

**MINUTES OF THE
WASATCH COUNTY COUNCIL
APRIL 3, 2019**

The Wasatch County Council met in regular session at 3:00 p.m. at the Wasatch County Administration Building, Heber City, Utah and the following business was transacted.

PRESENT: Chair Danny Goode
Jeff Wade
Spencer Park
Steve Farrell
Kendall Crittenden
Marilyn Crittenden
Mark Nelson

OTHERS PRESENT: On list attached to a supplemental file

PRAYER: Councilman Jeff Wade

PLEDGE OF ALLEGIANCE: Led by Councilman Steve Farrell and repeated by everyone.

OPEN AND PUBLIC MEETING AFFIDAVIT

The Open and Public Meeting Affidavit was made a part of the record.

PUBLIC ISSUES FOR FUTURE MEETINGS

Chair Danny Goode asked if there was any issues for future meetings.

David Hallock, resident of Wasatch County, addressed the Wasatch County Council and indicated that he lives in Cottages Valley Station and is very concerned about the current bypass corridor study and the alterations that are being proposed such as moving Highway 189 up to 1300 South which will make a very substantial impact on our neighborhood. The citizens living in that area have not been made a part of such a proposal. Also very concerned about the transparency of what was being presented and also the process that was used. As a result a complaint was filed with UDOT. As a result of that a neighborhood meeting was set up so that the impacted residents will see what is being proposed. David Hallock then formally invited the Wasatch County Council to come to that neighborhood meeting that will be held on April 17, 2019 at 6:30 p.m. in the

community room of the Heber City Police Station. Chair Danny Goode indicated that a subcommittee was created between Heber City and Wasatch County and MAG to meet with UDOT so that all entities can get on the same page and have the same information in being able to communicate with UDOT with a unified voice. And also to communicate with the citizens in a unified voice and recognize the problem that is taking place in the communication process.

ADMINISTRATIVE ITEMS FOR FUTURE AGENDAS

Chair Danny Goode then asked if there was any administrative items for future meetings and there was none.

LEGISLATIVE ITEMS FOR FUTURE AGENDAS

Chair Danny Goode then asked if there was any legislative items for future agendas and there was none.

COUNCIL

DISCUSSION AND POSSIBLE ACTION ON TRANSIT STUDY - CHAIR DANNY GOODE

Shawn Siggard, representative for the Mountain Association of Governments (MAG), gave a power point presentation. He then addressed the Wasatch County Council and indicated that the different municipal entities have been discussing a transit study that would be looking at connectivity from Wasatch County to Summit County and developing kind of a partnership approach to funding such a study. He asked if Wasatch County would be interested in participating financially in such a transit study. The transit study is anticipated to cost about \$100,000 which would be an 80/20 split which would be 80% federal funding through UDOT and 20% would come from local funding from local governments. The request would be to ask Wasatch County to participate \$5,000 for the study. Also MAG can put in \$5,000 and EXTELL and MIDA also would like to participate in such a transit study. Park City would also put in \$5,000. Also there was a discussion about a transit system from Wasatch County to Utah County, as a result the Utah County Transit Authority has agreed to put in \$5,000 and then Heber City would put in \$2,000 and Midway at \$1,000 and the remaining amount from the Department of Transportation. Such a study would be completed about at the end of the year. MAG would manage the study and a policy committee would be created as a technical committee which would then hire a consultant and then manage the consultant and that product.

Mike Davis, the Wasatch County Manager, addressed the Wasatch County Council and indicated that the study should take into consideration people with various occupation trades if they would be using such a transit system.

Celeste Johnson, Mayor of Midway, addressed the Wasatch County Council and indicated that by having UDOT funding the bulk of the study and the entities putting in some funds seems like a good cooperative effort in the valley to have a transit system done. An Interlocal agreement is being prepared but the checks have not been written yet and would like to have Wasatch County sign such an Interlocal agreement. The problem with Wasatch County is that there is not enough work force locally to take care of the businesses employment needs.

