

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 July 1, 2021 at 3:00 p.m. to consider the below listed items; and that the Wasatch County Council will hold a Public Hearing on July 7, 2021 at 6:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City (and also online), to consider the below listed item(s) that are advanced to the County Council by the JSPA Planning Commission*:

Both the JSPA Planning Commission and County Council meetings will be available for viewing live (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

To participate in the JSPA Planning Commission meeting, please click on the following link (comments can be made during the public comment portion of the meeting once recognized by the host):

<https://us02web.zoom.us/j/83792112357?pwd=MnBMYis1ZnprMEJBbDJXMktlQXhXUT09>.

Public comments and questions for this meeting can also be made via email prior to June 30th at 5:00 p.m. Emails should be sent to PlanningCommission@wasatch.utah.gov. The Council Chambers will NOT be available for public gathering or comment for the JSPA Planning Commission meeting. For questions regarding connecting to the webinar please call the Planning Department at 435-657-3205.

*Details for electronic meeting participation for the County Council meeting can be found on the agenda for that meeting.

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

Thursday, July 1, 2021, 3:00 PM

County Administration Bldg., 25 N Main

WELCOME

BUSINESS

1. Prayer/Remarks
2. Pledge of Allegiance
3. Approval of the April 1, 2021 JSPA Planning Commission minutes

REGULAR MEETING

1. Allison Aafedt, representing SkyRidge Development LLC, requests Large Scale Final Subdivision approval for SkyRidge Constellation Subdivision Plat 3B, a proposed residential phase consisting of 4 lots on 2.21 acres located in Section 13, Township 2 South, Range 4 East in the Jordanelle Specially Planned Area (JSPA). (DEV-4061; Elizabeth Arnold)
2. Allison Aafedt, representing SkyRidge Development LLC, requests Large Scale Final Subdivision approval for SkyRidge Leo Subdivision Plat 5, a proposed residential phase consisting of 14 lots on 6.46 acres located in Section 13, Township 2 South, Range 4 East in the Jordanelle Specially Planned Area (JSPA). (DEV-4062; Elizabeth Arnold)
3. Hamlet Development Corporation requests Final Subdivision and Site Plan approval for Sage Hen Hollows, a proposed attached residential townhome development consisting of 41 lots on 37.16 acres located along the Jordanelle Parkway in Section 13, Township 2 South, Range 4 East in the Jordanelle Specially Planned Area (JSPA) with a Residential Single Family (RSF) land use designation. (DEV-4183; Austin Corry)
4. Redus Park City LLC requests an amended Master Plan and Density Determination for Keetly Square (formerly Jordanelle Commerce Park), to amend the previous approval from 16 single family lots ERUs and 57,500 sf of commercial for a total of 39 ERUs to a now proposed 22 residential ERUs (8 single family lots and 14 duplex units) and 37,500 sf of commercial located near the Jordanelle Fire Station in the Residential Single Family and Neighborhood Commercial land use designations of 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 July 7, 2021. (DEV-4190; Austin Corry)

5. Jacob Ballstaedt, representing Current Jordanelle Investments LC, requests Final Subdivision and Site Plan approval for The Pointe, a 28.04 acre residential townhome project with a clubhouse located adjacent to the Jordanelle Parkway in Section 13, Township 2 South, Range 4 East in the Jordanelle Specially Planned Area (JSPA). (DEV-3723 & DEV-3724; Austin Corry)

ADJOURNMENT

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

*County Council Public Hearings will be held at 6:00 p.m. on the date specified.

The written determination that conducting the meeting in person presents a substantial risk to public health due to COVID-19 is available for viewing on <https://www.utah.gov/pmn/index.html>

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.