

WEBVTT

1
00:00:02.570 --> 00:00:19.290

Morgan Nebeker: All right, everyone, I'm gonna go ahead and get started. It looks like we have everyone from the board here. Before we begin this public meeting, we would like to make a few reminders and recognize the following board members in attendance. Dustin Graboo?

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00:00:19.300 --> 00:00:24.480

Morgan Nebeker: Eric Hales, Max Covey, Doug Smith, Ray Whit Church.

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00:00:24.480 --> 00:00:40.970

Morgan Nebeker: Dallin Kocher, and Nicole Cottle. Board members, we ask that you indicate your name before commenting or making a motion for the public record. If you are a Zoom attendee and need to present an agenda item, our staff will promote you as a panelist.

4
00:00:40.970 --> 00:01:05.909

Morgan Nebeker: A pop-up on your screen will appear, and then click Join as Panelist. If you are presenting, please have your camera on. If you would like to make a comment during a public hearing portion of the meeting, please use the raise hand functionality. A staff member will unmute you when it is appropriate. With those reminders, I'll turn the floor over to the chair to conduct today's meeting.

5
00:01:18.600 --> 00:01:24.740

Morgan Nebeker: Dustin, maybe we'll go to you. I think Nicole just might have had to drop out.

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00:01:24.740 --> 00:01:25.530

Dustin Grabau: Sure.

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00:01:25.700 --> 00:01:32.810

Dustin Grabau: So I... our first agenda item is the review and approval of the minutes from the March 10th meeting.

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00:01:33.520 --> 00:01:36.850

Dustin Grabau: Is there any discussion, any questions for any board members on that?

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00:01:39.960 --> 00:01:41.849

Dustin Grabau: If not, we'd entertain a motion.

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00:01:44.200 --> 00:01:49.739

Doug Smith: This is Doug Smith. I'll make a motion that we approve the minutes of March 10th, as written.

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00:01:50.130 --> 00:01:52.029

Dustin Grabau: Here we have a motion by Doug? Eric?

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00:01:52.030 --> 00:01:53.750

Eric Hales: Okay, I'll second it.

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00:01:54.090 --> 00:01:57.260

Dustin Grabau: Eric, second. All board members in favor say aye.

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00:01:57.530 --> 00:01:57.940

Doug Smith: I...

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00:01:57.940 --> 00:01:58.290

Dallin Koecher: Aye.

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00:01:58.290 --> 00:01:58.850

Max Covey: I need...

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00:01:58.850 --> 00:02:06.319

Dustin Grabau: Any opposed Okay, seeing Nicole has rejoined us, I'm okay to turn it back over to you, Nicole.

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00:02:06.320 --> 00:02:12.699

Nicole Cottle: Well, thank you. Thank you so much for picking up the slack. I was having a microphone issue, I apologize for that. No problem.

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00:02:12.700 --> 00:02:14.030

Dustin Grabau: Where's the bottom two.

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00:02:14.030 --> 00:02:26.059

Nicole Cottle: Looks great, looks like we got that done. Thank you so much, I appreciate that backup. Okay, the next item on our agenda is the JAMARA site plan review, and we'll turn the time over to our staff member, Rob Donegan.

21

00:02:28.740 --> 00:02:33.910

Rob Donigan: Thank you, Madam Chair. This is Rob Donegan. I'm gonna try and share my screen to...

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00:02:34.840 --> 00:02:36.419

Rob Donigan: Present this to you.

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00:02:38.080 --> 00:02:39.890

Rob Donigan: Okay, can everyone see that?

24

00:02:41.040 --> 00:02:42.380

Rob Donigan: Yes, okay.

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00:02:42.810 --> 00:02:53.809

Rob Donigan: Great. So, again, this is just a preview, as the agenda says. This is the Jamara Recreation Site.

As you can see, it's southeast of the Mayflower interchange there, off of Highway 40.

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00:02:53.960 --> 00:03:06.450

Rob Donigan: Just south, you know, southeast quadrant, I guess, of the interchange there, just northwest of the Jordanelle entry and on the Marina West side of, of things.

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00:03:06.560 --> 00:03:22.129

Rob Donigan: The area that you see highlighted in red there is approximately, which is the recreation site, obviously, is approximately 25 acres in size, and then I'll just flip over to the rendering here. And so this is the current proposed

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00:03:22.180 --> 00:03:27.680

Rob Donigan: plan for the recreational development there, and I'll just go through some of the highlights.

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00:03:27.810 --> 00:03:45.699

Rob Donigan: The kind of... one of the major components of this is the synthetic fields that you see there. They're shown being striped for soccer. They may also be striped for other, you know, other similar-sized, sport, sport activities as well. But again.

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00:03:45.890 --> 00:03:50.870

Rob Donigan: Emphasizing that they are synthetic, they are not natural grass fields, so they won't be irrigated.

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00:03:51.100 --> 00:04:08.679

Rob Donigan: The kind of second largest component to the plan is, as you can see, the grouping of courts on the north side of the project are pickleball courts, and so we're showing 21 total pickleball courts with, one in the middle as a kind of a championship court.

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00:04:09.500 --> 00:04:26.960

Rob Donigan: Adjacent to that grouping, or within that grouping, is the one building, enclosed building that we have on site, which is a restroom pavilion, and operational maintenance facility as well. And that is approximately 5,000 square feet in size.

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00:04:27.650 --> 00:04:32.210

Rob Donigan: South of those, you can see, are 4 tennis courts.

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00:04:32.380 --> 00:04:42.420

Rob Donigan: East of that is a playground for, you know, kids that come with families that aren't playing soccer or playing pickleball or tennis. They have a playground to play at.

