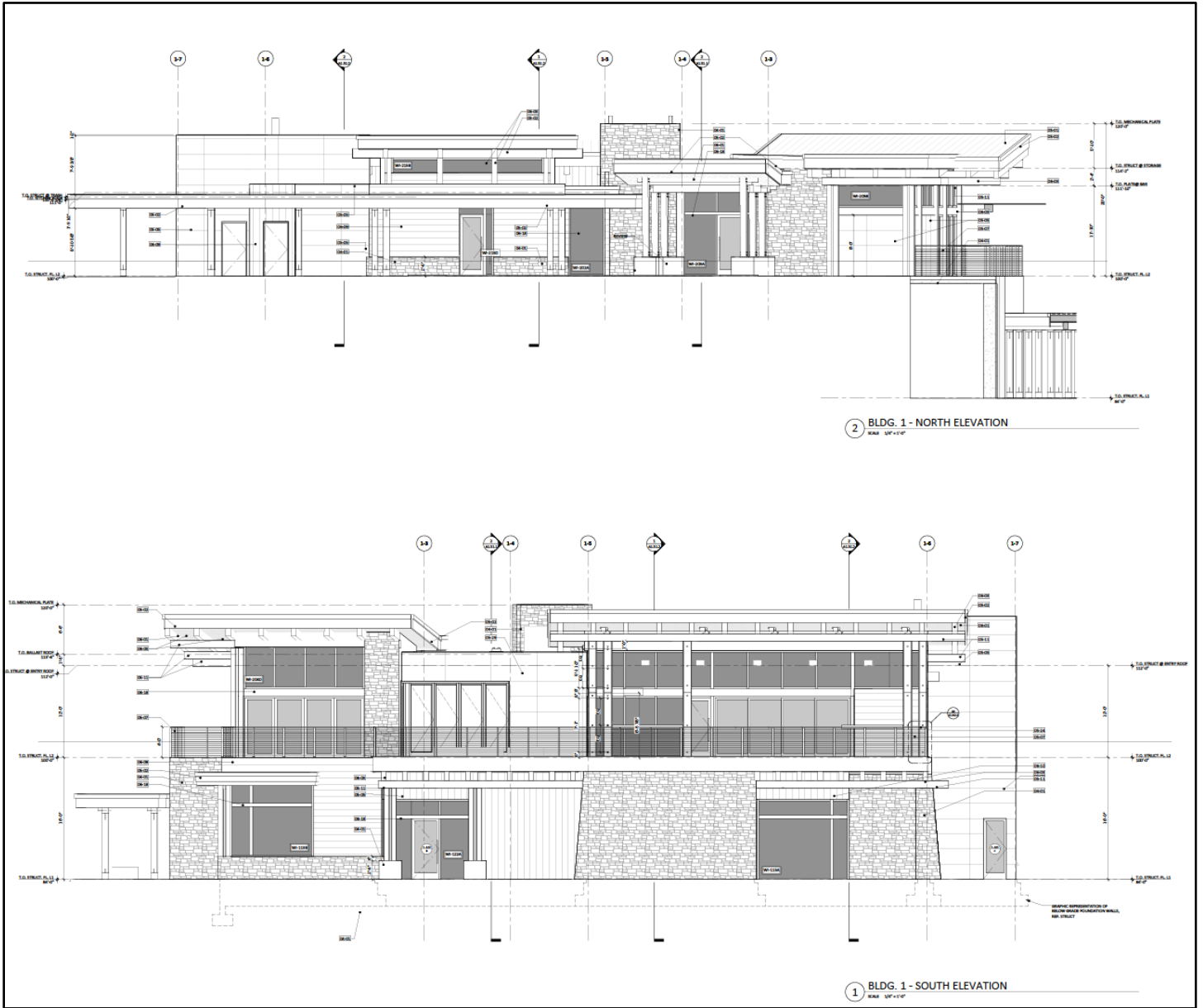
	Areas to be seeded with drought tolerant turf (BioTurf from BioGrass Sod Farms Co, Sandy UT) or equivalent
	Areas to be seeded with native grass mixture. See detail sheet for mixture.

