



**Notice of Wasatch County JSPA (Jordanelle Specially Planned Area) Planning Committee Meeting**  
**Tuesday, January 20, 2026, at 3:00 PM**

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**Public Notice** is hereby given that the Wasatch County JSPA (Jordanelle Specially Planned Area) Planning Committee will hold a Public Hearing on Tuesday, January 20, 2026 at 3:00 PM in the Council Chambers in the Wasatch County Administration Building, 25 North Main, Heber City, Utah to consider the below listed items:

The public is welcome to attend and participate in this meeting real-time either in-person or by joining the Zoom Webinar at <https://us02web.zoom.us/j/88109788529?pwd=RO4YOGzzUpp1UEp2UP2a7e8qWjSgkN.1>. A recording of the meeting may also be viewed afterwards at <https://wasatchcout.portal.civicclerk.com>.

**Agenda**

**Welcome**

**Business Items**

1. Prayer/Remarks
2. Pledge of Allegiance
3. Approval of Minutes from the September 30, 2025 Meeting

**Regular Meeting: Order of agenda items subject to change without notice**

**Regular Agenda**

All Matters listed on the regular agenda will be presented and heard individually by the JSPA (Jordanelle Specially Planned Area) Planning Committee.

1. Blayde McIntire, representing S-LO Jordanelle FGMCD, LLC, requests Final Subdivision and Site Plan approval for Keetley Square, a proposed development consisting of 37,200 square feet of commercial space on 3.99 acres located at the intersection of Jordanelle Parkway and Alpine Avenue in the Jordanelle Specially Planned Area (JSPA) with a Neighborhood Commercial land use designation. (DEV-10839) – Doug Smith

**Adjournment**

**The Public Is Invited to Participate in All County JSPA (Jordanelle Specially Planned Area) Planning Committee Meetings.**

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Department at 435-657-3205 at least one day prior to the meeting.



## WASATCH COUNTY JSPA PLANNING COMMITTEE MINUTES

SEPTEMBER 30, 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, Robert Holmes, Ray Whitchurch  
STAFF PRESENT: Doug Smith, Wasatch County Planner; Austin Corry, Assistant Wasatch County Planner  
PRAYER: Committee Member Ray Whitchurch  
PLEDGE OF ALLEGIANCE: Led by Chair Bill Redkey and repeated by everyone

### BUSINESS ITEMS

#### ❖ APPROVAL OF THE MINUTES FROM THE AUGUST 19, 2025 MEETING

##### MOTION

Committee Member Bill Redkey made a motion to approve the minutes of the August 19, 2025 meeting as written.

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 | Ray Whitchurch | AYE        | NAY | <u>ABSTAIN</u> |
| Mark Hendricks  | <u>AYE</u> | NAY | ABSTAIN | Robert Holmes  | <u>AYE</u> | NAY | ABSTAIN        |

### REGULAR AGENDA ITEMS

**ITEM #1 PETE GILLWALD, REPRESENTING SK HART ENGINEERING LLC, REQUESTS MASTER PLAN, PHYSICAL CONSTRAINTS ANALYSIS AND DENSITY DETERMINATION APPROVAL FOR A 36-UNIT CONDO**

**PROJECT ON 4 ACRES LOCATED IN SECTION 24, TOWNSHIP 2S, RANGE 4E IN THE JORDANELLE SPECIALLY PLANNED AREA (JSPA) OVERLAY ZONE. *\*IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMITTEE ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON OCTOBER 15, 2025. (DEV-10549)***

**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:

- Pete Gillwald answered a few questions from the Planning Commission regarding underground parking, garage door changes, powerlines, and access to the site.
- Mr. Gillwald stated that the limited number of water shares are limiting the density more and the structures will likely be 2 to 2.5 stories on the uphill side.

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

- Commissioner Holmes suggested there should be wayfinding signage to separate the commercial uses to the north from this residential project.
- Commissioner Hahn noted he likes the different product type coming in to create a good mix and appreciates the underground parking as a significant feature. He suggests better programing or use of the open space area.

**MOTION**

**Committee Member Redkey made a motion to recommend approval on the item consistent with the findings and subject to the conditions outlined in the staff report.**

**Committee Member Hahn seconded the motion.**

**VOTE**                      **( 6 TO 0 )**

|                 |                   |     |         |                |                   |     |         |
|-----------------|-------------------|-----|---------|----------------|-------------------|-----|---------|
| Bill Redkey     | <b><u>AYE</u></b> | NAY | ABSTAIN | Craig Hahn     | <b><u>AYE</u></b> | NAY | ABSTAIN |
| Peter Meuzelaar | <b><u>AYE</u></b> | NAY | ABSTAIN | Ray Whitchurch | <b><u>AYE</u></b> | NAY | ABSTAIN |
| Mark Hendricks  | <b><u>AYE</u></b> | NAY | ABSTAIN | Robert Holmes  | <b><u>AYE</u></b> | 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 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.

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**ITEM #2      PETE GILLWALD, REPRESENTING SK HART ENGINEERING LLC, REQUESTS A ZONE MAP AMENDMENT TO ANNEX AN APPROXIMATELY 4 ACRE PARCEL LOCATED AT 1889 W ALPINE AVENUE INTO THE JORDANELLE SPECIALLY PLANNED AREA (JSPA) OVERLAY ZONE WITH A LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY (RMD). *\*IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMITTEE ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON OCTOBER 15, 2025. (DEV-9502)***

**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. Key points addressed in the Staff's presentation to the JSPA Planning Committee included the following:

- Mr. Smith noted that the order of the agenda items 1 and 2 should be switched so the zone map amendment is heard first. He also noted that the Council meeting with the final action will have to be in November instead of the October date mentioned in the notice. The council could discuss it in October but could not have a final vote until November.
- Mr. Smith then presented the project proposal as described in the staff report.

**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:

- Pete Gillwald explained that the project was initially a townhome project but the layout was taking up too much of the site so instead a condo project would preserve more of the site.

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

- Commissioner Hendricks asked if there is any reason why this would be a problem. Mr. Smith replied he believed it is compatible with the surrounding uses.
- The Commission discussed why some of the properties weren't part of the original zoning master plan.

**MOTION**

**Committee Member Redkey made a motion to recommend approval by the County Council as presented.**

**Committee Member Hendricks seconded the motion.**

| <b><u>VOTE</u></b> |                   |     |         | <b><u>( 6 TO 0 )</u></b> |                   |     |         |
|--------------------|-------------------|-----|---------|--------------------------|-------------------|-----|---------|
| Bill Redkey        | <b><u>AYE</u></b> | NAY | ABSTAIN | Craig Hahn               | <b><u>AYE</u></b> | NAY | ABSTAIN |
| Peter Meuzelaar    | <b><u>AYE</u></b> | NAY | ABSTAIN | Ray Whitchurch           | <b><u>AYE</u></b> | NAY | ABSTAIN |
| Mark Hendricks     | <b><u>AYE</u></b> | NAY | ABSTAIN | Robert Holmes            | <b><u>AYE</u></b> | 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 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.

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**ADJOURNMENT**

**MOTION**

**Committee Member Bill Redkey made a motion to adjourn.**  
**Committee Member Robert Holmes seconded the motion.**

**VOTE**            **( 6 TO 0 )**

|                 |                   |     |         |                |                   |     |         |
|-----------------|-------------------|-----|---------|----------------|-------------------|-----|---------|
| Bill Redkey     | <b><u>AYE</u></b> | NAY | ABSTAIN | Craig Hahn     | <b><u>AYE</u></b> | NAY | ABSTAIN |
| Peter Meuzelaar | <b><u>AYE</u></b> | NAY | ABSTAIN | Ray Whitchurch | <b><u>AYE</u></b> | NAY | ABSTAIN |
| Mark Hendricks  | <b><u>AYE</u></b> | NAY | ABSTAIN | Robert Holmes  | <b><u>AYE</u></b> | NAY | ABSTAIN |

Meeting adjourned at 3:45 p.m.

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BILL REDKEY / CHAIR

## Wasatch JSPA (Jordanelle Specially Planned Area) Planning Committee Agenda Item

**Meeting Date:** January 20, 2026

**Department:** Planning

**Presenter:** Doug Smith

**Applicant:** S-LO Jordanelle FGMCD LLC

**Requested Time:** 30 Minutes

### Item Title:

Blayde McIntire, representing S-LO Jordanelle FGMCD, LLC, requests Final Subdivision and Site Plan approval for Keetley Square, a proposed development consisting of 37,200 square feet of commercial space on 3.99 acres located at the intersection of Jordanelle Parkway and Alpine Avenue in the Jordanelle Specially Planned Area (JSPA) with a Neighborhood Commercial land use designation. (DEV-10839; Doug Smith)

### Issue:

Whether or not the application meets the applicable laws governing the use and development of land in Wasatch County for a two-lot final plat and site plan approval including compliance with architecture, parking, landscaping in compliance with the JSPA ordinances and other requirements.

### Background:

Keetley Square is the proposed commercial portion of a larger overall master plan project known as Keetley Ridge. The property fronts the Jordanelle Parkway on the west and Alpine Avenue on the north and east. This project received preliminary approval in 2022 that included 37,200 square feet of commercial space, which is the same square footage proposed in this final approval, however, the layout of the buildings has changed slightly with one less building.

### Proposed Motion:

It is recommended that the Planning Committee APPROVE the proposed final subdivision and site plan based on the findings and subject to the conditions recommended in the staff report.