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00:04:43.000 --> 00:04:56.129

Rob Donigan: There is a looping path system around the perimeter of the site. It would be a 10-foot asphalt trail, and I'll try and highlight that, if you can see my cursor. So that starts in the northeast corner of the site.

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00:04:56.290 --> 00:05:00.759

Rob Donigan: It meanders along the north, and then the west, and then loops back around along the south.

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00:05:00.900 --> 00:05:06.810

Rob Donigan: It kind of takes you back into the core entry area, from the parking lot there.

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00:05:08.290 --> 00:05:14.540

Rob Donigan: Speaking of the parking lot, there... the parking lot shown here has approximately 315 spaces.

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00:05:14.710 --> 00:05:19.570

Rob Donigan: That would obviously include regular parking stalls and ADA parking stalls as well.

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00:05:20.430 --> 00:05:26.259

Rob Donigan: If you're familiar with the site, you'll know that there is, some grade change between

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00:05:26.380 --> 00:05:36.609

Rob Donigan: What we're showing is the eastern side of the site, which is the parking and the bike park, compared to the western half of the site, which is the pickleball courts and tennis courts and soccer fields.

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00:05:37.370 --> 00:05:40.589

Rob Donigan: And so, if I zoom in here, just to point this out.

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00:05:40.900 --> 00:05:53.889

Rob Donigan: You can see we do have a set of stairs that come up from the parking lot to make up that gray change. We also have an ADA ramp that zigzags up that slope to get you to that higher level.

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00:05:54.960 --> 00:06:07.290

Rob Donigan: I think finally are some other things. I did mention the bike parks on the east side of the site, which provides great views of the Jordanell to the south and to the east, obviously.

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00:06:07.640 --> 00:06:17.849

Rob Donigan: And then, in addition to the asphalt trail I mentioned, we also have provided, kind of a secondary soft surface trail that comes down here.

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00:06:18.040 --> 00:06:32.800

Rob Donigan: to the 319 connector, and then actually comes back up that slope. There's, again, quite a bit of gray change between this southern area that's not part of the recreation facility and the recreation facility. So that... that...

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00:06:33.000 --> 00:06:41.770

Rob Donigan: Soft surface trail takes you back up, cross... traverses that slope up back to the parking lot and to the core and tree area there, also.

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00:06:42.090 --> 00:06:48.919

Rob Donigan: In total, besides the pavilion, you know, we have other shade structures for the tennis courts and pickleball courts.

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00:06:49.160 --> 00:06:56.229

Rob Donigan: 5 different pavilions. You can see a couple in the bike park, and then others scattered throughout the site.

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00:06:56.600 --> 00:07:06.460

Rob Donigan: You know, 46 picnic tables, 25 benches, all kinds of things, so we think it'll be a great amenity to the area, and...

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00:07:07.610 --> 00:07:18.529

Rob Donigan: that's about the preview that I have. I think Derek, as the project manager from JAMARA, may also want to hop on and chime in and provide some additional thoughts on it, so...

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00:07:26.440 --> 00:07:28.819

Rob Donigan: Maybe he's having microphone issues as well.

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00:07:30.530 --> 00:07:33.740

Dustin Grabau: He's actually, I think, in the attendees, yeah.

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00:07:33.740 --> 00:07:35.370

Rob Donigan: Oh, he's not a presenter?

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00:07:37.400 --> 00:07:39.870

Morgan Nebeker: I just hit that he could talk.

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00:07:44.780 --> 00:07:47.030

Morgan Nebeker: Maybe he's gonna hop back in.

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00:07:47.590 --> 00:07:49.110

Morgan Nebeker: I don't see him anymore.

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00:07:51.650 --> 00:07:52.729

Dustin Grabau: He's in the attendees.

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00:07:52.730 --> 00:07:54.230

Morgan Nebeker: Oh, there we go.

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00:07:55.180 --> 00:07:58.919

Ashley Burr: Eric Can you hear us? We just gave you permission to speak.

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00:07:58.920 --> 00:08:01.500

Derek Herndon: Yep, I can, sorry. Can you hear me now?

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00:08:01.500 --> 00:08:02.030

Ashley Burr: Yep.

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00:08:02.500 --> 00:08:08.390

Derek Herndon: Perfect. Thank you very much, Rob, and appreciate the committee's time today to look at this.

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00:08:16.660 --> 00:08:18.679

Nicole Cottle: Derek, looks like we lost you again.

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00:08:19.570 --> 00:08:20.510

Derek Herndon: Okay, there I am.

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00:08:20.610 --> 00:08:23.630

Derek Herndon: Goodness gracious. Sorry for the technical difficulties.

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00:08:24.080 --> 00:08:25.950

Derek Herndon: Okay, can everyone hear me?

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00:08:26.590 --> 00:08:27.110

Doug Smith: Yep.

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00:08:27.320 --> 00:08:28.140

Derek Herndon: Wonderful.

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00:08:28.300 --> 00:08:41.340

Derek Herndon: I just wanted to thank the committee for their time today, and Rob, thank you for that presentation. That's excellent. Just excited to bring this forward. You know, today is just a preview. We wanted to give the chance for feedback.

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00:08:41.480 --> 00:08:47.209

Derek Herndon: As we plan to bring this in May for, an item on the DRC.

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00:08:48.870 --> 00:09:04.539

Derek Herndon: we've been working on this with a lot of the different partners, in the project area, but also just kind of the broader region, to make sure that it's not only meeting the needs for those in the project area, but also the needs beyond that. Talking with Wasatch County Parks and Rec.

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00:09:04.600 --> 00:09:10.230

Derek Herndon: Basin Rec, Park City, to just make sure that this is something that... that kind of helps

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00:09:10.410 --> 00:09:15.040

Derek Herndon: with the impact, overall. So, I think it's a good balance.