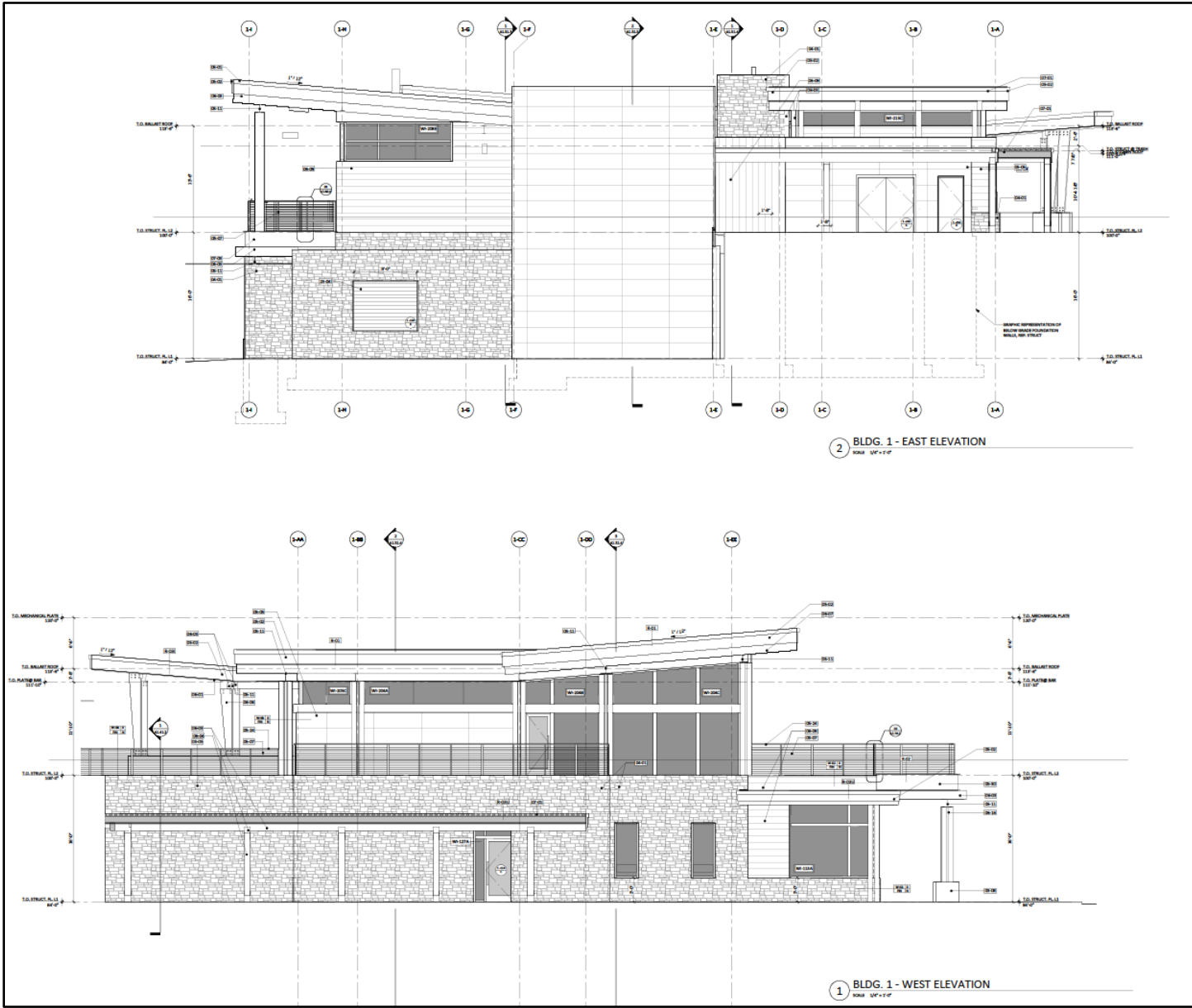
EXHIBIT E – Clubhouse architecture



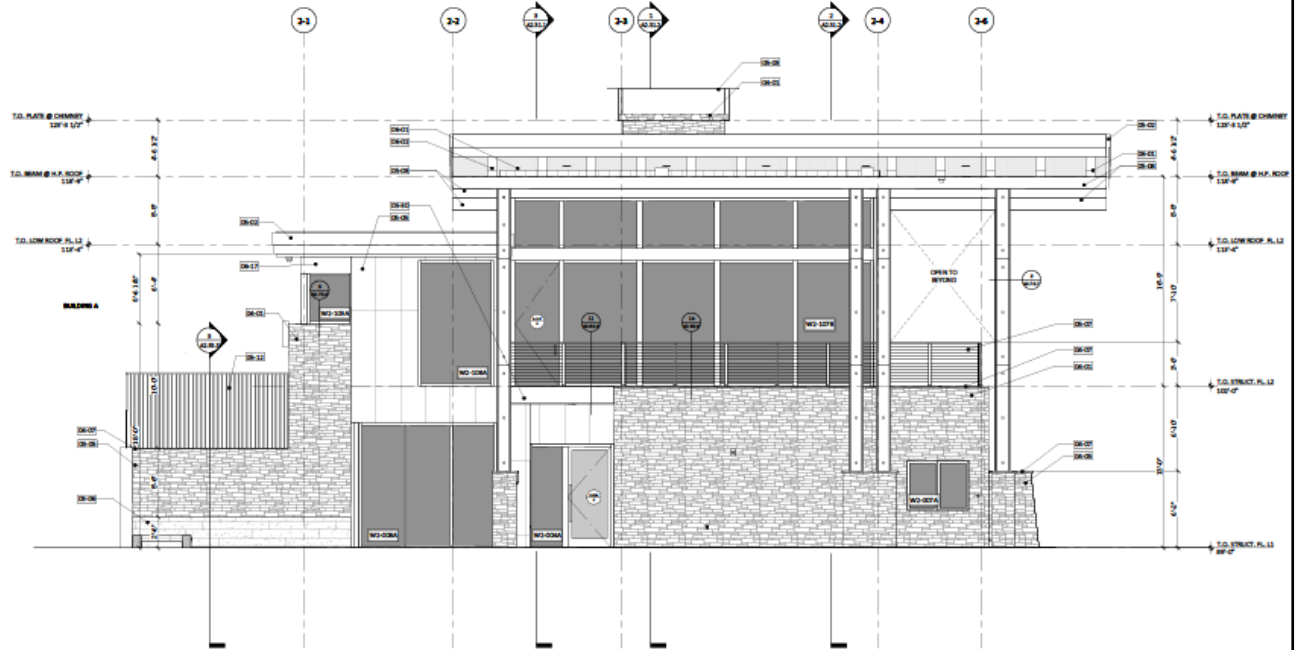


Building "A"

