



WASATCH COUNTY JSPA PLANNING COMMITTEE MINUTES

OCTOBER 17, 2024

MEETING TIME: 3:00 P.M.
MEETING PLACE: Wasatch County Administration Bldg., 25 North Main, Heber City, Utah
COMMITTEE MEMBERS PRESENT: Vice Chair Mark Hendricks, Peter Meuzelaar, Craig Hahn, Ray Whitchurch, Robert Holmes
EXCUSED: Committee Member Bill Redkey
STAFF PRESENT: Doug Smith, Wasatch County Planner; Austin Corry, Assistant Wasatch County Planner; Anders Bake, Assistant Wasatch County Planner; Jon Woodard, Assistant Wasatch County Attorney
PRAYER: Committee Member Mark Hendricks
PLEDGE OF ALLEGIANCE: Led by Committee Member Craig Hahn and repeated by everyone

BUSINESS ITEMS

❖ APPROVAL OF THE MINUTES FROM THE SEPTEMBER 17, 2024 MEETING

MOTION
Committee Member Craig Hahn made a motion to approve the minutes of the September 17, 2024 meeting as written.
Committee Member Ray Whitchurch seconded the motion.

VOTE (4 TO 0)

Mark Hendricks	AYE	NAY	ABSTAIN	Ray Whitchurch	AYE	NAY	ABSTAIN
Peter Meuzelaar	AYE	NAY	ABSTAIN	Robert Holmes	AYE	NAY	ABSTAIN
Craig Hahn	AYE	NAY	ABSTAIN				

REGULAR AGENDA ITEMS

- ITEM #1** **ALLISON AAFEDT, REPRESENTING JORDANELLE GOLF LODGE, LLC, REQUESTS CONSIDERATION BY THE COUNTY LEGISLATIVE BODY FOR APPROVAL OF ORDINANCE 24-11 ENACTING, APPROVING, ADOPTING OR AUTHORIZING THE EXECUTION OF A LEGISLATIVE DEVELOPMENT AGREEMENT IN ORDER TO ADDRESS ASPECTS OF THE SKYRIDGE LODGE PROJECT. **IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION AND THE JSPA PLANNING COMMITTEE ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON NOVEMBER 6, 2024. (JON WOODARD AND DOUG SMITH) CONTINUED FROM THE SEPTEMBER 17, 2024 MEETING***
- ITEM #2** **ALLISON AAFEDT, REPRESENTING JORDANELLE GOLF LODGE, LLC, REQUESTS FINAL SITE PLAN APPROVAL FOR SKYRIDGE GOLF LODGE, A PROPOSED CONDO-HOTEL INCLUDING 65 UNITS (35 ERUS), RECEPTION AREA, FITNESS CENTER, AND OTHER AMENITY SPACES LOCATED AT 1393 W SKYRIDGE DRIVE IN THE JORDANELLE SPECIALLY PLANNED AREA (JSPA) ZONE. **IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION AND THE JSPA PLANNING COMMITTEE ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON NOVEMBER 6, 2024. (DEV-9177; ANDERS BAKE) CONTINUED FROM THE SEPTEMBER 17, 2024 MEETING***
- ITEM #3** **ALLISON AAFEDT, REPRESENTING JORDANELLE GOLF LODGE, LLC, REQUESTS FINAL SUBDIVISION AND SITE PLAN APPROVAL FOR THE JORDANELLE GOLF LODGE OVERFLOW PARKING, A PROPOSED SUBDIVISION AND SITE PLAN TO CONSTRUCT AN OFF-SITE PARKING LOT LOCATED OFF THE JORDANELLE PARKWAY ON PARCEL 21-2807 IN THE JORDANELLE SPECIALLY PLANNED AREA (JSPA) ZONE. **IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION AND THE JSPA PLANNING COMMITTEE ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON NOVEMBER 6, 2024. (DEV-9178; ANDERS BAKE) CONTINUED FROM THE SEPTEMBER 17, 2024 MEETING***

STAFF PRESENTATION – The Staff Report to the JSPA Planning Committee provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

- Doug Smith presented a brief history of the project and a list of changes that have occurred since the project was heard previously on 9/17/2024.
- Doug Smith then presented the details of the LDA and which exceptions are being requested through that process.
- Anders Bake then presented in more detail the off-site parking site plan and then the golf-lodge property site plan.
- Jon Woodard noted how the LDA process fits under allowable options under state code.

APPLICANT AND PUBLIC COMMENT – Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the JSPA Planning Committee. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Allison Aafedt shared additional details of the project and what has changed to augment the staff presentation.
- Andy Wosnowski and Kevin Morely, architect firm on the project, thanked the committee members and the community for the input they received through the process and they believe they have a better project because of it.

- Mark Hendricks, acting chair, noted that public comment was taken previously at the 9/17/2024 JSPA planning committee meeting and public comment would remain closed. The JSPA PC is a recommending body and is not rendering a final decision. A public hearing with the County Council would provide another opportunity for interested parties to participate and give comment.

JSPA PLANNING COMMITTEE DISCUSSION – Key points discussed by the JSPA Planning Committee included the following:

- Committee member Hahn asked if the 75 foot height is from natural grade and if the LDA would lock in the height. Committee member Hendricks shared a similar concern that there was not a surveyed elevation to make it clear. Committee member Meuzelaar stated that if it was from finished grade, that is a moving target. Jon Woodard noted that the height in the LDA exhibits shows both finished and natural grades as relevant to sea level and it may address the concerns.
- Committee member Hendricks asked if there would be a control gate on the off-site parking. Ms. Aafedt replied there would be.
- Committee member Hahn appreciated the changes that were made and views them as positive. Committee members Meuzelaar and Whitchurch agreed.
- Committee member Hendricks thanked everyone for the very detailed briefing and stated he did not see a need to re-open public comment. He then asked if any committee members saw the need for additional public comment and no committee members felt it was necessary.

MOTION – ITEM #1

Committee Member Whitchurch made a motion to recommend approval of Ordinance 24-11 as presented and including the findings and conditions listed in the staff report.

Committee Member Hahn seconded the motion.

VOTE (5 TO 0)

Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Ray Whitchurch	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN
Craig Hahn	<u>AYE</u>	NAY	ABSTAIN				

MOTION – ITEM #2

Committee Member Hendricks made a motion to recommend approval for the final site plan for Skyridge Golf Lodge.

Committee Member Holmes seconded the motion.

VOTE (5 TO 0)

Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Ray Whitchurch	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN
Craig Hahn	<u>AYE</u>	NAY	ABSTAIN				

MOTION – ITEM #3

Committee Member Hahn made a motion to recommend approval item 3 with the conditions and findings listed in the staff report.

Committee Member Whitchurch seconded the motion.

VOTE **(5 TO 0)**

Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Ray Whitchurch	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN
Craig Hahn	<u>AYE</u>	NAY	ABSTAIN				

FINDINGS / BASIS OF JSPA PLANNING COMMITTEE DETERMINATION

1. On February 15, 2017, the County Council approved the master plan for SkyRidge formerly Mayflower Lakeside North with a total density of 503 ERU's.
2. On February 25, 2021, the JSPA planning committee recommended approval of the amended preliminary and master plan that included the lodge and offsite parking parcel.
3. On March 3, 2021, the SkyRidge Master Plan and Preliminary Plan were amended by the Wasatch County Council. The amendments included the lodge and off-site parking parcel.
4. The master plan changes also included allowing a Golf Academy Lodging Facility ("Lodge") as a permitted use, and such amendments were required to be memorialized in a Third Amendment to DA.
5. The master plan amendments granted on March 3, 2021, also approved certain amenities including parking on the off-site Parking Parcel.
6. The Parties entered in the Third Amendment to the Lakeside North Master Plan Development Agreement (the "3rd Amended DA") on August 12, 2021, which is recorded as Entry #505907 in the recorder's office of Wasatch County.
7. The approval of an amended master plan and overall preliminary that included the off-site parking and the lodge still required a number of approvals including site plan, plat and LDA.
8. The proposal is for approval of a legislative development agreement, a small-scale subdivision plat approval and site plan approvals for the lodge and parking lot, including the parking plan.
9. Due to the uniqueness of the proposal, among other reasons stated in the development agreement, the County Legislative body has decided to enter into a legislative development agreement as allowed by Utah Code 17-27a-528(2)(a)(iii).
10. The Vision and purpose of the JSPA as stated in 16.41.01 is to: Create a globally recognized "Year-Round" resort, to provide amenities supporting year-round activities, the quality standards of 4 and 5 start hotels, encourage golf, fitness and wellness centers, retail dining and entertainment, adequate and accessible parking and a wide range of well segmented real estate products.
11. The legislative development agreement process was discussed with the council on May 1, 2024, in a public meeting and no reason for not following this process was given by the council.
12. The proposal is located in the JSPA (Jordanelle Specially Planned Area) overlay zone.
13. The original master plan for the project showed single family residential uses in a townhouse configuration that included 20 units.
14. Utah Code states that a land use authority shall approve a conditional use if reasonable conditions are proposed to mitigate anticipated detrimental effects. See Utah Code 17-27a-506(2)(a)(ii). The applicant has proposed a legislative development agreement through with the application can be approved outside of the conditional use process.
15. For reasons explained in the development agreement and this staff report, the legislative development agreement makes both the lodge and its height permitted uses, whereas without the development agreement, the lodge and the height would have to be approved through a different process.
16. Normally under Utah Code, if an application meets the requirements of the code, the land use authority must approve the application. Due to the legislative development agreement, which allows a use or

development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, the Council has greater discretion than would normally be allowed.

17. Single family homes in this area of the JSPA are allowed to have a maximum height of 35' from natural grade.
18. The Lodge is proposed to be ~75' tall at its highest point.
19. The setbacks for the Lodge are significantly greater than setbacks required by code.
20. The legislative development agreement gives the county legislative body the discretion to allow or require the height they believe is a benefit to the health, safety, and welfare of the community.
21. The Development Review Committee has reviewed the project and forwarded the item for planning commission and JSPA planning committee consideration and council decision.
22. The development agreement explains the rationale for many of the matters addressed therein. The council hereby adopts the recitals of the development agreement, and the body of the development agreement, as findings for those matters addressed therein.
23. Ordinance 24-11 authorizes the adoption of the development agreement. The council adopts Ordinance 24-11.
24. This staff report and the presentations made by staff during the public meetings are hereby incorporated into these findings.
25. The Council finds that, based on the findings, the Lodge as proposed, the small-scale subdivision, the site plans, and the parking plans, advance the general welfare of Wasatch County.
26. On 12 September the Planning Commission unanimously recommended approval of all three items to the County Council.
27. On 17 September 2014 the JSPA Planning Committee Continued the proposed applications and requested that the applicant make changes to the applications. The applicant has provided updated information and changes that are included and explained in this report.

CONDITIONS

1. The off-site parking parcel, as per code, must have a 10' PUE around the periphery of both parcels.
2. The existing oak brush between the lodge and the residential lots must be maintained as an alternative to the buffer noted in the code.

ITEM #4

ALLISON AAFEDT, REPRESENTING SKYRIDGE DEVELOPMENT, LLC, REQUESTS A CODE TEXT AMENDMENT TO WASATCH COUNTY CODE 16.41.06 AND TO THE JRA DESIGN HANDBOOK SECTION 3.15, GARAGE ENTRANCES AND DOORS, TO PERMIT THE USE OF DOUBLE BAY GARAGE DOORS UNDER CERTAIN CIRCUMSTANCES. **IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION AND THE JSPA PLANNING COMMITTEE ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON NOVEMBER 6, 2024. (DEV-9636; AUSTIN CORRY)*

STAFF PRESENTATION – The Staff Report to the JSPA Planning Committee provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

- Mr. Corry presented the proposed changes to the County Code and the JRA Handbook

- Mr. Corry that the Planning Commission recommended that the line “care should be taken” in the proposal was removed so that the sentence states that the front door shall be more prominent than the garage door.