### Impact:

N/A

### Attachments:

1. JSPA PC Staff Report 01-20-2026 – Item 1 – Keetley Square Final Subdivision – Site Plan



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## Item 1 – Final subdivision plat approval and site plan approval for Keetley Square, a commercial development consisting of retail, office, and restaurant space in the Jordanelle Specially Planned Area (JSPA) (DEV-10839)

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**Project:** DEV-10839 | Keetley Square final commercial site plan and plat approval

**Meeting Date:** 20 January 2026

**Report Date:** 13 January 2026

**Report Author:** Doug Smith, Planning Director

**Council Action Required:** No

**Type of Action:** Administrative

**Applicant:** Blayde McIntire

**Address:** Intersection of Alpine Ave. and Jordanelle Parkway

**Acreage:** 3.99 acres

**Proposed Density:** 37,200 square feet of neighborhood commercial uses.

**Zoning Designation:** Neighborhood Commercial

**Related Applications:** Preliminary approval, final application (DEV-7382) expired.

### DETERMINATION ISSUE

Whether or not the application meets the applicable laws governing the use and development of land in Wasatch County for a two-lot final plat and site plan approval including compliance with architecture, parking, landscaping in compliance with the JSPA ordinances and other requirements. This determination is an administrative decision to be made by 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 conditions that are not expected to constitute a materially substantive change. Therefore, it is recommended that the Planning Committee APPROVE the proposed final subdivision and site plan based on the findings and subject to the conditions recommended in the staff report.



## BACKGROUND

Keetley Square is the proposed commercial portion of a larger overall master plan project known as Keetley Ridge. The subject property is 3.99 acres of the overall 8.3-acre project. The property fronts the Jordanelle Parkway on the west and Alpine Avenue on the north and east. To the south is property owned by SK Hart Engineering that has recently received a master plan and density approval for stacked condominiums. This project received preliminary approval in 2022 that included 37,200 square feet of commercial space which is the same square footage proposed in this final approval however, the layout of the buildings has changed slightly with one less building. A development agreement (entry #521936) was recorded at the time of the final plat for the residential portion but included all of the property including the commercial portion.

The proposal has been through a number of parking iterations that ended with a final motion by the County Council on July 3, 2024, which required 154 stalls on the site. Since a decrease in the number of parking stalls was approved a parking agreement needs to be recorded with the final commercial plat.

This application is for final subdivision and site plan approval for the 37,200 square feet of commercial space and 2 commercial lots on 3.8 acres. Building A is labeled as a grocery use and has been included in the square footage calculations, but no architectural drawings have been provided as part of this approval. Building A would be reserved for lot 1 of the subdivision and will need to pursue an independent site plan/architectural review application at such time as

a tenant is selected and a building design ready for review.

### KEY ISSUES TO CONSIDER

- Compliance with zoning requirements, including supplementary development standards and any JSPA requirements.
- Compliance with Preliminary Plan Conditions of approval.
- Compliance with parking requirements.
- Change to the site plan after preliminary approval.

### STAFF ANALYSIS

#### *– LAND USE AND DENSITY –*

The subject property is in the Jordanelle Specially Planned Area (JSPA) zone with a Neighborhood Commercial (NC) land use designation. This land use is not intended to serve a regional scale, but rather a local neighborhood scale. As such there are some limitations on overall building square footage that are primarily intended to preclude large box retail and support multi-tenant variety needs. The density requested is 16 ERUs (37,200 commercial square feet) and is consistent with the previous approvals. Without all final tenants selected, other aspects of the project will be subject to compliance as the project moves farther along. One critical item to note is the final parking number provided may result in the site not being suitable for more parking intense land uses that are available under the NC land use. It should be noted that through this final approval, the applicant acknowledges that site constraints may preclude some uses and the final approval without final tenants does not qualify for a variance from the other requirements of County Code.

#### *– SETBACKS –*

As indicated during the preliminary approval, the NC requires all structures to be a minimum of 18 feet from the back of curb. A 10-foot side and 20-foot rear setback measured from the applicable property line are also required. Accessory buildings and parking lots have additional variations to the setback requirements and are included in the review of those specific aspects. Buildings and parking areas meet the required setbacks.

#### *– MODERATE INCOME HOUSING –*

Wasatch County Code requires new residential developments of six units or more to provide an affordable housing or a report. See the below portion of the development agreement regarding affordable housing.

**(5) *Affordable Housing:* Developer is the successor in interest to the Affordable Housing Agreement attached as Exhibit F. The Fox Bay Condominiums were developed in satisfaction of 132 Affordable Unit Equivalents (“AUEs”), of which 3.9 AUEs were reserved to satisfy the affordable housing requirement for Keetley Ridge (fka Jordanelle Commerce Park).**

Affordable housing was addressed with the approval of the Fox Bay condominiums.

#### *– OPEN SPACE & PARKS –*

The JSPA requires projects to dedicate 20% of the project area to open space. The proposal is in compliance with 34% open space/landscaping.

– COMPLIANCE WITH PRELIMINARY CONDITIONS –

The preliminary approval was granted on May 4, 2022. The following conditions were part of the approval:

1. All issues raised by the DRC, as noted in the DRC report dated March 21, 2022, shall be resolved to the satisfaction of the applicable review department.
2. The draft development agreement will need to be finalized with the County Attorney's office and recorded prior to any final plat approvals.
3. Parking for the commercial site to be verified and finalized with a specific study at the final site plan application. If the project is determined by staff to increase in intensity from the shared parking analysis originally approved, the analysis will need to return to the Council for reconsideration before final approval can be granted. The density approved on the Commercial site is contingent on compliance with applicable laws, including parking.
4. Commercial and attached housing plans will need to demonstrate how roof penetrations, utility meters and equipment will be screened in compliance with code.
5. All architecture will need to demonstrate full compliance with JSPA design guidelines prior to final approval.
6. Final site plans shall include trail directional signage from public trails into the project area.

After preliminary approval a development agreement was recorded showing the preliminary building layout. The preliminary layout for the commercial portion of the development included two more buildings than is proposed in this layout. The removal of two of the buildings creates more visibility into the center of the development and parking areas with fewer buildings facing the public roads. The total square footage remains the same and all buildings comply with the square footage for the NC designation. The planning committee will need to determine if there has been a substantial change and if there should be additional conditions required due to the change from the preliminary approval.

Additional berming may need to be employed where parking areas are more visible than with the proposed plan.

– PARKING –

Parking has been an issue for some time with this project. There have been a number of iterations proposed and reviewed by the County Council.

The project was granted a shared parking option during the preliminary approval. The County Council on July 3, 2024, required 154 parking stalls on the site. The site plan shows 154 parking stalls not including 4 motorcycle parking stalls and a number of bike and e-bike parking stalls.

Since the 154 parking stalls is less than what would be required by the code there is a parking management agreement that was last worked on by the planning department and the attorney's office dated March of 2025. This agreement will need to be finalized, exhibits inserted and recorded with the final plat.

It should be noted that through this final approval, the applicant acknowledges that site constraints may preclude some uses with more intense parking requirements. Final approval without final tenants does not qualify a variance from the other requirements of County Code.

– SEWER & WATER –

All lots will be on sewer and water provided by the JSSSD.

– ROADS AND ACCESS –

The preliminary traffic analysis provided with the project submittal indicates the existing roads operate at a LOS A. The analysis indicates that while the proposed project will have a traffic impact, the roads and accesses will maintain a LOS A.

Two accesses feed into the commercial site, one from the Jordanelle Parkway and one from Alpine Avenue. The access onto Jordanelle Parkway will be a right-in-right-out shared access with the property to the south (SK Hart) once it develops. This would aid in reducing the number of access drives onto the Parkway.

#### – TRAILS –

The pedestrian experience is an important aspect of the JSPA. Signage, seating, and access are all encouraged to be developed at a pedestrian scale that enhances the experience for those walking or biking through the area. The JSPA trails master plan requires an improved multi-use trail along the Jordanelle Parkway. There is an 8' asphalt trail along Alpine Ave. and there are sidewalks connecting the internal portions of the development.

#### – LANDSCAPING –

The ordinance requires all trees to be a minimum of 2" caliper and a minimum of 6' high at time of planting. The applicant has provided a landscape and irrigation plan that meets the County requirements.

Landscape plans should accomplish the intent of the JSPA handbook as noted below:

Landscaping within commercial centers should minimize visibility of loading docks and back of house facilities, as well as mask parking areas and large buildings. Landscape buffers within the setbacks are essential. Plantings should create edges, frame views, soften building edges and parking lots and extend the mountain landscape character into the Commercial Center. A variety of plant types and sizes are recommended to ensure visual diversity.

As mentioned in the previous parking section of this review, additional berming and/or landscaping may need to be used to buffer the parking areas that fewer buildings have left exposed. The portion of the code pasted above supports this.

#### – BUILDING HEIGHT –

Structures in the NC land use are limited to 45 feet. Heights are measured at each façade from the existing grade immediately surrounding the structure to the peak of the roof. The application has provided sections through each building demonstrating compliance with all buildings being well within the allowed building height.

#### – ARCHITECTURAL STANDARDS –

*Roofs* – The proposal is for mountain modern architecture with varied shed roofs and materials. Proposed roof material are standing metal seam and for the flat portion is stone. The proposal complies with the JSPA code requirements.

*Garage doors* – According to the applicant the development will not have any garage or overhead bay doors.

*Screening* – The NVOZ 16.16.11(F) requires all roof mounted mechanical equipment to be completely screened. It also requires roof mounted venting or utility element to be placed on roof slopes facing away from public streets and encourages these elements be grouped into a framed chimney or architectural element.

Meters are required to be screened. Screening can be a combination of bult or landscaping.

The preliminary approval required the following: "Commercial and attached housing plans will need to demonstrate how roof penetrations, utility meters and equipment will be screened in compliance with code."