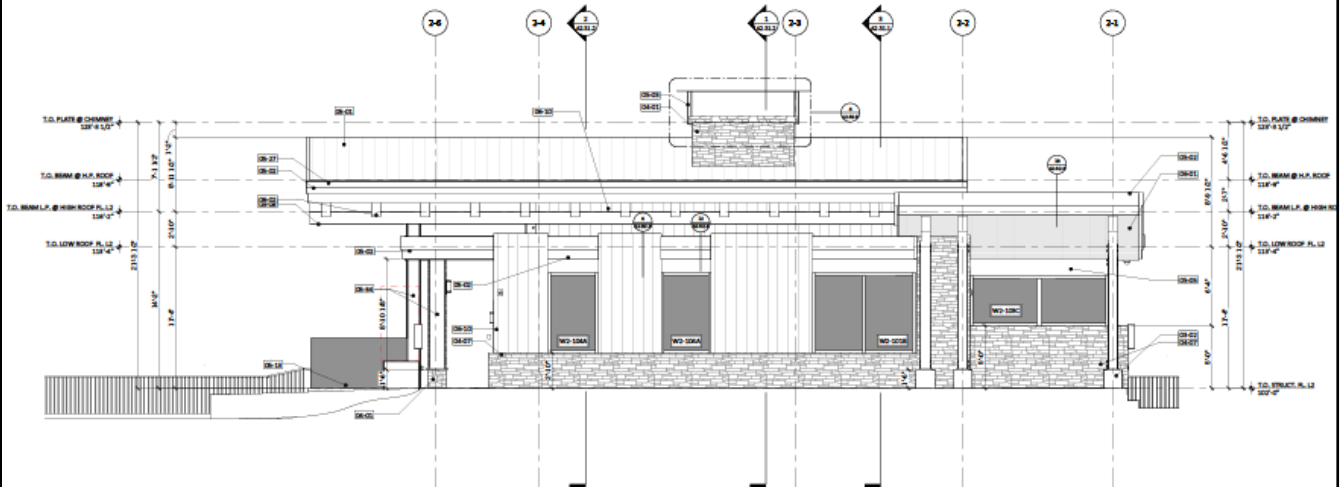




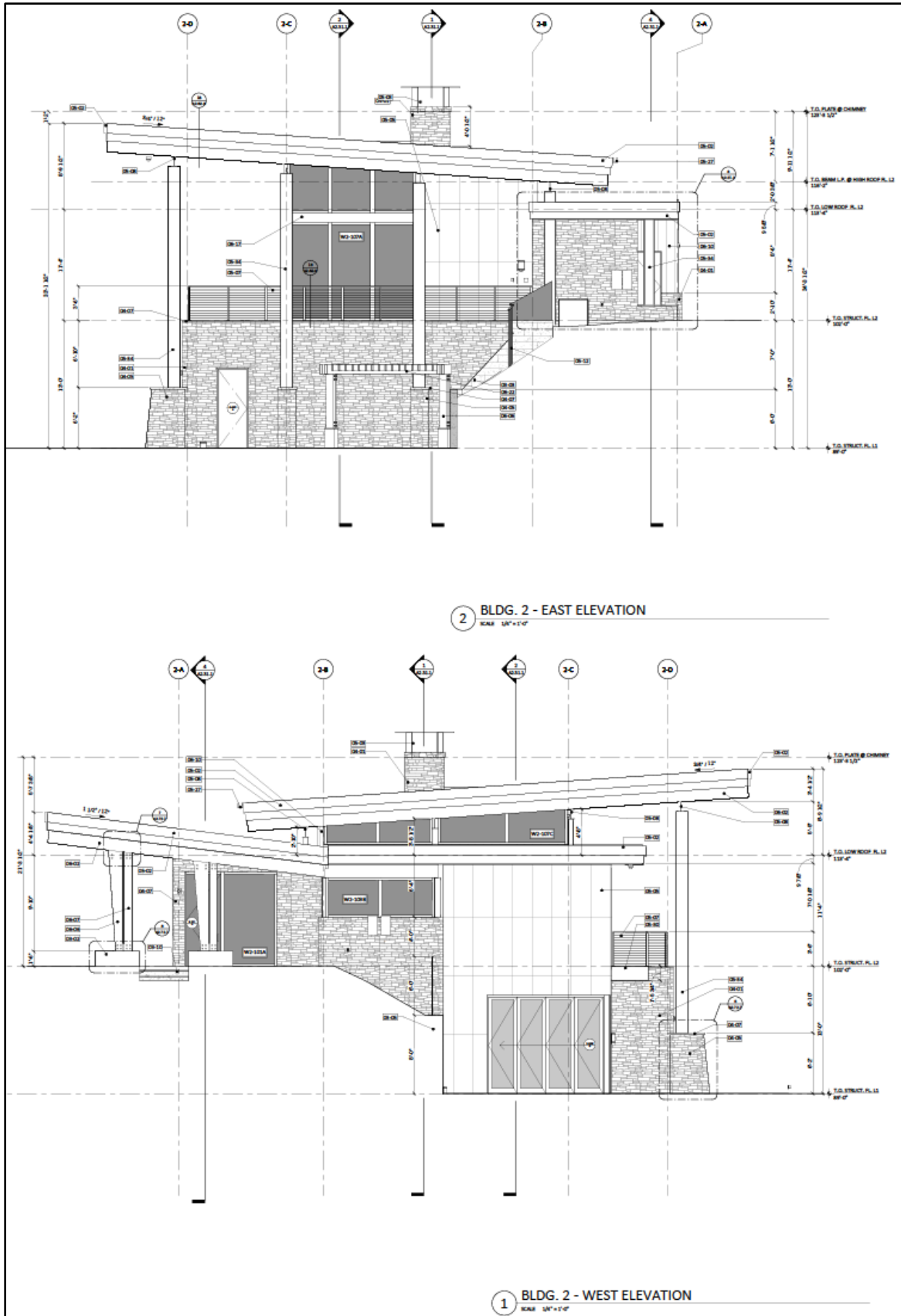
Building "B"



2 BLDG. 2 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 BLDG. 2 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



