



WASATCH COUNTY JSPA PLANNING COMMITTEE MINUTES

AUGUST 19, 2025

MEETING TIME: 3:00 P.M.
MEETING PLACE: Wasatch County Administration Bldg., 25 North Main, Heber City, Utah
COMMITTEE MEMBERS PRESENT: Chair Bill Redkey, Mark Hendricks, Peter Meuzelaar, Craig Hahn (via Zoom), Robert Holmes
EXCUSED: Committee Member Ray Whitchurch
STAFF PRESENT: Doug Smith, 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 Chair Bill Redkey and repeated by everyone

BUSINESS ITEMS

❖ ELECTION OF A NEW CHAIR AND VICE CHAIR

MOTION

Committee Member Robert Holmes made a motion to keep the Chair and Vice Chair the same: Chair – Bill Redkey and Vice Chair – Mark Hendricks.
Committee Member Peter Meuzelaar seconded the motion.

VOTE (4 TO 0)

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN	Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN
Robert Holmes	<u>AYE</u>	NAY	ABSTAIN	Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN

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

MOTION

Committee Member Robert Holmes made a motion to approve the minutes of the October 17, 2024 meeting as written.

Committee Member Peter Meuzelaar seconded the motion.

VOTE (3 TO 0)

Bill Redkey **AYE** NAY **ABSTAIN**
Robert Holmes **AYE** NAY ABSTAIN

Peter Meuzelaar **AYE** NAY ABSTAIN
Mark Hendricks **AYE** NAY ABSTAIN

REGULAR AGENDA ITEMS

ITEM #1 DEER COVE COMPANY LLC IS REQUESTING PRELIMINARY ROADWAY PLAT APPROVAL AND RECOMMENDATIONS ON DESIGN HANDBOOK CHANGES. DEER COVE IS LOCATED ON THE EAST SIDE OF THE JORDANELLE PARKWAY DIRECTLY ADJACENT AND EAST OF THE NORTH PORTAL IN SECTION 24, TOWNSHIP 2 SOUTH, RAGE 4 EAST IN THE JSPA (JORDANELLE SPECIALLY PLANNED AREA) OVERLAY ZONE. **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 SEPTEMBER 3, 2025. (DEV-10154 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.

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:

- The applicant provided a history of the project to this point. This project is one of two project in the JSPA that uses the Village Center land use designation. The applicant gave an overview of the intended land uses and layout of the project.
- Allison A. with the SkyRidge development expressed support of the development and concern with the proposed street furniture. She would like the street lights to use the CorTen materials that the other developments were required to use in the JSPA.

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

- Mark Hendricks had concerns regarding the grading plan and the excessive amount of fill in the project. He is concerned that this will not be structurally sound or visually appealing.
- Robert Holmes asked how snow storage will be handled. Doug Smith explained that snow storage will be required and reviewed in later applications.
- Robert Holmes asked about changes to access. Doug Smith explained that the project was approved by the fire department and that the project will be required to comply with the 1300 foot dead end access requirements.
- Peter Meuzelaar noted that some of the materials do not match the JRA design handbook. This will be further reviewed as part of the Final Plat Application.
- Mark Hendricks asked the applicant about the business model for the development. The applicant explained that individual lots will be sold and controlled by an HOA.

- Mark Hendricks asked about the patina weathered steel rather than CorTen. He feels comfortable with the proposed change after the applicant's explanation of cost and availability issues with CorTen.
- Mark Hendricks would prefer that the bus shelter follow the design handbook and provide a snow shelter.
- Mark Hendricks asked about the proposed fill. The applicant explained that the fills are a result of natural grade that falls about 20% from West to East. The maximum road slope of 10% requires substantial cuts and fills in some areas.
- Peter Meuzelaar expressed concerns that the project will not fit the JRA handbook. The applicant explained that differences between what is proposed and the JRA handbook are a result of some materials not being available and a desire to modernize the project.
- Craig Hahn asked why there is a section of 5' trail near the Jordanelle blvd. roundabout and if this could be widened to be consistent. He likes the new look of the bus shelter but thinks that they should provide snow shelter and use a design that can be replicated elsewhere in the JSPA. He prefers raised tree planting areas rather than street trees on standard 5'x5' grates which struggle in this environment. The applicant explained that they would prefer to provide larger tree grates that would be likely to last.
- Mark Hendricks raised a concern about the road grades. Staff explained that the grades were approved by the fire and engineering departments.

MOTION

Committee Member Bill Redkey made a motion to recommend approval.

Committee Member Peter Meuzelaar seconded the motion.

VOTE (5 TO 0)

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN				

FINDINGS / BASIS OF JSPA PLANNING COMMITTEE DETERMINATION

The motion includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; JSPA Planning Committee determination is generally consistent with the Staff analysis and determination.

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 right-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, transit stops, 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.
- 5. The sidewalk on the South side of Deer Cove Drive just East of the Jordanelle Parkway roundabout will be enlarged from 5’ to 8’
- 6. The bus enclosure will include a snow shelter.

ADJOURNMENT

MOTION

Chair Bill Redkey made a motion to adjourn.
Committee Member Mark Hendricks seconded the motion.

VOTE **(5 TO 0)**

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN				

Meeting adjourned at 4:15 p.m.

BILL REDKEY / CHAIR



Item 1 – Jordanelle Jubilee

Master Plan, Density Determination and Constraints Analysis

Project: DEV-10549 Jordanelle Jubilee	Acreage: 3.999 acres Total, 2.649 RMD, and 1.35 acres open space
Meeting Date: 30 September 2025	Proposed Density: 36 Units, 33 ERU's, 13.5 UPA
Report Date: 23 September 2025	Zoning Designation: Proposed JSPA (RMD) Residential Medium Density and Open space
Report Author: Anders Bake, Planner	Related Applications: Jordanelle Jubilee Zone Map Amendment (DEV-9502)
Council Action Required: Yes	
Type of Action: Legislative	
Applicant: Pete Gillwald	
Address: 1889 West Alpine Ave.	

DETERMINATION ISSUE

Whether or not the application meets the applicable laws governing the use and development of land in Wasatch County, including restrictions on physically constrained lands, consistency with surrounding developments and commitments to comply with JSPA regulations. The proposal is a residential development in the Jordanelle Specially Planned Area (JSPA) overlay zone. The land use decision includes a determination to allow a density of 36 Units (33 ERU's) for the property in the Residential Medium Density (RMD) land use category. This determination is a legislative decision to be made by the Wasatch County Council after receiving a recommendation from the JSPA Planning Committee.

RECOMMENDATION

Based on the analysis in this 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 Planning Commission forward a POSITIVE RECOMMENDATION of the proposed master plan and recommend a density of 36 Units (33 ERU's) based on the findings and subject to the conditions included the staff report.



BACKGROUND

The subject property is located on the East side of I-40 between the Jordanelle Parkway and Alpine Ave. The property consists of approximately four acres and is currently vacant. The applicant is seeking to develop the property into a residential development with two condominium buildings. The proposal includes a total of 36 condominium units which will be 33 ERU's (some units are under 1500 sf. and therefore only .75 of an ERU). The property is zoned Mountain (M) but is included in the boundaries of the Jordanelle Specially Planned Area (JSPA) overlay zone. This application is being considered concurrently with a Zone Map Amendment Application to apply the Residential Medium Density (RMD) land use category to the property (DEV-9502) which would allow a density of up to 53 units on the property. The proposed site design and buildings are subject to meeting the requirements of the JSPA found in the zoning code and JRA handbook.

PURPOSE AND INTENT

The subject property is in the JSPA zone which allows significant density bonuses but also requires strict adherence to higher design, materials standards and consistent common elements with the rest of the JSPA. The purpose outlined in the JSPA zone is quoted (in part) below:

16.41.01: PLANNING CONTEXT SUMMARY

1.1 Vision and Purpose. The Vision and Purpose for the JSPA Specially Planned Area ("JSPA") is:

1.1.1 To Create a Globally Recognized "Year-Round" Resort.

1.1.2 To Preserve and Enhance the Beauty and Environmental Integrity of the JSPA.

1.1.3 To Support expand the Deer Valley Ski System. The Deer Valley Ski System is a year-round recreational amenity that supports skiing, hiking, and mountain biking. A summary of the Ski Portals in relation to the density areas is shown in Plan B-5 in the Plan Book.

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:

- A. Density Pods, as defined below in Section 2.1.2.6, designed in a manner to support recreational activities of the area;
- B. The quality standards of Four (4) and Five (5) star hotels;
- C. Encourage Eighteen to thirty-six (18-36) holes of golf and a private golf club;
- D. Fitness and wellness centers;
- E. 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;
- F. The potential for enhanced lakeside access and facilities for boating, fishing and water sports;
- G. Retail, dining and entertainment;
- H. Transit and people-moving systems to access all major Density Pods and Resort Features and amenities;
- I. Adequate and accessible parking;
- J. A wide range of well-segmented real estate products;
- K. Gathering places that create a vibrant village center area; and
- L. Immediate access to local recreational activities that are unparalleled.

1.1.5 To Continue the Deer Valley Quality Design Precedents. Deer Valley has established a design standard which is referred to as the "Mountain Resort Look." Its high quality and harmonious relationship to the environment have set it apart from other resorts. The JSPA will continue this tradition.

