

**MINUTES OF THE
WASATCH COUNTY
JSPA PLANNING COMMISSION
NOVEMBER 9, 2023**

PRESENT: Chair Bill Redkey, Commissioner Mark Hendricks, Commissioner Ray Whitchurch,
Commissioner Craig Hahn, Commissioner Peter Meuzelaar, Commissioner Robert Holmes
STAFF: Doug Smith, Wasatch County Planner; Austin Corry, Assistant Wasatch County Planner;
Anders Bake, Assistant Wasatch County Planner; Rick Tatton, Court Reporter *(via Zoom)*
PRAYER: Commissioner Ray Whitchurch
PLEDGE OF ALLEGIANCE: Led by Chair Bill Redkey and repeated by everyone.

Chair Bill Redkey called the meeting to order at 3:00 p.m. on November 9, 2023 and welcomed those present. Chair Bill Redkey indicated that all the Commissioners are present. The record should indicate that the JSPA Planning Commission is meeting in the Wasatch County Council Chambers located in the Wasatch County Administration Building located at 25 North Main, Heber City, Utah 84032. Chair Bill Redkey then called the first agenda item.

APPROVAL OF THE MINUTES FROM THE AUGUST 22, 2023 MEETING

Motion

Chair Bill Redkey made a motion that we approve the minutes of the meeting held on August 22, 2023.

Commissioner Mark Hendricks seconded the motion.

The motion carries with the following vote:

AYE: Mark Hendricks, Ray Whitchurch, Robert Holmes, Peter Meuzelaar, Craig Hahn.

NAY: None.

ABSTAIN: Chair Bill Redkey (absent)

Austin Corry then introduced the new Planning Staff member, Anders Bake, who will be presenting the one agenda item today.

ITEM 1 Allison Aafedt, representing SkyRidge Golf Academy Inc., requests a 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, yoga room, and a lounge area located at 1441 W SkyRidge Drive in the Jordanelle Specially Planned Area (JSPA). (DEV-8408; Anders Bake)

Staff

Anders Bake, Assistant Wasatch County Planner, presented a Power Point presentation and then addressed the JSPA Planning Commission and indicated that 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.

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. These 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 northwest portion of the property. With the addition of the 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 building's 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. The 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.

Anders Bake also indicated that the 181 parking stalls that were being proposed is now being replaced with two surface parking lots that will have 102 parking stalls. Because of the changes to the building square footage there is less required parking and already were providing more parking than they needed. That 102 parking stalls is still providing more parking than is needed for the parking code requirements. There are two changes to the buildings. Building B which is the HOA clubhouse building and that has been reduced in size and then the pool deck that is next to that has also been rearranged and moved to the south on the property. Building A looks pretty similar and is about in the same area and actually gotten a little bit bigger in square footage and gone from three floors to two floors. The landscaping has just been altered based on the new layout of the property to fill in landscaping where there is not parking and buildings.

Anders Bake then showed the Commissioners the proposed site plan. The one building has been moved to the south on the property and pool deck has been altered because of that. The subdivision plat proposal is all in this north parcel and nothing has changed with that subdivision and that will continue with what was approved in April. The landscape code requires a ten foot landscape buffer between the road and the park and also screening from the neighboring residential property to the west. Anders Bake then showed the changes to the design of the buildings. The exterior of the two buildings still does meet the JSPA exterior building materials requirements. Still follows the overall theme as was previously approved.

In the last approval, part of the approval was an administrative approval to change the land use for the JSPA Zone from a single family residential to a neighborhood commercial which will allow the uses that are being proposed in the two buildings and that change was made in the previous meeting and that will still be in affect here and the two buildings will meet the permitted uses for that land use designation.

Anders Bake then went through the DRC comments:

JORDANELLE SSD comments:

- 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 inch water line stub not acceptable.

ENGINEERING comments:

- Going to need curb cut-outs at the driveway access with tactile strips.

PLANNING comments:

- Fences and enclosures around the pool must comply with all requirements of WCC section 16.21.23 including a height of at least 5 feet and gaps no greater than 4 inches. I am not finding the fence detail in the architectural plan.
- Include watering system and irrigation plan prepared by a landscape architect licensed in the State of Utah. (WCC 16.21.10C). This can be provided with the building permit application and added as a condition of approval for the Site Plan application.
- 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 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.

Anders Bake then went through the proposed findings:

1. The plat for the clubhouse parcel is recorded.
2. The proposal is consistent with the approved master plan and preliminary approvals.
3. The Development Review Committee has reviewed the project and recommends approval.
4. A site plan was approved by the JSPA Planning Commission on April 20, 2023.
5. The approved site plan showed structured parking which has been replaced with two surface parking lots.
6. The buildings have gone down in square footage from the approved plans.
7. Architecture and materials are still in compliance with JSPA requirements.
8. Other changes to the application are in compliance with the code requirements.
9. The proposal complies with the intent of the JSPA and furthers the creation of a year-round resort.
10. 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.
11. With the previous amendments to the roof regulations, the proposal currently complies with the JSPA code.
12. 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.

Anders Bake then went through the proposed 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.

Applicant

Allison Aafedt, representing SkyRidge, presented a Power Point presentation and then addressed the JSPA Planning Commission and then indicated that the parking structure came in way over budget and wasn't a viable business solution for us. We had to find a solution so that we could make this project viable. The option that we felt was the best was to keep the parking in the same area as where the parking structure was and then shift building 2 (B) down just a little bit so we could provide parking to the north of it. Allison then showed the final site plan that was approved. The new proposed site plan shows additional stalls just to the north of both buildings. Building 1 (A) has been in the same location and removed the third floor and then building two also shrunk in square footage as previously discussed and the pool deck shrunk as well to make our project viable. We have removed the third story on the building.