KEYNOTE LEGEND

03-02	CONCRETE COLUMN/BASE, BOARD FINISH
03-03	BOARD FORM CONCRETE RETAINING WALL.
03-05	CONCRETE RETAINING WALL W/ STONE FINISH, RE: CIVIL FOR ELEVATION
03-10	CAST IN PLACE CONCRETE STAIRS
04-01	NORTHERN STONE SUPPLY 85% SILVER CLASSIC LEDGE STONE & 15% HONEY LEDGE STONE
04-05	TAPERED COLUMN BASE W/ STEEL KNIFEPLATE CONNECTION, RE: STRUCTURAL
04-07	STONE CAP
05-02	METAL FASCIA TO MATCH ROOF
05-03	STEEL CHIMNEY CAP & MESH SHROUD TO MATCH ROOF
05-05	PURE + FREEFORM AGED BRONZE PANELS
05-07	METAL CABLE GUARDRAIL, WITH ALUMINUM CAP
05-08	STEEL BEAM, RE: STRUCTURAL, PAINT FINISH, IRON ORE 7067
05-12	6'-0" STEEL POOL FENCE WITH 1" TOP AND BOTTOM RAILS, 5/8" PICKETS
05-27	METAL GUTTER/DOWNSPOUT
05-30	12 GA COLD-ROLLED STEEL, PAINT FINISH, IRON ORE 7067
05-34	STEEL I - BEAM WOOD INFILLED COLUMN PAINT FINISH, IRON ORE 7067 RE: STRUCTURAL
06-02	ARCHITECTURAL GRADE, TIMBER BEAM, RE: STRUCTURAL
06-06	TAPERED STAINED WOOD COLUMN, RE: STRUCTURAL
06-07	STAINED WOOD COLUMN, RE: STRUCTURAL
06-10	HEWN 50% SADDLE, SMOOTH FINISH VERTICAL
06-17	FINISH WOOD TO MATCH WINDOW TRIM
06-22	WOOD BEAM, STAIN FINISH

