



NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on September 12, 2024 at 6:00 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 September 18, 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 Planning Commission*.

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

For Online meeting participation for the 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/86141750969?pwd=ZGRhdVp2bzIxZUk1cUNsbUhHSzBHQT09.>

Public comments and questions for the Planning Commission meeting can also be made via email prior to September 11th 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 Planning Commission 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 PLANNING COMMISSION - AGENDA

Thursday, September 12, 2024, 6:00 PM

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

WORK MEETING 5:30 PM:

This work meeting is for discussion purposes only. The public is welcome to attend, however formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 p.m.

WELCOME:

BUSINESS:

Items

- 1 Prayer/Remarks
- 2 Pledge of Allegiance
- 3 Approval of Minutes from August 8, 2024 Meeting

REGULAR MEETING: Order of agenda items subject to change without notice

Regular Agenda All Matters listed on the regular agenda will be presented and heard individually by the Planning Commission.

- 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 September 18, 2024. (Jon Woodard and Doug Smith)*

- 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 September 18, 2024.* (DEV-9177; Anders Bake)
- 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 September 18, 2024.* (DEV-9178; Anders Bake)
- 4 Consideration and recommendation of an amendment to Wasatch County Code Title 4 and Title 16 to clarify definitions, consolidate sections with similar context, and other technical changes that reduce potential conflicts with other provisions and redundant language. The proposed amendment also updates graphics currently in the code with versions that are more readable and higher resolution. **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 September 18, 2024.* (Austin Corry)
- 5 Consideration and recommendation for an amendment to Wasatch County Code Title 14 and Chapter 16.27 relating to engineering standard road cross-sections in order to modify the cross-sections to provide clarity and consistency with the adopted Trails Master Plan and other updated standards. **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 September 18, 2024.* (DEV-9245; Jed Muhlestein)

9:30 PM APPROVAL OF MOTIONS:

COMMISSION / DIRECTOR COMMENTS:

ADJOURNMENT:

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