APPLICANT AND PUBLIC COMMENT – Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the JSPA Planning Committee. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Allison Aafedt provided several examples of 2-bay garage door that currently exist in the SkyRidge development.
- Ms. Aefedt reiterated that the JRA handbook also requires that the garage door is limited to 50% of the front façade and requires eaves and material design standards.
- Ms. Aefedt added that the changes to the RV garages were intended to restrict the size of garages to improve design.
- Public Comment from Doug Ogilvy opposed the proposed changes to the garage setback. He believes that this will be more difficult for townhome development.
 - Mr. Meuzelaar responded that we should not push the garage back too far
 - Mr. Whitchurch and Mr. Hendricks stated that a greater setback would be better.
 - Jed Muhlestein recommended that the setback be measured from back of curb or sidewalk.
- Public Comment from Vaughn Hokanson. Asked for access to the JRA handbook. Mr. Hokanson, added that he was not able to attend the first portion of the meeting because the doors to the building were locked.
- Mr. Hendricks asked for input about the setback. Committee members stated that they prefer a 20’ setback from back of curb or back of sidewalk whichever is more restrictive.
- The Committee members discussed the proposed changes to the RV garage, and generally agreed that the proposed language is adequate.
- Mr. Meuzelaar suggested that the words “front door” be replaced with “Main entrance design”. The Committee discussed the “more prominent” language and

JSPA PLANNING COMMITTEE DISCUSSION – Key points discussed by the JSPA Planning Committee included the following:

- Mr. Hahn asked for clarification on the existing code and what is being changed. He suggested that allowing 10’ tall garage heights may be too tall.
- Mr. Hahn also expressed concerns with the 18 feet of parking area between the garage and the back of curb. He suggested that this be changed from back of curb or back of sidewalk whichever is greater.
- Mr. Whitchurch suggested that the parking area setback be measured from ROW line rather than back of curb or sidewalk.

MOTION

Committee Member Mark Hendricks made a motion to recommend approval with the following changes:

- **The setback be changed from 18’ to 20’ measured from back of curb or back of sidewalk, whichever is greater**
- **The front door shall be more prominent than the garage door. With a reference to the front door design requirements in the JRA handbook**

Committee Member Craig Hahn seconded the motion.

VOTE (5 TO 0)

Mark Hendricks	AYE	NAY	ABSTAIN
Peter Meuzelaar	AYE	NAY	ABSTAIN
Craig Hahn	AYE	NAY	ABSTAIN

Ray Whitchurch	AYE	NAY	ABSTAIN
Robert Holmes	AYE	NAY	ABSTAIN

FINDINGS / BASIS OF JSPA PLANNING COMMITTEE DETERMINATION

1. The proposed amendment strikes all garage door regulations from Chapter 16.41 of the Wasatch County Code and instead references the JRA Design Handbook to reduce conflicting provisions.
2. The proposed amendment maintains the current mitigating factors for when a two-bay garage door faces the street such as limits to the height and width of the doors, inclusion of a minimum four foot eave, and further restrictions on the width of the door for narrow units.
3. The proposed amendment precludes multi-family and commercial uses from having any garage doors facing the street.
4. The proposed amendment increases the regulation on curb cuts from twelve feet to twenty feet to align with fire code and allow better vehicular maneuverability into the private garages.
5. The proposed amendment modifies the material options available for garage doors.
6. The proposed amendment is consistent with the purpose and objectives outlined in Section 16.41 and the JRA Design Handbook.
7. Positive impacts of the proposed changes are accommodating larger vehicles and recreational equipment and a wider variety of material uses.
8. Negative impacts of the proposed changes are potential decreases to the pedestrian and public experience.
9. The Wasatch County Council, as the legislative body, has broad discretion for amendments to the Wasatch County Code.

CONDITIONS

Staff recommends that the Planning Commission and JSPA Planning Committee consider the language and make a recommendation to the Council. If modifications to the language are necessary for the Commission or Committee to feel comfortable with the proposal, the respective body should include the specific modified language in their recommendation.

**The record should note that JSPA Committee Member Robert Holmes has left the meeting and was only present for agenda items 1 through 4.*

ITEM #5 DOUGLAS OGILVY, REPRESENTING DURATECH JORDANELLE LLC, REQUESTS MASTER PLAN, PHYSICAL CONSTRAINTS, AND DENSITY DETERMINATION FOR JORDANELLE VIEW, A PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 72 ERUS (49 SINGLE FAMILY LOTS AND 23 TOWNHOME SITES) ON 68 ACRES ON PARCEL NUMBERS 07-1212, 07-1238, AND 12-1108 IN THE JORDANELLE SPECIALLY PLANNED AREA (JSPA). *IF FORWARDED, THE RECOMMENDATION BY THE JSPA PLANNING COMMITTEE ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LAND USE AUTHORITY, AT A PUBLIC HEARING ON NOVEMBER 6, 2024. (DEV-8796; DOUG SMITH)

STAFF PRESENTATION – The Staff Report to the JSPA Planning Committee provides details of the facts of the case and the Staff’s analysis, conclusions, and recommendations.

- Doug Smith identified environmental constraints concerns that are currently only known at a high level based on the information that has been provided by the applicant. These include slopes, rock fall areas and ridgeline requirements. More details will be needed in following applications.
- As more detailed plans are submitted with future applications density could go down if the constraints cannot be met.
- The applicant has applied for and received an exception to the road standards through the engineering department. This exception for sidewalk placement will need to be ratified by the County Council. The exceptions allow for reduced asphalt widths within a standard 60’ ROW and allows for sidewalk on one side of the road instead of on both sides. Some roads will have no walk.

APPLICANT AND PUBLIC COMMENT – Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the JSPA Planning Committee. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Doug Ogilvy added that the sidewalk on the SE portion of the development could connect to the SkyRidge development. Other sidewalks on the North portion of the development would not connect to any sidewalks outside of the development.
- SkyRidge does not have sidewalks along their streets so the sidewalks will not connect to anything in SkyRidge.
- Doug Ogilvy stated that the requested engineering exception to the road cross section significantly reduces the grading impact in the development
- Doug Ogilvy responded to a question about the trails. These are not paved but will be natural surface.

JSPA PLANNING COMMITTEE DISCUSSION – Key points discussed by the JSPA Planning Committee included the following:

- Mr. Whitchurch asked if there are any ridgeline protections for how the development will be seen from the Summit county side of the development. It was stated that all the ridgeline viewing platforms are in Wasatch County.
- Mr. Hahn stated that connectivity for the trails will be important within the development and to the SkyRidge development
- Mr. Hendricks expressed concern with snow removal.
- Mr. Whitchurch asked if the approved density can be altered. It was discussed that the density could only be reduced at this stage due to physical constraint issues that necessitate a reduction in lots. If there are constraints that cannot be addressed density and layout of the development could be changed.

MOTION

Committee Member Ray Whitchurch made a motion to recommend approval with the existing conditions and findings and that this approval is not an approved site plan but is density only.

Committee Member Peter Meuzelaar seconded the motion.

VOTE **(4 TO 0)**

Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Ray Whitchurch	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<u>AYE</u>	NAY	ABSTAIN

FINDINGS / BASIS OF JSPA PLANNING COMMITTEE DETERMINATION

1. The subject property is 68.13 acres in the Jordanelle Specially Planned Area (JSPA) overlay zone.
2. The property (Jordanelle View) was planned as part of the RSPA in 2002 and the JSPA in 2014.
3. The Target density in the RSPA and JSPA was 72 ERU's.
4. The project complies with the target density and is proposing 72 ERU's.
5. The master plan shows the area as RSF (Residential Single Family).
6. The RSF allows for up to 6 ERU's per acre. The proposal is well below the density allowed in the RSF but is at the maximum allowed by the target density.
7. The RSF allows for attached and detached housing.
8. The proposal is a mixture of housing types with 49 detached single-family homes and 23 attached units.
9. The proposal will be required to comply with the JSPA design handbook for architectural standards and common elements and demonstrate that at preliminary.
10. Precedent imagery has been submitted but not reviewed for JSPA code compliance.
11. The applicant has proposed to comply with the affordable housing program through a fee-in-lieu of \$28,000 per AUE for a total payment of 201,600 at recording.
12. The proposal, at this time, has planned access but no constructed access. At preliminary there will need to be an agreement recorded stipulating access requirements and timing.
13. Master plan approval does not grant a variance from County Code standards as a project proceeds with further stages in the approval process.
14. The Development Review Committee has reviewed the technical requirements of the proposed project and determined the project is ready for decision by the Land Use Authority.

CONDITIONS

1. At preliminary further study to see if the .65 acres of wetlands is jurisdictional and if the rockfall mitigation proposal is acceptable.
2. A more detailed ridgeline analysis will need to be done for the preliminary submittal as per the condition from the Engineering reviewer and as stated in this report.
3. Further review at preliminary of areas within the building envelopes that are over 30% slope to determine compliance with 16.04 "slope Irregularity".
4. Moderate income housing Fee-in-lieu determination made by the Council.
5. The variations in the sidewalk locations, as per the County Engineer letter, requires approval by the County Council.
6. At preliminary application there will need to be an agreement entered into between the County and developer regarding access to the project.
7. At preliminary application a soil report(s) for all lots that have slopes in envelopes over 25%.
8. Density is granted under the condition that all other aspects of the code will be met as plans are refined at preliminary and final plan stages. Any code conflicts may require the density to be reduced if plans cannot be compliant under the density granted. This includes, but is not limited to, items such as parking, lot coverage, building height, stormwater retention, previously unidentified constraints, etc.
9. The commitments made by the developer in the submittal documents shall be considered part of the approval.
10. All issues raised in the DRC report and comments by AGEK in the soils report review shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.

ADJOURNMENT

MOTION

Committee Member Mark Hendricks made a motion to adjourn.
Committee Member Ray Whitchurch seconded the motion.

VOTE **(4 TO 0)**

Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Ray Whitchurch	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<u>AYE</u>	NAY	ABSTAIN

Meeting adjourned at 6:30 p.m.

MARK HENDRICKS / VICE CHAIR

DRAFT



Item 1 – Deer Cove preliminary roadway plat and consideration of design handbook additions and changes.

Project: DEV-10154 | Deer Cove Road Plan Preliminary approval and Materials and Design Handbook preliminary review
Meeting Date: 19 August 2025
Report Date: 12 August 2025
Report Author: Doug Smith
Council Action Required: Yes
Type of Action: Legislative
Applicant: Deer Cove Company LLC.

Acreage: 86
Proposed Density: 864.5 ERU's
Zoning Designation: JSPA, master planned RVMD, RMD and HC
Related Applications: Master Plan approval 2007, Amended master plan approval May 2016, development agreement recorded February 2017 (Entry #434735)

DETERMINATION ISSUE

Whether or not the application meets the requirements of the development agreement and the JSPA code for the master road plan which includes preliminary review of road alignments and the common elements within the right-of-way. Also, a determination on the proposed changes to the materials and design handbook. This determination is a legislative decision to be made by the Wasatch County Council.

RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws, the development agreement and JSPA code. Therefore, it is recommended that the Planning Commission forward a POSITIVE RECOMMENDATION of the proposed preliminary road plan plat and the proposals regarding the materials and design handbook.

BACKGROUND

This project has a long history with the County and was the Inspiration for the RSPA code, later replaced by the JSPA code. This site was intended to be the focal point of the JPSA and one of, if not the, main village. The JSPA and RSPA codes provided for “target densities” that established a density that could be obtained after master plan and density determination approval. The 865 ERU density granted with the master plan was the original target density in the 2002 RSPA code and then codified again in 2014 in the JSPA code. (see below the original “target density” chart)

DEER COVE				
	RMD	RESIDENTIAL MEDIUM DENSITY	6-20 DU/AC	3.5 STORIES
	RVMD	RESORT VILLAGE MEDIUM DENSITY	70 UPA	4-6 STORIES
	SCH	SCHOOL	NA	NA
	RVHD	RESORT VILLAGE HIGH DENSITY	80 UPA	4-8 STORIES
	HC	RESIDENTIAL SINGLE FAMILY OR HOTEL CASITA	(6 DU/AC) (21-40 DU/AC)	2.5 STORIES 2 STORIES
			865	

The proposed layout of the project has changed since the County’s approval of the 2007 Master Plan. This project received an amended master plan/constraints analysis and density determination in 2016, and a development agreement was recorded on February 15, 2017 (entry #434735).

The recorded development agreement has a number of items that are different than the County code, especially regarding the approval process. The development agreement also allows the planning director some flexibility in determining if a master plan has changed. This proposed master plan has changed slightly from the 2016 approval in that it proposes a pedestrian plaza rather than the main street plaza that was proposed with the 2016 master plan. The updated proposal does not alter the road alignments significantly or the land uses or the densities. The pedestrian plaza is lined by commercial on the interior of a block with no vehicular access. A letter was written by Doug Smith, dated May 6, 2025, that agreed that the changes to the approved 2016 master plan were not considered “significant” as defined in the development agreement (see exhibit D). This determination allowed for the developer to move forward without the requirement of an amended master plan.

The vision for the JSPA is to create an environment for a year-round destination resort that takes advantage of summer and winter activities including; skiing, golfing, water sport activities, mountain biking and other recreational amenities the area has to offer. With the JSPA being sandwiched between Deer Valley and the Jordanelle State Park the potential for development without significant shoulder seasons was envisioned.

This development was always intended to be a high-density village with a portal tying into the gondola on the west side of Highway 40. The portal lines up with the project’s Main Street (Deer Cove Drive). The higher densities and commercial uses are closer to Highway 40/Jordanelle Parkway and transition to lower density residential towards the lake.

The JSPA code requires a materials and design handbook that establish colors, building materials and common elements. Common elements are items like streetlights, street signs, logo, tree grates, street furniture etc. The intent for developments in the JSPA is that visitors to the JSPA would know they were in the JSPA regardless of what development they are in. To date the materials and design handbooks have been mostly for residential development. As an example, the handbook does not contain any representations for tree grates, but this will be a requirement of the Deer Cove development where tree grates will be required in their village core area.

The approval of the preliminary road plat plan will set the alignment of the roads. The “Master Developer”, which is this applicant, will complete the major infrastructure requirements as well as other things as outlined in the development agreement. Part of the major infrastructure requirements is the complete road system which includes everything within

the rights-of-way. The right-of-way has included in it; streets, curb and gutter, park strips/tree grates, landscaping, sidewalks, streetlights, street signs and street furniture (benches, tables, bike racks, kiosks, garbage cans, mailboxes etc.). Any of these “common” elements, referred to as unifying design elements, that are different than the existing material and design handbook will need to be part of an amendment or addition to the handbook and finalized prior to the final roadway plat. It is intended that Deer Cove does not depart substantially from the approved Materials and design handbook except for items that have not been addressed in the existing handbook like the aforementioned tree grates.



To the left is the 2016 village portion of the Deer Cove development. The main street (Deer Cove Drive) terminates with a plaza on the east end of the drawing where the #15 is located. The portal and the Jordanelle Parkway are on the west side.



To the left is the proposed layout of the development as part of this road plan plat. Deer Cove Drive continues to be the main street in the development but does not terminate in a plaza at the end of the main street. The proposal has a pedestrian plaza located where the #2 is.

THE APPLICATION, IF APPROVED, WILL GRANT THE FOLLOWING

1. Preliminary approval of the road alignments which includes everything contained in the right-of-way and the new location for the pedestrian plaza.
2. Preliminary grading plan which establishes the proposed fill associated with the roads.
3. Preliminary guidance on all of the common or unifying elements that will be in the right-of-way so that at final a proposed amended copy of the design handbook can be submitted.

KEY ISSUES TO CONSIDER

- Do the road cross sections and plans meet the streetscape intent as required in the JSPA code?
- Do the proposed changes/additions to the material and design handbook for common unifying elements meet the intent of the JSPA code?
- What guidance and considerations does the committee have regarding the material and design handbook that will need to be addressed with the final approval of the road plan and materials and design handbook.
- Approval of the preliminary road plat establishes the location of the plaza and roads which requires future review of issues like 4-sided architecture, addressing back of house issues like dumpsters and loading docks and measuring heights from finish or natural grades.

PURPOSE AND INTENT OF THE JSPA

The subject property is in the JSPA overlay zone which allows significant density bonuses but also requires strict adherence to higher design standards. The purpose outlined in the JSPA zone is quoted (in part) below:

The vision is further defined in the below section of code from the JSPA:

1.1.4 To Provide Amenities Supporting the Year-Round Activities. In addition to providing enhancements to the Deer Valley ski system, the JSPA will provide amenities and activities year-round for the guests and residents including:

- I. Density Pods, as defined below in Section 2.1.2.6, designed in a manner to support recreational activities of the area;*
 - II. The quality standards of Four (4) and Five (5) star hotels;*
 - III. Encourage Eighteen to thirty-six (18-36) holes of golf and a private golf club;*
 - IV. Fitness and wellness centers;*
 - V. A comprehensive trail system which connects with the Wasatch County, Summit County, Park City, Deer Valley, Jordanelle State Park and Wasatch Mountain State Park trail systems;*
 - VI. The potential for enhanced lakeside access and facilities for boating, fishing and water sports;*
 - VII. Retail, dining and entertainment;*
 - VIII. Transit and people-moving systems to access all major Density Pods and Resort Features and amenities;*
 - IX. Adequate and accessible parking;*
 - X. A wide range of well-segmented real estate products;*
 - XI. Gathering places that create a vibrant village center area; and*
 - XII. Immediate access to local recreational activities that are unparalleled.*
-

The code also envisions the following for resort villages (which is what this area is defined as):

2.1.2.11 Resort Village means a center or hub for the JSPA. In order to qualify as a Resort Village, the area or Zone must have the attributes listed below. A Resort Village can be located in more than one (1) property:

A. Required components; Significant retail, dining and entertainment facilities; A minimum of six hundred fifty (650) Units (not ERU's) in the Resort Village Zone; Must be designed to accommodate the 2,400 Foot Rule (diameter); (refer to section 3.1) and A pedestrian walk experience which links Resort Features (as defined in Section 2.1.2.23) and other elements in the Resort Village together and serves as a focal point for visitor foot traffic. Community Space Requirements – Each Resort Village shall have a minimum of one acre community space/plaza with ½ acre minimum in a consolidated area. And other resort components.

B. A minimum of four of the following planned uses: Condominiums; Hotels; Timeshares or other shared-ownership products; Private residence clubs; Town homes; Single-family homes; Seasonal Community Housing or other Affordable Housing meeting the Affordable Housing Requirements of Wasatch County; or Meeting facilities.

5.2 Unifying Objectives of the Design Plan. Consistent with the "Vision" and the "Design Objectives" of the JSPA, one of the main purposes for the creation of the JSPA is to unify the various elements and functions within the area so the resort guests and local residents will have a consistent and memorable experience. The design elements in the JSPA are the foundation of this unification process. Unified marketing activities for the JSPA are outlined in Section 9.1.2.

STAFF ANALYSIS

-STREETSCAPE-

Approval of the streetscape includes not only the physical cross section of the street but the common unifying elements that are within the right-of-way that fits within the cross section. This approval does not grant approval for architecture, building layout or anything outside of the road right of way it does establish the plaza location, preliminary approval for the street cross sections throughout the development and guidance on the materials and design handbook to be later approved with a final application. This approval will have consequences for the future Deer Cove Drive and the implementation of the characteristics of a village. Creating a plaza and village are two very important aspects of this development and the JSPA code. As mentioned in the background section of this report the 2016 master plan showed the plaza at the terminus of Deer Cove Drive. This master road plan now shows a pedestrian plaza on the interior of a block. However, Deer Cove Drive remains a vital part of the village and as such is required to comply with all code requirements for a village and have all the common elements intended for any portion of a village. As the developer is aware, care will need to be taken with future approvals to create the vitality that is required and intended on a main street in a village regardless of where the plaza is located. While the village core is critical this approval also includes all other parts of the development that will have lower density (than the village) residential.

The JSPA code devotes many text sections regarding the elements required to create a village. Deer Cove Drive is required to have all the elements of the JSPA code. Regulations for villages is entitled, "guiding development principles

for villages” and is in sections 5 and 6 of the JSPA code. This will be reviewed with future approvals not only for the plaza but also the main street uses and architecture. Final road plat approval will require complete construction drawings. The final will need to show irrigation and numbers of all common elements in the right-of-way.

For background and understanding, below are some of the aspects that a village should have, as per the code, and should be implemented as part of the common unifying elements that will be in the street cross section and approved as part of the changes to the Materials and design handbook.

- Exciting mix of experiences, intriguing and exciting design features and public plazas, art, street furniture, etc., along the roads throughout the JSPA.
- 5.1.5 Principle 5: The JSPA should be very accessible and very easy for guests to find their way around. This means well planned wayfinding and simple access for vehicles and pedestrians.
- 5.1.6 Principle 6: Parking must be adequate, simple, convenient and very easy to find. Structured parking is anticipated. Surface parking in villages is only allowed for on-street parking and service areas unless approved by the JSPA Planning Commission in special circumstances. Special circumstances do not include economic constraints.

