



WASATCH COUNTY JSPA PLANNING COMMITTEE MINUTES

JANUARY 20, 2026

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, Craig Hahn, Robert Holmes,
STAFF PRESENT: Doug Smith, Wasatch County Planner; Jon Woodard, Assistant Wasatch County Attorney
PRAYER: Committee Member Bill Redkey
PLEDGE OF ALLEGIANCE: Led by Chair Bill Redkey and repeated by everyone

BUSINESS ITEMS

❖ APPROVAL OF THE MINUTES FROM THE SEPTEMBER 30, 2025 MEETING

MOTION

Committee Member Bill Redkey made a motion to approve the minutes of the September 30, 2025 meeting as written.

Committee Member Craig Hahn seconded the motion.

VOTE (4 TO 0)

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

REGULAR AGENDA ITEMS

ITEM #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)**

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

- Doug Smith went through a PowerPoint presentation.
- Jon Woodard addressed the committee regarding their motion and including the bus stop in their motion.

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:

- Sid Ostergard answered questions for the committee regarding the land uses, bus stop, buffering for the parking area etc.
- Mike Kosakowski, neighboring resident, addressed the committee and stated that he is very disappointed in the committee because they are not requiring a grocery store now and many of the residents will be upset as well.

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

- Robert Holmes asked about the parking and their parking plan. Mr. Smith discussed the parking management plan that will be required to be recorded with the plat.
- Mark Hendricks noted that the condition and findings should be consistent and refer to a "Parking management Plan".
- John Woodard addressed the committee and mentioned that the agreement is a "Parking Management Plan".
- The committee asked about the bus stop that was shown on the preliminary plan and why it was removed.
- There was a lengthy discussion about the bus stop and that there should be some input from the transit authority who would determine if a bus stop was necessary.

MOTION

Committee Member Redkey made a motion to approve the final plat and site plan with the findings and conditions and an additional two conditions. Condition 7 that the County will revisit the transit shelter and pull out with the final approval of building A; and condition 8 that the final plat will have a note on it that a bus shelter will be an appropriate use in the area labeled "conservation easement".

Committee Member Holmes seconded the motion.

VOTE **(4 TO 0)**

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<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 3.99 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 management plan 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.
6. JSPA logo is required on street signs and streetlights.
7. The County will revisit the transit shelter and pull out with the final approval of building A
8. The final plat will have a note on it that a bus shelter will be an appropriate use in the area labeled "conservation easement".

ADJOURNMENT

MOTION

Committee Member Bill Redkey made a motion to adjourn.

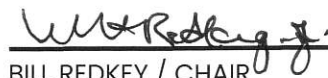
Committee Member Craig Hahn seconded the motion.

VOTE **(4 TO 0)**

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

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

Meeting adjourned at 4:10 p.m.



BILL REDKEY / CHAIR