Commission Comments

Commissioner Mark Hendricks asked what club house access is. Is it HOA or residents only? Are you going to have memberships for the public? Allison replied that it is going to be public so it will just be a day use fee. Jack Johnson, with the applicant, indicated that the golf course will be maintained by the developer.

Commissioner Mark Hendricks indicated there was a terrible fire that took place in the equestrian center. Allison replied that they are waiting for insurance things to take place and then the equestrian center will be rebuilt. It was unoccupied and no one and no animals were hurt.

Commissioner Mark Hendricks asked, what happens there in the wintertime? Allison replied that the club house will have the restaurant/café bar area and then we have three swing simulators on the bottom floor and games that can be rented out like a social center.

Commissioner Mark Hendricks asked with regard to the parking lot area, where are you going to keep your snow? Allison replied that the pathways will be kept open in the winter as well and incorporate it into the snow removal.

Jack Johnson, representing the applicant, indicated that in the oval zone we can put snow down there. There will be smaller road sections. We have a real robust trail system and connectivity. We will put the irrigation system in next spring.

Commissioner Peter Meuzelaar asked about the stone work and tee boxes. Jack Johnson replied that the stone is from Idaho. Retaining walls are all in on the golf course and they look real good. I am impressed with the architecture of the building but the exposed concrete at foundations, and column base needs to be covered to meet the JSA design guidelines.

Commissioner Ray Whitchurch asked how we characterize this as a minor change. Taking out the parking structure, adding a lot of additional space into that and moving the building a little bit is a pretty big change from the original approved plan and have concerns about that being characterized as like we are just making a few little adjustments but this is a big deal. I understand the economics that are driving it but the characterization I don't think is a fair characterization on it and wanted to comment on that. Taking off a floor is another pretty big change. You have done a great job adjusting to the economics. We needed to know these things before it came up for final approval. Jack Johnson indicated that we went through DRC again whether it was major or minor. Commissioner Whitchurch replied that what we are seeing right now is a big difference than what was before us. What is taking place is totally different.

Jon Woodard, Assistant Wasatch County Attorney, replied that this isn't a plat amendment, and there is a whole bunch of discretion that would go into whether or not we would grant a plat amendment, but an amended site plan and it sounds to me like what Anders Bake has reviewed is whether this complies with the preliminary. Jack Johnson said that this complied with the amended development agreement and those would be the things that we would look at unless it was contrary to something that was included in the final plat approval, that would cause me concern, but the fact that they are simply doing an amended site plan or new site plan I don't think there is a big concern there whether you attach the phrase minor or major to it as long as it doesn't contradict the previous approvals that led to the previous final site plan approval.

Commissioner Whitchurch replied that like the engineering department and planning department you are right but from the aesthetics and what sold us on the project originally it has changed. The role of this Planning Commission is to evaluate that stuff. It is different than it was. These are not little details. These are pretty significant things and in my mind I don't know what the answer is and don't want it to become the habit of other people to come in and do the same thing. Jon Woodard replied that it is frustrating when you think you are approving this project and it is getting whittled down to something else and hard for people who bought lots in that scenario. Commissioner Ray Whitchurch replied that he respects how you made this decision and surprised at what I am seeing.

Commissioner Craig Hahn asked about the parking and is any of this valet parking or is this all self-parking? Jack Johnson replied that this is self-parking at the club house. Commissioner Craig Hahn indicated that the only concern that I have got and where the former parking garage used to be it is a long dead end parking lot. What happens when you get to the end of it and it is all full? What are the options then? What is being done for overflow parking? Allison Aafedt replied that at the south end of the parking lot we will have off-site parking. There is a shuttle system. Jack Johnson replied that we have a parking plan that we haven't submitted for the County for both the club house and the lodge. Anders Bake indicated that they are providing 102 parking spaces. Commissioner Craig Hahn indicated that he is alright with the parking. Commissioner Hahn also indicated that there needs to be a little bit more landscape screening between the street and the front edge of the parking lot. Allison Aafedt indicated that they have worked with Anders through the process on updating the landscape plan to provide more screening on the north side of the site plan and then also, on the left side of your screen, along that trail as well. Commissioner Hahn indicated, okay, that's all, thank you.

Public Comment

Chair Bill Redkey then opened the matter for public comment. There was no public comment and so the public comment was closed.

Motion

Commissioner Hendricks made a motion to approve the application with adopting the findings proposed by the planning department and on the conditions cited in that report.

Commissioner Robert Holmes seconded the motion.

The motion carries with the following vote:

AYE: Chair Bill Redkey, Mark Hendricks, Ray Whitchurch, Craig Hahn, Peter Meuzelaar, Robert Holmes.

NAY: None.

Jack Johnson indicated that they have a club house right next to this thing that we are going to submit to DRC as quickly as we can but hopeful that we can get together at the first quarter of next year and look at that and it is under the same process. We will submit the club house and saying that we appreciate you getting together and hopefully be in front of you in the first quarter of next year and through the same process.

ADJOURNMENT

Motion

Commissioner Ray Whitchurch made a motion to adjourn.

Commissioner Bill Redkey seconded the motion.

The motion carries with the following vote:

AYE: Chair Bill Redkey, Mark Hendricks, Ray Whitchurch, Robert Holmes, Craig Hahn, Peter Meuzelaar.

NAY: None.

Meeting adjourned at 4:00 p.m.


BILL REDKEY/CHAIRMAN