1.1.6 To Maintain the Deer Valley Quality Operating Standards. The JSPA will maintain the high standards of service and food quality of Deer Valley. It is anticipated that the use of Deer Valley's name by participants in the JSPA will be subject to a license agreement with the Deer Valley Resort. The effect of the license agreement will be to require high design and operating standards consistent with the Deer Valley "brand." It is encouraged that applicants work with Deer Valley to meet these standards.

...

KEY ISSUES TO CONSIDER

- Compliance with zoning requirements, including supplementary development standards.
- Compatibility with the General Plan.
- Compatibility with the JSPA Plan Book and JSPA Design Handbook (determined with future reviews).
- Compatibility with the physical constraints of the site.
- Gross acreage for the RMD zone is 2.649 which allows for a range of 15–53 Units.

STAFF ANALYSIS

– LAND USE AND DENSITY –

The subject application is being considered concurrently with a Zone Map Amendment application to apply the Residential Medium Density (RMD) and Open Space land use categories in the JSPA to the property. The subject application was reviewed under the requirements of the proposed JSPA overlay zone land use categories. The following image shows that the applicant is proposing a RMD land use for 2.649 acres on the West side of the property and an Open Space land use for 1.35 acres on the East side of the property:



The proposed RMD land use category would allow residential condominiums as a permitted use with a density range between 6 to 20 units per acre. The maximum number of units allowed on the 2.649 acres of developable land in the proposed RMD land use category would be 53 units. The applicant is proposing the construction of two 18-unit residential condominiums. 24 of the proposed residential units are over 1,500 square-foot units (1,525 square feet) which are assigned one ERU according to County Code. 12 of the proposed residential units are under 1,500 square-feet (1,050 square feet) which are assigned 0.75 ERUs. The proposed 36 residential units

are 33 ERU's which complies with the maximum density of 53 units that would be allowed on the property under the RMD land use category.

Number of units	Square feet	ERUs
24	1,525	24 (1 per unit)
12	1,050	9 (0.75 per unit)
Total		
36		33

The RMD zone considers gross acreage when considering density as shown in the definitions from the JSPA code below:

2.1.2.8 Gross Density means the total Units in a Property, Density Pod or Zone, divided by the acreage in that Density Pod or Zone.

2.1.2.15 RMD The maximum Gross Density for the RMD Zone is six (6) to twenty (20) Units per acre.

– SETBACKS –

The RMD land use category requires building setbacks of 20 feet from a street, 20 feet from a rear yard property line and 10 feet from a side yard property line. The applicant has demonstrated that the proposed structures will comply with these requirements. The structures are also compliant with the 50-foot setback requirement from the Jordanelle Parkway.

– ENVIRONMENTAL CONSTRAINTS ANALYSIS –

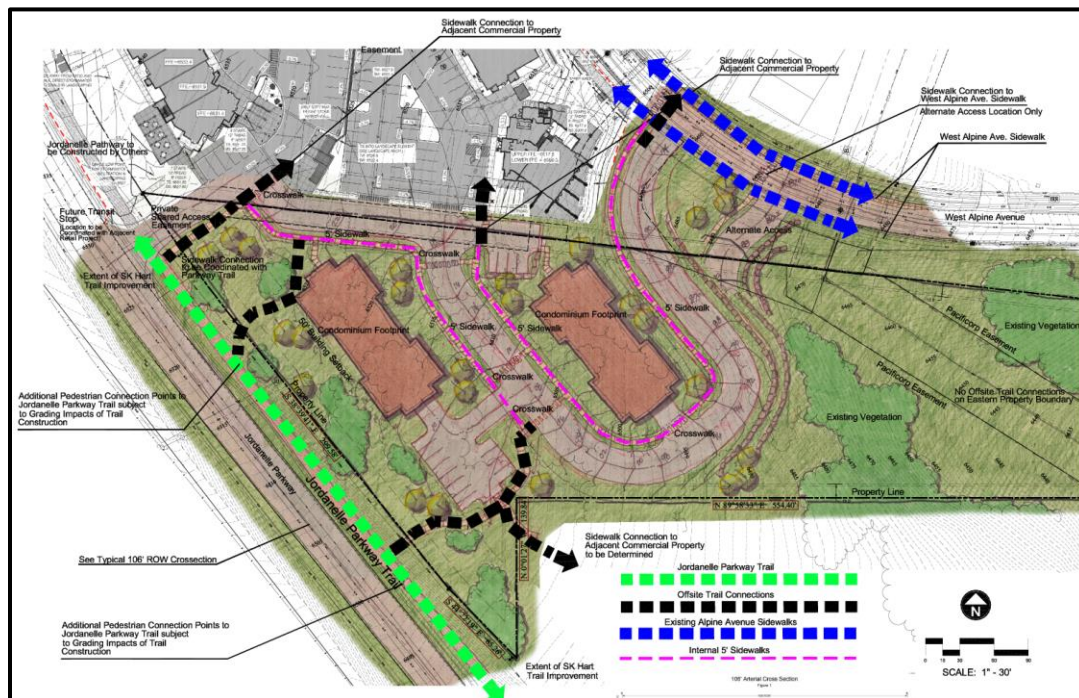
Wasatch County Code 16.27.25 requires an environmental constraints analysis to be submitted with any master plan application which outlines the potential constraints on development activity. The documentation provided by the developer asserts that the only environmental constraint on the subject property are portions of slope exceeding 30%. These areas of steep slope are located in the proposed open space area of the development. There is a portion of slopes between 25% and 30% located in the RMD land use but there are no proposed structures in this area. The developable acreage in the RMD land use is 2.649 acres. The applicant's documentation asserts that all aspects of the code can be complied with and accommodate the density and conceptual layout presented in the application proposal.

– OPEN SPACE & TRAILS –

The JSPA requires projects to dedicate 20% of the project area to open space. The open space can include things like parks, trails, and other community assets. With that requirement, 10% of the open space is required to be contiguous land having slopes less than 10% to ensure that a portion of the open space is easily accessible to those who may not be able to access steeper areas.

With a project area of 3.999 acres, this requires 0.80 acres of total open space. The applicant is proposing to dedicate a total of 1.35 acres of open space on the East portion of the property. The property includes a total of 2.88 acres of open space when including the open space parcel and the areas around the buildings and roads. The development includes internal sidewalks and trails that connect to offsite trails as shown in the image below. There are no proposed trails or amenities in the open space area. The County Council will need to determine whether the proposed open space complies with the requirement to be usable land that is available for gathering spaces, parks, playgrounds and other areas that are easily accessible. The Preliminary Plan

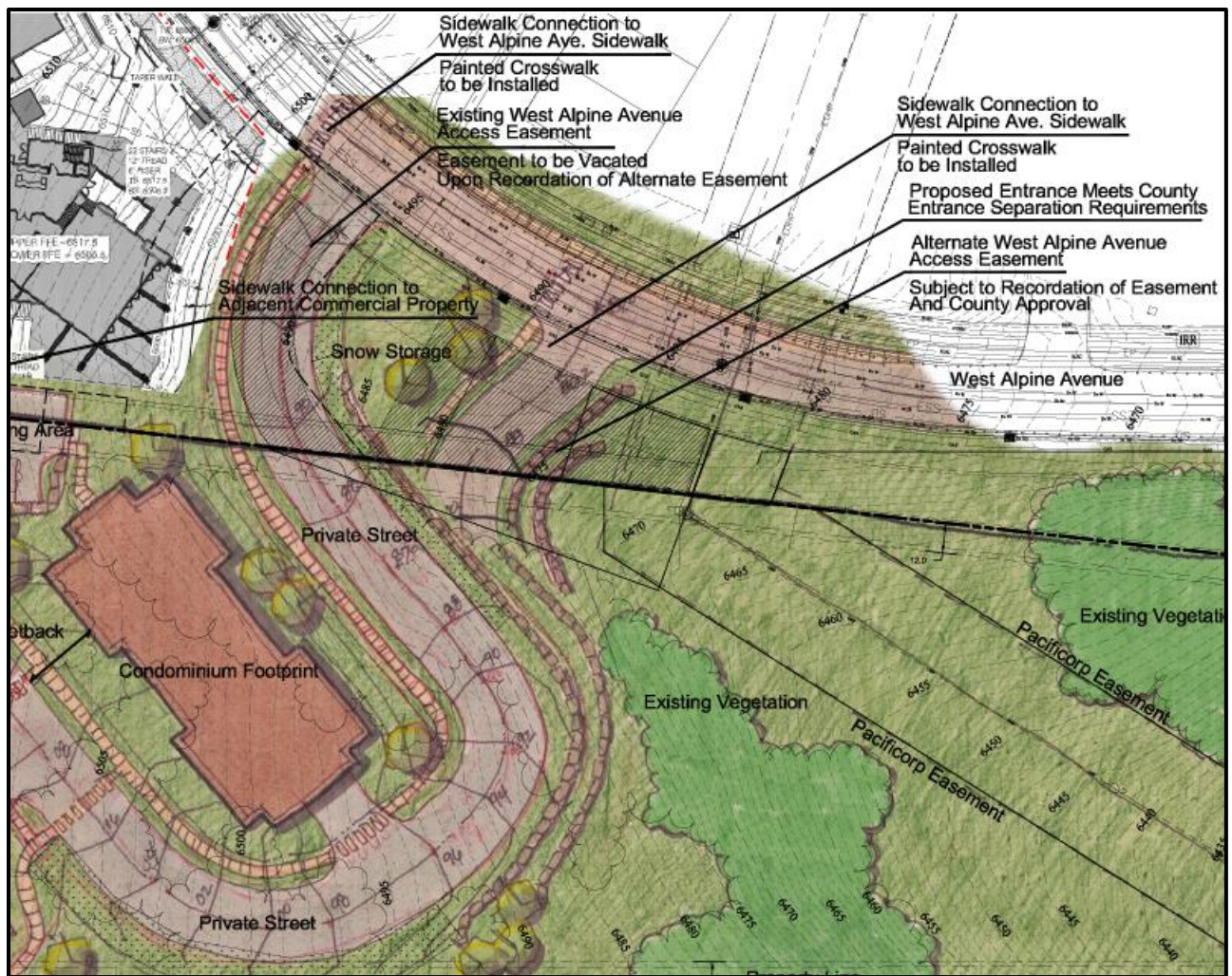
application will need to demonstrate that the proposed open space complies with the requirement that at least 10% of the open space have slopes under 10%.