Councilman Steve Farrell asked if Summit County has been approached regarding funding. Shawn Siggard indicated that Summit County is very interested in such a transit study being done and at the present time is a partner in operating the transit system with Park City. Mike Davis, the Wasatch County Manager, indicated that he has been told by Summit County that they are declining funding at the present time for such a transit study.

Councilman Steve Farrell indicated that such a transit study would be beneficial to Wasatch County and should take part in the study. There is a lot of traffic going up through the Mayflower every day and if some of the traffic could be eliminated would help. **Councilman Steve Farrell made a motion that Wasatch County participate in the study and match what Heber City has put into it in the amount of \$2,000 and that can come out of the Wasatch County Council's discretionary fund and we have ample money in that fund to cover such an amount and also have the MOU for our next Council meeting so that we are up front with this matter. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:**

**AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Mark Nelson
AYE: Spencer Park**

NAY: None.

DISCUSSION/CONSIDERATION WASATCH COUNTY ORDINANCE ESTABLISHING METHOD, RULES AND PROCEDURES FOR THE 2019 TAX SALE ALLOCATING ADMINISTRATIVE COST TO DELINQUENT PROPERTIES ORDINANCE 19-03, MICHELLE CROOK AND SCOTT SWEAT.

Michelle Crook, the Deputy Wasatch County Clerk/Auditor, addressed the Wasatch County Council and indicated that every year an ordinance needs to be passed which establishes the rules and the procedures for the tax sale.

Councilman Kendall Crittenden made a motion that we pass Ordinance No. 19-03 containing the final tax sale rules and procedures which is scheduled for May 16, 2019. Councilman Steve Farrell seconded the motion and the motion carries with the following vote:

**AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Mark Nelson
AYE: Spencer Park**

NAY: None.

PRESENTATION FROM JOSHUA NIELSEN FROM THE STATE TAX PROPERTY ON PROPERTY TAX MATTERS - MARILYN CRITTENDEN

Joshua Nielsen, Property Taxing Department of the Utah State Tax Commission, presented a short power point presentation and then addressed the Wasatch County Council and indicated that this specifically concerns standards of practice and developing the tax rate so that the different entities can collect their revenue. This particularly concerns MIDA and to make sure that MIDA is taken care of from the tax rate calculation so that Wasatch County and MIDA receive the revenue they are supposed to receive without anybody being harmed. Josh then went through a detailed summary and explanation on how this is to happen.

Josh also indicated that with regard to the Green Belt valuations, if building is happening on a piece of ground that piece of property will no longer be on Green Belt and there will be an increased value and the roll back taxes and who will receive them needs to be worked out. Mike Davis, the Wasatch County Manager, indicated that his understanding for the Green Belt matter is when the building permit is issued. Mike Davis also indicated that 2017 was established as the base year for the whole project area and not just the MIDA parcel. Josh also indicated if there are any documents with MIDA and Wasatch County with regards to the taxing matters it would be helpful if those were sent to us in the Property Taxing Department. Chair Danny Goode asked Mike Davis to send a copy to Josh Nielsen a copy of the tax agreement that Wasatch County has with MIDA.

DISCUSSION/ 5G NETWORK REQUIREMENTS JASON NORLEN - KENDALL CRITTENDEN

Jason Norlen, Manager of Heber Light and Power, presented a power point presentation and then addressed the Wasatch County Council and indicated that with regard to the 5G Network Requirements and obligations that will be put on Heber City and Wasatch County in regards how

the entities will deal with this matter. One of the matters is that the pole attachment agreements associated with what is normally done with Telecom has really been altered with regard to the Communications Act with certain liberties in certain sections of the Communications Act. Also this will affect the right-of-ways. Also there is no 5G Technology because it has not been invented yet and there is only 4G Technology currently. Also co-location now is permissible on the existing pole structures and that can't be stopped and there is a new fee structure being proposed. Also they can get into your whole right-of-way and you can't say no and they can build their own structure in our right-of-way and nothing can be done to stop them from doing that. This service will not go underground like is required in the Wasatch County Developments now but now it will not be required that service goes underground. Power will still be able to go underground. Also a wireless network can't go underground and a network doesn't have to be shared.