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00:09:15.300 --> 00:09:18.810

Derek Herndon: We're excited about the opportunities that it will present for

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00:09:19.180 --> 00:09:21.619

Derek Herndon: Everybody living in the area.

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00:09:22.080 --> 00:09:28.970

Derek Herndon: Rob mentioned everything that's related to, kind of, the different offerings, but I wanted to give anyone a chance to ask questions.

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00:09:29.170 --> 00:09:33.530

Derek Herndon: And provide answers if I could.

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00:09:35.380 --> 00:09:38.979

Nicole Cottle: Okay, great, thank you, Derek. To the board, any questions or comments?

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00:09:41.280 --> 00:09:48.000

Dustin Grabau: Derek, I've got one question. Do you guys know, kind of, a timeline or expected start date of when I proceed with this?

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00:09:48.000 --> 00:09:56.840

Derek Herndon: We don't have a start date identified just yet. We did identify, after working through it, it's probably about a 21-month, construction.

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00:09:58.370 --> 00:10:06.770

Derek Herndon: But hoping to start sooner rather than later, obviously just to get that up and running. So, as soon as we have a more tangible date, I will get that information to you.

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00:10:09.600 --> 00:10:17.939

Doug Smith: Derek, this is Doug. You mentioned that this comes back in May. Are we just... are you just taking comments from a high level right now? Is that the idea?

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00:10:17.940 --> 00:10:27.350

Derek Herndon: Absolutely, yeah. We've been working on it and talking with our partners, but just wanted to get the chance to hear from you, if there were any thoughts.

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00:10:27.680 --> 00:10:28.830

Derek Herndon: So that'd be great.

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00:10:28.830 --> 00:10:30.830

Doug Smith: Is... are any of the fields lighted?

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00:10:31.270 --> 00:10:34.879

Derek Herndon: We do intend to lit the pickleball courts and the tennis courts.

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00:10:35.440 --> 00:10:37.919
Derek Herndon: And we've also worked with

89
00:10:38.200 --> 00:10:42.389
Derek Herndon: state parks over at Jordan L, and Amanda White, just to kind of

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00:10:42.580 --> 00:10:46.640
Derek Herndon: Discussed some of any... their concerns, and... And what we could...

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00:10:46.780 --> 00:10:48.459
Derek Herndon: As far as curfews and whatnot.

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00:10:48.990 --> 00:10:49.660
Doug Smith: Yeah.

93
00:10:50.820 --> 00:11:00.050
Doug Smith: I don't know, I'm assuming there's best management practices for lighting of courts like that to... to help with... I mean, I know the state park is...

94
00:11:00.150 --> 00:11:04.249
Doug Smith: I believe they're a dark sky compliant park, and so...

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00:11:04.560 --> 00:11:07.920
Doug Smith: I don't know if that's something you could look into and see if there's...

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00:11:08.180 --> 00:11:11.369
Doug Smith: Some best practices that you can do with that.

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00:11:11.370 --> 00:11:15.480
Derek Herndon: Absolutely, and we've... we've been working with them and our,

98
00:11:16.370 --> 00:11:25.030
Derek Herndon: our lighting review, because the MIDA has the dark sky different standards, so we're going to comply with those as well for the lighting zone that we're in.

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00:11:25.730 --> 00:11:33.610
Derek Herndon: And then also with the lights, just making sure that they're full cut off. And, again, we'll have a curfew, so...

100
00:11:34.170 --> 00:11:35.329
Derek Herndon: That's a great point.

101
00:11:37.920 --> 00:11:41.850

Morgan Nebeker: It looks like Ray wants to say something, Ray Whit Church?

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00:11:41.850 --> 00:11:46.750

Ray Whitchurch: Yes, I just wanted to ask if you're considering right now the maintenance?

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00:11:47.030 --> 00:11:53.580

Ray Whitchurch: requirements are essentially a synthetic turf field. As you go into this, they've got

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00:11:54.230 --> 00:11:57.799

Ray Whitchurch: Different kind of considerations, especially in a snow condition.

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00:11:58.730 --> 00:12:14.339

Derek Herndon: Yeah, that's another great point, Ray, and that's where Wasatch County and some of the different Parks and Rec departments have been invaluable, giving some of the feedback on what we would need to do, both in the winter and summer, to make sure that that field stays that way.

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00:12:14.350 --> 00:12:22.720

Derek Herndon: The biggest reason that we are doing synthetic turf, is that this site is on top of the Mayflower tailings.

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00:12:23.050 --> 00:12:41.919

Derek Herndon: So one of the big considerations with our layout and plan was to try and minimize any infiltration into these. So the hard surface, the parking lot, courts, and then that synthetic turf is all in an effort to not only provide recreation, but also further bolster the environmental covenant that exists.

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00:12:42.250 --> 00:12:45.319

Ray Whitchurch: These aren't really tailings, are they? Aren't they spoils?

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00:12:45.900 --> 00:12:49.340

Derek Herndon: they've been called the Mayflower Tailings Ponds,

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00:12:49.930 --> 00:12:52.610

Derek Herndon: We could probably debate that over lunch one day, but...

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00:12:52.610 --> 00:12:53.310

Ray Whitchurch: Okay.

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00:12:56.990 --> 00:13:02.820

Derek Herndon: Yeah, to your point, I think it was ultimately just material that was kind of slurried over and evaporated, not necessarily...

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00:13:04.790 --> 00:13:06.220

Derek Herndon: Hard tailings, but...

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00:13:08.100 --> 00:13:16.780

Doug Smith: Derek, this is Doug again. Is any of that area outside of the synthetic fields that's shown in green, is that irrigated, or is that just kind of a native seed mix?