– TRAFFIC ANALYSIS AND ROADS –

Two accesses feed into the subject property, one from the Jordanelle Parkway and one from Alpine Avenue. The access onto Jordanelle Parkway is proposed to become a shared access with the property to the North which is currently being reviewed for the Keetley Square commercial development. The shared access would aid in reducing the number of access drives onto the Parkway.

The Circulation Plan currently shows that the property will access Alpine Avenue through an easement on the Keetley Square property. The applicant is currently working with the owner of the Keetley Square property to relocate the access easement further East. This amended easement would need to be recorded before the Preliminary Plan Application can be approved with the alternative location. A portion of the circulation plan below shows the location of the potential relocation of the access easement.



surface parking stalls and 60 underground stalls. Future applications will need to include additional details to verify that the parking stalls, locations, landscaping and aisles comply with all parking code requirements.

– GEOTECHNICAL REVIEW –

The applicant has provided a geotechnical report that has been reviewed by the county review engineer and determined that the soil's stability is generally acceptable. The report and plans have identified areas of 25-30% slopes and slopes over 30%. The proposed buildings are not located on any areas with slopes over 25%. The geotechnical report reviews each of the potential hazards that must be considered by county code and has concluded that there are no hazards other than steep slopes present on the subject property.

– LANDSCAPING –

Landscaping plans are not required with the Master Plan application. While the areas for landscaping are identified, this will need to be more detailed at the preliminary submittal with details of species, sizes, and quantities. During the preliminary review, there will need to be a landscape architect used. Berming or other methods will need to be used to mitigate the visual impact of parking areas from the public streets.

– STORM WATER –

The applicant has proposed a stormwater detention facility in the open space portion of the development. The Storm Drain and Grading plan states that the stormwater detention facility will be designed at time of the Preliminary Plan submittal.

– ARCHITECTURAL STANDARDS –

Building Height – Wasatch County Code states that building heights are limited to forty-two (42) feet or three and one half (3+) Stories, whichever is greater in the RMD land use category. The Master Plan application does not require full architectural plans which identify the proposed building height. However, the applicant has proposed draft renderings of a three-story building and has been made aware of the height requirements.

Architectural Design Standards – The proposed residential condominium buildings will be required to comply with each of the architectural design standards found in Wasatch County Code and the JRA handbook. The draft renderings provide some details to demonstrate that the proposed buildings can comply with these requirements. These details include wood, stone, and metal facades as well as metal roofs. The draft building images DO NOT appear to comply with requirements for building color or garage door materials. In future applications, the applicant will be required to include additional details to demonstrate compliance with all architectural design standards.

– COMMON ELEMENTS –

The JSPA handbook requires common elements like streetlights and street signs. The application for preliminary approval will need to include the common design elements, in compliance with the handbook, as part of the submittal.



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.

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 3.999 acres in the Jordanelle Specially Planned Area (JSPA) overlay zone.
2. The JSPA allows for higher density than the underlying zone through a master plan, physical constraints analysis, and density determination to be analyzed by the legislative body for conformance to established plans and policies.
3. The JSPA code requires properties within the boundaries of the JSPA to develop using the JSPA code (Section 1.3.3).
4. The JSPA land use categories being proposed are the Residential Medium Density (RMD) and Open Space categories which are consistent with the guidelines for approval found in the JSPA Plan Book.

5. The proposal includes two 18-unit condominium buildings with a total ERU count of 33 ERU's which would comply with the maximum density allowed in the RMD land use category.
6. The proposal demonstrates compliance with the physical constraints analysis requirements in Wasatch County Code. According to the applicant's analysis, the only constraints present on the property are steep slopes which are present in the open space and not on the proposed building envelopes.
7. The proposal includes an adequate amount of open space on the site.
8. The application documents demonstrate that the site will comply with street block connectivity and parking requirements.
9. The proposal demonstrates that it can comply with the architectural standards outlined in the JRA handbook with only minor adjustments to the color and garage doors.
10. The proposal will have to demonstrate compliance with the uniform streetlight and street sign requirements of the JSPA design handbook.
11. Master plan approval does not grant a variance from County Code standards as a project proceeds with further stages in the approval process.
12. 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. This Master Plan, Density Determination, and Physical Constraints Analysis Application is not approved until the Wasatch County Council grants approval of the proposed Zone Map Amendment to assign the Residential Medium Density (RMD) and Open Space land use categories to the subject property.
2. Compliance with the JSPA design handbook and all other code requirements will need to be demonstrated through future applications.
3. 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 JSPA Planning Committee can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the JSPA Planning Committee should state new findings.

1. Recommendation for Approval. This action may be taken if the JSPA Planning Committee 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 JSPA Planning Committee 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 JSPA Planning Committee 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 JSPA Planning Committee 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.

NEXT STEPS

If the requested master plan is approved and the density determination made, the applicant could proceed with preliminary plan approval where more refined details are provided. If the further detail provided at preliminary plan reveals issues with code compliance, the density determination may need to be reduced or revisited.

If the requested master plan is denied, the applicant would not be allowed to develop the property as proposed. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

EXHIBITS

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Exhibit A – Vicinity Plan



Exhibit B – Proposed Site Plan



Exhibit C – Physical Constraints Analysis



March 19, 2025
Amended April 26, 2025
Amended May 02, 2025
Amended June 24, 2025

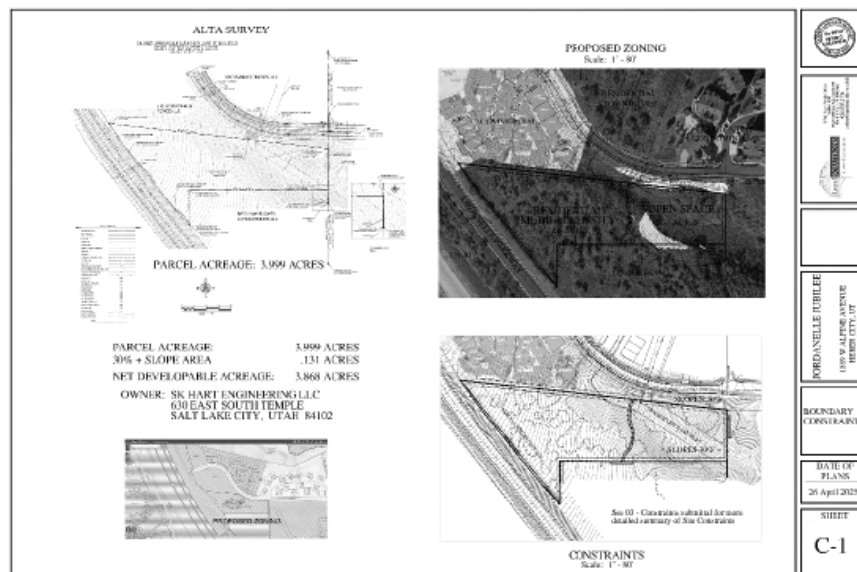
Wasatch County Planning Department
35 South 300 East
Heber City, Utah 84032

IE: Jordanelle Jubilee Constraints

To whom it may concern:

As required for a Master Plan/Density Determination application, Site physical constraints are to be represented.

The site consists of approximately 4 acres and due to the small size of the parcel, the only constraints are illustrated on the Boundary exhibit.

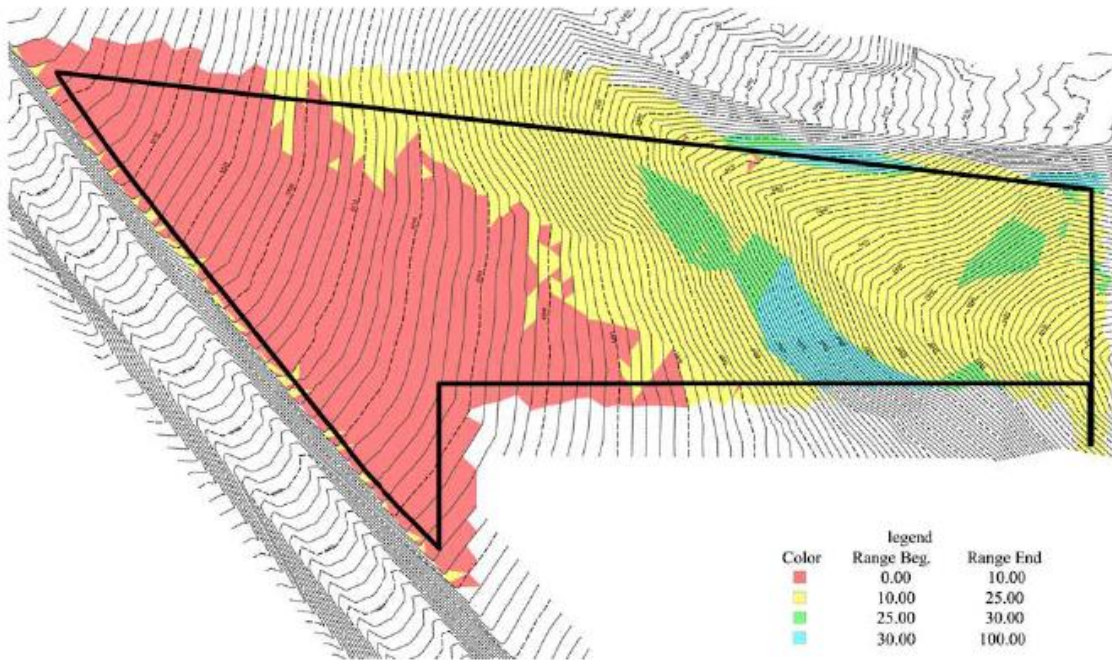


The extent of physical constraints are slopes of 30% or greater which are shown.

