



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

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.

VOTE		(6 TO 0)					
Bill Redkey	AYE	NAY	ABSTAIN	Craig Hahn	AYE	NAY	ABSTAIN
Peter Meuzelaar	AYE	NAY	ABSTAIN	Ray Whitchurch	AYE	NAY	ABSTAIN
Mark Hendricks	AYE	NAY	ABSTAIN	Robert Holmes	AYE	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.

ADJOURNMENT

MOTION

Committee Member Bill Redkey made a motion to adjourn.

Committee Member Robert Holmes seconded the motion.

VOTE **(6 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	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN

Meeting adjourned at 3:45 p.m.


BILL REDKEY / CHAIR