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00:13:17.620 --> 00:13:27.609

Derek Herndon: So, we're still working with a few different partners on this. JSSD is obviously one of them in terms of the water rights and utilities, and we'll have

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00:13:28.150 --> 00:13:36.760

Derek Herndon: gone through some of that prior to bringing it in May. But one of the other partners we're... we're working with is the Department of Water Quality, and so...

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00:13:37.240 --> 00:13:41.090

Derek Herndon: we're... Currently working through a proposed work plan with them.

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00:13:42.390 --> 00:13:51.640

Derek Herndon: to determine how much irrigation may be there. If there's any challenge with that at all, then it would just go to, like, a native grass, or...

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00:13:51.920 --> 00:13:56.970

Derek Herndon: Potentially smaller shrubs, so this rendering just shows, kind of, the...

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00:13:58.060 --> 00:14:01.830

Derek Herndon: the ideal situation with trees, but we're working with DWQ on

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00:14:02.770 --> 00:14:04.879

Derek Herndon: on exactly what that'll look like for May.

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00:14:05.240 --> 00:14:12.870

Rob Donigan: And to clarify that further, Doug, none of... nothing that's proposed would be overhead irrigated, it'll all be drip irrigation, regardless.

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00:14:12.870 --> 00:14:13.240

Derek Herndon: Great point.

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00:14:13.240 --> 00:14:14.620

Rob Donigan: If it's allowed, so...

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00:14:15.160 --> 00:14:15.990

Doug Smith: Gotcha.

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00:14:20.020 --> 00:14:26.459

Nicole Cottle: Hey, great. Any other questions from... or comments from the board? The committee... whatever we are, committee?

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00:14:27.060 --> 00:14:39.720

Dallin Koecher: This is Dallin. I have a question for Derek. What... the... in that lower, section that's... looks like it's undisturbed right now, within the block dotted line, what's gonna... what's the plan for that spot near the road? Yeah, there.

128

00:14:39.720 --> 00:14:42.480

Derek Herndon: Oh, to the south? That's a parking lot that's gonna go in.

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00:14:42.480 --> 00:14:42.860

Dallin Koecher: Okay.

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00:14:42.860 --> 00:14:44.240

Derek Herndon: for workforce parking.

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00:14:44.490 --> 00:14:46.610

Dallin Koecher: Gotcha, perfect, thank you. I couldn't remember, thank you.

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00:14:46.610 --> 00:14:47.380

Derek Herndon: You bet.

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00:14:49.170 --> 00:14:51.010

Derek Herndon: Thank you all for the questions and your time.

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00:14:51.800 --> 00:14:55.959

Nicole Cottle: Okay, anybody, Morgan or Ashley, anybody else with their hand raised?

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00:14:57.330 --> 00:15:02.270

Morgan Nebeker: There is nobody with their hand raised. Oh wait, now we have Kurt, one second.

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00:15:02.270 --> 00:15:06.350

Nicole Cottle: Great Kurt, please.

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00:15:06.700 --> 00:15:23.719

Kurt Krieg: Thank you. I just wanted to comment during the public period that we really support and appreciate what MITA's team has done between Heather and Derek on coming up with this. You know, they shared with us in advance as a partnership, and we think that it flows and really adds to the value in the region.

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00:15:23.720 --> 00:15:28.469

Kurt Krieg: We have a few things that we need to work out, but, we'll always figure that out, but...

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00:15:28.510 --> 00:15:38.210

Kurt Krieg: Just so you know, we supported, and if you recall, this is one of the projects that was a public-private partnership where the land was donated as part of the acquisition.

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00:15:41.800 --> 00:15:46.639

Nicole Cottle: Yes, thank you. Thanks, Kurt. Anyone else with their, hand raised, Morgan?

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00:15:47.470 --> 00:15:49.390

Morgan Nebeker: Nope, there's nobody else.

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00:15:53.500 --> 00:15:57.969

Nicole Cottle: We will... let me get back to our agenda here so I know what we're doing.

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00:15:58.350 --> 00:16:01.430

Nicole Cottle: With that, we'll go to our,

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00:16:01.580 --> 00:16:07.989

Nicole Cottle: standard and guideline amendments, and I think we have Heather listed here, but we're going to start with Rob.

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00:16:09.850 --> 00:16:11.140

Rob Donigan: Thank you, Madam Chair.

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00:16:13.200 --> 00:16:26.780

Rob Donigan: This item before you today, agenda item number 3, has been a long time coming. It includes updates, obviously, to our standards and guidelines, many different changes.

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00:16:26.990 --> 00:16:27.730

Rob Donigan: Nope.

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00:16:28.320 --> 00:16:34.290

Rob Donigan: You can... you can continue sharing that, Morgan, if you'd like, or actually... I'll, I'll share my screen.

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00:16:36.110 --> 00:16:37.510

Rob Donigan: If that's easier.

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00:16:40.170 --> 00:16:41.050

Rob Donigan: Maybe.

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00:16:48.130 --> 00:16:50.659

Rob Donigan: Okay, no, that works out. Perfect, thank you.

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00:16:51.360 --> 00:16:55.730

Rob Donigan: So, as the agenda... as the,

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00:16:56.060 --> 00:17:01.949

Rob Donigan: staff report says the sections that have been updated are 2.02M,

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00:17:02.100 --> 00:17:15.599

Rob Donigan: Talking about, final subdivision plat, 3.03, conditional uses, 4.06, alighting Design Standards, which is really the largest component of this proposed change to the standards and guidelines.

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00:17:15.720 --> 00:17:21.330

Rob Donigan: 4.08b, infrastructure improvement design standards about drainage.

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00:17:21.630 --> 00:17:27.519

Rob Donigan: 4.09j, talking about retaining walls and public utility easements.

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00:17:27.660 --> 00:17:32.440

Rob Donigan: And just kind of describing some of these things before Heather hops on.