16.27.25:

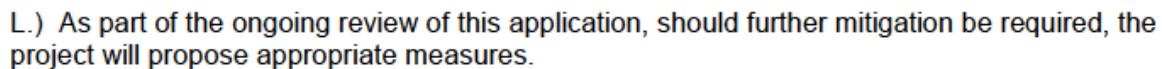
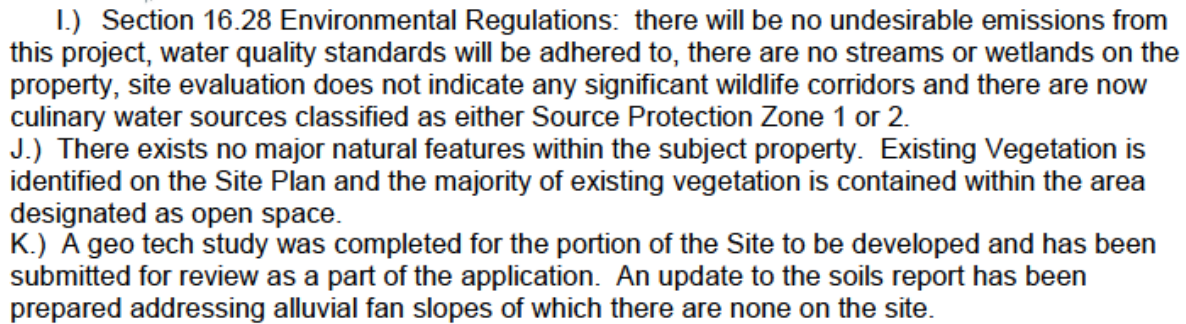
A.) 30% slopes are identified on the Land Use Plan and encumber .131 Acres of the site.

Slope Map



- B.) No fault lines exist within the subject property
- C.) No wetlands exist within the subject property
- D.) No Landslide areas exist within the subject property
- E.) No 100 year floodplain hazard exists within the subject property
- F.) No shallow groundwater hazard, streams, drainage corridors springs, seeps or surface water areas exist within the subject property
- G.) Proposed Development of the subject property will not occur within areas designated for stormwater detention, utility corridors or established roadways
- H.) Proposed development structures will not break ridgelines from the following 3 locations:
Hailstone Visitors Center, US 40/Mayflower ramp and out in the middle of the Jordanelle Reservoir





Finally: "Incomplete Or Incorrect Developer Statement: If a full and complete representation, as described in this section, cannot be produced by the developer, or if any evidence later discovered indicates that such representation has not been made after a full inspection, or there has been any change in circumstances indicating the likelihood of a failure to be able to meet the standards of the above section, the county may require that certain site specific reports be prepared. Any and all such reports that the county determine to be necessary shall be required as part of the development review process. Additional evidence discovered may decrease the density originally approved for the project."



We look forward to working with Staff and County officials as we further demonstrate the suitability of accepting the Jordanelle Jubilee project into the Jordanelle Special Planned Area and review and approval of the Master Plan.

Thank You,

A handwritten signature in black ink that reads "Pete Gillwald". The signature is fluid and cursive.

Pete Gillwald PLA ASLA

Exhibit D – Draft Architectural Renderings



JSPA Color Palette

3A. Color Palette

Colors shall be selected to be consistent with the building's overall design. Colors shall be selected to be consistent with the building's overall design. Colors shall be selected to be consistent with the building's overall design.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Typical Building Materials

Building Materials are Conceptual
Subject to Final Architectural Design
and Approval During Preliminary/Final Plan Review

Building Materials to Conform to Section 3.10 of the JSPA

Standing Seam Metal Roof

Accent Wood Banding

Metal Fascia and Soffit

Wood Siding

Stone Veneer

Metal Post



**Wasatch County
DESIGN REVIEW
COMMITTEE (DRC)
COMMENTS**

PROJECT ID: DEV-10549
PROJECT NAME: MP - JORDANELLE JUBILEE
VESTING DATE: 5/5/2025
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
Public Works Department	Ready for Decision
MAG Regional Trail Planner	Ready for Decision
Engineering Department	Ready for Decision
Sheriff's Office	Ready for Decision
Planning Department	Ready for Decision
DRC - SSA 1 Water	Ready for Decision
Health Department	Ready for Decision
Fire SSD	Ready for Decision
GIS Department	Ready for Decision
County Surveyor	Ready for Decision

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

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

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

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

OVERALL PROJECT COMMENTS

DRC Project Comments		
Comment ID	Entity	Comment
DRC-PLN17	PLN - Planners	A moderate income housing fee may be required as part of this application request to annex into the JSPA zone. This will be further discussed as the application moves to the public meeting reviews.
FIRE-App-2	SSD - Fire SSD Approval	Road widths, Hydrant Locations, Number of Hydrants, turn arounds, Aerial Access and other pertinent Fire Code requirements at next submission

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Engineering Dept		
Comment ID	Sheet Name	Comment
DRC-ENG5	06-STORM DRAINAGE AND GRADING 072225	For detention basin to be in the power company's easement you will a signed a agreement with them to do that. Also need to have access to the detention basin for maintenance.
DRC-ENG8	08-CIRCULATION 072225	The typical cross section as shown shows 30' to the top back of curb where the Major Local Road Standard is for 30' of asphalt with 2.5' of curb and gutter on each side. this will need to be addressed later at time of construction drawings but take into account the setback from back of curb to buildings for planning purposes
DRC-ENG9	08-CIRCULATION 072225	An engineering exception or a variance will need to be obtained to not have sidewalk on both sides of the street. I am in favor of that exception as the sidewalk on the south side would not serve as direct access to a building and would provide valuable space for snow storage.
DRC-ENG10	08-CIRCULATION 072225	a guardrail may be required depending on final grading plan and proximity of the retaining walls to the road along the eastern edge of the roadway connecting to Alpine Avenue.

DRC – Planning Dept		
Comment ID	Sheet Name	Comment
DRC-PLN2	08-CIRCULATION 072225	For your information: Wasatch County Code section 16.21.18 requires that trail "connections must be made with adjoining properties on at least four (4) sides of the development and/or with a complete loop trail system. " In addition section 16.27.10.(10.b) requires that the open space plan include connections into open space areas.

		Trail connections will be further refined and reviewed as part of the preliminary plan application.
DRC-PLN11	08-CIRCULATION 072225	Wasatch County Code Section 16.27.10.8.c requires a conceptual connectivity plan with attachment 08. This plan should meet all of the requirements explained in 16.02.12 including the following: "Elements of this Conceptual Connectivity Plan shall show the potential street layout both on- and off-site, potential lots and other features both on- and off-side, existing grades, utilities and watercourses, and all master planned streets within one-fourth (1/4) mile of the development."
DRC-PLN13	11 - ARCHITECTURE 042625	For your information: The White exterior color shown in the example images does not comply with the JSPA color palette.
DRC-PLN14	11 - ARCHITECTURE 042625	For your information: The maximum building height in the RMD JSPA zone is 42 feet or 3.5 stories whichever is greater. Heights are measured from existing natural grade.
DRC-PLN15	11 - ARCHITECTURE 042625	For your information: All requirements found in the JRA design handbook will apply to this project. These include requirements for building design as well as site requirements over landscaping, hard-scape elements, signage, trails, and parking.
DRC-PLN16	08-CIRCULATION 072225	trail construction will be required along the street frontages of the Jordanelle Pkwy and West Alpine Ave.
DRC-PLN19	00-REVIEW RESPONSE 072225	Regarding the response to comment DRC-PLN-11: The Conceptual Connectivity plan should follow all requirements in WCC 16.02.12 and should be included as a page in attachment 08.
DRC-PLN20	00-REVIEW RESPONSE 072225	Regarding the response to comment DRC-PLN-16: Please show the existing trails on Alpine Avenue and all connections to existing trails.

EXT – MAG Regional Trail Planner

Comment ID	Sheet Name	Comment
DRC-MAG1	08-CIRCULATION 072225	The section of the Jordanelle Parkway trail along with a perimeter trail or trails connecting to adjacent properties and open space will be required.



Item 2 – Jordanelle Jubilee Zone Map Amendment

Project: DEV-9502 | Jordanelle Jubilee ZMA
Meeting Date: 30 September 2025
Report Date: 23 September 2025
Report Author: Anders Bake, Planner
Council Action Required: Yes
Type of Action: Legislative
Applicant: Pete Gillwald
Address: 1889 West Alpine Ave.

