

**MINUTES OF THE
WASATCH COUNTY
JSPA PLANNING COMMITTEE
JUNE 27, 2024**

PRESENT: Committee Chair Bill Redkey, Committee Member Peter Meuzelaar, Committee Member Ray Whitchurch, Committee Member Craig Hahn, Committee Member Robert Holmes (*via Zoom*), Committee Member Mark Hendricks.

STAFF: Doug Smith, Wasatch County Planner; Jon Woodard, Assistant Wasatch County Attorney; Anders Bake, Assistant Wasatch County Planner.

PRAYER: Committee Member Ray Whitchurch

PLEDGE OF ALLEGIANCE: Led by Committee Chair Bill Redkey and repeated by everyone.

Committee Chair Bill Redkey then called the meeting to order at 3:00 p.m. on Thursday, June 27, 2024. All Committee Members are present. Also, the record should reflect that the JSPA Planning Committee is meeting at the Wasatch County Council Chambers 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 FEBRUARY 27, 2024 MEETING

Motion

Committee Chair Bill Redkey made a motion to approve the February 27, 2024 minutes as written.

Committee Member Mark Hendricks seconded the motion.

The motion carries with the following vote:

AYE: Committee Chair Bill Redkey, Committee Member Ray Whitchurch, Committee Member Peter Meuzelaar, Committee Member Robert Holmes, Committee Member Craig Hahn.

NAY: None.

ABSTAIN: Committee Member Mark Hendricks (absent)

ITEM 1 ALLISON AAFEDT, REPRESENTATIVE FOR PEGASUS DEVELOPMENT COMPANY LLC, IS REQUESTING AN EXTENSION TO THE FINAL PLAT RECORDING REQUIREMENT FOR THE PEGASUS 8A PLAT. (DEV-9170; DOUG SMITH)

Staff

Doug Smith, Wasatch County Planner, indicated that Allison Aafedt, representative for Pegasus 8A is requesting a 90-day extension. The request is being made because due to the construction complexities with the overall Pegasus subdivision they need to build 8A and 8B concurrently. We kindly request a 90-day extension from the original deadline, which was set for April 20, 2024 to be recorded. This would set the first deadline to Friday, July 19, 2024. We don't think the plat will be recorded by July 19, 2024 so what they are asking for is an extension and an additional ninety day extension and maybe it will be a couple of weeks after July 19, 2024. What we would like to do is to get an extension for an additional 90 days after July 19, 2024.

Motion

Committee Member Ray Whitchurch made a motion that we approve extension one as a Planning Committee or grant the extension and also, after review by staff of the second extension, that we grant that also and if there are

findings that staff sees are problematic that it comes back to the Committee. With a couple of findings in that it was timely filed and they are progressing in a timely fashion.

Committee Member Mark Hendricks seconded the motion.

The motion carries with the following vote:

AYE: Committee Chair Bill Redkey, Committee Member Mark Hendricks, Committee Member Ray Whitechurch, Committee Member Peter Meuzelaar, Committee Member Robert Holmes, Committee Member Craig Hahn

NAY: None.

ITEM 2 **ALLISON AAFEDT, REPRESENTING PEGASUS DEVELOPMENT COMPANY, REQUESTS FINAL SUBDIVISION APPROVAL FOR SKYRIDGE PEGASUS PHASE 8B A RESIDENTIAL PHASE CONSISTING OF 46 ERUS ON APPROXIMATELY 51.76 ACRES OF THE OVERALL SKYRIDGE MASTER DEVELOPMENT LOCATED IN SECTIONS 7 AND 12, TOWNSHIP 2 SOUTH, RANGES 4 AND 5 EAST IN THE JORDANELLE SPECIALLY PLANNED AREA (JSPA). **CODE SECTION 16.27.20 REQUIRES RETAINING WALLS AS PROPOSED IN THE DEVELOPMENT TO BE APPROVED BY THE COUNTY COUNCIL AFTER A RECOMMENDATION FROM THE PLANNING COMMITTEE. IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMITTEE ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LAND USE AUTHORITY, AT A PUBLIC HEARING ON JULY 3, 2024. (DEV-7067; DOUG SMITH)***