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00:17:32.660 --> 00:17:40.720

Rob Donigan: The... The amendment to the final subdivision plat language

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00:17:40.870 --> 00:17:45.459

Rob Donigan: Just better defines allowable adjustments to residential building envelopes.

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00:17:45.570 --> 00:18:04.399

Rob Donigan: And we've had this happen a few times on the mountain, just so that those building envelopes either cannot exceed what the original building envelope size was, or cannot exceed what the allowable limit is per the recorded plat. So, that was just a clarification that we had in there.

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00:18:04.580 --> 00:18:09.130

Rob Donigan: 3.03, about conditional uses.

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00:18:09.450 --> 00:18:16.009

Rob Donigan: That is actually in combination with the lighting, section updates.

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00:18:16.240 --> 00:18:25.280

Rob Donigan: that... Any deviations from the new standard in the... for the lighting, would be considered a conditional use.

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00:18:27.620 --> 00:18:36.179

Rob Donigan: And then the lighting design standards, again, a lot of... a lot of updates. Essentially, the whole section, was overhauled and updated.

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00:18:37.920 --> 00:18:45.110

Rob Donigan: to have a lot more, detail in what we're requiring and what we're asking for, instead of just referencing the dark sky guidelines.

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00:18:45.420 --> 00:18:51.010

Rob Donigan: And, the kind of the two big things in addition to the language changes,

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00:18:51.520 --> 00:19:01.899

Rob Donigan: Replacing the whole thing, and then obviously, we developed, which we talked about with the committee previously, developed a zone map, for the control area.

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00:19:01.970 --> 00:19:12.650

Rob Donigan: That identifies 3 different zones, LZ0, LZ1, and LZ2, based on the use of the area and the geographic location within the... within the control area.

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00:19:12.910 --> 00:19:18.780

Rob Donigan: And, maybe Heather will get into that a little bit more as she takes over here.

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00:19:18.940 --> 00:19:26.710

Rob Donigan: The last two infrastructure improvement design standards about drainage just changes the reference,

171

00:19:26.820 --> 00:19:30.240

Rob Donigan: To one of the studies that we're referencing in there.

172

00:19:30.500 --> 00:19:33.630

Rob Donigan: And then finally, the other design standards at the end.

173

00:19:33.790 --> 00:19:43.349

Rob Donigan: This is actually kind of in conjunction with language that I think the county has adopted in regards to walls in public utility easements.

174

00:19:43.400 --> 00:19:58.600

Rob Donigan: And again, another situation that continues to occur on the mountainside, and we're just trying to get, get a better handle on, you know, when walls can go into PUEs, and if they go into PUEs, the efforts that we take

175

00:19:58.700 --> 00:20:05.840

Rob Donigan: To still protect the easements that exist, and then also utilities that may run through those easements, so...

176

00:20:06.640 --> 00:20:07.130

Rob Donigan: With that.

177

00:20:07.130 --> 00:20:07.479

Nicole Cottle: Oh my god.

178

00:20:07.480 --> 00:20:14.790

Rob Donigan: I will turn it over to Heather, and then we can go back to the staff's recommendation after that, if you'd like, Heather.

179

00:20:17.300 --> 00:20:31.299

Heather Kruse: Thank you, Rob. Appreciate the summary there. Heather Cruz, Project Area Director for the MRF. As Rob said, most of this is cleanup. A lot of it is to give additional context to any applicants that are coming through the permitting process.

180

00:20:31.310 --> 00:20:42.759

Heather Kruse: or through site plan, subdivision plat process as well. So... most of the changes are pretty small, but as you can see, the lighting standard is the biggest change.

181

00:20:42.780 --> 00:21:01.410

Heather Kruse: I want to give that a little bit of context. We have worked on that for probably close to two and a half, three years now. As a group. We have, brought in our dark sky lighting specialist to help us along with that as well. So the motivation behind that really was to give better context.

182

00:21:01.410 --> 00:21:21.329

Heather Kruse: better direction to our applicants as well when it comes to the dark sky, as we are trying to, preserve the mountainside as much as we can and find that... strike that balance, if you will, with the development as well. Also fully understanding and acknowledging that we've got the state park across the way. That is, dark sky, certified.

183

00:21:21.330 --> 00:21:30.440

Heather Kruse: Are designated, I should say, so that is the impetus behind that, and we are happy to take any questions or comments from the committee.

184

00:21:37.240 --> 00:21:39.030

Dustin Grabau: Ms. Dustin, I have a question.

185

00:21:41.150 --> 00:21:49.430

Dustin Grabau: I don't see, Richard online, but... so, Nicole, maybe you can answer this question, but I'm curious if you've at all thought about

186

00:21:49.630 --> 00:21:54.669

Dustin Grabau: Maybe tightening up the language on the conditional use, because it seems like, potentially.

187

00:21:55.470 --> 00:21:58.340

Dustin Grabau: My understanding, at least, of conditional use, is that

188

00:21:58.450 --> 00:22:08.440

Dustin Grabau: they have a right to do it as long as they mitigate it. So it seems like if the conditional use is you can deviate from this, that means

189

00:22:08.770 --> 00:22:20.309

Dustin Grabau: potentially, someone could say, well, we don't want to do dark sky lighting, but then you

could add conditions to how they don't comply, and I don't know exactly what that means. Does that make sense?

190

00:22:20.310 --> 00:22:38.750

Nicole Cottle: Yep, that does. It's a great question. We've had a lot of conversation about that, Dustin, and you're reflecting a lot of the initial, sort of flavor that I had on conditional uses. Our understanding is the same. I think we've had that... I think local government folks get that drilled into them on the conditional use side, so...