EXHIBIT F - JSPA plan book

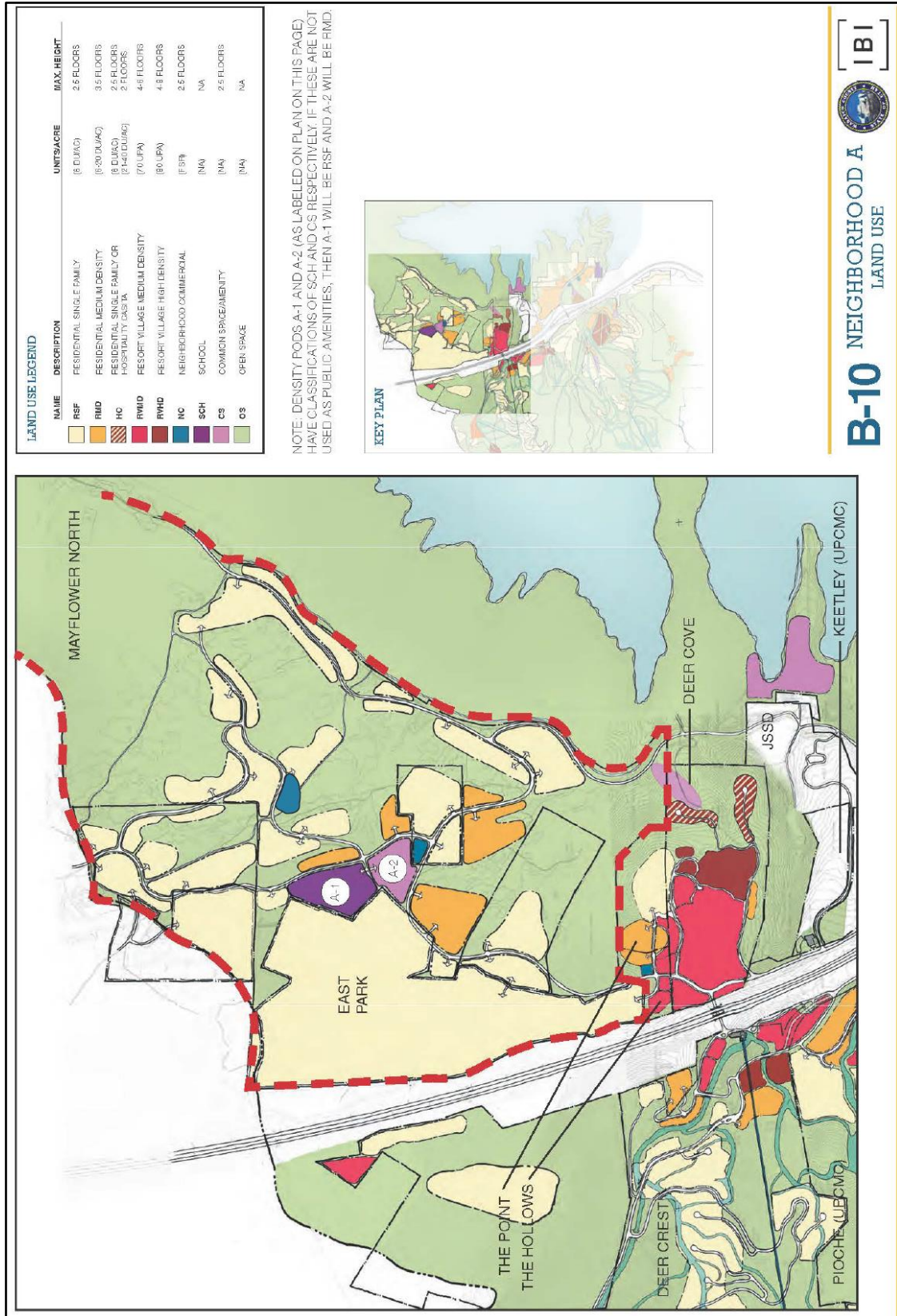


EXHIBIT G – Square footage of buildings

Bldg 1 (A):

Level 1: 7,743 sf

Level 2: 7,164 sf

Total: 14,907 sf

Bldg 2 (B):

Level 1: 2,312 sf

Level 2: 2,329 sf

Total: 4,641 sf

Total Clubhouse Building: 19,548 sf.

EXHIBIT H- Required color palette

The color palette shall reflect a similar range of hues as shown below:



EXHIBIT I - DRC Report



Wasatch County DESIGN REVIEW COMMITTEE (DRC) COMMENTS

PROJECT ID: DEV-8408
PROJECT NAME: FINAL SITE - SKYRIDGE GOLF ACADEMY CLUBHOUSE
VESTING DATE: 8/30/2023
REVIEW CYCLE #: 3

REVIEW CYCLE STATUS: READY FOR DECISION

Project comments have been collected from reviewers for the above noted review cycle and compiled for your reference below. Please review the comments and provide revised plans/documents if necessary. **Resubmittals must include a plan review response letter** outlining where requested changes and corrections can be found. Failure to provide such a letter will result in the project being returned to you.

When uploading revisions please name your documents exactly the same as it was previously uploaded. Revision numbers and dates are automatically tracked. There is no need to re-upload documents that aren't being changed. DO NOT DELETE documents and then upload new ones.

Once you have addressed all of your items and successfully uploaded your revisions, be sure to re-submit your project for review. Resubmittal must be made through the portal in order to receive official review. Projects requiring Planning Commission approvals or recommendations will not be placed on a planning commission agenda until all DRC reviewers have recommended the item to move forward.

Entity	Decision
Planning Department	Ready for Decision
Engineering Department	Ready for Decision

Approved = Reviewing entity has approved the project under consideration of their applicable codes. Any open comments are considered conditions of the entities recommendation.