Jason Norlen also indicated that the order that he has been referring to has a shot clock in it and that is when Wasatch County gets an application from one of these there is sixty days to review the application and if it is a new structure that is being proposed there is ninety days for the matter to be reviewed. The commission says if there is a violation of these time lines will constitute a failure to act and they will be able to get an injunction allowing them employ the wireless facility.

Jason Norlen indicated that what Wasatch County needs to do is come up with small cell infrastructure design standards because these standards are due by every entity by April 15, 2019 and if the entities don't have these design standards then you fall into this shot clock issue of you didn't do your job and so then whatever I want can be done based on this particular FCC order. As a result a small cell design structure standards have been put together if you chose to use them or possibly come up some new designs for Wasatch County.

Councilman Steve Farrell indicated that there should be some type of franchise agreement to provide these services indicating who is here and who is not.

Jason Norlen indicated that a meeting is being set up between the Heber City and Wasatch County Planners or planners within the Heber Light and Power Service Territory and discuss one common plan which would work on the Heber Light and Power Pole Attachment Agreement throughout the whole Heber Light and Power service area.

Councilwoman Marilyn Crittenden concerned about something needing to be done by April 15, 2019.

Doug Smith, the Wasatch County Planner, addressed the Wasatch County Council indicated that maybe on the April 10, 2019 meeting a pending ordinance could be set up regarding this matter with the FCC Ruling.

Chair Danny Goode indicated that the work meeting probably should be changed to a regular meeting so that this matter could be taken care of. The Wasatch County Council wanted the April

10, 2019 work meeting changed to a regular meeting.

COUNCIL/BOARD REPORTS

Councilman Spencer Park indicated that with regard to the Mineral Lease Board that board needs a treasurer and will need to work with Mike Davis, the County Manager, to put together a new treasurer that is readily available to sign checks so there won't be a problem regarding that matter. Also we need a new board member or two. Mike Davis indicated that he would work on getting the matter taken care of.

Councilman Steve Farrell indicated that in the meeting that was held Thursday night with the Heber Valley Sewer District this statement was produced. The Heber Valley Sewer District indicated that their intent is to preserve the functionality and purpose of the farm by not losing acreage in any proposed parkway route and will work with Wasatch County, the cities and UDOT. And at the present time the sewer district does not have a preferred route.

Councilman Steve Farrell indicated that there has been a committee meeting on the proposed combined Fire and EMS and there is another meeting set up for Monday April 8, 2019 at 3:00 p.m. There has been put together an outline of certain items that needs to be addressed. Also would like these items to be discussed on the April 10, 2019 Wasatch County Council meeting. There also has been a proposal to have a presentation on the creation of an Administrative Control Board for the Fire District and that Board would take the place of the Advisory Board and it was decided to defer that discussion until all the other items that were on the list addressed and presented to the Wasatch County Council and when that is taken care will come for a proposal for a Administrative Control Board.

Councilman Steve Farrell indicated that Chair Danny Goode received a card from the Division of Water Quality indicating that they are changing some of their administrative rules and standards to discuss some of the solids in various streams which are Silver Creek in Summit County, Jordan River in Salt Lake County, Sheep Creek in Cache County and nothing here in Wasatch County at this point. As this matter moves forward there will be more concern.

Councilman Kendall Crittenden thanked those that participated on the politicians participating in the meals on wheels senior program which was a great success.

Councilman Kendall Crittenden there is an open house ceremony scheduled for April 9, 2019 at 3:30 p.m. with regard to the Prestige two which is low income housing built by the Wasatch County Affordable Housing Board.