Staff

Doug Smith, the Wasatch County Planner, presented a Power Point presentation and then indicated that 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. The development was granted master plan and density determination in early 2017, and overall preliminary in 2018. An application for an amended master plan and preliminary was granted on March 3, 2021, that included placeholders for a golf course clubhouse, a lodge, welcome center and workforce housing. SkyRidge has been instrumental in adopting and supporting the design handbook and has provided the common elements (streetlights, street signs, logo and architecture) anticipated within their project.

Pegasus phase 8B is the farthest north phase within the SkyRidge development. The phase is adjacent and south of the large block of open space. The open space includes 7.4 miles of back country hiking and biking trails that are open to the public. The Pegasus phase has been broken into several sub phases with the 8A and B phases taking longer due to a water line location that needed to be resolved in order for the phase to have the proper water pressure. The water line issue has been resolved to the satisfaction of the JSSD who has now signed off on the proposal.

Phase 8B is accessed by two roads that tie into SkyRidge Drive through phase 8A. The Pegasus portion of the development will have one more phase which contains 8 lots in a small cul-de-sac. The lots in phase 8B range in size from 1/3 acre to up to 5 acres and are considered the large lots in the development. One of things that you need to review and make a recommendation to the Wasatch County Council is the retaining walls. The walls should be compatible with surrounding structures. Visual and safety impacts might need to be addressed and the proposal will not adversely affect the health, safety and welfare of the residents.

Doug Smith indicated that the determination issue is whether to grant final approval to the Pegasus Phase 8B plat.

Doug Smith also indicated that 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 to the staff report as an exhibit. The committee has accepted the item for the JSPA Planning Committee to render a decision. The engineering department has a number of conditions of approval (COA) that are required to be complied with.

Doug Smith then went through the DRC comments:

PLANNING comments:

- Please provide retaining wall details showing heights, materials, setbacks, etc. for the exhibit for the Planning Committee and County Council.

ENGINEERING comments:

- Condition of approval: Prior to issuance of a subdivision construction permit, the applicant must submit a retaining wall design report approved by the County's contracted geotechnical review engineer.
- The stormwater utilities are shown as above or below the roadway on some of the utility sheets. These utility drawings look like they have been pulled from a modeling software. If the elevations are changed in the drawing, make sure they are changed in the model too. Rerun any routing calculations to make sure it all still works.
- Condition of approval: Prior to plat recordation, the detention pond must be specifically marked on the plat.
- Condition of approval: On the final construction plan set, callouts or points must identify the bottom of wall and top of wall elevations at the appropriate locations and in the proper intervals.
- Condition of approval: Prior to issuance of a subdivision construction permit, the applicant must submit a retaining wall design report approved by the County's contracted geotechnical review engineer.

JORDANELLE SSD comments:

- The water system layout and PRV locations in this area are different from the originally accepted Todd Morril water system master plan for this area. The proposed system is also different from the schematics presented in 2021 to JSSD (which were never approved). Before JSSD approval of this plat, the developer must update his overall Sky Ridge Water System Master Plan schematics to reflect all installed infrastructure and all proposed infrastructure based on the current overall plan. The plan update must also include the interconnection to the Upper East Park Tank. The updated plan must be submitted to the District prior to, or in conjunction with, a re-submittal of this plan for final approval.
- Continued design and review of construction plans is necessary with JSSD District Engineer.
- This phase needs connection to a higher pressure zone from the JSSD water system. Developer must provide a plan for this connection prior to JSSD review of the project.
- Facilities are currently in planning stage to provide water service to the subdivision. Until the facilities are constructed and approved, plat approval and signature will not be provided.

SURVEYOR comments:

- This is a preliminary plat.
We are sending the project forward.
We reserve the right to review the signed mylar.