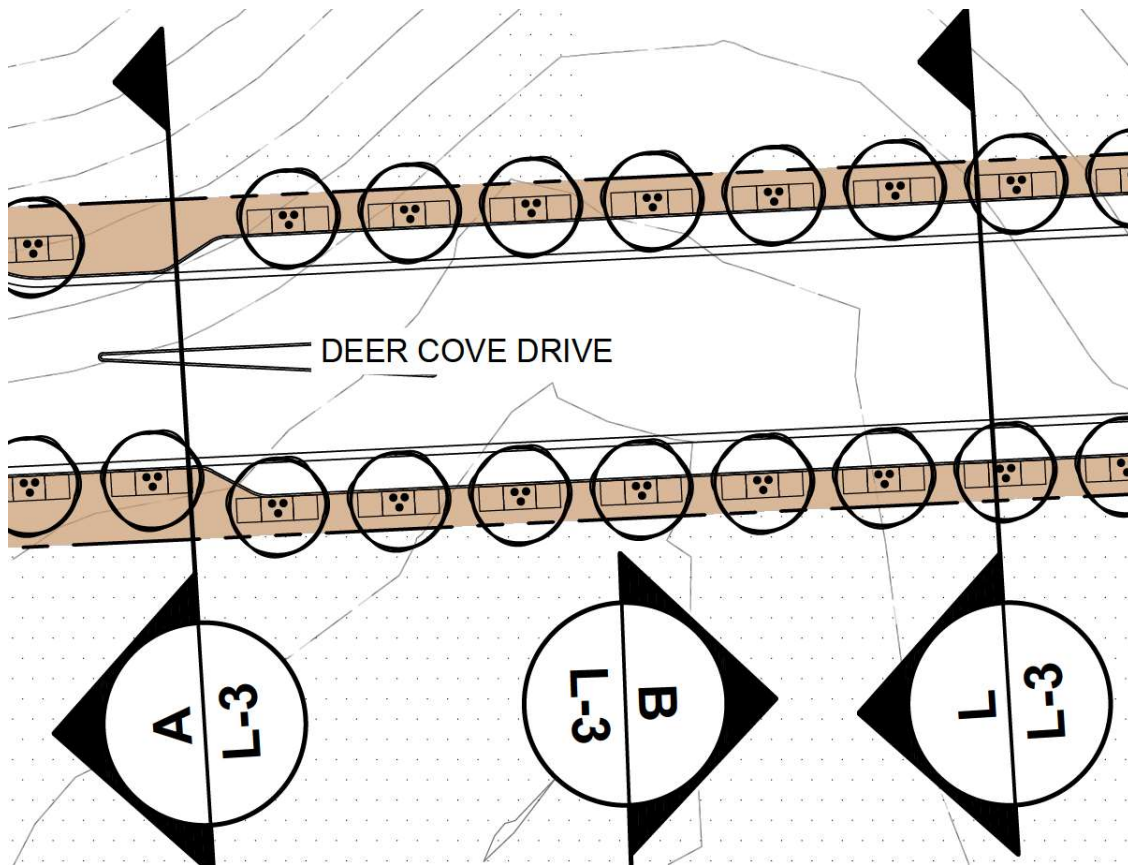
There are 8 different cross sections proposed within the development. I have only included, in the body of this report, the plan view and cross section for the village core portion of the plan that shows the 10’ walk and tree grates. The rest of the cross sections are attached in the exhibits portion of this report and will be discussed as part of the power point presentation.

The plan view and cross section for Deer Cove Drive has the following:

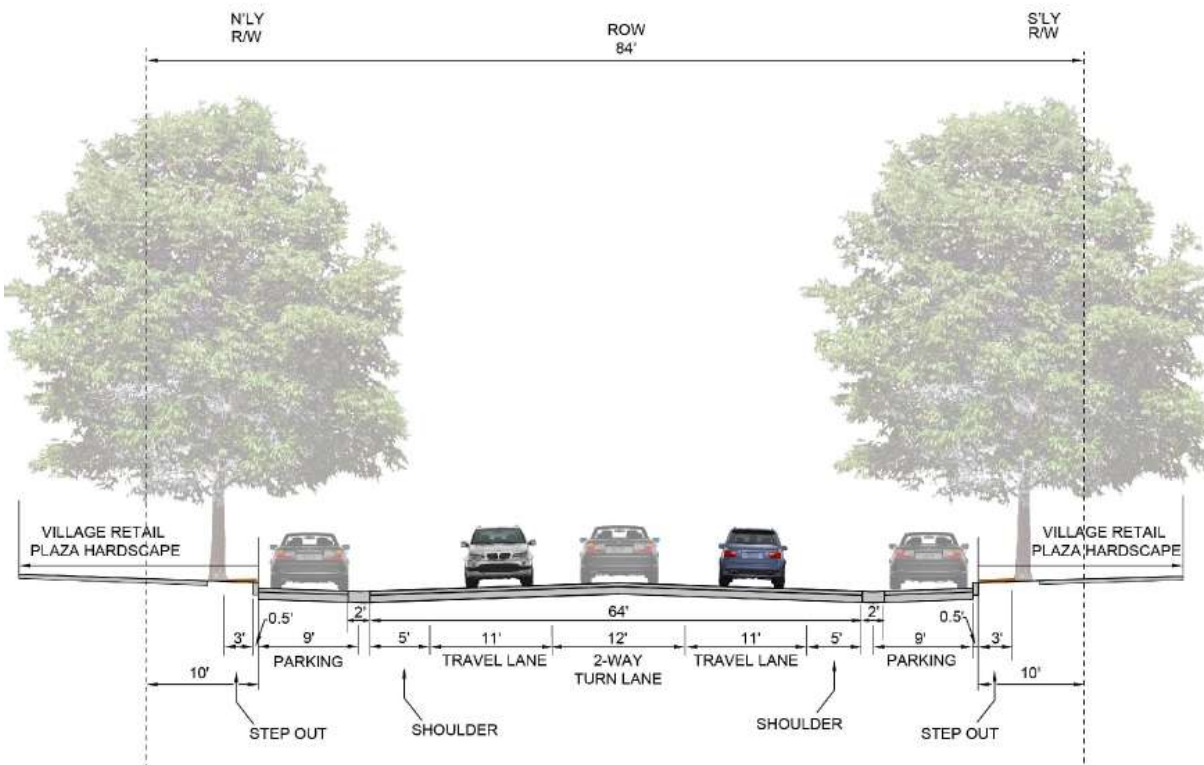
1. Trees on center every 30’
2. Tree grates
3. On street parking in the form of parallel parking on Deer Cove Drive
4. 10’ Sidewalks on both sides of Deer Cove Drive with buildings at the back of walk
5. Yet to be determined street furniture with numbers and separation requirements

As mentioned, the final construction plans will need to be complete with either the plans or the materials and design handbook specifying the numbers and separation for all the street furniture. The proposed amendments to the handbook state that trash receptacles at 100’ spacing is too much. What is the appropriate number and spacing for trash receptacles? This is the same question for bike racks, benches, wayfinding, drinking fountains, streetlights, bathrooms etc.

Below is the plan view and rendered cross section for Deer Cove Drive.



Deer Cove Drive in the center of the village. Plan view showing trees on center every 30' within tree grates. On-street parallel parking.



Deer Cove Drive Village Street cross section.

– LANDSCAPING –

The trees in the village are spaced on Center every 30'. There is high level landscape plan provided. The roadway plat drawings show trees on the various roads and their spacing and has several options for species type. The spacing of trees is formal in the denser portions of the development and become clustered in the less dense portions of the development. Sizes are not noted.

The existing design handbook does not have details for urban projects and formal more regimented street tree plantings. This will need to be provided with the final roadway plat application and approved concurrently.

The final roadway plat drawings will need to specify species, sizes, numbers and irrigation. Trees are required to be at least 2" caliper and 6' tall at time of planting.

-PARKING –

It is anticipated that there will be a parking structure at some point within the development. Parking, other than on street parking, is not part of this review or approval. As quoted below, the JSPA code allows surface parking only when located within a village in the form of on-street parking. Deer Cove Drive will have parallel parking in the village core area. The road is private and will not be plowed or maintained by the County.

Code sections are stated below.

***5.1.6 Principle 6:** Parking must be adequate, simple, convenient and very easy to find. Structured parking is anticipated. Surface parking in villages is only allowed for on-street parking and service areas unless approved by the JSPA Planning Commission in special circumstances. Special circumstances do not include economic constraints.*

***5.8.2 Resort Village Street Parking Guidelines.** Activity on the streets of the Resort Villages is essential to create an atmosphere of vibrancy and interest. Automobiles parked on Resort Village streets can enhance this atmosphere by providing additional interest to the street and providing convenience to short-term visitors and shoppers. In a snowy climate it is also important to provide locations along the street for snow storage while at the same time keeping pedestrian ways open and shops along streets easily accessible to shoppers and other visitors. On-street parking shall conform to the following standards:*

Parking areas shall provide bulb-outs at the end of parking areas along the street a minimum of thirty (30) feet from intersections; Bulb-outs shall be landscaped while not blocking the visual cone at intersections; Designated mid-block street crossings shall also provide bulb-outs to minimize street crossing distances for pedestrians; Parking curbs shall be a minimum of four (4) inches high and Landscaped areas shall be provided adjacent to parking areas. During snow season, it may be necessary to require parking restrictions on one side of the street during late evening hours for snow removal. The restricted parking side will need to alternate daily allowing snow removal crews to keep street parking areas open all winter. Where necessary, a three (3) foot clear area should also be provided next to the street where parallel parking will occur, to allow passengers in automobiles the ability to exit. These areas should remain free of snow and ice where possible.

-MATERIALS AND DESIGN HANDBOOK-

Through the efforts of the first developer that started getting entitlements in the JSPA area a materials and design handbook was adopted in August 2023 and amended in November of 2024. As mentioned a development agreement for Deer Cove was recorded in 2017. At that time it was anticipated that Deer Cove would be the first development to move forward in the JSPA however, other developments went through and completed the entitlement process before Deer Cove which required the materials and design handbook to be adopted as part of the development. This first developer set the standard for the JSPA which most viably (at least in the right-of-way) is the street lights and street signs.

The below language from the development agreement appears to have anticipated that Deer Cove would be the first one to develop and therefore would produce the materials and design handbook. It has been discussed that because of the below language from the development agreement Deer Cove can produce a different material and design handbook applicable only to Deer Cove. Staff does not believe this is the intent of the code. Perhaps there is a different section for in the handbook for mixed use developments. I don't believe we want to have a different design handbook for every development or every type of development.

3.1.2.5 Materials and Design Handbook. Pursuant to the requirements of the JSPA, Developer shall prepare and submit to the County a Materials and Design Handbook for Deer Cove Village (the "**M&D Handbook**") for approval by the JSPA PC. The M&D Handbook shall be submitted together with or prior to the submission of the Overall Conceptual Infrastructure Plan required pursuant to Section 3.1.4 below, and shall be subject to the approval of the JSPA PC. Once adopted, any amendments to the M&D Handbook shall require approval by the JSPA PC. The M&D Handbook shall set forth proposed unifying design elements for Deer Cove Village, including, without limitation, a proposed logo for Deer Cove Village, signage, wayfinding, maps, trailheads, and related design elements, common landscape and hardscape design features, including but not limited to: street lighting, street furniture and benches, outdoor

Page 13 of 49

Ent 434735 Bk 1183 Pg 0977

drinking fountains, outdoor garbage containers and enclosures, outdoor bike and ski racks and, where applicable, shared parking facilities. The M&D Handbook will provide for specific consistent landscape plantings, creative repetitive use of water features, where possible, as a design feature and as a sound attenuation technique, as well as consistent walls and fences, bridges, kiosks and interpretive centers. The M&D Handbook shall also provide for consistent use of color palettes and materials, as well as boulder massing and monuments, trails and cart path design elements and materials. The approved M&D Handbook shall be adopted as part of the Master CC&Rs, and shall be enforced by the master owners' association created to manage and regulate the development and operation of Deer Cove Village.

Below are sections of the JSPA code regarding the common elements required.