Councilman Kendall Crittenden indicated that with regard to the UDOT meeting that was held and was able to share some of the concerns that have been expressed. There will also be a transportation meeting on the April 19, 2019 and there the TIF funding will be looked at. A request will be made

to TIF for funding to do the EIS study. Wasatch County needs to make a good presentation at that meeting. Also Chair Danny Goode went to Heber City and requested a joint committee between Wasatch County and Heber City which would include three Wasatch County Members, Mike Davis, Wasatch County Manager, two Heber City council members, Mayor Potter and Matt Bower to meet so that everybody is on a common ground. At that meeting it will be decided who will go to the Transportation meeting on April 19, 2019. Chair Danny Goode indicated that Heber City Councilman Ron Crittenden, Heber City Councilman Jeff Smith, Mayor Potter and Matt Brower from Heber City to be on that committee. From the Wasatch County Council I would recommend that there be three councilman including Mike Davis, the County Manager, Councilman Farrell, Councilman Kendall Crittenden, Councilman Spencer Park. Chair Danny Goode asked Councilman Kendall Crittenden to head that committee to organize the meeting dates, times and agendas and then possibly release a joint statement from Heber City and Wasatch County to the public regarding the by-pass road matter. Councilwoman Marilyn Crittenden also suggested some language that Wasatch County could use when e-mails are received could be sent out and thought that it was very well written. Chair Danny Goode also indicated that matter could be taken up also in that committee. A date for the first meeting was set April 11, 2019 at 3:00 p.m.

Councilman Kendall Crittenden also indicated with regard to Red Ledges who was asking for their sixth extension from Heber City when they would have their portion of the eastern by-pass road completed which is referred to as Route C. As a result a MOU with Heber City and Red Ledges was passed which states that the road will be completed of the base by October 2020. The pavement and curb and gutter will be done by April or May of 2021. Also the trail system would all be connected with Wasatch County trails. Then the park will be finished. Also the Open Space Agreement with Wasatch County pursuant to the aforementioned agreement, Red Ledges would like to have that moved to June 15, 2020. Also have asked the Wasatch County Attorney's office to look at that agreement. A concern was who was going to have the conservation easement to the property and who was going to have the open space. Councilman Steve Farrell indicated that the Homeowner's group should be the holder of the title and a third party be their administrator because so many restrictions was being placed on the agreement. There is also a question of the crash gates are being moved up in Wasatch View. Moving the crash gates up in the project and may open the crash gates and use that as a transportation route out of Red Ledges through Wasatch View because that was just intended to be an emergency access.

Pam Patrick, concerned resident, indicated that the gate has been opened up when large pieces of equipment were coming up 1050 North which is destroying the road. Pam also indicated that Mike Davis, the County Manager, was able to get them from coming on that road and that was just a concern and do not want to make that road a main road.

Chair Danny Goode indicated that he received an invitation from the Friends of the Library because they are having a reception or celebration for Kristen Boycott's retirement as the director of the Wasatch County Library which is April 12, 2019 at 12:30 p.m. and be held in the Wasatch Community Room which is the new room that has just been built. There needs to be a RSVP made for your attendance.

for your attendance.

Chair Danny Goode also indicated that on April 16, 2019 the Wasatch County School District from 8:30 A.M. to 1:30 P. M. Is having a tour of the digital classrooms showing their success as a school district regarding the matter.

MANAGER'S REPORT

RECOMMENDATION FOR WEED BOARD APPOINTMENT

Mike Davis, the Wasatch County Manager, addressed the Wasatch County Council and indicated that he would recommend Laura Backus be reappointed to the Weed Board because she has been serving there with the State Park system. Chair Danny Goode asked if there needs to be a closed session held regarding the name that has been recommended. The Wasatch County Council indicated that there is not a need to have a closed session.

Councilman Steve Farrell made a motion that the County Manager's recommendation be taken for Laura Backus to be reappointed to the weed board. Councilman Spencer Park seconded the motion and the motion carries with the following vote:

**AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Mark Nelson
AYE: Spencer Park**

NAY: None.

RECOMMENDATION FOR PLANNING COMMISSION APPOINTMENTS

Mike Davis, the Wasatch County Manager, addressed the Wasatch County Council and indicated that he has two reappointments to the Wasatch County Planning Commission and would be my recommendation that Chuck Zuercher and Michael Smith be reappointed as members to that Planning Commission. Chair Danny Goode asked if there needs to be a closed session held concerning the two recommendations and the Wasatch County Council indicated that there is not. Councilman Spencer Park thanked Mike Davis' office for sending the names out early.