Doug Smith then went through the proposed findings:

1. The subject property is 51.76 acres per the applicant survey.
2. The proposal contains 46 single family lots.
3. The density and layout being proposed is consistent with the density and layout proposed in the amended master plan and preliminary plan approvals.
4. The proposed subdivision is in the Jordanelle Specially Planned Area (JSPA).
5. The proposed development complies with the product types required by code and approved during the Master Plan approval.
6. The Development Review Committee has reviewed the project and recommends approval.
7. As required by code a soils report has been provided by IGES dated May 31, 2022, for lots with slopes between 25-30 percent which recommends approval of the proposal.

Doug Smith then went through the proposed conditions:

1. All comments included in the DRC report shall be resolved to the satisfaction of the applicable review department.
2. The proposed retaining walls will need to be approved by the County Council after a recommendation by the Planning Committee.
3. A note should be added on the plat stating that the recommendations of the soils report dated May 31, 2022, by IGES shall be followed.
4. Internal trails are hard surface not single-track soft surface.
5. The color of the verti-block walls must match the color of the native stone walls.

Doug Smith indicated that based on the analysis in the staff report, it appears that the proposal can be compliant with applicable laws subject to the conditions stated in the staff and DRC reports.

Planning Committee Comments

Committee Member Mark Hendricks inquired about the Affordable Housing issue and what happens to that money. Committee Member Mark Hendricks indicated that we should have a discussion regarding the affordable housing issues because it seems to me it goes into a black hole. I would like to know more about this subject and what the County is doing regarding affordable housing, and I don't know where the affordable housing is. We need to make sure that the affordable housing funds are being used for affordable housing. We need to have this as one of the educational items. Also, are the fees adequate?

Committee Member Ray Whitchurch indicated that we need to know that the affordable housing issue is going to be fulfilled. We need to make sure that obligation is filled if the ownership is changed.

Committee Member Peter Meuzelaar indicated that with regard to the retaining walls, are they going to be landscaped and if the downhill walls are different construction than the uphill walls, is there an effort to make them look similar? If the walls look different, especially with colors, and if that is so it would stick out as not as natural because they look like two different walls. There is an effort to get those stacked rock walls to somewhat blend with colors that are in the stone walls above, so they don't look foreign one from the other.

Doug Smith replied that you could add that as a condition to the Council that both walls are the same color if you want to do that.

Jack Johnson indicated I agree with everything you have said about the rock walls, and we don't want something that would look weird. We will do whatever it takes to make them blend.

Committee Member Ray Whitchurch indicated that originally it was to have landscaping in the walls, but my understanding is that the County won't allow watering in those areas between the walls and is that still the case? Doug Smith indicated that engineers have brought up with having water between the walls and root systems and that type of thing. Also, can we approve the lots that are within the pressure zones for the fire and then exclude the others to come back later. Doug Smith indicated that when the JSSD signed off it was for what is before us tonight and is the whole plat and they are comfortable that it is going to work out.

Committee Member Craig Hahn indicated that his only question with the retaining walls is do we have areas where trails interact with these walls and assuming there will be guard rails and roads and what about trail networks.

Committee Member Robert Holmes asked, with regard to these retaining walls, what are the alternatives to these retaining walls, is there anything else that can be done? Doug Smith replied, just materials and we need to use native materials as much as you possibly can. If there above a certain cumulative height or length and the materials is different than what we have listed, then it has to go through this body as a recommendation to the County Council.

Applicant

Allison Aafedt, representing Pegasus Development Company, addressed the JSPA Planning Committee and indicated that we will have native landscaping in between and we will follow code and follow the same design aesthetics that were previously approved with AA. The retaining walls were approved by County Council last year. We want that to look good for the County and keep the walls at high standards in looking nice. There will be two different materials in the walls and one lower wall is the verti-block and the lower one is the stacked block and will be the same color.

Public Comment

Committee Chair Bill Redkey opened the hearing up for public comment.

David Ryan had an issue with the water line. Doug Smith indicated there was an issue with the Jordanelle Special Service District in getting a line there because they didn't have the pressure to serve these upper lots. Jack Johnson, applicant representative, indicated that is being taken care of and we are working with JSSD with regard to water pressure before we sell the lots. Hopefully we will get it done this year. The tank would be buried. JSSD signed off on this so evidently they are satisfied with what is taking place.