Below is what the applicant provided in a narrative:

### **3.20 Mechanical & Utilities**

*-Air conditioning units will be located on the rooftop and screened with parapet walls and steel panels. Meters are located in a separate utility area shielded from public view. The transformer will be screened from the public view*

### **8.6 Service Areas & Dock Delivery within Commercial Centers**

*-Service Bays and loading dock delivery areas are as inconspicuous as practical and desgined in the same materials of the buildings and surrounding structures. Maneuvering of service vehicles is wihtin the property bounderies.*

A graphic has been provided that states that roof vent penetration will either be behind parapet walls or ganged within false chimneys which is what the JSPA code requires.

Renderings have been provided for all of the buildings except for building A which is on lot 2. This lot will require an approval by the JSPA planning committee when final elevations are ready.

All buildings are required to have 30% masonry which the renderings show.

### **– DEVELOPMENT AGREEMENT –**

A development agreement (entry # 521936) was recorded with the approval of the first phase which is the residential proportion of the development. There is some overlap with the recorded development agreement and the commercial portion, however the final site plan has changed from what is recorded and additional detail has been provided with the final application. One of the conditions of the preliminary approval is that the development agreement will need to be reviewed and recorded concurrent with the final plat. There should be an addendum to the development agreement, or a new development agreement recorded depending on the number of issues that need to be addressed as staff works further on the agreement.

### **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 Land Use Authority to make a decision.

### **RECOMMENDED MOTION**

Move to Approve item 1 consistent with the findings and subject to the conditions presented in the staff report.

### **– FINDINGS –**

1. The subject property is 3.99 acres.
2. The property is in the JSPA (Jordanelle Specially Planned Area).

3. The property received site plan approval but expired.
4. The overall preliminary approval included the commercial area which has changed from the proposed final site plan.
5. The County Council approved 154 parking stalls on the property on July 3, 2024.
6. As per the requirements of the County Council there is an area for future parking, if needed, that is shown as landscaped area.
7. A parking agreement will need to be recorded with the final plat.
8. The project shows 37,200 square feet of commercial buildings on the site.
9. Parcel A is not part of this approval but will be required to come back for site plan approval where architecture will be the main review issue since landscaping and parking will be approved with this application.
10. The architecture must be in compliance with the JSPA standards which requires specific materials and percentages.
11. It has been demonstrated that the common elements, i.e., parking lot lights, bike racks, street signs, benches, trash receptacles, wayfinding etc. are consistent with the JRA design handbook.
12. The proposal has 34% open space and meets the code requirement.
13. The planning committee will need to make a determination that this proposal is substantially similar to the one approved at preliminary and if not add conditions to address the impacts of the changes.
14. The proposal complies with the county trail plan by providing the 10' asphalt trail along the Jordanelle Parkway.
15. The application includes connections to public sewer and public water through the Jordanelle Special Service District.
16. The applicant's affordable housing commitment has been addressed with the construction of the Fox Bay condominiums to the east of the site.
17. 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. Commitments made by the developer in the submittal documents shall be considered part of the approval.
2. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
3. All signage will require a separate review and permits in accordance with applicable County codes.
4. The parking management plan must be recorded with the final plat.
5. A new development agreement or an addendum to the development agreement with common elements and updated site plan/architectural plans will need to be recorded with the final plat.

POSSIBLE ACTIONS

The following is a list of possible motions the Planning Committee 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. Approve. This action may be taken if the Planning Committee finds that the Final Subdivision request is

compliant as proposed with Wasatch County Code and all other applicable laws.

2. Approve with Conditions. This action can be taken if the Planning Committee feels comfortable that remaining issues can be resolved prior to final approval. ***\*This action would be consistent with the staff analysis.\****
3. Continue. This action can be taken if the 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. Deny. This action can only be taken if the Planning Committee finds that the proposal does not meet the ordinance or that the application is insufficient to comply with applicable law.

## NEXT STEPS

If the requested final subdivision is approved, the applicant will need to comply with any conditions imposed on the approval. Permits to construct the subdivision infrastructure will be required to be obtained through the Wasatch County Engineering department prior to any construction activities on the subject property. The applicant will have two options for official recording of the mylar plat. The applicant may either withhold recording of the plat until all subdivision infrastructure improvements have been completed or the applicant may record the plat prior to completion of the infrastructure by posting a bond ensuring their completion. Per WCC 16.27.14 the lots may not be sold, advertised for sale or offered for sale in any manner until after the plat has been recorded. The development agreement will be recorded concurrently with the plat.

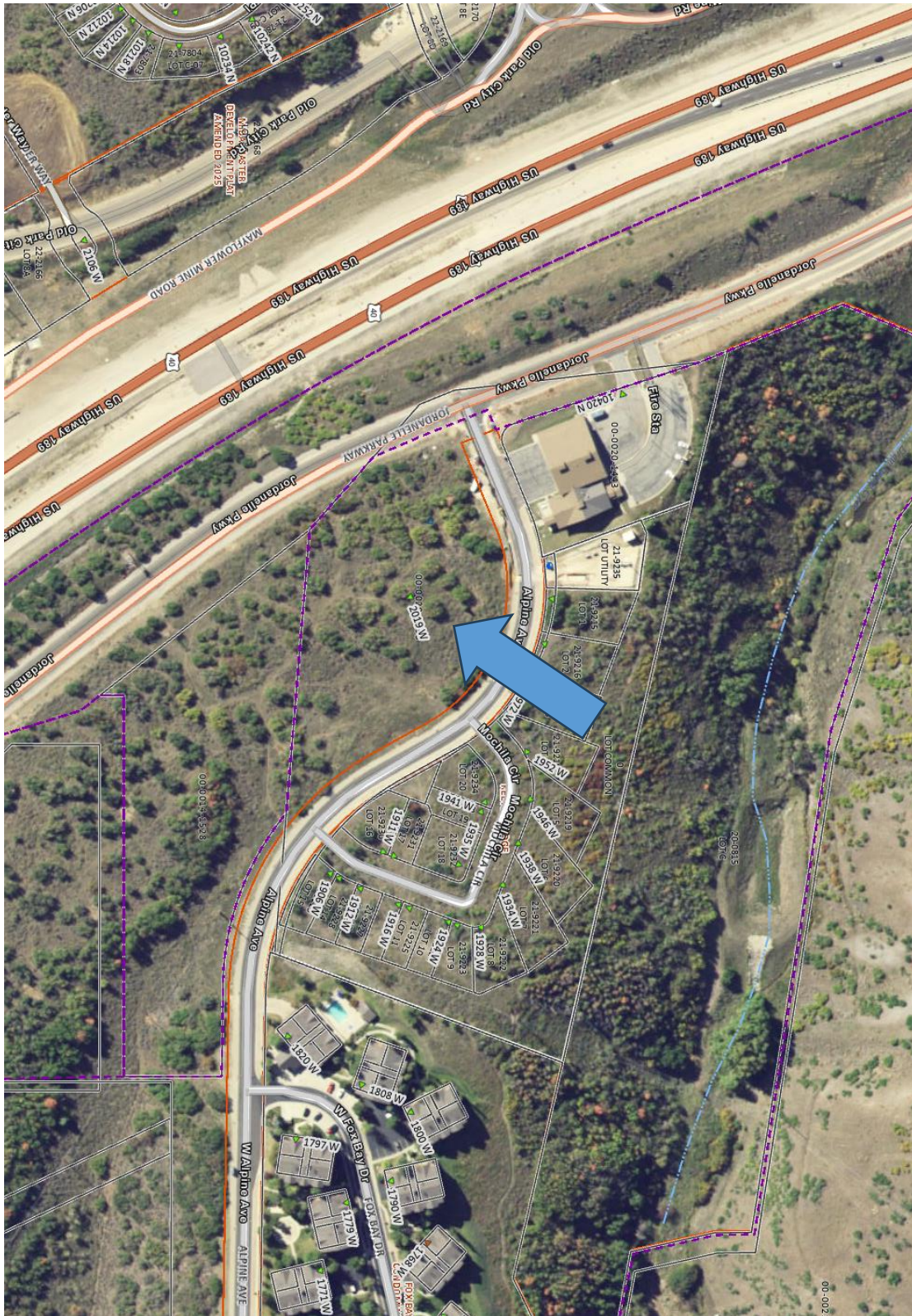
If the requested subdivision is denied, the applicant would not be allowed to develop the property as proposed. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

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 – Proposed Subdivision Plat.....               | 10  |
| Exhibit C – Proposed and preliminary site plans.....     | 131 |
| Exhibit D – Constraints analysis.....                    | 143 |
| Exhibit E – Landscape plan/additional parking plan ..... | 204 |
| Exhibit F - Architectural materials.....                 | 16  |
| Exhibit G- Pedestrian plan.....                          | 20  |
| Exhibit H - Lighting and Signage Plan.....               | 21  |
| Exhibit I - DRC report.....                              | 24  |
| Exhibit J - Council minutes on parking requirements..... | 26  |