5.2 Unifying Objectives of the Design Plan. *Consistent with the "Vision" and the "Design Objectives" of the JSPA, one of the main purposes for the creation of the JSPA is to unify the various elements and functions within the area so the resort guests and local residents will have a consistent and memorable experience. The design elements in the JSPA are the foundation of this unification process. Unified marketing activities for the JSPA are outlined in Section 9.1.2.*

5.2.1 Unifying Standard Design Elements. *There are a series of unifying design elements that are critical for design continuity within the JSPA. It is anticipated that the first development project that submits in the JSPA will set the standard for these elements. The standard common design elements may include, but is not limited to the following:*

- b. Signage, way finding, maps, trail heads, and related design elements that will be used consistently;*
- c. Landscape and hardscape design features including but not limited to:*
 - Street lighting;*
 - Street furniture and benches, drinking fountains, garbage containers and enclosures;*
 - Bike and ski racks;*
 - Specific consistent landscape plantings;*
 - Creative repetitive use of water features where possible as a design feature and as a sound attenuation technique;*
 - Walls and fences;*
 - Bridges;*
 - Kiosks and interpretive centers;*
 - Consistent use of color palettes and materials; including boulder massing and monuments.*
- d. Trails and cart path design elements and materials; and*
- e. Certain architectural features that are specified in Section 6.0 herein.*

5.4.2.1 Benches. *A standard bench design for public seating will be identified from a selection of materials that are durable. There can be more than one bench design, so long as they all capture the unifying design within the JSPA.*

5.4.8 Kiosks/Interpretive Centers/Wayfinding. *Kiosks, interpretive centers and wayfinding are an important element to enhance the pedestrian experience for the JSPA and should embody the unifying image and logo design elements. Because the unique nature and history of the area, interpretive centers can be another item of interest in the JSPA while maintaining a seamless pedestrian experience. Kiosks are another way to insure a seamless shopping experience to visitors and guests of the JSPA. The kiosks and interpretive centers should be high quality and look permanent. Buildings should be colorful and vibrant, carrying a look of fun and excitement.*

Included in the attachments with this report are comparisons provided by the applicant for the common unifying elements. For the most part staff believes that the “flavor” of the proposed unifying elements are consistent with the approved handbook. The code section cited above for benches in 5.4.2.1 allows for different types of benches as long as they “capture the unifying design within the JSPA.” I believe this is the intent with other unifying elements. Some of the departures from the existing handbook and staff thoughts are the following:

- Streetlights and signs - Deer Cove's proposal is the same other than a request to allow other weathered steel materials not just the COR-TEN option. Streetlights and street signs are the most noticeable common elements in the JSPA and to date every development has provided the adopted streetlights and street signs. The proposal by Deer Cove does not appear to be a significant departure.
- Village lighting - The proposal includes festoon lights, higher frequency pedestrian light poles etc. Lighting is regulated by the outdoor lighting code WCC 16.21.16 which limits lumens per acre. Lighting limits may be an issue in the village core portion of the development.
- Walls - are in section 3.1.2 under the heading of "architectural design standards" in the existing handbook. This section addresses exterior building walls which are required to have a portion of be real stone. The proposal by Deer Cove is for retaining walls to be allowed to be vertiblock. The handbook does not have anything that specifies materials used for retaining walls however 16.27.20 of the code states, "retaining walls made of natural materials are encouraged when possible". Perhaps there should be a requirement for staining the walls or coloring them similar to the adopted color palette of the JSPA.
- Benches and picnic tables – the proposal states, similar to other portions of the proposal, that there should be an allowance for weathered steel not just COR-TEN.
- Bike racks - requests to use weathered steel not just COR-TEN.
- Drinking fountains – The proposal states that, "drinking fountains will be provided similarly as shown in the handbook if needed". With Deer Cove having a plaza I don't know why they would not have drinking fountains. Separation requirements should be looked into.
- Garbage receptacles – Garbage receptacles are similar to what is in the existing handbook. The proposal states that every 100' is excessive. Frequency requirements should be part of the handbook.
- Bus shelters - According to the approved handbook, have a shed roof and stone base. The applicant is proposing an updated design without a stone base. To date we do not have any bus shelters in the JSPA but anticipate that there will be some in the future. Should there be a separate design for urban and more rural areas?
- Mailboxes – mailboxes in the JSSPA will be ganged. The representation in the existing handbook has a shed roof and a stone base.
- Logo - The proposal shows an additional Deer Cove logo in addition to the JRA logo.

The planning committee should review the proposal and provide detailed feedback to the applicant so that the final materials and design handbook can address all concerns. Frequency or separation requirements should be addressed in the handbook for the items listed above.

– GEOTECHNICAL REVIEW –

A geotechnical review has been provided by the applicant and has been reviewed by a third-party consultant. The engineering department has signed off on the proposal as part of their DRC approval.

-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 Legislative Body to render a decision.

-CONSIDERATIONS FOR FUTURE APPROVALS –

Issues that will need to be addressed at future approvals that are established as part of the roadway plat approval are:

- Building heights will need to be justified from either finish or natural grade depending on their location and land use.
- Site specific geotechnical reports for fill areas.
- Man made 30% slopes and their treatment.

RECOMMENDED MOTION

Move to forward a Recommendation for Approval to the County Council for item 1 consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is 86 acres in the Jordanelle Specially Planned Area (JSPA) overlay zone.
2. The RSPA and JSPA codes were approved in 2002 and 2014 respectively and allowed a target density of 865 ERU's on this property that was approved with the 2007 master plan.
3. An amended master plan was approved in 2016 which included approval of the 864.5 ERU's.
4. A development agreement was recorded in 2017.
5. The development agreement allowed for a different approval process including a preliminary roadway plat approval.
6. The road plat approval requires the "Master Developer" to build all the items within the right-of-way.
7. The right of way within the project includes sidewalks, landscaping, special street signs and lights and all other items considered "street furniture".
8. The material and design handbook must be updated to address all the unifying common elements that will be in the street righty-of-way.
9. This approval preliminarily establishes the alignment of roads, street cross sections, grading plans and a preliminary review of the materials and design handbook.
10. The Street plan plat approval does not grant a variance from any County Code standards as a project proceeds with further stages in the approval process.
11. The Development Review Committee has reviewed the technical requirements of the proposed project and determined the project is ready for decision by the Land Use Authority.

– CONDITIONS –

1. At final roadway plat approval provide complete construction drawings for the roadway including final drawings for landscaping irrigation and walks.
2. Submittal of a final materials and design handbook with the final roadway plat application. Street furniture defined in the materials and design handbook will need to include, but not be limited to, the following with their intervals/separation; benches, garbage cans, bike racks, drinking fountains, restrooms, wayfinding type etc.
3. At final roadway plat application lighting and lumens per improved acre should be looked at especially if additional lighting is proposed in the right-of-way.

4. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.

POSSIBLE ACTIONS

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

1. Recommendation for Approval. This action may be taken if the Planning Commission finds that the Master Plan request is compliant as proposed with Wasatch County Code and all other applicable laws and that the proposed density is compatible with applicable policies and plans.
2. Recommendation for Approval with Conditions. This action can be taken if the Planning Commission feels comfortable that remaining issues can be resolved as the project progresses to preliminary plan approval. ****This action would be consistent with the staff analysis. ****
3. Continue. This action can be taken if the Planning Commission needs additional information before making a decision, if there are issues that have not been resolved, or if the application is not complete.
4. Recommendation for Denial. This action can be taken if the Planning Commission finds that the proposal does not meet the intent of the established policies, plans, or ordinances or if the application is insufficient to comply with applicable law.

EXHIBITS

Exhibit A – Vicinity Plan	14
Exhibit B – JSPA and RSPA Target densities	15
Exhibit C – Approved and Proposed master plans	16
Exhibit D – Road cross sections	17
Exhibit E – Plan view for streets	18
Exhibit F – Sidewalks/trails	19
Exhibit G – Grading plan and constraints	20
Exhibit H – Unifying elements comparison	21
Exhibit I – DRC Report	28
Exhibit J - Substantial compliance letter	31

Exhibit A – Vicinity Plan



Exhibit B – JSPA and RSPA Target Density

DEER COVE  RMD  RVMD  SCH  RVHD  HC	RESIDENTIAL MEDIUM DENSITY	6-20 DU/AC	3.5 STORIES	865
	RESORT VILLAGE MEDIUM DENSITY	70 UPA	4-6 STORIES	
	SCHOOL	NA	NA	
	RESORT VILLAGE HIGH DENSITY	80 UPA	4-8 STORIES	
	RESIDENTIAL SINGLE FAMILY OR HOTEL CASITA	(6 DU/AC) (21-40 DU/AC)	2.5 STORIES 2 STORIES	

