



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	<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

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 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, 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.

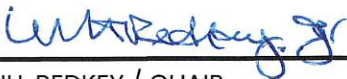
Committee Member Mark Hendricks seconded the motion.

VOTE **(5 TO 0)**

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

Craig Hahn	<u>AYE</u>	NAY	ABSTAIN
Robert Holmes	<u>AYE</u>	NAY	ABSTAIN

Meeting adjourned at 4:15 p.m.



BILL REDKEY / CHAIR