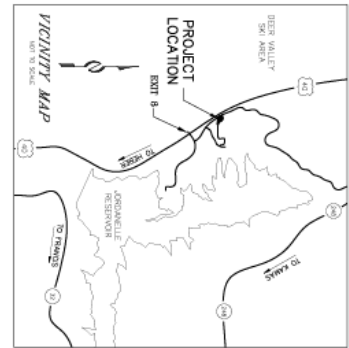
## Exhibit A – Vicinity Plan



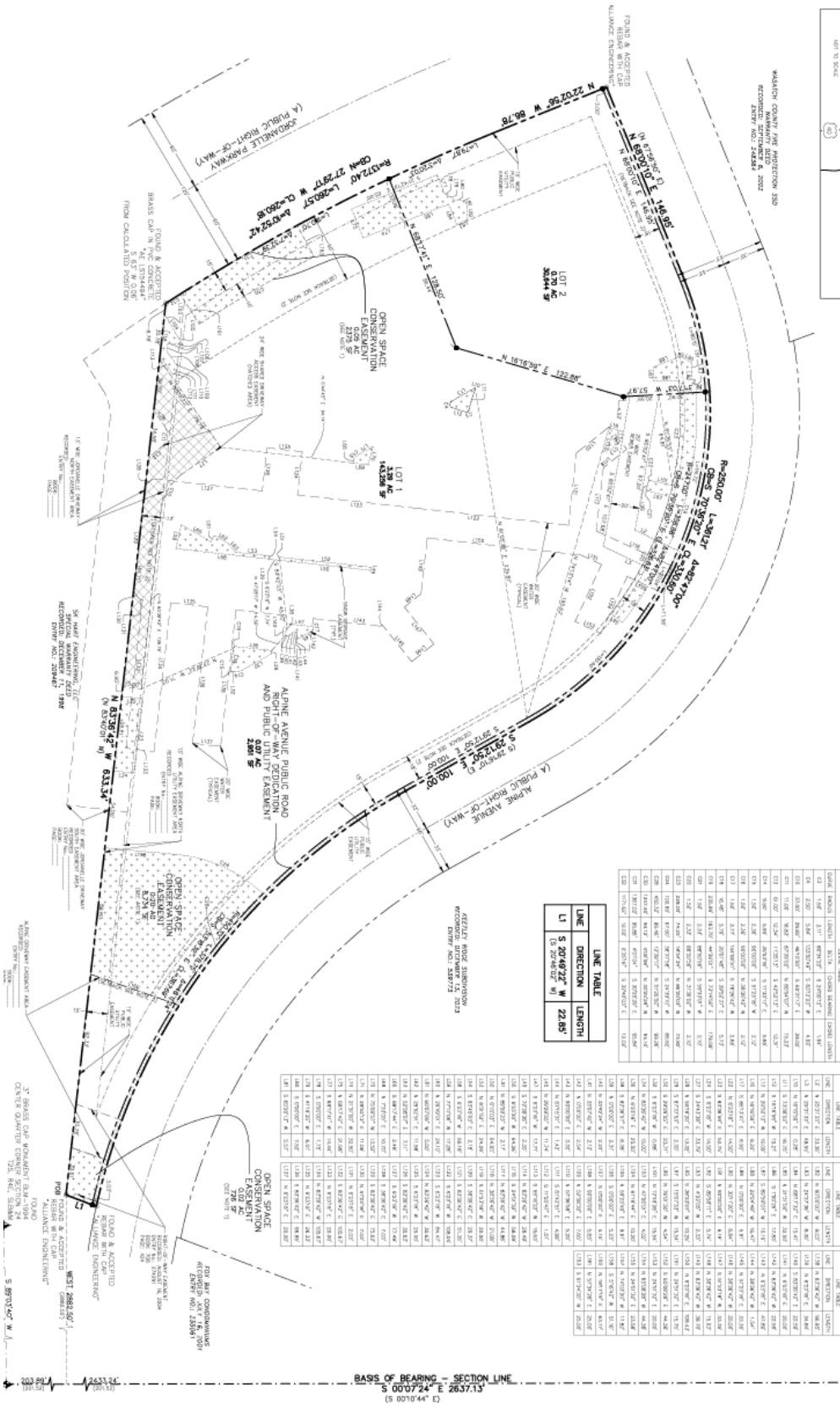
# Exhibit B – Proposed Subdivision Plat

## KEETLEY SQUARE COMMERCIAL SUBDIVISION

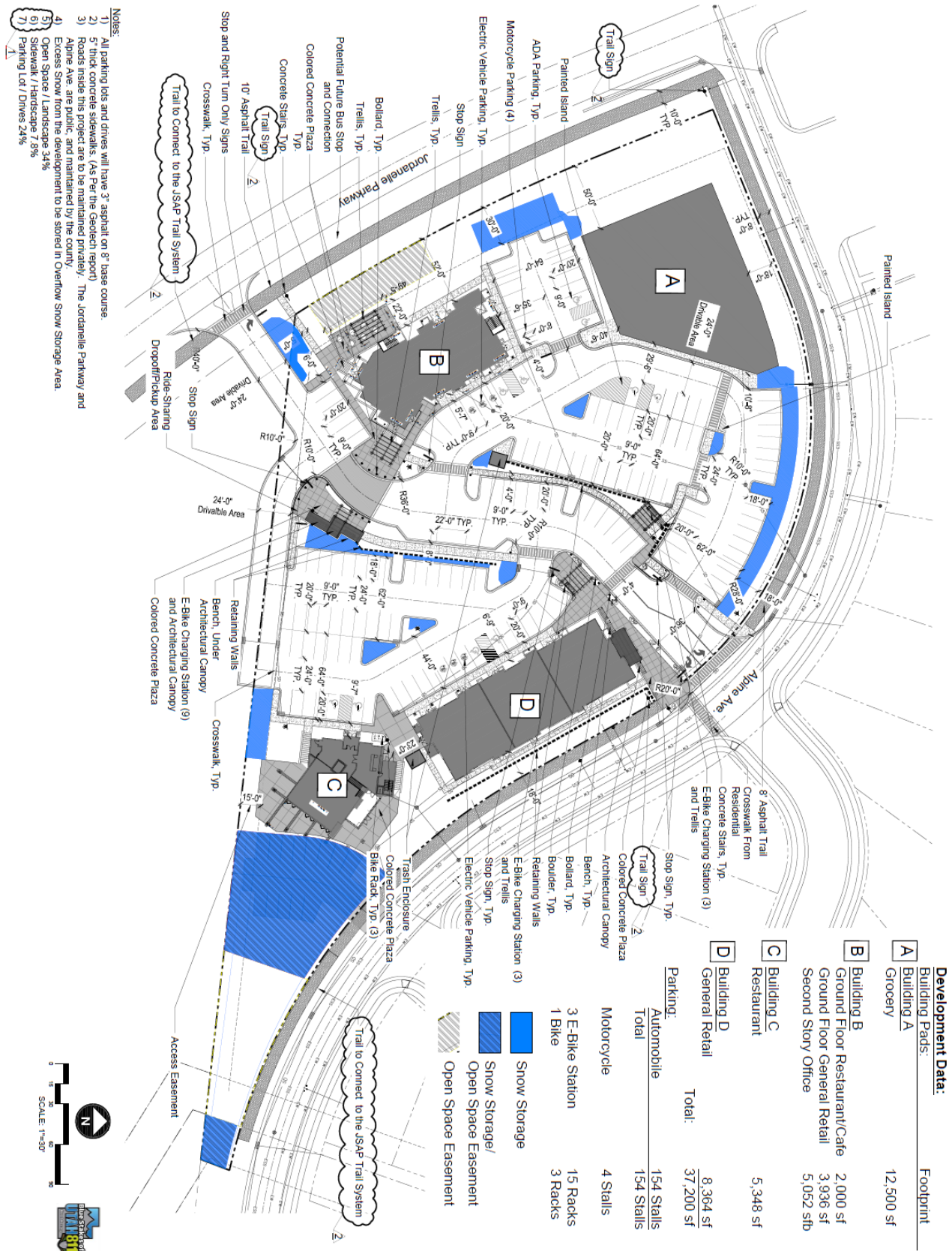
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
WASATCH COUNTY, UTAH



| LOT | ADDRESS               |
|-----|-----------------------|
| 1   | 2019 W ALPINE AVE     |
| 2   | (ASSIGNED WHEN BUILT) |



## Exhibit C – Proposed and Preliminary Site Plans



# EXHIBIT C KEETLEY RIDGE MASTER PLAN



**Development Data:**

| Bldg. Pads: | Footprint |
|-------------|-----------|
| Commercial: |           |
| A           | 9,000 sf  |
| B           | 5,500 sf  |
| C           | 4,000 sf  |
| D           | 4,800 sf  |
| E           | 7,400 sf  |
| F           | 3,500 sf  |
| 2 Floor     | 3,000 sf  |
| Total:      | 37,200 sf |

|          |            |
|----------|------------|
| Parking: | 147 Stalls |
| Total:   |            |



ELLIOTT WORKGROUP

EXHIBIT B – Proposed Site Plan

Keetley Square & Mochila Circle  
Preliminary Commercial Color Site Plan  
2022.02.17