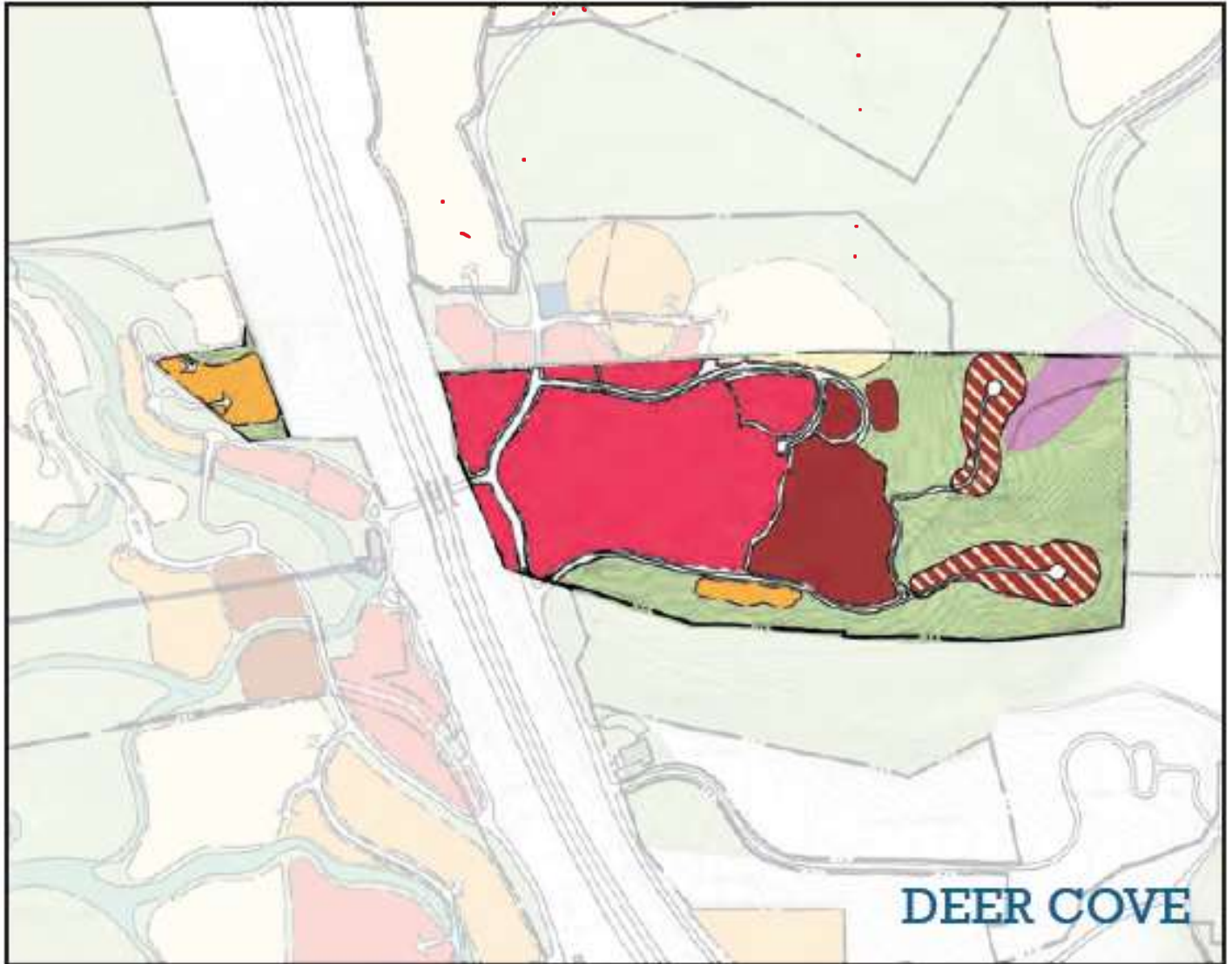
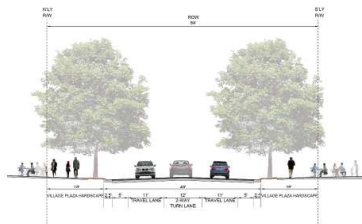
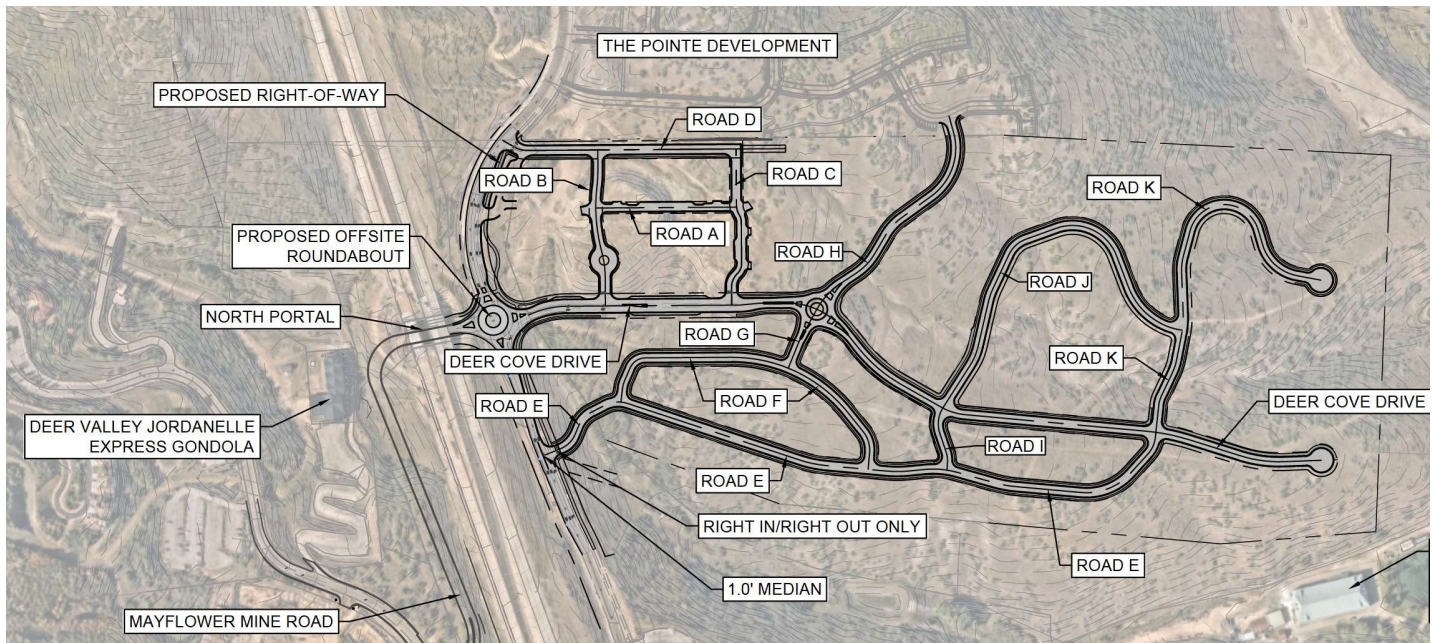
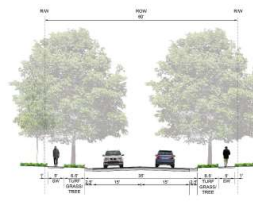


Exhibit D – Road cross sections



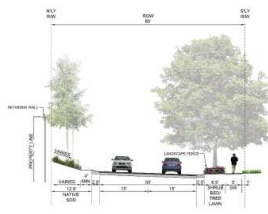
A MODIFIED MAJOR COLLECTOR STANDARD
1" = 10'-0"



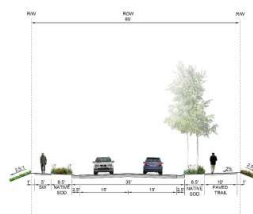
B 60' MAJOR LOCAL STANDARD
1" = 10'-0"



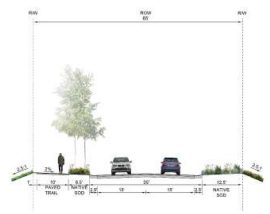
C MODIFIED 60' MAJOR LOCAL STANDARD
1" = 10'-0"



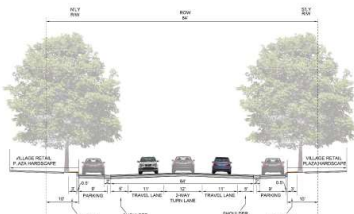
D MODIFIED 60' MAJOR LOCAL STANDARD
1" = 10'-0"



J MODIFIED 65' MAJOR LOCAL STANDARD
1" = 10'-0"



K MODIFIED 65' MAJOR LOCAL STANDARD
1" = 10'-0"



L MODIFIED MAJOR COLLECTOR STANDARD
1" = 10'-0"



M MODIFIED 60' MAJOR LOCAL STANDARD
1" = 10'-0"

Exhibit E – Plan view for streets

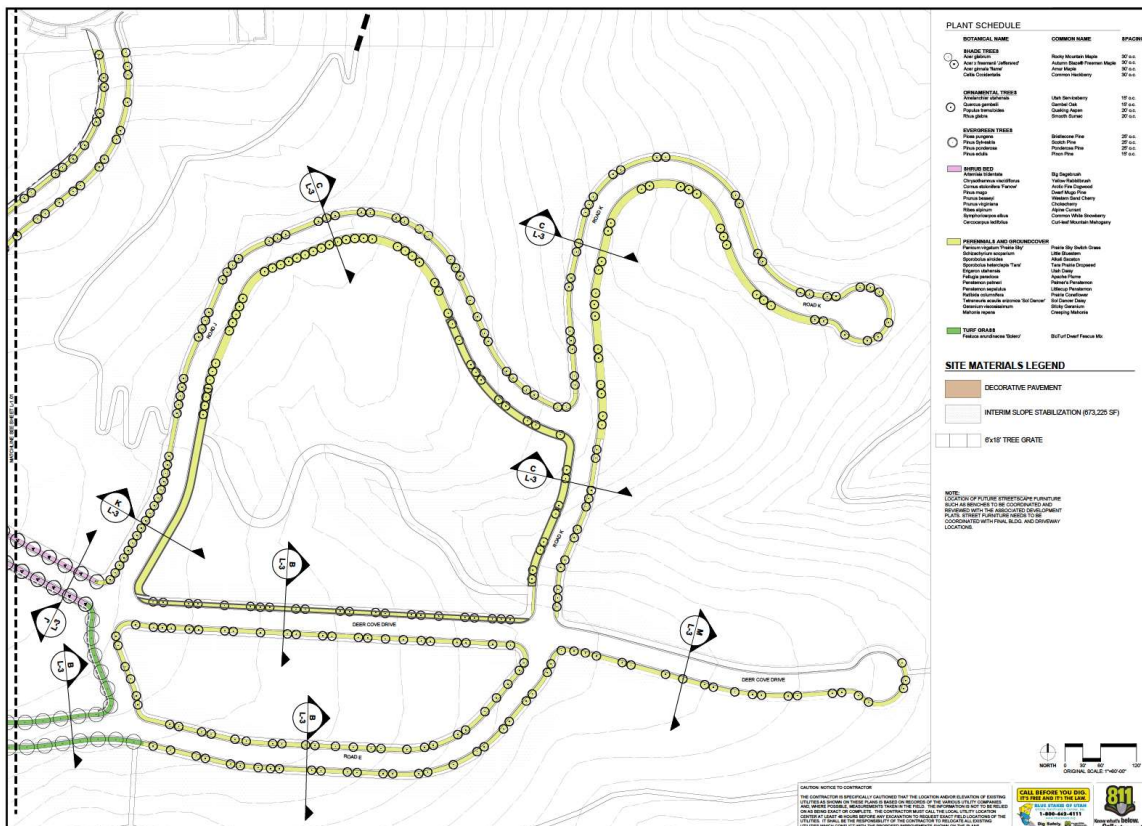
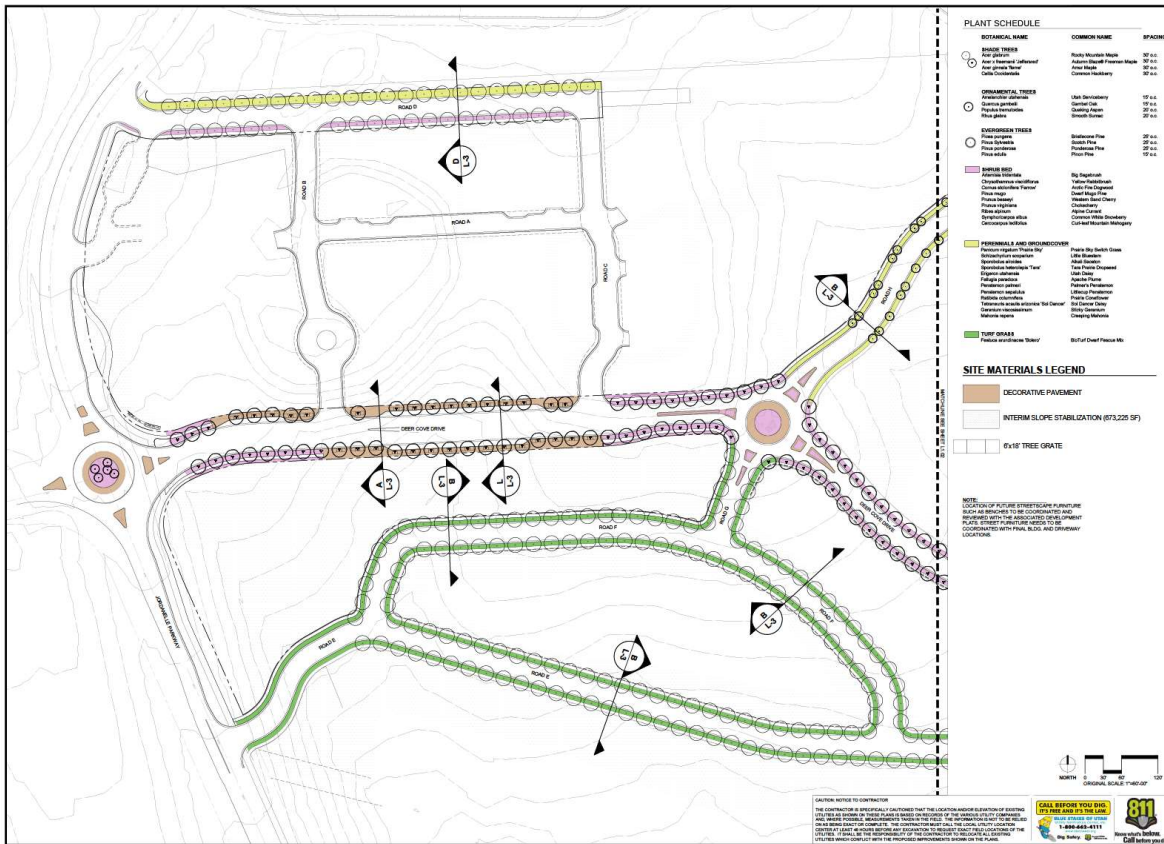