191

00:22:38.750 --> 00:22:51.040

Nicole Cottle: Yes, I am with you, Ed, and happy to take another look at that with Richard. We've gone... we've gone around on that discussion, and I agree with you, there's some nuance there, for sure, so happy to take another look at that with him.

192

00:22:51.320 --> 00:23:02.709

Dustin Grabau: Yeah, and I understand the intent, I think, of, like, if someone wants to deviate, do it in a way that you can mitigate it somehow, but, you know, it just seems like a quagmire a little bit, so...

193

00:23:02.710 --> 00:23:06.810

Nicole Cottle: We don't want to put ourselves in a position where we can't say no. I hear you on that.

194

00:23:06.810 --> 00:23:07.410

Dustin Grabau: Yeah.

195

00:23:07.410 --> 00:23:11.540

Nicole Cottle: Yeah, we'll take a... let's take... give us the staff, a little bit of time to...

196

00:23:11.660 --> 00:23:13.509

Nicole Cottle: Have another conversation about that.

197

00:23:14.740 --> 00:23:17.669

Dustin Grabau: That's the only question I had, so... otherwise, it looks great.

198

00:23:22.150 --> 00:23:30.799

Ray Whitchurch: Hey, Nicole, this is Ray with Church. Are you going to specify somewhere in this thing that gives the conditions where this kicks in?

199

00:23:31.540 --> 00:23:36.370

Ray Whitchurch: Or... are those going to be... kind of loose.

200

00:23:36.990 --> 00:23:39.969

Ray Whitchurch: I think that's part of what Dustin's asking.

201

00:23:40.370 --> 00:23:46.239

Nicole Cottle: I think our... I think our intent, and again, we can talk about this a little bit more, our intent

was to give...

202

00:23:46.420 --> 00:24:11.409

Nicole Cottle: maximum flexibility while still protecting our capability to do what needs to be done, and so that's why... that's why it feels a little bit different than... than what you see in traditional conditional use applications, if you will. I know that sometimes, some jurisdictions will have a conditional use. They'll say, this is a conditional use, and these are the conditions we're going to apply. We didn't really want to do that. We didn't really want to do that.

203

00:24:11.410 --> 00:24:13.840

Nicole Cottle: And we didn't also want to...

204

00:24:13.960 --> 00:24:30.420

Nicole Cottle: limit the capability there, but... but we had... we've had the very same or similar discussions that you're... that you're having, and it sounds like, again, maybe we... maybe we're not quite there yet, nuance-wise. We can take another look at that part, too. I...

205

00:24:30.650 --> 00:24:31.870

Nicole Cottle: I understand.

206

00:24:34.560 --> 00:24:40.269

Ray Whitchurch: I just don't want this... I would not like to see this become a negotiated settlement for...

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00:24:40.420 --> 00:24:42.449

Ray Whitchurch: All the lighting standards.

208

00:24:42.690 --> 00:24:43.789

Ray Whitchurch: They come up.

209

00:24:43.990 --> 00:24:44.510

Nicole Cottle: Yep.

210

00:24:44.780 --> 00:24:46.030

Nicole Cottle: Yep, agreed.

211

00:24:48.810 --> 00:24:51.070

Nicole Cottle: Let us put our thinking caps back on.

212

00:24:52.730 --> 00:25:01.999

Nicole Cottle: Heather's smiling because we've had... we really have. We've had... we've had almost this identical conversation, same... same vein. Like I say, I think... I think,

213

00:25:02.220 --> 00:25:11.590

Nicole Cottle: we as local government folks are very trained in that way, and I think also all of us have probably been through some, interesting conditional use

214

00:25:11.760 --> 00:25:18.900

Nicole Cottle: Hearings as well, so... Give us a chance to put our thinking caps back on on that one.

215

00:25:19.170 --> 00:25:20.299

Ray Whitchurch: Okay, thank you.

216

00:25:26.030 --> 00:25:27.740

Nicole Cottle: Any other thoughts or questions?

217

00:25:27.970 --> 00:25:41.299

Nicole Cottle: This has, I will... I will submit to the committee as well, the staff has been so thoughtful, on this, and really has strived to, produce a gold standard dark sky ordinance.

218

00:25:41.430 --> 00:25:43.410

Nicole Cottle: And, and...

219

00:25:43.530 --> 00:25:50.409

Nicole Cottle: Ensure, sort of, best practices on all the things that you've seen here, and as the project area continues to mature.

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00:25:50.410 --> 00:26:06.750

Nicole Cottle: I just really appreciate our staff being mindful of that and watchful so that we can manage things appropriately always, and that is not without great hardship, and those of you on the call that have had the opportunity to write codes and to deliberate those things.

221

00:26:06.750 --> 00:26:14.210

Nicole Cottle: It's really striking a balance sometimes, and so, I just thank the staff. It's been...

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00:26:14.210 --> 00:26:29.959

Nicole Cottle: This has taken a long time, it's been a long path, and we've worked through that, like I said, not only with the staff, but with our partners and others trying to get to gold standard, and I think we're nearly there. So, appreciate them very much. Are there any other comments, or anyone with their hand raised, Morgan?

223

00:26:30.680 --> 00:26:32.560

Doug Smith: Nicole, this is Doug.

224

00:26:32.810 --> 00:26:34.130

Nicole Cottle: Go ahead, Doug. Nope, nope, please.

225

00:26:34.130 --> 00:26:43.709

Doug Smith: Are you saying that you don't want a recommendation or an approval on the, lighting portion? You want to come back with that, or not?

226

00:26:43.710 --> 00:26:53.559

Nicole Cottle: Yeah, great question. I think you could do it a couple different ways. You could give us a recommendation. This, of course, all has to go to our board. You could give us a recommendation that requires that the

227

00:26:53.560 --> 00:27:06.739

Nicole Cottle: staff take it... take another stab at that, section of the lighting standards, deal with the conditional uses, and... and tighten up around those things that you suggested. We could do that while we're forwarding this on to the board.