*Exhibit D – Constraints Analysis*



*Exhibit E – Landscape Plan/additional parking plan*



## PLANTING SCHEDULE

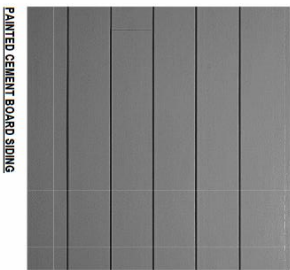
| SYMBOL                                                                    | SCIENTIFIC NAME                                                                    | COMMON NAME               | SIZE      | QTY. |
|---------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------|-----------|------|
| <b>TREES</b>                                                              |                                                                                    |                           |           |      |
|                                                                           | <i>Acer glabrum</i>                                                                | Rocky Mountain Maple      | 2" Cal.   | 17   |
|                                                                           | <i>Acer truncatum</i>                                                              | Sunset Maple              | 2" Cal.   | 22   |
|                                                                           | <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'                               | Serviceberry              | 6-8' Tall | 20   |
|                                                                           | <i>Cercocarpus ledifolius</i>                                                      | Curleaf Mountain Mahogany | 5 Gal.    | 10   |
|                                                                           | <i>Picea pungens</i>                                                               | Green Colorado Spruce     | 6-8' Tall | 11   |
|                                                                           | <i>Picea pungens glauca</i>                                                        | Colorado Blue Spruce      | 6-8' Tall | 9    |
|                                                                           | <i>Quercus gambellii</i>                                                           | Scrub Oak                 | 10 Gal.   | 23   |
|                                                                           | <i>Rhus glabra dismontana</i>                                                      | Dwarf Smooth Sumac        | 5 Gal.    | 18   |
| <b>SHRUBS</b>                                                             |                                                                                    |                           |           |      |
|                                                                           | <i>Chrysothamnus viscidiflorus</i>                                                 | Yellow Rabbitbrush        | 5 Gal.    | 43   |
|                                                                           | <i>Physocarpus opulifolius</i> 'Donna May'                                         | Ninebark                  | 5 Gal.    | 28   |
|                                                                           | <i>Rhus aromatica</i> 'Gro-Low'                                                    | Fragrant Sumac            | 5 Gal.    | 52   |
|                                                                           | <i>Ribes alpinum</i> 'Greenmound'                                                  | Alpine Currant            | 5 Gal.    | 60   |
|                                                                           | <i>Potentilla fruticosa</i> 'Gold Drop'                                            | Yellow Shrubby Cinquefoil | 5 Gal.    | 32   |
|                                                                           | <i>Prunus besseyi</i> 'Pawnee Buttes'                                              | Western Sand Cherry       | 5 Gal.    | 50   |
| <b>GRASSES</b>                                                            |                                                                                    |                           |           |      |
|                                                                           | <i>Deschampsia cespitosa</i> 'Pixie Fountain'                                      | Dwarf Tufted Hairgrass    | 1 Gal.    | 104  |
|                                                                           | <i>Schizachyrium scoparium</i> 'Carousel'                                          | Little Blue Stem          | 1 Gal.    | 100  |
|                                                                           | <i>Schizachyrium scoparium</i> 'Smoke Signal'                                      | Little Blue Stem          | 1 Gal.    | 86   |
|                                                                           | <i>Sporobolus heterolepis</i> 'Tara'                                               | Prairie Dropseed          | 1 Gal.    | 90   |
|                                                                           | Hydro Seed                                                                         | Native Grass Mix          |           |      |
| <b>PERENNIALS - DIVIDE UP PLANTS EQUALLY, 24" O.C. TRIANGULAR SPACING</b> |                                                                                    |                           | 1 Gal.    | 587  |
|                                                                           | <i>Achillea millefolium</i> 'Summerwine'                                           | Yarrow                    |           |      |
|                                                                           | <i>Aster alpinus</i>                                                               | Alpine Aster              |           |      |
|                                                                           | <i>Campanula carpatica</i> Blue Chips                                              | Bellflower                |           |      |
|                                                                           | <i>Echinacea purpurea</i>                                                          | Purple Coneflower         |           |      |
|                                                                           | <i>Gaillardia aristata</i> 'Arizona Sun'                                           | Blanket Flower            |           |      |
|                                                                           | <i>Hemerocallis</i> 'Chicago Apache'                                               | Red Daylily               |           |      |
|                                                                           | <i>Heuchera</i> 'Firefly'                                                          | Coral Bells               |           |      |
|                                                                           | <i>Lamium maculatum</i> 'Lemon Frost'                                              | Lemon Frost Pink Nettle   |           |      |
|                                                                           | <i>Oenothera missouriensis</i>                                                     | Missouri Evening Primrose |           |      |
|                                                                           | <i>Phlox subulata</i> 'Drummond Pink'                                              | Creeeping Phlox           |           |      |
|                                                                           | <i>Rudbeckia x American Gold Rush</i>                                              | Black Eyed Susan          |           |      |
|                                                                           | <i>Salvia nemorosa</i> 'May Night'                                                 | Salvia                    |           |      |
|                                                                           | <i>Scabiosa columbaria</i> 'Rose Pink'                                             | Pincushion Flower         |           |      |
|                                                                           | 3' to 5' Landscape Boulders (Color To Be Approved by Landscape Architect or Equal) |                           |           |      |

Notes: 1. All Planter Beds Shall be Covered in 4" Min. of Bark Mulch.  
2.Placement of Trees to be Approved by Landscape Architect.

| MATERIAL PERCENTAGES                            |     |
|-------------------------------------------------|-----|
| Finishes - Exterior - Siding / Clapboard (GREY) | 40% |
| Masonry - Stone                                 | 35% |
| Metal - Aluminum Black - GRID                   | 25% |



PERSPECTIVE VIEW - COLOR



PAINTED / STAINED TIMBERS

PREFINISHED METAL PANELS

ALUMINUM STOREFRONT DOORS & WINDOWS

PAINTED CEMENT BOARD SIDING

STONE VENEER

21016 - KEETLEY SQUARE COMMERCIAL - BUILDING B  
WASHINGTON COUNTY, UT

MATERIAL BOARD  
Scale:

ISSUE DATE:  
April 16, 2024



# MATERIAL PERCENTAGES

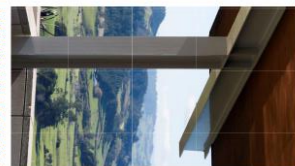
|                                                 |     |
|-------------------------------------------------|-----|
| Finishes - Exterior - Siding / Clapboard (GREY) | 25% |
| Masonry - Stone                                 | 50% |
| Metal - Aluminum Black - GRID                   | 25% |



PERFINISHED STANDING SEAM METAL ROOFING



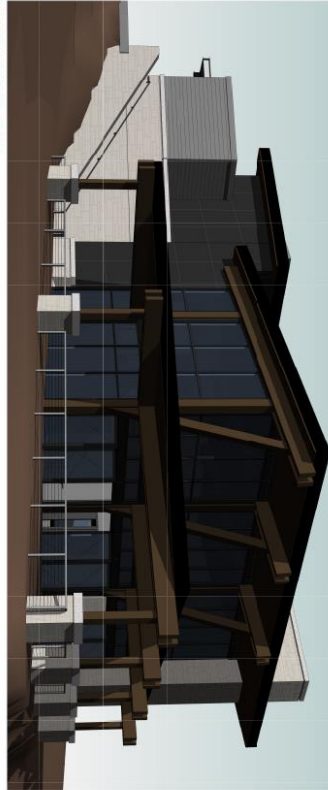
BALLASTED FLAT ROOFS



PAINTED STEEL COLUMNS / BEAM



PAINTED / STAINED TIMBER CANOPY SOFFIT



PERSPECTIVE VIEW - COLOR



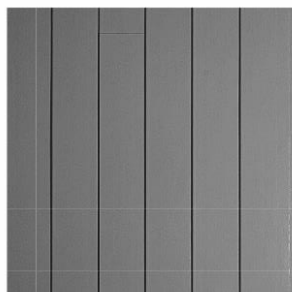
PAINTED / STAINED TIMBERS



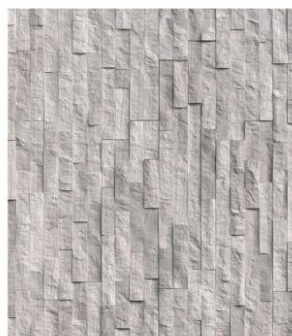
PERFINISHED METAL PANELS



ALUMINUM STOREFRONT DOORS & WINDOWS



PAINTED CEMENT BOARD SIDING



STONE VENEER

21016 - KEETLEY SQUARE COMMERCIAL - BUILDING C  
WASATCH COUNTY, UT

21016 - KEETLEY SQUARE COMMERCIAL - BUILDING C

21016 - KEETLEY SQUARE COMMERCIAL - BUILDING C

21016 - KEETLEY SQUARE COMMERCIAL - BUILDING C

21016 - KEETLEY SQUARE COMMERCIAL - BUILDING C

MATERIAL BOARD

SCALE: 1/8" = 1'-0"

JZW ARCHITECTS

| MATERIAL PERCENTAGES                            |     |
|-------------------------------------------------|-----|
|                                                 |     |
| Finishes - Exterior - Siding / Clapboard (GREY) | 45% |
| Masonry - Stone                                 | 35% |
| Metal - Aluminum Black - GRID                   | 20% |



PERFINISHED STANDING SEAM METAL ROOFING



BALLASTED FLAT ROOFS



PAINTED STEEL COLUMNS / BEAM



PAINTED / STAINED TIMBER CANOPY SOFFIT



PERSPECTIVE VIEW - COLOR



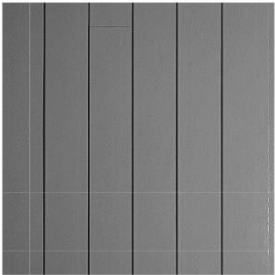
PAINTED STAINED TIMBERS



PERFINISHED METAL PANELS



ALUMINUM STOREFRONT DOORS & WINDOWS



PAINTED CEMENT BOARD SIDING



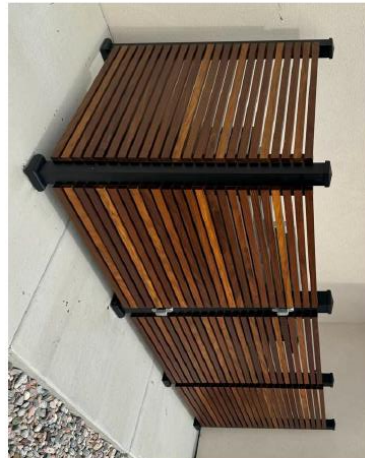
STONE VENEER

21016 - KEETLEY SQUARE COMMERCIAL - BUILDING D  
WASATCH COUNTY, UT

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MATERIAL BOARD  
Scale

ISSUE DATE:  
MAY 16, 2025  
JZM ARCHITECTS



**ROOFTOP MEP EQUIPMENT SCREENING**  
 - SCREEN WALLS AROUND ROOFTOP EQUIPMENT  
 - ROOF PENETRATIONS WILL USE ONE OF TWO OPTIONS  
 1. ROUTED TO FLAT ROOFS BEHIND PARAPET WALLS  
 2. GANGED TOGETHER AND ROUTED TO CHIMNEY TOPS WITH SHROUDS