Exhibit F – Sidewalks/trails

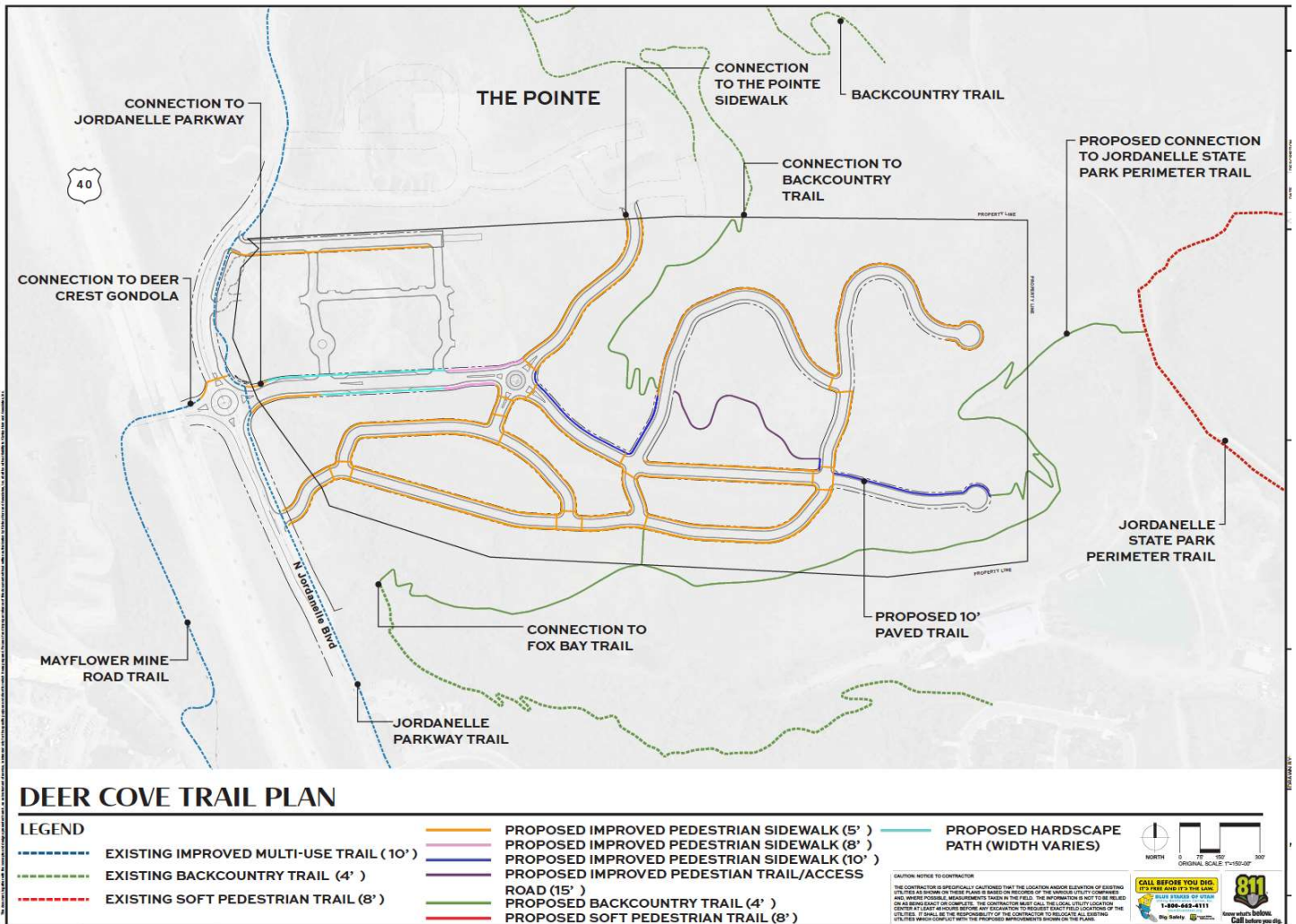


Exhibit G – Grading Plan and constraints

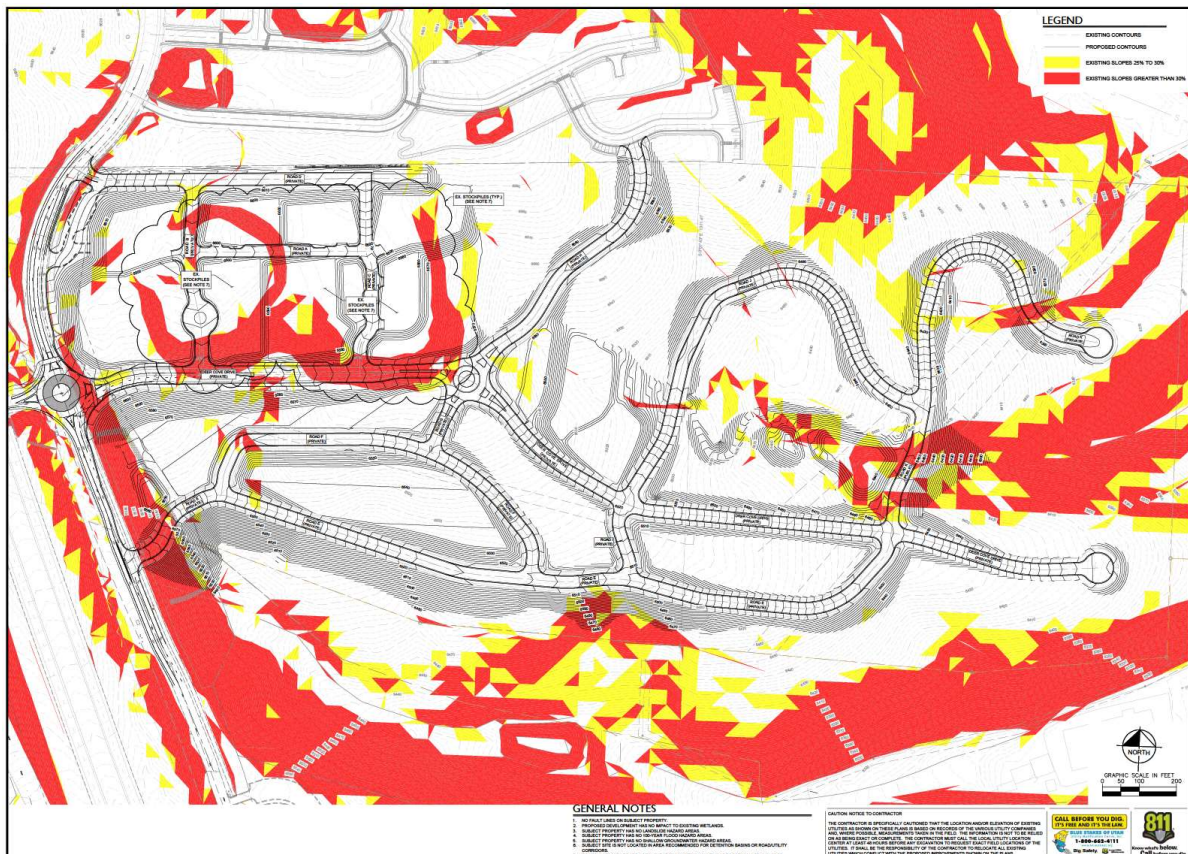
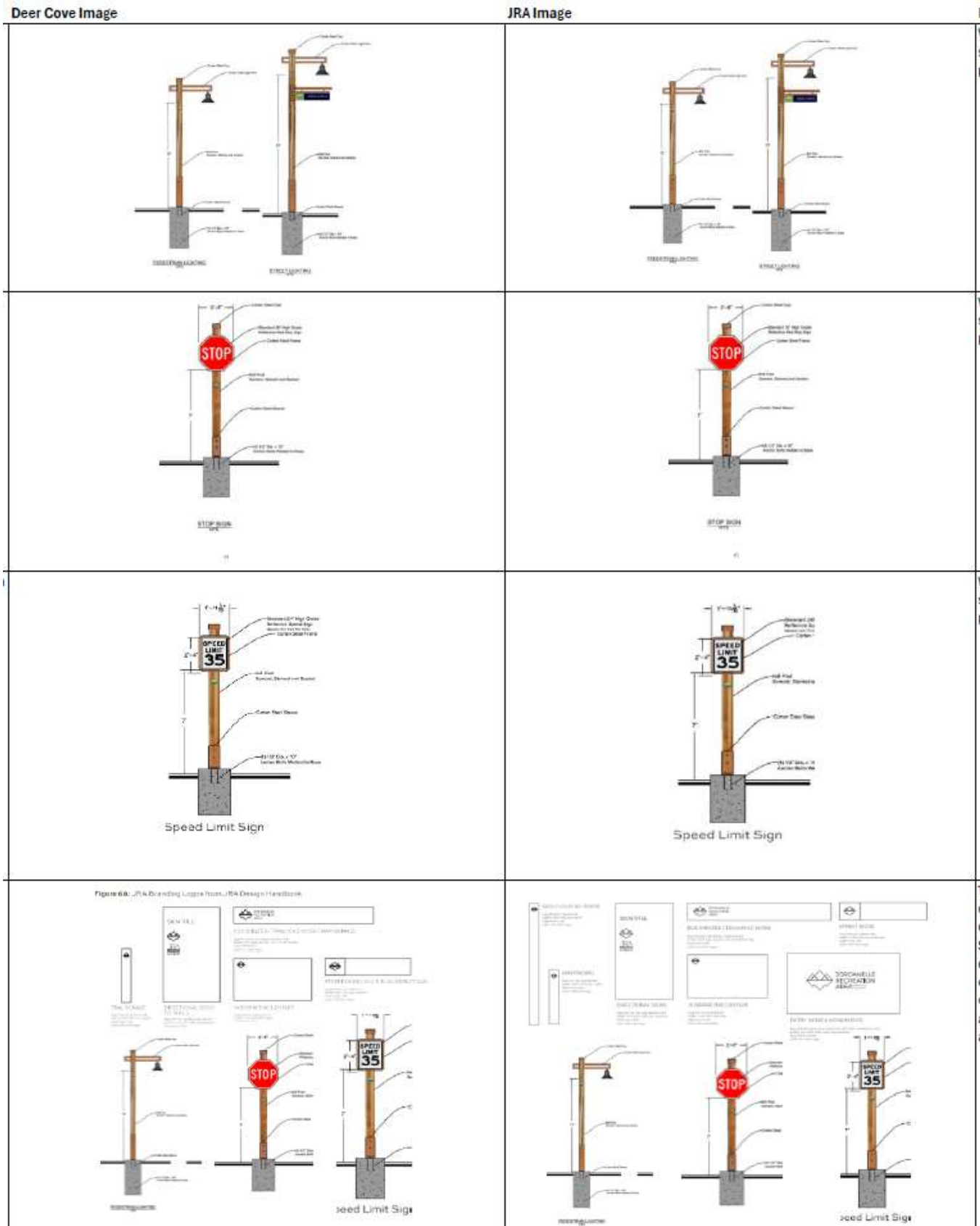


Exhibit H – Unifying elements comparison



Deer Cove Image

JRA Image



No Images Available



No Images Available





No Images Available



No Images Available

No Images Available





Figure 49: Light Exposed Aggregate Finish Concrete



Figure 50: Brushed Concrete



Figure 47: Cobblestone



Figure 48: Pavers



Figure 49: Pavers



Figure 52: Cobblestone



No Images Available

No Images Available



Deer Cove Image

JRA Image



Figure 74: Natural Stone Monument



Figure 75: Weathered Stone Monument



Figure 76: Woodland Concrete Monument

No Images Available



Figure 78: Post-Mounted Directional Sign



Figure 79: Freestanding Directional Sign



Figure 80: Natural Stone Directional Sign



Figure 81: Freestanding Directional Signage



Figure 84: Direct Image Print Map



Figure 85: Weathered Steel Interpretive Sign



Figure 86: Weathered Steel Map



Figure 87: Weathered Steel Map



Figure 89: Weathered Steel Trail Signage



Figure 90: Weathered Steel Trail Signage



Figure 91: Weathered Steel Trail Signage



Figure 92: Weathered Steel Trail Signage



BRANDING & SIGNAGE

BRANDING

3.1 DEER COVE LOGO

The Deer Cove Logo exemplifies the Deer Cove brand and should be used throughout the site. Signage design and materials should compliment the Deer Cove brand and all signage should be consistent in appearance and complimentary throughout the site.