Councilman Spencer Park made a motion that we reappoint Chuck Zuercher and Michael Smith to the Wasatch County Planning Commission. Councilman Jeff Wade seconded the motion and the motion carries with the following vote:

**AYE: Councilman Jeff Wade
AYE; Councilman Steve Farrell
AYE: Chair Danny Goode.
AYE; Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Mark Nelson
AYE: Spencer Park**

NAY: None.

RECOMMENDATION FOR JSPA (JORDANELLE SPECIAL PLANNING AREA) PLANNING COMMISSION APPOINTMENT.

Mike Davis, the Wasatch County Manager, addressed the Wasatch County Council and indicated that his recommendation would be to reappoint Ray Whitchurch to the JSPA Planning Commission. Councilwoman Marilyn Crittenden had a question about Ray Whitchurch not living in Wasatch County. Mike Davis indicated that this is a special board made up of professionals and there is not a residential requirement with this board. Chair Danny Goode asked if there is a need to discuss this recommendation. The Wasatch County Council indicated that there is not.

Councilman Jeff Wade made a motion that we take the County Manager's recommendation of Ray Whitchurch to be reappointed as a member of the JSPA Planning Commission. Councilman Steve Farrell seconded the motion and the motion carries with the following vote:

**AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode

AYE; Kendall Crittenden
AYE; Marilyn Crittenden
AYE: Mark Nelson
AYE; Spencer Park**

NAY: None.

RECOMMENDATION FOR AFFORDABLE HOUSING APPOINTMENT

Mike Davis, the Wasatch County Manager, addressed the Wasatch County Council and indicated that his recommendation to fill the Heber City vacancy on the Wasatch County Affordable Board is Todd Anderson which was a recommendation from Heber City. Chair Danny Goode asked if there is a need to have a closed session to consider this appointment and the Wasatch County Council indicated that there is not. Councilman Kendall Crittenden indicated that he has attended two meetings and has been very active in discussions and would make a good appointment to the Wasatch County Affordable Housing Board.

Councilman Kendall Crittenden made a motion that we accept the County Manager’s recommendation of Todd Anderson to be appointed to the Wasatch County Affordable Housing Board. Councilman Jeff Wade seconded the motion and the motion carries with the following vote:

**AYE: Jeff Wade
AYE; Steve Farrell
AYE; Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Mark Nelson
AYE: Spencer Park**

NAY: None.

LIBRARY BOARD PARTICIPATION

Mike Davis, the Wasatch County Manager, addressed the Wasatch County Council and indicated that he was asked to participate with the Wasatch County Library Board with regard to the final interviews for the new library director. The code indicates that the County Manager appoint the library director and not asking for approval but are asking if there are any concerns before that appointment is made with this individual. This individual received a unanimous vote from the library board and make the recommendation that Juan Lee be appointed as the library director. If there are any concerns a closed session could be held. This would authorize the offer to the individual and make the determination when he will take over as the library director. Chair Danny Goode indicated that until Mr. Lee takes over as director David Rowley, the Wasatch County Personnel Director, is handling the time cards and Mike Davis, the County Manager, is handling dues as they come due. The Wasatch County Council indicated that there is not a need to go into a closed session.

Councilman Mark Nelson made a motion to go into closed session to discuss litigation and personnel. Councilwoman Marilyn Crittenden seconded the motion and the motion carries with the following vote:

AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Mark Nelson
AYE: Spencer Park

NAY: None.

Councilman Steve Farrell made a motion to leave the Closed Session and go back into regular session and handle the two public hearings. Councilman Spencer Park seconded the motion and the motion carries with the following vote:

**AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Mark Nelson
AYE: Spencer Park**

NAY: None.

**PUBLIC HEARING
APRIL 3, 2019**

MARK GARZA, REPRESENTATIVE FOR CARDINAL FUNDING L.L.C., IS REQUESTING PRELIMINARY PLAT AND SITE PLAN APPROVAL FOR WASATCH COMMONS, A RESIDENTIAL PROJECT EAST OF THE EXISTING WASATCH COMMONS APARTMENT COMPLEX CONSISTING OF 348 ERU'S UNITS ON 114.46 ACRES LOCATED AT APPROXIMATELY 3600 NORTH HIGHWAY 40 N SECTIONS 19 AND 20 OF TOWNSHIP 3 SOUTH, RANGE 5 EAST IN THE NORTH VILLAGE OVERLAY ZONE NV0Z.