**GROUND LEVEL MEP EQUIPMENT SCREENING**  
 - COMPLIMENTARY SCREEN WALLS  
 - STRATEGICALLY PLACE LANDSCAPING



## 21016 - KEETLEY SQUARE COMMERCIAL

WASATCH COUNTY, UT

FAX: (801) 358-4189

150 NORTH MAIN STREET, SUITE 400, HERRON CITY, UTAH 84022

PHONE: (801) 358-1343

## MEP EQUIPMENT SCREENING

Scale:

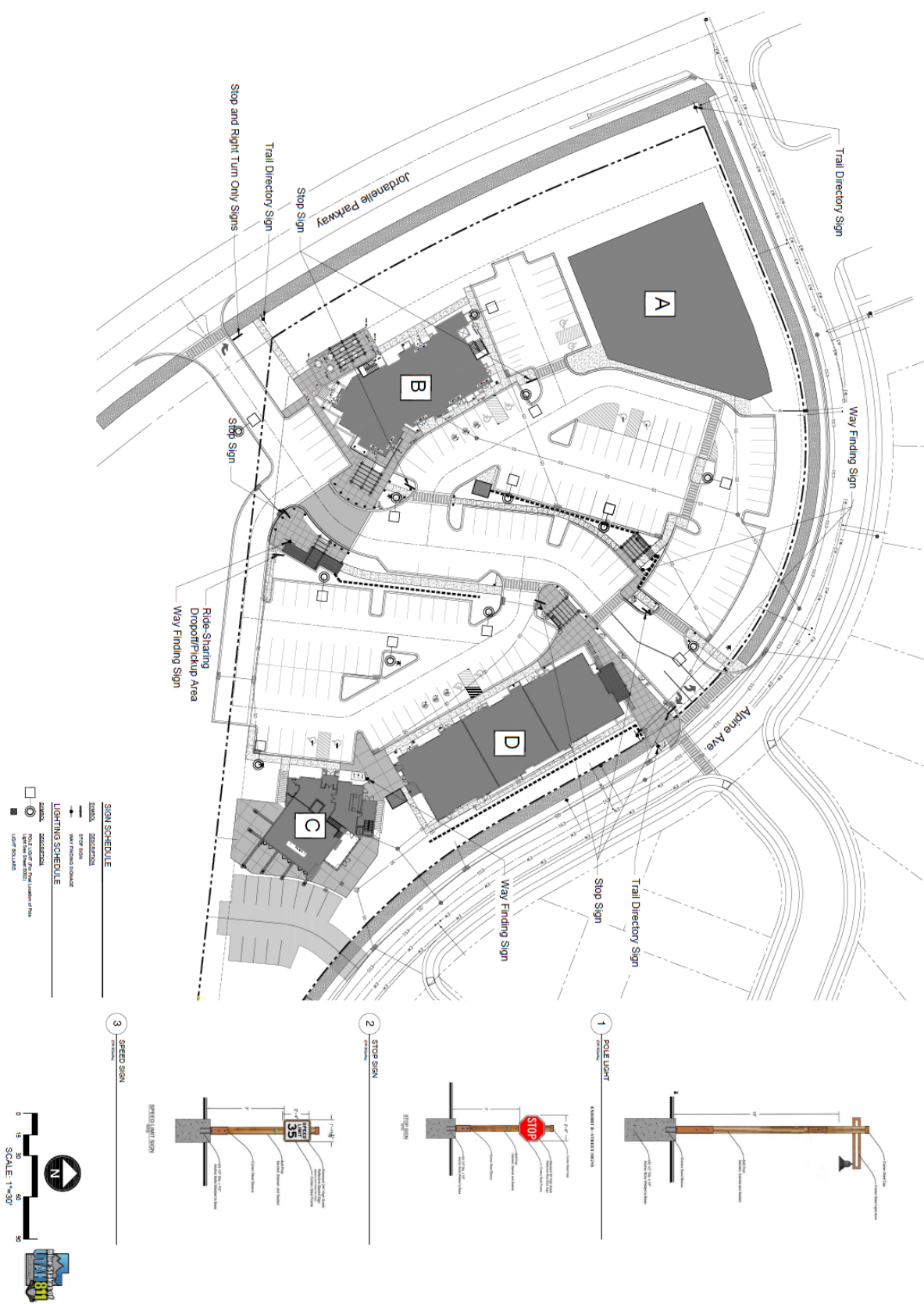
ISSUE DATE:  
JANUARY 6, 2026

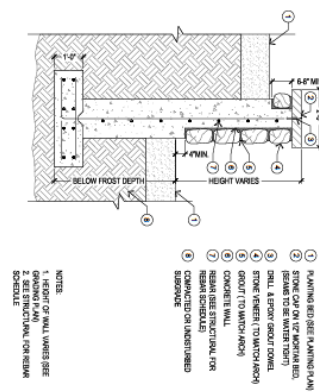
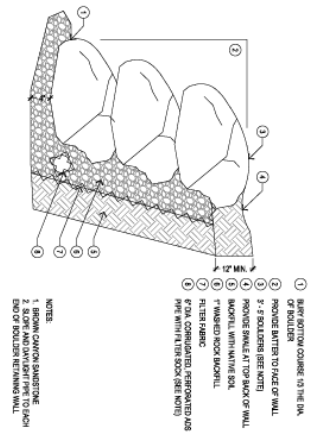
**JZW**  
ARCHITECTS

## Exhibit G – Pedestrian plan



Exhibit H – Lighting and signage plan



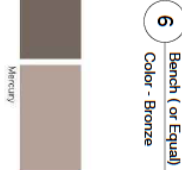
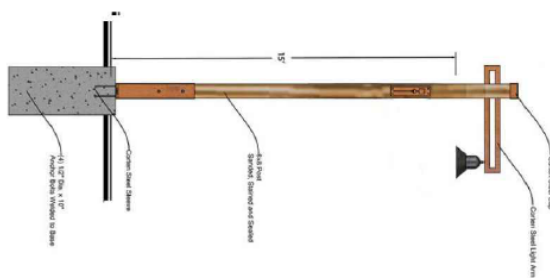