228

00:27:06.740 --> 00:27:20.449

Nicole Cottle: level and bring back to you kind of how we've, we've made those adjustments, or if you prefer, you could say, we'll like to send on everything else, but let's hold on the lighting. We're anxious, obviously, to get the lighting in place.

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00:27:20.710 --> 00:27:32.809

Nicole Cottle: You could even say, we'll approve all the lighting, but we want to not appro... not recommend approval of that section. I think... I think, Heather, maybe you have a preference on timing. We... we probably would like to see a...

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00:27:32.960 --> 00:27:42.250

Nicole Cottle: A recommendation for approval with maybe some, recommendations to tighten those up. Is that... is that where you're at, Heather? What's your... what's your thought?

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00:27:42.250 --> 00:27:47.259

Heather Kruse: Yes, I would agree with that, that last, proposal is... is that we...

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00:27:47.470 --> 00:27:55.139

Heather Kruse: Take action, and maybe with the condition, or we just peel that conditional use section out of this particular

233

00:27:55.430 --> 00:28:06.709

Heather Kruse: standards and guidelines amendment. We do have some more amendments that will be coming in the near future with signage and things like that, so we... that would be another time that we could address that specifically.

234

00:28:09.970 --> 00:28:11.249

Nicole Cottle: Great, thank you, Heather.

235

00:28:11.570 --> 00:28:14.470

Nicole Cottle: Okay, anyone else? Are we ready for our motion?

236

00:28:17.230 --> 00:28:19.820

Morgan Nebeker: There's no hands raised, Nicole.

237

00:28:19.980 --> 00:28:20.989
Nicole Cottle: Okay, thank you.

238
00:28:21.390 --> 00:28:24.119
Nicole Cottle: To the committee for a motion, then, or more discussion.

239
00:28:26.720 --> 00:28:40.810
Dustin Grabau: Madam Chair, I'll make a motion that we recommend this for approval with the condition that the board and staff, I guess, work on considerations for potentially tightening the conditional use permit exemptions.

240
00:28:41.490 --> 00:28:44.570
Nicole Cottle: Okay, thank you. Is there a second to that motion?

241
00:28:44.750 --> 00:28:55.110
Ray Whitchurch: Hey, Dustin, can I amend that to include not necessarily, any kind of a recommendation, but a report back?

242
00:28:55.700 --> 00:28:58.030
Ray Whitchurch: After they've worked it out with the board.

243
00:28:58.800 --> 00:29:02.489
Dustin Grabau: Yeah, I would support that in my motion, if you're amenable, Chair.

244
00:29:02.490 --> 00:29:03.900
Nicole Cottle: Great course, yes.

245
00:29:05.780 --> 00:29:08.089
Doug Smith: Can I have a discussion item before...

246
00:29:08.090 --> 00:29:09.390
Nicole Cottle: Great, of course, yes.

247
00:29:09.390 --> 00:29:16.569
Doug Smith: Yeah... I'm struggling a little bit with having a conditional use on a code that's really

248
00:29:17.370 --> 00:29:22.849
Doug Smith: You know, you comply with these technical items, and you should be approved.

249
00:29:23.510 --> 00:29:28.079
Doug Smith: So, I'm not sure how the conditional use plays into that when you've got

250
00:29:28.250 --> 00:29:34.429
Doug Smith: you know, criteria listed that you've got to comply with. But anyway, that's my two cents.

251

00:29:37.400 --> 00:29:44.240

Nicole Cottle: Okay, thank you. Any other discussion to the motion? I'm not sure we have a second. We have an amended motion, but I don't know if we have a second.

252

00:29:49.880 --> 00:29:51.350

Nicole Cottle: Anybody second?

253

00:29:51.840 --> 00:29:53.599

Dallin Koecher: This is Dalin, I'll second that.

254

00:29:53.930 --> 00:30:01.639

Nicole Cottle: Okay, so just for clarity, the motion is, the committee would recommend approval to

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00:30:01.670 --> 00:30:17.710

Nicole Cottle: the board with the additional requirement that the conditional use section of that be, reviewed and reconsidered, and that once that's done, the staff would bring back a report to this body. Is that correct, Dustin?

256

00:30:18.290 --> 00:30:19.569

Dustin Grabau: Yes.

257

00:30:19.820 --> 00:30:21.299

Nicole Cottle: And our second? Okay.

258

00:30:22.790 --> 00:30:27.460

Nicole Cottle: With a motion, a second on the floor, we'll take a vote. All in favor, please say aye.

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00:30:27.520 --> 00:30:28.910

Dustin Grabau: Aye. Aye.

260

00:30:29.180 --> 00:30:30.380

Nicole Cottle: Any opposed?

261

00:30:31.570 --> 00:30:37.979

Nicole Cottle: Okay, hearing none, we'll move that along, and we will commit to take a look at that and bring back to you the...

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00:30:38.220 --> 00:30:39.919

Nicole Cottle: The conclusion.

263

00:30:40.080 --> 00:30:41.350

Nicole Cottle: quickly.

264

00:30:41.990 --> 00:30:43.020

Nicole Cottle: Okay...

265

00:30:43.020 --> 00:30:43.380

Rob Donigan: Thank you.

266

00:30:43.380 --> 00:30:53.800

Nicole Cottle: Thank you, thanks so much for the consideration. Okay, with that, we have the update from the Executive Director, or any comments from the Board. We'll turn the time to Heather for any updates.

267

00:30:54.370 --> 00:31:11.049

Heather Kruse: Thank you, yes, just a few bullet point updates for our DRC committee. Some of the things that are going on in the project area that, fall under, the DRC specifically for approvals, or through our, agreement with Wasatch County Building Department.