Chair Danny Goode indicated that this item is not ready for a Wasatch County Council decision at this time and will be continued to an indefinite date.

Councilman Spencer Park made a motion that we continue Mark Garza, representative for Cardinal Funding for Wasatch Commons public hearing indefinitely. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:

**AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Mark Nelson
AYE: Spencer Park**

NAY: None.

**PUBLIC HEARING
APRIL 3, 2019**

CONSIDERATION REGARDING THE MATERIALS AND DESIGN HANDBOOK FOR THE JSPA AREA AS REQUIRED IN SECTION 6.3.2 OF THE JSPA CODE. THE MATERIALS AND DESIGN HANDBOOK ESTABLISHED STANDARDS FOR COMMON ELEMENTS THAT ARE INTENDED TO BE THE SAME THROUGHOUT THE JSPA AS WELL AS ARCHITECTURAL STANDARDS FOR BUILDINGS.

Doug Smith, the Wasatch County Planning Director, presented a power point presentation and then addressed the Wasatch County Council and indicated that the JSPA Planning Commission has met a number of times regarding the design handbook. Since that time the handbook has gone through a number of revisions as well as discussion at the last JSPA meeting on February 19, 2019. The copy has been through several staff reviews and applicant reviews.

As has been discussed the intent of having common elements is to create a sense of place and a consistent theme throughout the JSPA east side. Part of the creation of a sense of place is the logo and use of an adopted logo.

The common elements like street signs, kiosks, bus shelters, benches, tables, bike racks, etc. were determined to consist of primarily three elements, wood, rock and COR-Ten steel and have been proposed in a number of draft handbooks as well as discussion with the PC. All common shelters or structures, bus stops, kiosks, mail boxes and pavilions were determined to have a consistent shed roof, wood beams and real rock bases.

Doug Smith also indicated that the following items were determined through the process.

1. Real stone veneer would be used on all buildings. No synthetic stone would be allowed.
2. Lower sloped roofs would be allowed so that more contemporary architecture could be used. This will require a code amendment to the JSPA code which is in process.
3. A minimum standard for asphalt shingles was determined and will need to be specified in the design guidelines presidential shingles
4. Roof vents are intended to be ganged into false chimneys/dormers, etc., except for turtle vents that would be required to be on the back side of the home.
5. Foundation would be covered with stone veneer or blackened steel to within 6 inches of the finish grade.
6. 30 percent of each facade of a building would be stone. There has been new language for this item. For the purposes of this section adjusted exterior surface area shall be defined as the combined total exterior wall area of all facades including all exposed foundation walls deducting all window and door openings so they are not penalized for windows or doors. A minimum of 30 percent of the total adjusted exterior surface area shall be natural stone or natural stone, veneer and remaining exterior surface shall be wood, COR-TEN or blackened steel, fiber board, semi-plank, or siding with the appearance of stained natural wood.

7. A maximum of two garage doors would be allowed to front the street with all other code requirements.
8. Aluminum garage doors would only be allowed if side turned or accessed off an alley.
9. Garage doors are proposed to have a ten foot maximum height which will require a code amendment from 9 feet to 10 feet.
10. Windows were discussed and required to be recessed and vinyl is not allowed.
11. It was also discussed that there needs to be some attached product guidelines that includes apartments.
12. An updated logo has been designed.

Doug Smith also indicated that there was a meeting held with MIDA and my recommendation to them was that EXTELL incorporate these into their design handbook but that can't be forced but it was a suggestion and they both were open to it and they will produce something in the future and see if it will be similar to this handbook or not.

Doug Smith also indicated that the Mountain rustic architecture and Deer Valley quality is trying to be conveyed. Mining is also a part of the history of the area which should partially be portrayed with use of COR-Ten, shed roofs and exposed timber.

Doug Smith indicated that when a building permit is submitted a building permit application will be submitted to the Sky Ridge Architectural Review Committee and then they will sign off on it and then Wasatch County will look for that letter before the permit is issued. Also if it meets the code a permit will be issued and these design guidelines and the applicant CC&R's won't be enforced by Wasatch County.