Acreage: 3.999 acres
Existing Zone: Mountain and JBOZ planning area
Proposed Zone: JSPA Residential Medium Density (RMD) for 2.649 acres and 1.351 acres Open Space
Related Applications: Jordanelle Jubilee Master Plan, Physical Constraints, and Density Determination (DEV-10549) running concurrent with this application.

DETERMINATION ISSUE

Whether or not the proposed Zone Map Amendment meets the General Plan goals for the Jordanelle Specially Planned Area (JSPA) and whether the request to an RMD (Residential Medium Density) land use is consistent with surrounding land uses. This determination is a legislative decision to be made by the Wasatch County Council after receiving a recommendation from the JSPA Planning Committee.



BACKGROUND

The subject property is located on the East side of I-40 between the Jordanelle Parkway and Alpine Ave and south of the Jordanelle fire station. The property consists of approximately four acres and is currently vacant. The property is zoned Mountain (M) but is included in the boundaries of the Jordanelle Specially Planned Area (JSPA) overlay zone but was not part of the master planning for the JSPA and therefore had no master planning and target density assigned to it. The applicant is seeking a Zone Map Amendment to the Residential Medium Density (RMD) for 2.649 acres and Open Space land use (1.351 acres) categories within the JSPA in order to develop the property into two condominium buildings. The proposal includes a total of 36 condominium units, which is a total of 33 ERU's.

PURPOSE AND INTENT

The subject property is surrounded by the JSPA zone which allows significant density increases from the M zone but also requires strict adherence to higher design and materials standards. The purpose outlined in the JSPA zone is quoted (in part) below:

16.41.01: PLANNING CONTEXT SUMMARY

1.1 Vision and Purpose. The Vision and Purpose for the JSPA Specially Planned Area ("JSPA") is:

1.1.1 To Create a Globally Recognized "Year-Round" Resort.

1.1.2 To Preserve and Enhance the Beauty and Environmental Integrity of the JSPA.

1.1.3 To Support expand the Deer Valley Ski System. The Deer Valley Ski System is a year-round recreational amenity that supports skiing, hiking, and mountain biking. A summary of the Ski Portals in relation to the density areas is shown in Plan B-5 in the Plan Book.

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:

- A. Density Pods, as defined below in Section 2.1.2.6, designed in a manner to support recreational activities of the area;
- B. The quality standards of Four (4) and Five (5) star hotels;
- C. Encourage Eighteen to thirty-six (18-36) holes of golf and a private golf club;
- D. Fitness and wellness centers;
- E. 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;
- F. The potential for enhanced lakeside access and facilities for boating, fishing and water sports;
- G. Retail, dining and entertainment;
- H. Transit and people-moving systems to access all major Density Pods and Resort Features and amenities;
- I. Adequate and accessible parking;
- J. A wide range of well-segmented real estate products;
- K. Gathering places that create a vibrant village center area; and
- L. Immediate access to local recreational activities that are unparalleled.

1.1.5 To Continue the Deer Valley Quality Design Precedents. Deer Valley has established a design standard which is referred to as the "Mountain Resort Look." Its high quality and harmonious relationship to the environment have set it apart from other resorts. The JSPA will continue this tradition.

1.1.6 To Maintain the Deer Valley Quality Operating Standards. The JSPA will maintain the high standards of service and food quality of Deer Valley. It is anticipated that the use of Deer Valley's name by participants in the JSPA will be subject to a license agreement with the Deer Valley Resort. The effect of the license agreement will be to require high design and operating standards consistent with the Deer Valley "brand." It is encouraged that applicants work with Deer Valley to meet these standards.

...

KEY ISSUES TO CONSIDER

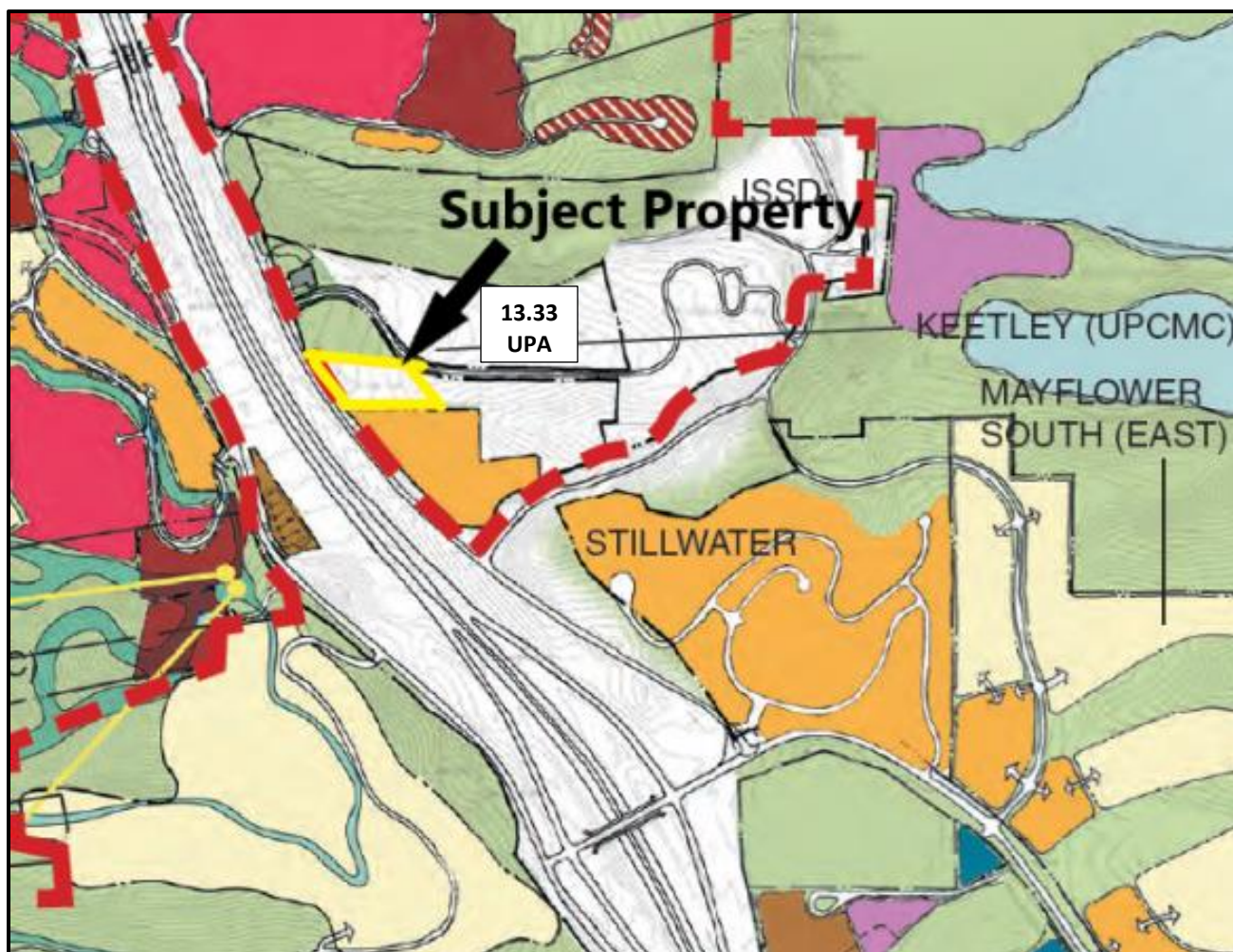
- Compatibility with the General Plan.

- Commitment for compatibility with the JSPA Plan Book and JSPA Design Handbook.
- Consistency with surrounding land uses.

