

NOTICE is hereby given that the WASATCH COUNTY JSPA (Jordanelle Specially Planned Area) PLANNING COMMISSION will hold a Public Hearing via an Online Meeting on January 28, 2021 at 3:00 p.m. to consider the following items; and that the Wasatch County Council will hold a Public Hearing via an Online Meeting on February 3, 2021 at 6:00 p.m. to hear the following item(s) advanced to the County Council by the JSPA Planning Commission*:

****PLEASE NOTE:** This meeting will be available both live (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>. Opportunity to participate via a live webinar meeting is available by registering to attend as a participant at <https://us02web.zoom.us/j/86898981078?pwd=WUwrellhVE9CRlpGODNhS0JzRkViQT09>. Comments can be made during the public comment portion of the meeting once recognized by the host. Public comments and questions for this meeting can also be made via email prior to January 27th at 5:00 p.m. Emails need to be sent to PlanningCommission@wasatch.utah.gov. The Council Chambers will NOT be available for public use. For questions regarding connecting to the webinar please call the Planning Department.

WASATCH COUNTY JSPA (Jordanelle Specially Planned Area) PLANNING COMMISSION - AGENDA

Thursday, January 28, 2021, 3:00 PM
County Administration Bldg., 25 N Main

WELCOME

BUSINESS

1. Prayer/Remarks
2. Pledge of Allegiance
3. Approval of the December 8, 2020 JSPA Planning Commission minutes

REGULAR MEETING

1. In combination with a master plan request for JAS Realty Limited Partnership, Tom Flinders requests an amendment to the JSPA Plan Book to change the land use designation from Neighborhood Commercial to Residential Single Family for the Gimbel property located in the Jordanelle Specially Planned Area (JSPA). *If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on February 3, 2021. (DEV-2961; Austin Corry)
2. Tom Flinders, on behalf of JAS Realty Limited Partnership, requests Master Plan, Physical Constraints, and Density Determination for JAS Development, a 28 lot single-family home subdivision ranging from 3,400 sf to 4,000 sf consisting of 18.86 acres located east of Highway 40 along the Jordanelle Parkway and west of the north arm of Jordanelle Dam in Section 13, Township 2 South, Range 4 East in the Jordanelle Specially Planned Area (JSPA). *If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Land Use Authority, at a Public Hearing on February 3, 2021. (DEV-2637; Austin Corry)
3. Craig Coburn, representative for Stichting Mayflower Mountain and Recreation Fonds, requests a code amendment to page B-6 of the JSPA (Jordanelle Specially Planned Area) plan book to add 54 ERU's to property referred to as the LDN or LON property that currently has no ERU's associated with it and add a new category under the Mayflower South property to be a maximum of 556 ERU's which would increase the overall ERUs on Marina South property by 164 ERU's from what is currently in the plan book. Also an amendment to page B-17 of the JSPA plan book which is the Mayflower east neighborhood plan to change the maximum ERU's to 610 maximum ERU's. Additional changes to the plan related to these issues will also be considered. The proposed changes are regarding properties located at the southeast intersection of Highway 40 and the Mayflower interchange at SR 319 in the JSPA planning area and at the northeast intersection of Old Keetley Road and the east frontage road or Jordanelle Parkway. *If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on February 3, 2021. (DEV-3634; Doug Smith)
4. Craig Coburn, representative for Stichting Mayflower Mountain Fonds, is requesting a new Master Plan approval for the Mayflower Marina West property, the tailings, and the LON property, for a mixed-use project for 268 ERUs, 152,400 sq. ft. of neighborhood commercial, and 137 AUEs. Portions of this project area previously received a master plan approval. Additional issues related to this new master plan will also be considered. The proposal is located at the southeast intersection of Highway 40 and the Mayflower interchange in the JSPA overlay zone. *If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Land Use Authority, at a Public Hearing on February 3, 2021. (DEV-2585/2913; Doug Smith)

ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COUNTY JSPA PLANNING COMMISSION MEETINGS.

*County Council Public Hearings will be held at 6:00 pm on the date specified also via an online meeting.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Wasatch County Planning Department prior to the meeting. Please contact the Wasatch County Planning Department at 435-657-3205.