



NOTICE is hereby given that the **WASATCH COUNTY JSPA** (Jordanelle Specially Planned Area) **PLANNING COMMITTEE** will hold a Public Hearing on October 17, 2024 at 3:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City, to consider the below listed items; and that the Wasatch County Council will hold a Public Hearing on November 6, 2024 at 6:00 p.m. in the Wasatch County Council Chambers to consider the below listed items advanced to the County Council by the JSPA Planning Committee*:

NOTE: Both the JSPA Planning Committee and County Council meetings will be held in person as well as online via Zoom.

For Online meeting participation for the JSPA Planning Committee 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/85631880791?pwd=xlmS9DKn73DrF7DWymWx4Ynbde15GX.1>

Public comments and questions for the JSPA Planning Committee meeting can also be made via email prior to October 16th at 5:00 p.m. Emails should be sent to PlanningCommission@wasatch.utah.gov.. For questions regarding connecting to the webinar please call the Planning Department at 435-657-3205.

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

Both the JSPA Planning Committee and County Council meetings will also be available for viewing live and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

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

Thursday, October 17, 2024, 3:00 PM

Wasatch County Administration Building, 25 N Main St, Heber City, UT 84032

WELCOME

BUSINESS

- 1 Prayer/Remarks
- 2 Pledge of Allegiance
- 3 Approval of Minutes from the September 17, 2024 Meeting

REGULAR MEETING

- 1 Allison Aafedt, representing Jordanelle Golf Lodge, LLC, requests consideration by the County legislative body for approval of ordinance 24-11 enacting, approving, adopting or authorizing the execution of a legislative development agreement in order to address aspects of the SkyRidge Lodge project. *If forwarded, the recommendation by the Planning Commission and the JSPA Planning Committee on this item will be considered by the County Council as the Legislative Body, at a public hearing on November 6, 2024. (Jon Woodard and Doug Smith) Continued from the September 17, 2024 meeting
- 2 Allison Aafedt, representing Jordanelle Golf Lodge, LLC, requests Final Site Plan approval for SkyRidge Golf Lodge, a proposed condo-hotel including 65 units (35 ERUs), reception area, fitness center, and other amenity spaces located at 1393 W SkyRidge Drive in the Jordanelle Specially Planned Area (JSPA) zone. *If forwarded, the recommendation by the Planning Commission and the JSPA Planning Committee on this item will be considered by the County Council as the Legislative Body, at a public hearing on November 6, 2024. (DEV-9177; Anders Bake) Continued from the September 17, 2024 meeting

- 3 Allison Aafedt, representing Jordanelle Golf Lodge, LLC, requests Final Subdivision and Site Plan approval for the Jordanelle Golf Lodge Overflow Parking, a proposed subdivision and site plan to construct an off-site parking lot located off the Jordanelle Parkway on parcel 21-2807 in the Jordanelle Specially Planned Area (JSPA) zone. *If forwarded, the recommendation by the Planning Commission and the JSPA Planning Committee on this item will be considered by the County Council as the Legislative Body, at a public hearing on November 6, 2024. (DEV-9178; Anders Bake) Continued from the September 17, 2024 meeting
- 4 Allison Aafedt, representing SkyRidge Development, LLC, requests a Code Text Amendment to Wasatch County Code 16.41.06 and to the JRA Design Handbook section 3.15, Garage Entrances and Doors, to permit the use of double bay garage doors under certain circumstances. *If forwarded, the recommendation by the Planning Commission and the JSPA Planning Committee on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on November 6, 2024. (DEV-9636; Austin Corry)
- 5 Douglas Ogilvy, representing Duratech Jordanelle LLC, requests Master Plan, Physical Constraints, and Density Determination for Jordanelle View, a proposed residential development consisting of 72 ERUs (49 single family lots and 23 townhome sites) on 68 acres on parcel numbers 07-1212, 07-1238, and 12-1108 in the Jordanelle Specially Planned Area (JSPA). *If forwarded, the recommendation by the JSPA Planning Committee on this item will be considered by the County Council as the Land Use Authority, at a Public Hearing on November 6, 2024. (DEV-8796; Doug Smith)

ADJOURNMENT

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

*County Council Public Hearings will be held at 6:00 pm in the County Council Chambers located at 25 N Main Street, Heber City Utah on the date specified.

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.