Committee Chair Bill Redkey then closed the public comment period.

Motion

Committee Chair Bill Redkey made a motion that we would recommend to the County Council to approve the application with adopting the findings and subject to the conditions outlined by the staff. And add a condition that the upper and lower walls be as much as reasonably possible to look compatible.

Committee Member Mark Hendricks seconded the motion.

The motion carries with the following vote:

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

NAY: None.

ITEM 3 TYLER ALDOUS, REPRESENTING THE SKYRIDGE GOLF ACADEMY, IS REQUESTING AN AMENDED SITE PLAN REVIEW FOR THE SKYRIDGE GOLF ACADEMY BUILDING AND POOL AREA APPROVED ON NOVEMBER 9, 2023. AFTER APPROVAL OF THE SITE PLAN A BUILDING PERMIT WAS APPLIED FOR WITH A NUMBER OF CHANGES FROM THE APPROVED PLAN. THE CHANGES WERE DETERMINED TO BE TOO LARGE FOR A STAFF APPROVAL. THE SITE IS 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 indicated that the Golf Academy development was included in the SkyRidge project's 2017 Master Plan approval, 2018 overall Preliminary Plan approval, and 2021 amended Master Plan approval. Site plan approval was given for the Golf Academy development in April 2023. This development includes a driving range, pro-shop building, HOA clubhouse building, pool deck, and parking. The applicant received approval for an amended site plan application in November 2023 to make changes to the site which included the replacement of a parking structure with surface parking and new architecture plans for the two buildings.

Anders Bake then indicated that since then, the applicant has received building permits for different portions of the Golf Academy development. They recently applied for a revised building permit with several changes from the Site Plan approved in April 2023. These changes involve the HOA building and pool deck. Planning staff determined that the changes were too great for staff to approve administratively. These changes can only be approved by the JSPA Planning Committee through a site plan application.

Anders Bake indicated that the determination issue is whether or not the application meets the applicable laws governing the use and development of land in Wasatch County for a proposed Final Site Plan in the Jordanelle Specially Planned Area. This determination is an administrative decision to be made by the Wasatch County JSPA Planning Committee.

Anders Bake then when through the DRC comments:

PLANNING comments:

- Condition of Approval: An updated landscaping plan must be attached to the building permit showing the proposed landscaping for the area that was previously occupied by a portion of the pool deck. This area is in between the pool deck and the parking lot.
- Condition of Approval: Before the building permit can be approved, remove the two additional roof penetrations shown on the roof plan and elevation plans.

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. An amended site plan was approved by the JSPA Planning Committee on November 9, 2023.
4. After site plan approval was granted by the JSPA Planning Committee an application for a building permit was submitted.
5. Staff noticed that the plans for the clubhouse and pool deck were substantially different than the site plan approved by the JSPA Planning Committee.
6. The building changes include moving a fitness room from the first floor to the second floor and moving a HOA lounge from the second floor to the first floor. A pool equipment room is also being reduced in size which reduces the total size of the building. The proposal includes several changes to the exterior of the building which primarily include a reduction in the height of the second floor and a reduction in roof overhangs. The pool deck is being reduced in size which includes the removal of a kid's pool.
7. Architecture and materials are still in compliance with JSPA requirements except for the proposal to replace one chimney structure with multiple roof penetrations.
8. More information is needed to show that the area previously occupied by the pool deck will meet JSPA landscaping requirements.
9. Other changes to the application appear to comply with code requirements.
10. The Development Review Committee has reviewed the project and has requested additional information related to landscaping and roof design.

Anders Bake then went through the proposed conditions:

1. All issues raised by the DRC, as noted in the DRC report dated June 19, 2024, shall be resolved to the satisfaction of the applicable review department prior to approval of the proposed building permit application.
2. Any impacts to stormwater due to the change must be addressed and approved by the engineering department.