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00:31:11.050 --> 00:31:18.070

Heather Kruse: That are going on on the west side under our jurisdiction. So we've got 28 certificates of occupancy so far this year to date.

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00:31:18.070 --> 00:31:34.200

Heather Kruse: So those are new to the project area, and then we also... the parking that you identified, Dallinia, I think you were the one that asked the question about what that gray area is. So that's a parking area of about 600 plus or minus spaces, and we anticipate that being paved in May.

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00:31:34.200 --> 00:31:44.320

Heather Kruse: early June, and that is going to be used, to support employees for hotels, the Ski Village Corps, as that comes online as well.

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00:31:44.510 --> 00:31:50.759

Heather Kruse: And then the Cormont Building 1 is pouring at level 4, so they are 4 floors up.

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00:31:50.800 --> 00:32:05.249

Heather Kruse: Within their structure, the Four Season is to Floor 7, and they're climbing. And the Waldorf Astoria building permit, we expect that to be issued here in the next day or so, if it has not already. That was in the works late last week, so...

273

00:32:05.520 --> 00:32:22.320

Heather Kruse: We are excited that we see that movement continuing forward. Took advantage of the lack of snow this winter, and the construction timelines are just really moving along, and we anticipate that to just pick up even more momentum here in the coming weeks.

274

00:32:25.410 --> 00:32:29.809

Nicole Cottle: Hey, Heather, thank you. Any questions for Heather? Or any board comments?

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00:32:30.000 --> 00:32:31.520

Nicole Cottle: Final parting words.

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00:32:31.740 --> 00:32:36.720

Morgan Nebeker: Nicole, it looks like we have Michael Kawasowski, who would like to speak.

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00:32:36.720 --> 00:32:37.330

Nicole Cottle: Sure.

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00:32:37.760 --> 00:32:38.580

Nicole Cottle: Great.

279

00:32:40.150 --> 00:32:42.260

Morgan Nebeker: Mike, I just unmuted you.

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00:32:43.010 --> 00:32:45.010

Michael Kosakowski: Okay, can you hear me?

281

00:32:45.010 --> 00:32:45.990

Morgan Nebeker: Yes, sir.

282

00:32:46.080 --> 00:33:03.159

Michael Kosakowski: Okay, I'm... I'm sorry to correct you, it's Kozykowski, but just microcos is what I usually go by. Thank you for all the reports. I just want to know if this is the committee that I can ask questions on the Mountain Movers, trial.

283

00:33:06.960 --> 00:33:11.349

Nicole Cottle: I think probably, and Heather, you... you... go ahead, Heather. I'll let you...

284

00:33:12.170 --> 00:33:29.960

Heather Kruse: Sure, yeah, I can answer questions. With that being said, we just got all of the data in from this, season. They just closed it down on the 7th, so we are working our way through all of the data points. So I'll answer the questions to the best of my knowledge at this time.

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00:33:32.270 --> 00:33:50.779

Michael Kosakowski: If I can just add comments on it, I realize you followed... I made a suggestion a few years back that you should contact the HOA organizations for each of the subdivisions here, so that they can get the word out. However.

286

00:33:50.880 --> 00:33:53.970

Michael Kosakowski: Everyone I've known who has taken the van.

287

00:33:54.240 --> 00:34:07.809

Michael Kosakowski: and they've loved it, and they think it's a great success, none of them have gotten word from their HOA. They all saw the van, got the name, googled the name, and then got the information that way, indirect.

288

00:34:07.810 --> 00:34:21.419

Michael Kosakowski: So, we view that that's a very valuable service, but I don't think that you have any, you have enough people that used it to have statistical answers to whether it's a success or not.

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00:34:21.480 --> 00:34:29.919

Michael Kosakowski: And then, of course, I've asked you before if we could have some more direct, contact on that and input into that.

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00:34:32.409 --> 00:34:45.029

Heather Kruse: So, as we work through the data, and we do have a fair amount of data that we can make inferences from with the expertise of Via, who actually, was the operator for us of the Mountain Mover.

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00:34:45.129 --> 00:34:52.149

Heather Kruse: So, as we move through that and get a better idea, the intent is, yes, to go back out

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00:34:52.229 --> 00:35:07.289

Heather Kruse: to our HOAs and the different community members, and I'm hearing you loud and clear that the message didn't get relayed from our... the folks that we contacted with the HOAs out to maybe the residents themselves, so we will...

293

00:35:07.389 --> 00:35:16.229

Heather Kruse: Try and approach that a little bit differently so there's a broader communication, to make sure you guys are also pulled into the conversation.

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00:35:17.320 --> 00:35:18.569

Michael Kosakowski: I appreciate that.

295

00:35:20.690 --> 00:35:24.350

Nicole Cottle: Hey, great. Thank you, Heather. Thank you, Mike. Morgan, anyone else?

296

00:35:24.940 --> 00:35:27.180

Morgan Nebeker: No one else has their hands raised.

297

00:35:27.460 --> 00:35:35.960

Nicole Cottle: Okay, great. With that, I'll look for a motion to adjourn. Thank you so much for being with us today, and Dustin, thank you for... for having my back. I appreciate it.

298

00:35:35.960 --> 00:35:36.670

Dustin Grabau: You're welcome.

299

00:35:37.730 --> 00:35:39.700

Doug Smith: This is Doug, motion to adjourn.

300

00:35:39.700 --> 00:35:44.489

Nicole Cottle: Okay, so moved. I'll deem this meeting adjourned. Thank you so much!

301

00:35:45.250 --> 00:35:46.090

Doug Smith: Thank you.

302

00:35:46.320 --> 00:35:48.570

Morgan Nebeker: Meeting adjourned 2-35.