Ready for Decision = Reviewing entity recommends the project move forward to a Planning Commission meeting (if applicable). Any open comments are considered conditions of the entities recommendation.

Changes Required = Reviewing entity has identified an issue(s) that needs to be resolved before recommending the project move forward.

No Action = Reviewing entity has not taken any action for the review cycle.

OVERALL PROJECT COMMENTS

DRC Project Comments

Comment ID	Entity	Comment
DRC-JSSD2	DRC - Jordanelle SSD	Coordinate water and sewer facility comments directly with JSSD District Engineer. (2) fire service laterals, dual water meter vault, and fire hydrant off an 8" water line stub not acceptable.

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Engineering Dept

Comment ID	Sheet Name	Comment
DRC-ENG2	OTHER - ADA Access	Going to need curb cut-outs at the driveway access with tactile strips.

DRC – Planning Dept

Comment ID	Sheet Name	Comment
DRC-PLN13	SP1 - Site Plan	Fences and enclosures around the pool must comply with all requirements of WCC section 16.21.23 including a height of at least 5' and gaps no greater than 4". I am not finding the fence detail in the architectural plan.
DRC-PLN16	12 - Landscape Plan	Include watering system and irrigation plan prepared by a landscape architect licensed in the State of Utah. (WCC. 16.21.10 C) This can be provided with the building permit application and added as a condition of approval for the Site Plan application.
DRC-PLN19	11 - Lighting and Signage	Wasatch County Code Section 16.26.14. G states the following regarding freestanding signs: "Pole Covers: All on premises freestanding signs must have the structural supports covered or concealed with pole covers (pylon covers) at least twenty four inches (24") wide. The actual structural supports shall not be exposed, and the covers must be architecturally and aesthetically designed to match the building." Please adjust the sign design to meet this requirement. This can be added as a condition to the approval to be worked out in compliance with the code.