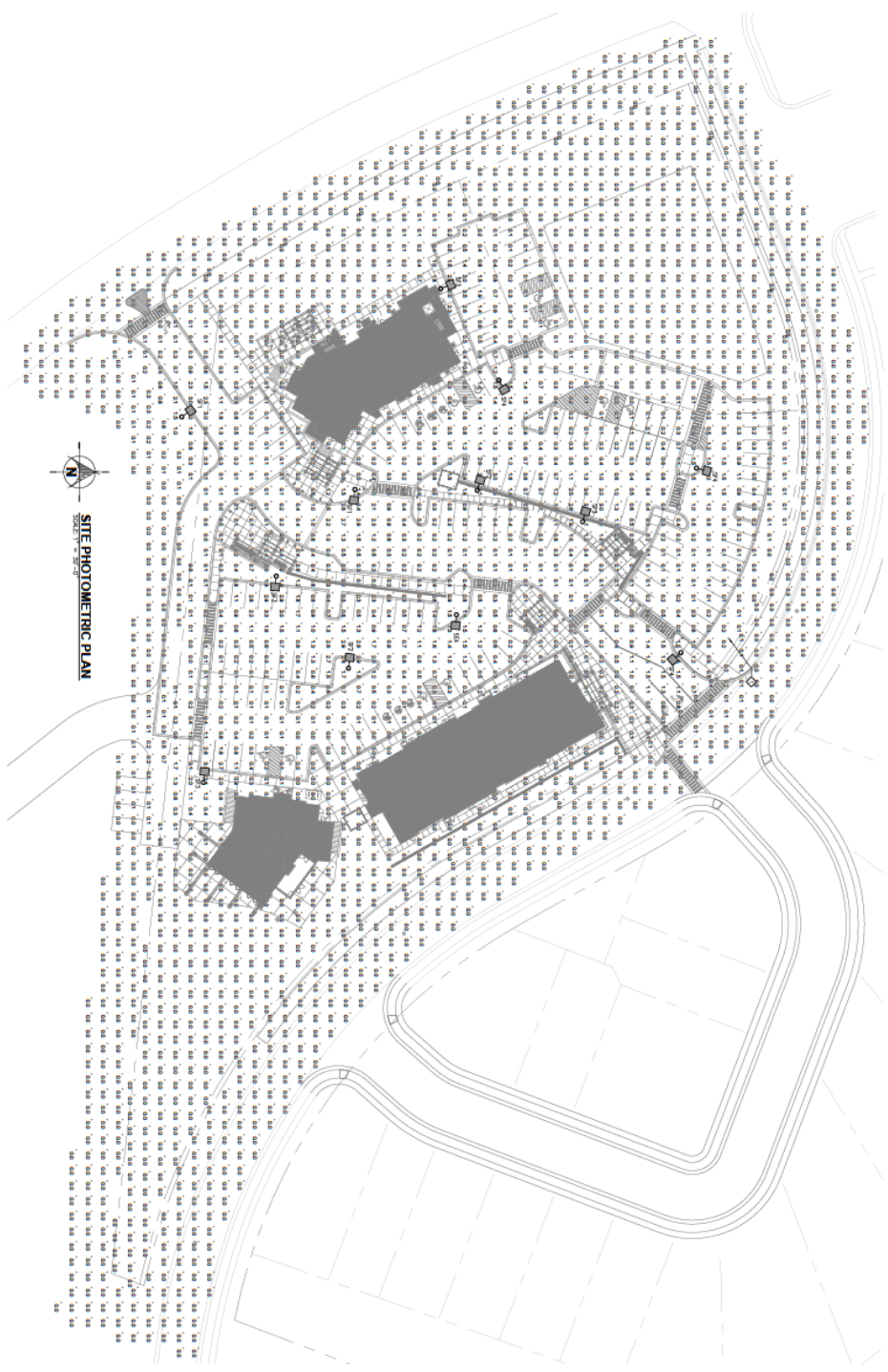
# Concord Collection

|  | 1000 | 500 | 250 | 125 | 62.5 | 31.25 | 15.625 | 7.8125 | 3.90625 | 1.953125 | 0.9765625 | 0.48828125 | 0.244140625 | 0.1220703125 | 0.06103515625 | 0.030517578125 | 0.0152587890625 | 0.00762939453125 | 0.003814697265625 | 0.0019073486328125 | 0.00095367431640625 | 0.000476837158203125 | 0.0002384185791015625 | 0.00011920928955078125 | 5.9604644775390625e-05 | 2.980232238769531e-05 | 1.4901161193847656e-05 | 7.450580596923828e-06 | 3.725290298461914e-06 | 1.862645149230957e-06 | 9.313225746154785e-07 | 4.656612873077392e-07 | 2.328306436538696e-07 | 1.164153218269348e-07 | 5.82076609134674e-08 | 2.91038304567337e-08 | 1.455191522836685e-08 | 7.275957614183425e-09 | 3.637978807091712e-09 | 1.818989403545856e-09 | 9.09494701772928e-10 | 4.54747350886464e-10 | 2.27373675443232e-10 | 1.13686837721616e-10 | 5.6843418860808e-11 | 2.8421709430404e-11 | 1.4210854715202e-11 | 7.105427357601e-12 | 3.5527136788005e-12 | 1.77635683940025e-12 | 8.88178419700125e-13 | 4.440892098500625e-13 | 2.2204460492503125e-13 | 1.1102230246251562e-13 | 5.551115123125781e-14 | 2.7755575615628906e-14 | 1.3877787807814453e-14 | 6.938893903907226e-15 | 3.469446951953613e-15 | 1.7347234759768065e-15 | 8.673617379884032e-16 | 4.336808689942016e-16 | 2.168404344971008e-16 | 1.084202172485504e-16 | 5.42101086242752e-17 | 2.71050543121376e-17 | 1.35525271560688e-17 | 6.7762635780344e-18 | 3.3881317890172e-18 | 1.6940658945086e-18 | 8.470329472543e-19 | 4.2351647362715e-19 | 2.11758236813575e-19 | 1.058791184067875e-19 | 5.293955920339375e-20 | 2.6469779601696875e-20 | 1.3234889800848437e-20 | 6.617444900424219e-21 | 3.3087224502121095e-21 | 1.6543612251060547e-21 | 8.271806125530273e-22 | 4.1359030627651365e-22 | 2.0679515313825682e-22 | 1.0339757656912841e-22 | 5.1698788284564205e-23 | 2.5849394142282102e-23 | 1.2924697071141051e-23 | 6.462348535570525e-24 | 3.2311742677852625e-24 | 1.6155871338926312e-24 | 8.077935669463156e-25 | 4.038967834731578e-25 | 2.019483917365789e-25 | 1.0097419586828945e-25 | 5.048709793414472e-26 | 2.524354896707236e-26 | 1.262177448353618e-26 | 6.31088724176809e-27 | 3.155443620884045e-27 | 1.5777218104420225e-27 | 7.888609052210112e-28 | 3.944304526105056e-28 | 1.972152263052528e-28 | 9.86076131526264e-29 | 4.93038065763132e-29 | 2.46519032881566e-29 | 1.23259516440783e-29 | 6.16297582203915e-30 | 3.081487911019575e-30 | 1.5407439555097875e-30 | 7.703719777548937e-31 | 3.8518598887744685e-31 | 1.9259299443872342e-31 | 9.629649721936171e-32 | 4.8148248609680855e-32 | 2.4074124304840427e-32 | 1.2037062152420214e-32 | 6.018531076210107e-33 | 3.0092655381050535e-33 | 1.5046327690525267e-33 | 7.523163845262633e-34 | 3.7615819226313165e-34 | 1.8807909613156582e-34 | 9.403954806578291e-35 | 4.7019774032891455e-35 | 2.3509887016445727e-35 | 1.1754943508222863e-35 | 5.8774717541114315e-36 | 2.9387358770557157e-36 | 1.4693679385278579e-36 | 7.346839692639289e-37 | 3.6734198463196445e-37 | 1.8367099231598222e-37 | 9.183549615799111e-38 | 4.5917748078995555e-38 | 2.2958874039497777e-38 | 1.1479437019748889e-38 | 5.7397185098744445e-39 | 2.8698592549372222e-39 | 1.4349296274686111e-39 | 7.1746481373430555e-40 | 3.5873240686715277e-40 | 1.7936620343357639e-40 | 8.968310171678819e-41 | 4.4841550858394095e-41 | 2.2420775429197047e-41 | 1.1210387714598524e-41 | 5.605193857299262e-42 | 2.802596928649631e-42 | 1.4012984643248155e-42 | 7.0064923216240775e-43 | 3.5032461608120387e-43 | 1.7516230804060194e-43 | 8.758115402030097e-44 | 4.3790577010150485e-44 | 2.1895288505075242e-44 | 1.0947644252537621e-44 | 5.4738221262688105e-45 | 2.7369110631344052e-45 | 1. |
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|--|------|-----|-----|-----|------|-------|--------|--------|---------|----------|-----------|------------|-------------|--------------|---------------|----------------|-----------------|------------------|-------------------|--------------------|---------------------|----------------------|-----------------------|------------------------|------------------------|-----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------|---------------------|--------------------|---------------------|----------------------|----------------------|-----------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|-----------------------|-----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|----------------------|----------------------|---------------------|---------------------|---------------------|--------------------|---------------------|----------------------|-----------------------|-----------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|-----------------------|-----------------------|----------------------|-----------------------|------------------------|-----------------------|-----------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|------------------------|-----------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|------------------------|-----------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|----|

# Concord Collection

|  |  |  |  |  |  |   |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|
| 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자 |
| 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자 |
| 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자 |
| 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자                                                                                 | 자 |





SITE PHOTOMETRIC PLAN

| SITE LIGHTING FIXTURE SCHEDULE |               |      |      |        |             |            |            |                   |         |
|--------------------------------|---------------|------|------|--------|-------------|------------|------------|-------------------|---------|
| ITEM                           | DESCRIPTION   | TYPE | SIZE | HEIGHT | FOOT COUNTS | WATTAGE    | BEAM ANGLE | SPACING           | REMARKS |
| 001                            | AREA LIGHTING | LED  | 1200 | 1200   | 400         | FOOT MOUNT | 1          | PER CITY STANDARD |         |
| 002                            | AREA LIGHTING | LED  | 1200 | 1200   | 400         | FOOT MOUNT | 1          | PER CITY STANDARD |         |
| 003                            | AREA LIGHTING | LED  | 1200 | 1200   | 400         | FOOT MOUNT | 1          | PER CITY STANDARD |         |
| 004                            | AREA LIGHTING | LED  | 1200 | 1200   | 400         | FOOT MOUNT | 1          | PER CITY STANDARD |         |

ELECTRICAL KEYED NOTES:  
 1. LUMEN OUTPUTS BASED ON 100% EFFICIENCY  
 2. TOTAL LUMENS  
 3. TOTAL LUMENS  
 4. TOTAL LUMENS



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

PROJECT ID: DEV-10839  
PROJECT NAME: FINAL SUB - KEETLEY SQUARE  
COMMERCIAL  
VESTING DATE: 6/24/2025  
REVIEW CYCLE #: 3

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**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           |
|------------------------|--------------------|
| Fire SSD               | Ready for Decision |
| Planning Department    | Ready for 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                                                                                                                                                                                                                                                                                                                                                                                                  |
| DRC-PLN17            | PLN - Planners | For your information:<br>According to WCC 16.27.10.D "The final plans must conform to the preliminary plans and any conditions for preliminary approval." The Planning Commission will "determine if the final application is a minor, inconsequential change from the preliminary approval, or if a new preliminary application should be approved before the final application is considered further." |

## PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

| DRC - Jordanelle SSD |                         |                                                                                            |
|----------------------|-------------------------|--------------------------------------------------------------------------------------------|
| Comment ID           | Sheet Name              | Comment                                                                                    |
| DRC-JSSD1            | 09 - Final Utility Plan | Change water metering, no master water meter, each building to have individual water meter |
| DRC-JSSD2            | 02a - Plat              | Include easements for water main lines and sewer collection lines                          |

## **COUNCIL**

### **OPEN AND PUBLIC MEETING ACT TRAINING**

Alex Stodter, Assistant Wasatch County Attorney, presented a power point presentation on the Open and Public Meeting Act Training and presented each member of the Wasatch County Council has a prepared booklet indicating what an Open and Public Meeting consists of and the changes that were made and then indicated that they have now had the necessary training to qualify them in having heard an open and public meeting training session as required by the State of Utah.