STAFF ANALYSIS

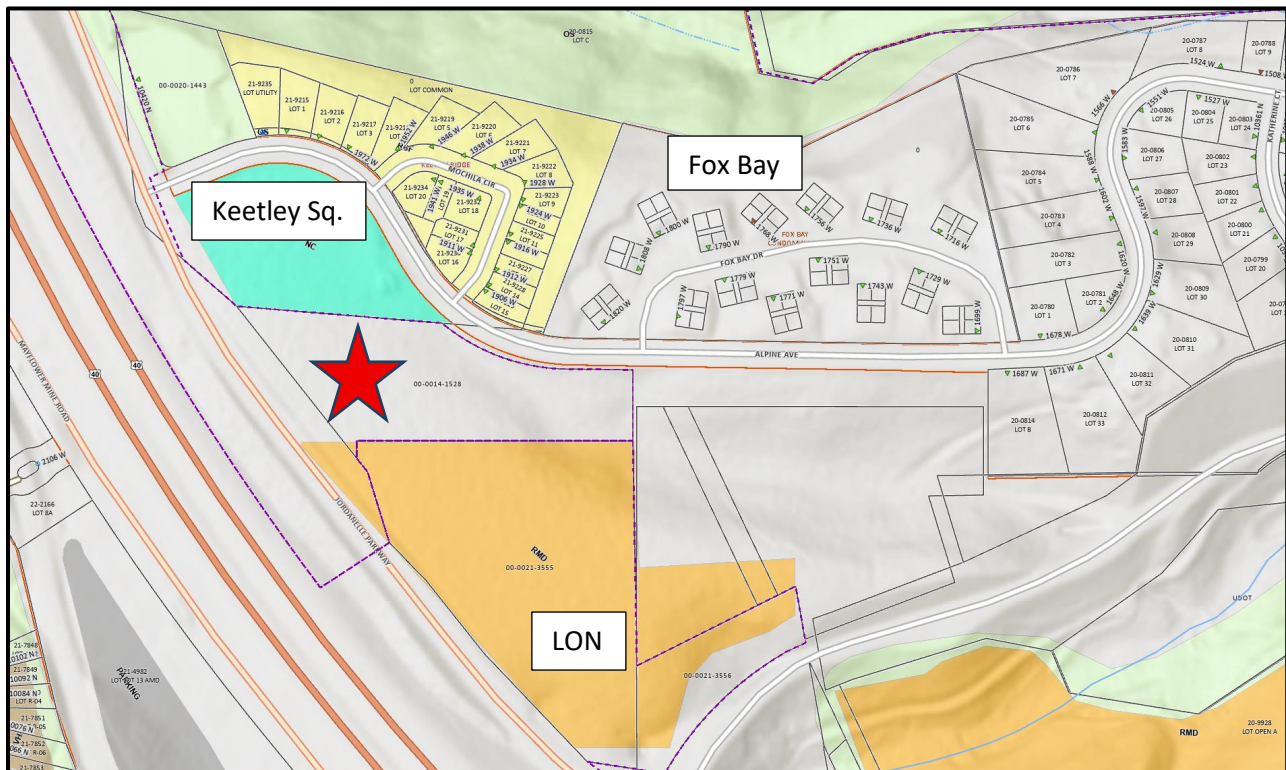
– GENERAL PLAN & JSPA PLAN BOOK –

Wasatch County Code 16.02.05 requires that amendments to Title 16 “shall not be made except to promote more fully the objectives and purposes of the general plan and this title.” The first consideration in determining whether a map amendment should be approved or denied is the language contained in the General Plan. The Wasatch County General Plan identifies the subject property as part of the Jordanelle Planning Area. The JSPA Plan Book provides additional guidance for zoning decisions in the JSPA. A portion of the JSPA plan book map below shows the subject property but does not identify a recommended land use category or density for the property. The property in question was not part of the master planning effort in the JSPA. It appears that the proposed Zone Map Amendment to the Residential Medium Density (RMD) land use category is not expressly supported or discouraged by the General Plan and JSPA plan book.



– SURROUNDING PROPERTIES DENSITIES –

In the applicant's zoning request letter, they have explained that the proposed amendment would make the property more compatible with the surrounding properties in the JSPA overlay zone. The subject property is bordered by a 6.64-acre property to the South that is currently in the JSPA overlay zone with the RMD land use category. The property, known as the LON parcel, is being developed with MIDA acting as the land use authority. The subject property is also adjacent and south of the Keetley Square commercial development which is in the JSPA overlay zone with the Neighborhood Commercial Land use category. This land use allows a variety of commercial uses with a maximum building height of 45 feet. Other neighboring properties include the Stillwater Lodge which is located to the Southeast of the subject property and is currently within the RMD land use category. The Fox Bay development is located to the Northeast and adjacent to the subject property and was approved as a condominium development under the JBOZ ordinance with a density of 13.33 units per acre (UPA). Below is a map of the subject property and surrounding areas showing the JSPA land use categories. The subject property is proposed to have 36 units on 4 acres total but 2.649 acres in the RMD. The RMD land use designation allows for between 6-20 UPA. The proposal is at 13.5 UPA.



The RMD land use category requires building setbacks of 20 feet from a street, 20 feet from a rear yard property line and 10 feet from a side yard property line. The applicant has demonstrated that the proposed structures will comply with these requirements. The structures are also compliant with the 50-foot setback requirement from the Jordanelle Parkway.

– INTENT OF THE JSPA AND JBOZ –

Since the adoption of the JSPA, any properties inside the boundaries of the JSPA (regardless of their zoning) are required to use the JSPA code so that there are no inconsistencies with architecture, materials, product, common elements etc. This is mentioned in the JSPA code section quoted below:

1.3.3 Relationship to the Jordanelle Basin and Jordanelle Basin Overlay Zone.

Property owners will not be allowed to use the JBOZ in the area of the JSPA overlay. However, coordination and conformance with the JSSD standards is required.

– PROPOSED LAND USES –

The applicant is proposing that 2.649 acres of the subject property be rezoned to the Residential Medium Density (RMD) land use category within the JSPA overlay zone. The remainder 1.351 acres is proposed to be open space for a total of 4 acres. The RMD designation allow a density of six to twenty units per acre. The proposal, if approved to allow 36 units, would be at 13.5 UPA. The permitted uses include residential attached, town homes, timeshares and other shared ownership facilities, condominiums, apartments, flats, seasonal employee housing, recreational, trails, ski runs, parks and other Resort Features. The maximum building height is 42 feet or three- and one-half stories, whichever is greater.

As mentioned, the applicant is also proposing that 1.35 acres of the property be rezoned to the Open Space land use category within the JSPA overlay zone. This land use allows for ski areas, golf courses and ancillary uses, trails including equestrian/pedestrian/bicycle/cross-country uses, parks, overlooks, amphitheaters, developed and natural parks, ancillary park facilities, and natural terrain. The applicant intends to leave this space as open area that will comply with the open space requirements for the proposed condominium development.

The image below shows the applicants proposed JSPA land use category changes to the zoning map.



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.

RECOMMENDED MOTION

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

– FINDINGS –

1. The subject property is 3.999 acres Surrounded by the Jordanelle Specially Planned Area (JSPA) overlay zone.
2. The subject property is bordered by the Jordanelle Parkway on the west side, Jordanelle Commerce Park (commercial development) to the north, RMD land use designation to the south (LON parcel) and the Fox Bay condominiums to the east (developed under the JBOZ) with a density of 13.3 UPA.
3. The subject property was not part of the master planning of the JSPA and was therefore never given a target density or land use designation.
4. Section 1.3.3 of the JSPA code requires any property within the boundaries of the JSPA to develop using the JSPA code.
5. The property currently is a Mountain (M) underlying zone with the JBOZ overlay zone.
6. The proposal is consistent with the guidelines for approval found in the Wasatch County General Plan and the JSPA Plan Book.
7. The JSPA land use categories being proposed are 2.649 acres of Residential Medium Density (RMD) and 1.35 acres of the Open Space.
8. The maximum Gross Density for the RMD Zone is six (6) to twenty (20) Units per acre.
9. The proposal if approved as proposed is 13.5 units per acre in the RMD portion of the site but could have as high as 53 units if all other code requirements could be met. If counting the total gross acreage of the site including the open space parcel the density would be 9 units per acre.
10. The proposal includes two 18-unit condominium buildings with a total ERU count of 33 ERU's which would comply with the density allowed in the RMD land use category.
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. A moderate-income housing fee may be required as part of this application request to annex into the JSPA overlay zone.

POSSIBLE ACTIONS

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

1. Recommendation for Approval. This action may be taken if the JSPA Planning Committee 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 JSPA Planning Committee 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 JSPA Planning Committee 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 JSPA Planning Committee 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.

NEXT STEPS

If the requested Zone Map Amendment is approved, the applicant could proceed with the Master Plan, Physical Constraints, and Density Determination Application.

If the requested Zone Map Amendment is denied, the applicant would not be allowed to develop the property as proposed. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

EXHIBITS

Exhibit A – Vicinity Plan.....	9
Exhibit B – Existing JSPA Land Use Category Map.....	10
Exhibit C – Proposed JSPA Land Use Category Map.....	11
Exhibit D – Applicant’s Zone Request Letter	12
Exhibit E – Conceptual Site Plan.....	14
Exhibit F – Ownership Summary	15
Exhibit G – DRC report	16