Anders Bake then indicated that based on the analysis in the staff report, it appears that the proposal can be compliant with applicable laws subject to revisions that are not anticipated to constitute a materially substantive change. Therefore, it is recommended that the JSPA Planning Committee move to approve the application with conditions consistent with the findings and conditions presented in the staff report.

Planning Committee Comments

Committee Member Ray Whitchurch asked, are the roof penetrations still being ganged as a two instead of a one exactly? Anders Bake replied that is correct.

Committee Member Peter Meuzelaar indicated that the overhead of the roof is fine. It is hard to see what is going on there.

Applicant

Tyler Aldous, representing the SkyRidge Golf Academy, addressed the JSPA Planning Committee and presented a Power Point presentation and then indicated that the golf course is progressing great and is scheduled to be completed by the end of September. There will be some type of a soft opening next year around the first of June. The original building permits were issued. The golf course will be open to the public and the pricing will be staggered. This is a family type project. Also, in our HOA annual meeting last year a lot of comments and feedback were received. There were some modifications to the building so that it would be more akin to a fitness studio instead of a large owner's lounge. The landscaping plan fits with all the JSPA requirements and fits with what is being done in the community. The complex meets all the JSPA requirements for materials and has a great feel. There will be absolutely zero change to stormwater from the previous site plan to this plan. Doug Smith replied that he talked to the County engineer about the storm drain issues and he said that he didn't see anything that would cause them any concern and the JSSD had no concerns. Basically, we took something in the bottom of the building and put it on the top and that was at the request of our homeowners and the roof pitch was adjusted to match with that regarding the use of the space and to the pool deck we made some minor modifications to fit with the pool equipment.

Planning Committee Comments

Committee Member Mark Hendricks indicated that the slope of the roof goes back to what I think looks like a dead wall and my concern is with the melting of snow that goes from slope to flat with regard to drainage. I don't have a problem with the new roof penetrations and don't have a big problem with the fact that there is two versus one.

Committee Member Peter Meuzelaar indicated that this is a beautiful project and everything meets all the guidelines, but one thing is that it needs some articulation with the stone because it is a really tall wall.

Public Comment

Planning Committee Chair Bill Redkey then opened the hearing for public comment.

David Ryan said he was at the meeting that was referred to and the people were upset with the fact that the fitness room was really small for this neighborhood of 470 homes. The lounge is really tiny for a 470 home community. I don't see how you access the pool room anymore. Tyler Aldous replied that the pool room is where the pool equipment goes and not a public space and connects now through the mechanical room. People wanted more type of a larger fitness studio. The comments that came out of the meeting that was held we made some changes to fit what they commented about and made the fitness room larger. David Ryan indicated that nobody suggested swapping the fitness room to be larger and the lounge smaller. Tyler Aldous replied that right next door there is a very large open public space which has a very large lounge in it and is called a golf lounge. David Ryan indicated that there is very little communication with owners regarding changes. Jack Johnson, one of the owners, indicated that we have been very straight forward with the building. People commented that they wanted a larger facility in there for fitness and that is what we did.

Michael Kienitz indicated that what David Ryan has said I agree with the feedback on the size of the fitness facility, and I don't think the owners understood that meant that it would result in a decrease in the lounge area.

Planning Committee Chair Bill Redkey then closed the public comment period.

Motion

Committee Member Mark Hendricks made a motion that we approve Item No. 3, the final site plan for SkyRidge Golf Academy, in light of the findings and the discussion that we had today and subject to the two conditions as outlined in the staff report. My motion is also that they not be required to combine the two roof penetrations and be allowed to be ganged into two chimneys, not one as presented.

Planning Committee Chair Bill Redkey seconded the motion.

The motion carries with the following vote:

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

NAY: None.

ADJOURNMENT

Motion

Planning Committee Chair Bill Redkey made a motion to adjourn.

Committee Member Mark Hendricks seconded the motion.

The motion carries with the following vote:

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

NAY: None.

Meeting adjourned at 5:00 p.m.


BILL REDKEY/ CHAIRMAN