**S-L-O JORDANELLE FGMCD, L.L.C. REQUESTS A REVISION TO THE SHARED PARKING STUDY APPROVED FOR KEETLEY SQUARE, A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF RETAIL, OFFICE AND RESTAURANT SPACE ON 3.8 ACRES AT THE INTERSECTION OF JORDANELLE PARKWAY AND ALINE AVENUE. THIS ITEM WAS CONTINUED FROM SEPTEMBER 6, 2023, COUNCIL MEETING.**

Austin Corry, the Assistant Wasatch County Planner, addressed the Wasatch County Council and presented a power point presentation and then indicated that at the September 6, 2023 Council meeting the developer of a commercial project called the Keetley Square requested approval for a parking reduction under the provisions of Section 16.3.06 where the County can consider parking reductions based on either sharing spaces of dissimilar uses or based on data supporting a different parking count than required by code. A final decision has not yet been made on that request. Given the length of time since that meeting was heard Austin Corry gave a brief history and summary of the latest request. The 2024 study provides three results for consideration. The first is a parking stall number using a shared parking reduction against WCC, the second is using ULI parking rates with shared parking, and the third is a custom parking rate using local data gathered in March 2024. The results of the study are a range of custom parking rates using local data gathered in March 2024. The results of the study are a range of 154-226 stalls depending on which approach the Council determines is acceptable. Hales review of the 2024 study suggests that, while the inclusion of local data is a good idea, the middle of March in Midway may not have been the best time to provide accurate counts. Hales recommends that if local data is used, data should be gathered during the peak season.

Fehr and Peers conducted a parking demand review for the proposed Keetley Square Development located in Wasatch County, Utah. Fehr and Peers reviewed the previous parking studies and performed some additional data collection to evaluate the parking demand at sites similar in location and land use. Fehr and Peers also reviewed the assumptions and recommendations presented in the October 12 study developed by Hales Engineering for the proposed Keetley Square Development. Hales Engineering recommended providing 10 percent additional stalls beyond the calculated demand and a 10 percent reduction due to the shift to transit-walking because of the proximity of nearby developments, such as the Deer Cove Resort. This addition and reduction canceled each other out. Hales Engineering assumed that the proposed land uses would

not result in a significant reduction due to shared parking and therefore did not perform a shared parking analysis. The Hales Engineering study disregarded reductions due to shared parking. For this study we performed a shared parking analysis to evaluate the reductions due to the mixed-use nature of the proposed development. The site plan at the time showed 140 stalls, where the current plan plans to provide 144 stalls. Also, the Keetley Square development proposes a patio space of a total of 2,044 square feet that will be potentially used for outdoor dining space. The Wasatch County code did not specify, and Fehr and Peers also performed a shared parking analysis using the methodology outlined in the Urban Land Institute whether the outside seating area should be included in the calculation for the required parking space. The ULI methodology is considered the national state-of-the-art practice for determining shared parking reductions because it provides a systematic way to apply appropriate adjustments to parking ratios for each use in a mixed-use development. Parking counts were performed in early March when temperatures were lower and outdoor seating was likely not utilized, including the outdoor seating space in the square footage lowers the calculated rates and may not appear to be as conservative for analysis.

Today the request that is in front of you is 154 stalls and increased the stalls by ten and dropped the three thousand down to 2044 but it is still an increase of square footage and decrease of parking but not to the level that they were asking you a year ago. Also, they are working on final plans and trying to pin down the final parking number as they are identifying their end users. This is under the provisions of County Code 16.32.13 that they can present a shared parking plan to you as the legislative body to decide on whether you would modify their parking requirements.

Two provisions are allowed in the code and number one is reducing the spaces due to the nature of the building or the premises or a combination of spaces a.k.a. shared uses. The parking plan has been shown to the staff which was Hales. It is up to you whether you agree with it or not. Since then, they have gone out and commissioned their own study by Fehr and Peers. The Fehr and Peers Study takes off from the Hales study and utilizes ITE parking generation and came up with 193 stalls based on the square footages the applicant was proposing at that time. They agreed with the Hales Engineering study other than one note they noted that the study disregarded reductions due to shared parking and they are going to prepare you a study using shared parking. They included which Hales included a ten percent reduction because of transit and walking based on the nature of the development.

Under the ULI rates and accommodated for shared parking the Fehr and Peers study provided by the developer recommends 212 stalls. With further study they are proposing now their count suggestion is 154 stalls. That was sent to Hales and asked them to refer that back to Hales. It was noted two specific things and one they believe that the ULI methods were followed correctly. It also supports their decision when they gave you the ITE numbers and didn't include shared parking. They stated in that report that they weren't including it because it was such a marginal amount that it didn't make a significant difference. They believe that Fehr and Peers study demonstrated a similar thing.

The second is that they raised a concern that they do not believe that March was the correct time of year to be making those counts. Looking at UDOT's data that the peak season for the City of

Midway is summer. They are looking to increase their grocery store by 3500 square feet and decreasing the restaurant by 933 square feet and increasing retail by 925 square feet and then decreasing office space. The total square footage of increase across over all those uses result in 2044 square feet. The table demonstrates the different rates for all these various studies that were given to you. In the table the first column if you were to apply the strict Wasatch County Code you result in 270 stalls required for the site.

The 2024 study which is the developers study commissioned Fehr and Peers by the developer utilizing shared parking reduction and applying them to the Wasatch County Code results in 226 stalls which is about a 16 percent decrease. Ignoring Wasatch County Code and just utilizing ULI rates and applying shared parking results in about a twenty-one percent decrease that is the 212 stalls that was mentioned earlier. Utilizing their custom rates, they are looking for 154 stalls, which would be a 43 percent deduction from our code requirement. That is the request of the developer in front of you based on their Fehr and Peers study and you have Hales Engineer's review of that study.

Councilman Steve Farrell asked how do we manage the shared parking does it have to be owned by one individual and the different businesses share the parking. Austin Corry replied that we require an agreement that the developer enters which is kind of like a property owner's association.

**Applicant:**

Justin Keyes, representing the applicant, addressed the Wasatch County Council and indicated that are not trying to under park. As a landlord you don't want to under park a location then people won't come and use it. We got local data is what the direction was. We believe that the ski season is when this development is really going to be busy. We are looking forward to moving this across the line and finalizing our set plan.

Councilman Steve Farrell indicated that our expert came up with 212 and yours came up with 154. Justin Keyes indicated that they were looking at a national average for this type of operation and we don't have the right mix. To do local studies is expensive.

Councilman Steve Farrell indicated that this is a very difficult issue because we don't have enough parking. You have got your tenants all complaining and if you have too much you have got your owners complaining that we had them overbuilt. It is hard to find the answer. Justin Keyes replied that the best we can do is get local data which we have done.

Councilman Steve Farrell indicated that the only justification that I can see is that in that area we get some kind of transit system that we don't require the parking. Justin Keyes indicated that from my perspective two things really work well with patio dining. It is transit and bike ability of the area. We put in what we thought the ultimate user would be and they are in heavy demand parking. Our number is a real number that we are looking at. Just remember that Hales just reviewed the Fehr and Peers study.

Austin Corry indicated that the 212 number is from the Fehr and Peers study and that is the developer's study. Hales study with ITE was 193. That was based on older data if you take the reduction, they made in the outdoor dining it comes out to about 175 which is 35 percent is what that preliminary reduction was. If you take the reduction in square footage, it is about 175.

Councilman Steve Farrell indicated that looking at the uses here we have got 12,000 square feet of grocery and 9,000 square feet of restaurant, 12,000 square feet of general retail and 5,000 feet of office and have no residential so if we under estimate the amount of parking that developer is the only one that is going to get hurt in this deal because people is not going to cater to them or go to them if they can't find a parking place.

Austin Corry replied that the project does have residential. It is across the street now off Alpine Avenue. The Council would have to consider the scenario if they are under parked and where do people park, and it is going to be on the public roads. The question to you for your as a Council that is based off the data from Fehr and Peers.

Dustin Grabau indicated that the Council is setting some kind of precedent that might be problematic moving forward. Technically there is not an issue with the code because there is a study and if you deem that study is sufficient, we are complying with our code and don't think there would be a technical issue there. I think that someone might argue that in perpetuity we should use Midway Market as the only comparable for all future projects here and that is unlikely and I think you would have the ability going forward if you felt like there were better comparable that you want data against and I think the reality is that as projects like this and some of the other first commercial projects get built we will have access to better information that you can use.

Councilman Mark Nelson indicated that he tends to think that much of the development up there is going to be very difficult and transit is going to be a big deal and shuttles are going to be a big deal and summer bikes are going to be a big deal and that is going to be much different than Midway or the Heber Valley in the future.

Austin Corry indicated that the 147 was a thirty-five percent reduction which hits 175 for their new uses. 154 comes from incorporating the Midway data. Councilman Steve Farrell indicated that if we went with the 154 figure and then enforce the no on street parking. If it is a health and safety issue, we put up no parking signs and then it leaves it up to them and they are the only ones that is going suffer is this development if they underestimate the parking. Austin Corry replied that the question is how much you want to rely on reinforcement which would be a decision for the Council to make.

**Councilman Steve Farrell made a motion that we approve the study at 154 since they are following our ordinance, and they had an independent study that proved that number and use local data to justify it. Also have the applicant work with staff to identify future potential additional parking and that would go into the agreement specifically. Also, with the findings and conditions established by the staff and planning commission. Councilman Mark Nelson seconded the motion.**