3.2 DEER COVE LOGO USAGE

The logo mark (Figure 63) should be used on most levels of signage and should compliment the branding and natural materials of the site. The use of the logo text "Deer Cove" is dependent on the size of the logo. The logo must be used in accordance with the branding guidelines. Branding guidelines shown in Figures 65–68.

3.3 JRA LOGO USAGE

General guidelines for use of the JRA logo (Figure 71) are provided in the Deer Cove M&D Handbook. Moreover, the JRA Logo Style Application Guide (Figure 72) has been modified to reflect the Deer Cove M&D Handbook naming conventions. All JRA logo guidelines outlined in the Deer Cove M&D Handbook supersede the JRA usage/requirements.

BRANDING GUIDELINES



Figure 65: Deer Cove Logo

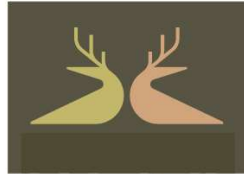


Figure 66: Deer Cove Logo Mark



Figure 67: Deer Cove Logo on Weathered Steel



Figure 68: Deer Cove Logo on Wood

DESIGNWORKSHOP



PANTONE 771C CMYK: 59 54 77 45 RGB: 78 74 52 HEX: COB461	PANTONE 617C CMYK: 27 22 75 0 RGB: 192 180 97 HEX: COB461	PANTONE 728C CMYK: 19 37 58 0 RGB: 205 160 118 HEX: CDA076
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Figure 69: Branding Colors

SWEET SANS PRO

HABORO CONTRAST - EXTENDED FAMILY

HABORO EXT THIN
HABORO EXT LIGHT
HABORO EXT BOOK
HABORO EXT REGULAR
HABORO EXT MEDIUM
HABORO EXT DEMI
HABORO EXT BOLD

SWEET SANS PRO THIN
SWEET SANS PRO LIGHT
SWEET SANS PRO REGULAR
SWEET SANS PRO MEDIUM
SWEET SANS PRO BOLD
SWEET SANS PRO HEAVY

HABORO CONTRAST — EXTENDED FAMILY

SWEET SANS PRO

Figure 70: Branding Typography



Figure 71: JRA Branding Logos from JRA Design Handbook



Figure 72: JRA Logo Style Application Guide

Exhibit B – DRC Report



Wasatch County DESIGN REVIEW COMMITTEE (DRC) COMMENTS

PROJECT ID: DEV-10154
PROJECT NAME: PRELIM - DEER COVE PRELIMINARY
ROADWAY PLAT
VESTING DATE: 12/9/2024
REVIEW CYCLE #: 4

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
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
C-PLN-App-13	PLN - County Planning Approval	There is a lot of fill on the site. Building heights in villages can be measured from finished grade but areas outside of a village must be measured from natural grade as per 6.4.3.1. This will need to be resolved at some point. The developer argument is that this is only a roadway plat approval however this sets the alignment for the roads as well as the required fill. The south road creates a lot of fill. Heights for the buildings are measured from natural grade unless this is considered part of a village.
C-PLN-App-14	PLN - County Planning Approval	This comment is from the Engineering Department and is the reason for their rejection: The comments from the 3rd party review by IGES of the AGEC geotechnical report need to be addressed for approval. The comments are uploaded as "Geotechnical Report Response #2".
DRC-ENG35	ENG - Engineering	Condition of approval: Applicant to have the Geotechnical Report prepared by AGEC updated to address review comments for final. If there are any land drains required for the construction of the roadways as shown on the plat, a map showing the location of the drains needs to be provided
FIRE-App-1	SSD - Fire SSD Approval	If secondary access serves multi family (not townhomes) or commercial it may not be gated. Gate function to be approved by Wasatch Fire.

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Engineering Dept		
Comment ID	Sheet Name	Comment
DRC-ENG36	Geotechnical Report Response #2	Future approvals for site/building permits may require site specific geotechnical studies and slope stability analysis.
DRC-ENG35		Condition of approval: Applicant to have the Geotechnical Report prepared by AGEC updated to address review comments for final. If there are any land drains required for the construction of the roadways as shown on the plat, a map showing the location of the drains needs to be provided

DRC - GIS Dept		
Comment ID	Sheet Name	Comment
DRC-GIS1	Deer Cove Preliminary Roadway Plat	Conditional approval: Please work with the GIS team (gis@wasatch.utah.gov) to create names for these roads for the final plat. To start, send a CAD file of the roads to the

		aforementioned email. We can provide you with a road naming guide. Note that the county does not accept any more road names beginning with "Deer," so "Deer Cove" will not be a usable road name. Final plat with road names should also specify which roads are public and which are private.
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EXT – MAG Regional Trail Planner		
Comment ID	Sheet Name	Comment
DRC-MAG1	Deer Cove Preliminary Roadway Plat	Conditional approval. It is very hard to meet the grade code requirement of less than 10% when building in areas of greater than 30% slopes. Routs will need to be flagged for approval. Conditions of 3.1.5 in MDA should be met.

COUNTY MANAGER

Dustin A. Grabau

COUNTY PLANNERS

Doug G. Smith, Director
Austin Corry, Assistant Director
Anna Anglin, Planner
Anders Bake, Planner
Caden Lyon, Planner



COUNTY COUNCIL

Colleen Bonner
Kendall Crittenden
Karl McMillan
Mark Nelson
Spencer Park
Erik Rowland
Luke Searle

May 6, 2025

Deer Cove Company
4100 Newport Place, Suite 790
Newport Beach, CA 92660
Attn: Jason Keller

Dear Jason,

I have been asked to provide a letter stating that the Deer Cove master plan submitted with the road plan plat does not materially modify the master plan in the development agreement recorded on February 15, 2017. Section 3.1.2.2 of the development agreement allows flexibility for changes that are not deemed to be material. I believe that this section of the development agreement provides the flexibility for me to determine that the master plan submitted with the road plan plat does not materially modify the recorded master plan.

The proposed road plan plat does change the location of the plaza. As a result, the "Pedestrian Only Street plaza" has shifted north of the main entrance road to north side of Deer Cove (Deer Cove Drive). This pedestrian only street, if implemented properly, will satisfy the resort village JSPA retail and plaza requirements by complying with Sections "2.1.2.11 Resort Village", "5.1.2 Principle 2", "5.5.2 Plazas", "6.2.2 Neighborhood B", "6.5.3 Resort Village Retail Storefronts", and "6.5.7.2 Ground Floor" and any other applicable code sections for plazas and the JSPA section of the Wasatch County Code. As the project progresses, compliance will continue to be monitored, and additional information or a change in the proposal could change or annul this determination.

To ensure Deer Cove will satisfy the JSPA requirements for having retail on both sides of the pedestrian street north of Deer Cove Drive, the Deer Cove Company has also agreed to enhance activity and engagement along Deer Cove Drive by activating the ground floor of the proposed stacked condo buildings located on the south side of Deer Cove Drive. The ground floor of each building on Deer Cove Drive will be required to include either retail uses, or condo amenity uses such as fitness centers, resident lounge/club rooms, outdoor patios, co-working office spaces, and/or cafes.

This letter only addresses the determination of a "material modification". This letter does not waive or modify any requirements of code for the planning department or any other department in their review of future land use applications, including the preliminary Roadway Plat or any future preliminary plat and site plan reviews within Deer Cove. Approval of the road plan and other future approvals is up to the land use authority. This letter does not waive anything that the land use authority will review as part of their future reviews.

If there are any questions regarding this, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Smith".

Doug Smith
Wasatch County Planning Director

Exhibits:

- A. Substantial conformance land use plan
- B. Substantial conformance conceptual layout
- C. Substantial conformance neighborhood B JSPA code
- D. Section 3.1.2.2 of the Development agreement
- E. Exhibits from 2017 development agreement

Exhibit A



Exhibit B

EXHIBIT B- SUBSTANTIAL CONFORMANCE CONCEPT LAYOUT & GENERAL BUILDING LAYOUT



- DEVELOPMENT**
- A. EXISTING BUILDING
 - B. NEW BUILDING
 - C. EXISTING BUILDING
 - D. EXISTING BUILDING
 - E. EXISTING BUILDING
 - F. EXISTING BUILDING
 - G. EXISTING BUILDING
 - H. EXISTING BUILDING
 - I. EXISTING BUILDING
 - J. EXISTING BUILDING
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 - N. EXISTING BUILDING
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- EXISTING FEATURES**
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pk Think
Architecture

DEER COVE MASTER PLANNING PACKAGE

JOHN HILL PROSPECT PLANNED AREA



SITE PLAN - OVERALL

D003

2022.05.11

Exhibit C

EXHIBIT C - SUBSTANTIAL CONFORMANCE NEIGHBORHOOD B JSPA



DEER COVE MASTER PLANNING PACKAGE

pk Think
Architecture

DEVELOPMENT ZONES



SITE PLAN - OVERALL

D003

7/10/2023 10:00 AM

Exhibit D

3.1.2.2 Flexibility and Amendments. The County and Developer acknowledge and agree that the Master Plan and the various elements comprising the same are a conceptual depiction providing general guidelines for the development of Deer Cove Village into one or more Projects and generally designating proposed land uses and allocating density among such Projects and establishing a conceptual plan for traffic circulation, land use and infrastructure development. While depicting roadways, certain utility locations and potential property boundaries between the Projects, such roadways and property boundaries may be adjusted by the Developer or the County as necessary in connection with development of Deer Cove Village into one or more Projects. In addition,

Page 11 of 49

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Developer may propose ERU density allocations and land uses within the various Projects comprising Deer Cove Village that differ from those shown on the Master Plan, provided that land uses and density allocations are consistent with the requirements of the JSPA. The County may require that subdivision plats include a statement of the maximum density for the platted area, or for specific Development Lots shown on such plats, if the maximum ERU density for any plat or Development Lot is determined at the time such plat is approved. In order to monitor the allocation of ERU density throughout Deer Cove Village, the County and Developer shall cooperate in establishing a master density list that summarizes the allocation of ERU density among all of the Development Lots in Deer Cove Village ("**Master Density List**"). The Master Density List shall be amended from time to time as plats or site plans are approved that specify maximum density for specific Development Lots or Projects, and may be recorded at the option of the Developer or the County. The County agrees to consider in good faith, without requiring amendment of the approved Master Plan, Developer's applications for Preliminary Plat, Final Plat and Project specific approvals unless the proposed application materially modifies the Master Plan in the opinion of the Director or the JSPA Planning Commission. To the extent that the County determines that an amendment to the Master Plan is required before a given subsequent application may be approved by the County, the County agrees to consider such proposed amendments in good faith.

LAND USE PLAN