Exhibit A – Vicinity Plan

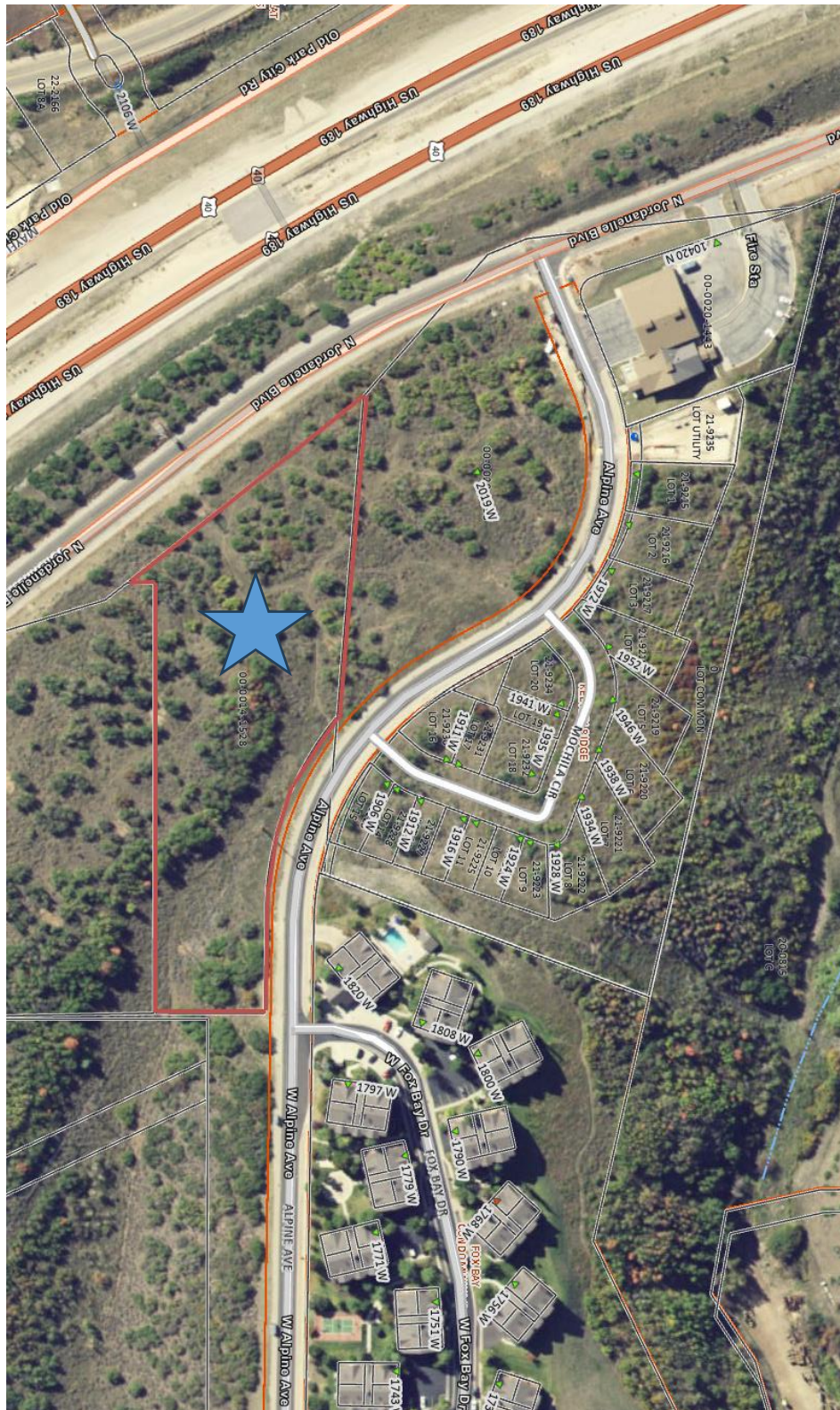


Exhibit B – Existing JSPA Land Use Category Map

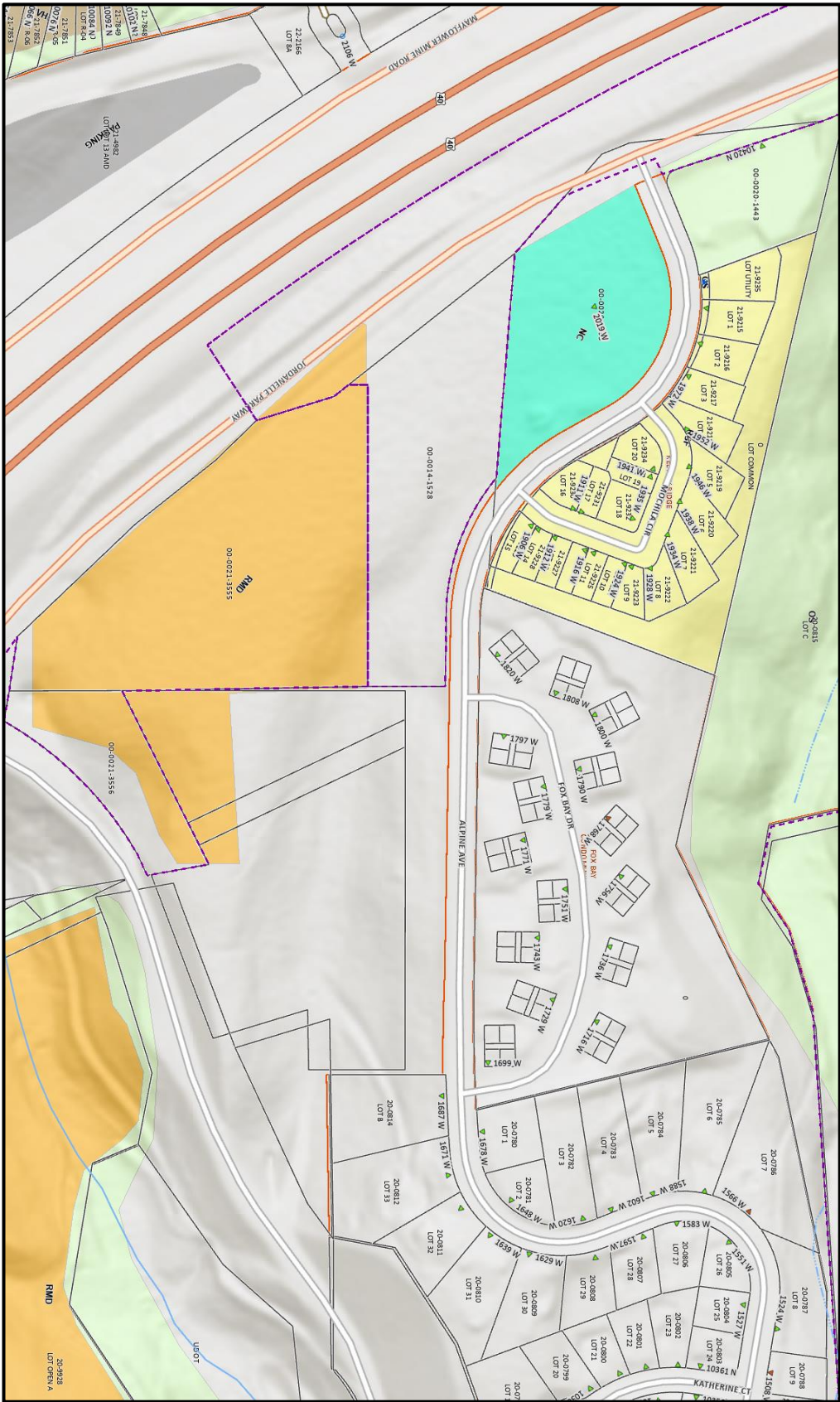
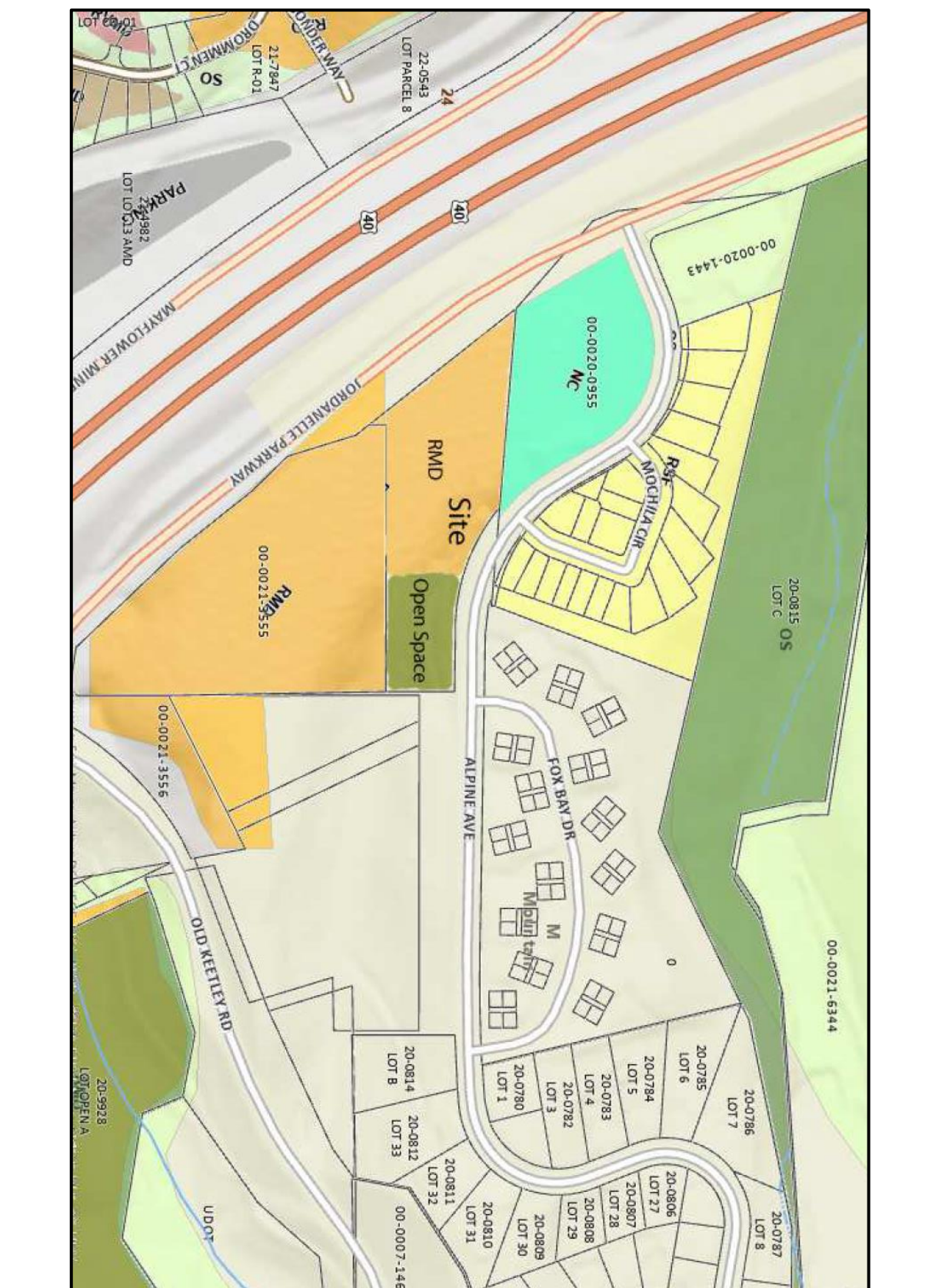


Exhibit C – Proposed JSPA Land Use Category Map





May 05, 2025

Wasatch County Planning Department
35 South 300 East
Heber City, Utah 84032

IE: Jordanelle Jubilee Condominium Rezoning

To whom it may concern:

The owner of Parcel 00-0014-1528, SK Hart Engineering LLC, is requesting Wasatch County entertain a rezoning request for the parcel located within the boundaries of the Jordanelle Special Planning Area (JSPA).