Doug Smith also indicated that the JSPA east side area is intended to have an adopted logo. This logo is intended to be used throughout the JSPA east side with the intent to unify the JSPA east side area and provide familiarity, a sense of place and a cohesive development. The logo shall be used in accordance with the branding guidelines detailed in Exhibit D of the attached handbook. Due to the adopted logo being required to be used throughout the JSPA careful consideration should be made since all developers will be obligated to comply with the use of the logo. The JSPA Planning Commissioners liked the logo but one JSPA Planning Commissioner in particular that maybe one of the mountains should be snowcapped, which would be very hard to be portrayed in different applications.

Doug Smith also indicated that the name of the area cannot be JSPA which refers to the planning document. As part of the branding and logo process the applicant's consultant came up with the name "Jordanelle Recreation Area".

Doug Smith also indicated that the handbook and logo unanimously was passed by the JSPA Planning Commission and sent to the Wasatch County Council with their recommendation for approval.

Chair Danny Goode then opened the public hearing up for public comment.

Mike Kosakowski, resident of Star Harbour, addressed the Wasatch County Council and indicated that the basic question is that there is a basic situation in the Star Harbour subdivision whereby somebody did not meet our CC&R's and went to Wasatch County and Wasatch County approved their building design based upon the JBOZ thus went back and forth on that matter. Now the ruling of the Wasatch County Council now is that the Design Handbook will be followed and not necessarily the CC&R's. This also got the Star Harbour residents into this issue about whether we should be excluded from the JSPA because we saw protections in the JSPA that you wanted some uniform standards and that you have some protections for that and that could also apply to us because we are the bull's eye in the JSPA. Mike Kosakowski also indicated that between the CC&R's and the Design Handbook there is a vast difference. Also there are a lot of buildings built that do not meet the Deer Valley look. If the Design Handbook was taken up to Deer Valley there wouldn't be the Deer Valley look but it certainly compliments the Deer Valley properties I have presented to Doug Smith a fix to the code so that we don't have any more discrepancies between what is in the Design Handbook and what is in the code and thus have fixed an outline. I would like to have the Wasatch County Council take a look of that outline. Also the only issue with the Design Handbook is the Deer Valley look term if that could be changed to World Class Resort or something like that because that is a little bit misleading. Also I have no problem with what Jack Johnson has done with the Design Handbook.

Councilman Steve Farrell asked can Wasatch County enforce the CC&R's if Wasatch County did not approve them and put them in the Wasatch County Code.

Jon Woodard, from the Wasatch County Attorney's Office, addressed the Wasatch County Council and indicated that there is a lot of risk in enforcing standards that have not gone through a legislative approval.

Chair Danny Goode then closed the public comment period.

Councilman Spencer Park indicated that he doesn't like the fact that we require somebody to do something on their house but if the majority of the area is in favor of it with that type of property I am in favor of it.

Councilman Spencer Park made a motion that we approve this item with all the conditions as presented. Also that we add that sixth version which is the horizontal logo to the style of the guide itself. Also add that within the Design Handbook that they add logos into the various examples of street signs, bus stops, etc., in order to scale them and to add the new language as it pertains to the 30 percent of each facade of a building would be stone as Doug Smith indicated would be changed. Councilwoman Marilyn Crittenden seconded the motion and the motion carries with the following vote:

AYE: Jeff Wade

AYE: Steve Farrell

**AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Mark Nelson
AYE: Spencer Park**

NAY: None.

ADJOURNMENT

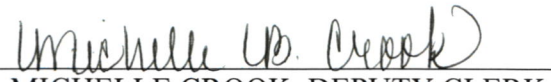
Councilman Jeff Wade made a motion to adjourn. Councilman Mark Nelson seconded the motion and the motion carries with the following vote:

**AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Mark Nelson
AYE: Spencer Park**

NAY: None.

Meeting adjourned at 8:00 p.m.


DANNY GOODE/CHAIR


MICHELLE CROOK, DEPUTY CLERK