The parcel consists of 3.999 Acres and is currently zoned Mountain. We are requesting this parcel be changed to the JSPA RMD zone to allow the construction of a 36-unit residential condominium development.

The parcel lies within the boundaries of the Jordanelle Special Planning Area, but is currently not designated as governed by the Jordanelle Design Handbook, dated 2023. The rezoning request is to accept the Parcel into the Jordanelle Special Planning Area.

Properties that lie on either side of the Parcel, to the North and South, are either approved and/or submitting Site Plans for a commercial and/or mixed use development pattern. SK Hart Engineering LLC has owned the property for an extended period of time and now wishes to proceed with planning and constructing residential development on the Parcel. Given the adjacent activity and the overall growth of the Jordanelle area, will provide much needed housing opportunities and greatly enhance this area.

Positive impacts to the Jordanelle area from this proposal include creating a well-planned area by the coordination of our site plan with the site plans of the properties to the North and South with respect to access, intra-parcel connections that encourage walkability, open space areas and trail connections. The proposed residential condominium use of this Parcel would also provide support to, and benefit from, the future retail and restaurant businesses that will occupy the commercial / mixed-use properties to the North and South. The proposed residential condominiums will be consistent with the existing and under construction condominiums further to the east closer to the Jordanelle State Park. A portion of the site will remain as open space with additional pockets of open space located within the developed portion of the Parcel. The Parcel will be served by wet and dry utilities already in place within the adjacent roadways.

We do not foresee any negative impacts resulting from a zoning change that will provide the opportunity to use this Parcel for a residential condominium development.

The interest to the community is to provide a well-planned residential condominium development that in conjunction with retail and mixed-use developments will create a cohesive

Pete Gillwald PLA ASLA • P.O. Box 683175 • Park City, Utah 84068 • 435.901.3716



development pattern that encourages the residents of the Parcel to walk and patronize the shops and restaurants and reduce the number of vehicle trips in the area. Also, the preservation of open space that abuts adjacent native areas maintains the sense of the natural environment so critical to the Jordanelle area.

The General Plan for Wasatch County covers many aspects of this proposal from utilities to transportation and trails. Economic development is outlined as supporting the resorts of Deer Valley and the Jordanelle State Park. This development would provide another option for both residents and visitors to engage in the recreational opportunities that exist today and in the future. The transportation goal of connecting neighborhoods by means of intra parcel connections is yet another goal of the General Plan that can be accomplished with this project.

As stated previously, this project will be serviced by existing utility infrastructure and will not place an undue burden upon those services. A trail connection along the Jordanelle Parkway and walkways/sidewalks within the project will promote walkability to the residents and provide another link to the overall trail network within the JSPA.

Finally, the Parcel lies within Neighborhood "B" of the Jordanelle Plan Book. Adjacent parcels are designated for medium to high density development and this proposed rezoning request falls within those parameters.

The location of the Parcel surrounded by existing high density residential development, future commercial and mixed use developments and medium density residential has the sense of being an infill parcel in what may be considered a small village setting. The proposed development is consistent with several goals of the General Plan and the Jordanelle Special Planned Area is consistent with the overall vision of the Jordanelle area.

We look forward to working with Staff and County officials as we further demonstrate the suitability of accepting the Jordanelle Jubilee Townhome project into the Jordanelle Special Planned Area.

Thank You,

A handwritten signature in black ink, appearing to read 'Pete Gillwald'. The signature is fluid and cursive, with the first name 'Pete' being more prominent than the last name 'Gillwald'.

Pete Gillwald PLA ASLA

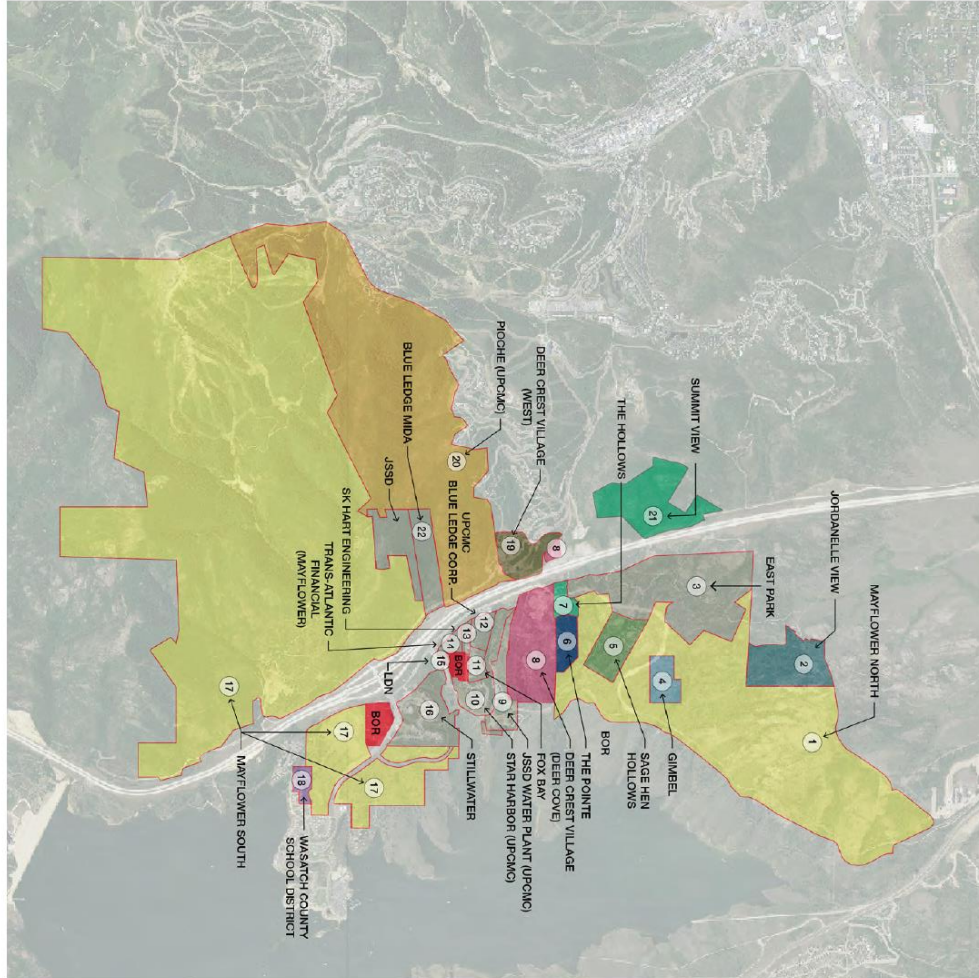
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Exhibit E – Conceptual Site Plan





JORDANELLE SPECIALLY PLANNED AREA OVERLAY ZONE



#	PROPERTIES	TOTAL ACRES	MAX ERU'S
1	MAYFLOWER NORTH	667	503
2	JORDANELLE VIEW	64	72
3	EAST PARK	188	260
4	GIMBEL	22	55
5	SAGE HEN HOLLOWES	40	60
6	THE POINT	22	172
7	THE HOLLOWES	11	190
8	DEER COVE	87	865
9	JSSD TREATMENT SITE	31	0
10	STAR HARBOR	36	35
11	FOX BAY	10	66
12	UPONIC BLUE LEDGE COOP	11	39
13	SK HART ENGINEERING	31	0
14	TRANS ATLANTIC FINANCIAL (MAYFLOWER)	0	0
15	LDN	0	0
16	STILLWATER	60	181
17	MAYFLOWER SOUTH	1,279	1,418
18	SOUTH SCHOOL SITE	10	0
19	DEER CREST (WEST)	35	195
20	PIOCHE	240	432
21	SUMMIT VIEW	155	240
22	BLUE LEDGE MIDA		MIDA

There is no warranty or guarantee as to the accuracy or reliability of any information on these maps. Questions concerning precise ownership and property line locations should be directed to a title company, attorney, or licensed land surveyor.

B-6

OWNERSHIP
SUMMARY



Exhibit G – DRC Report



Wasatch County DESIGN REVIEW COMMITTEE (DRC) COMMENTS

PROJECT ID: DEV-9502
PROJECT NAME: ZMA - JORDANELLE JUBILEE TOWNHOMES
VESTING DATE: 7/18/2024
REVIEW CYCLE #: 3

REVIEW CYCLE STATUS: READY FOR DECISION

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

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Entity	Decision
Planning Department	Ready for Decision

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

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

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

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

Overall Project Comments

DRC Project Comments		
Comment ID	Entity	Comment
DRC-PLN6	PLN - Planners	A moderate income housing fee may be required as part of this application request to annex into the JSPA zone. This will be further discussed as the application moves to the public meeting reviews.