

DEVELOPMENT	GENERAL COMMENTS	Date	PC/CC/JS PA	Issue/Decision	Last Update 09/17/2020
<u>Aspin River Ranches</u>					
Aspin River Ranches		0-Jan-00			
Aspin River Ranches	New ownership, OOP & Prel Aprvl Fees				
Aspin River Ranches	App for Zone Amendment (concept plan also rec'd)	10-Sep-02			
<u>Barn Overlook</u>					
Barn Overlook	Final Plat App for Phases 1-3, which contains 27 detached single family lots on 39.648 acres	14-Apr-16	PC	Continued to next meeting in May.	
Barn Overlook	Final Plat App for Phases 1-3	12-May-16	PC	Continued Indefinitely	
Barn Overlook	Final Plat App for PUD Phases 1-3	9-Jun-16	PC	App w/c of the PC	
Barn Overlook	Final Plat App for Phase 4	8-Feb-18	PC	App w/c of the PC	
<u>Beaufontaine - Leroy Dennis</u>					
Beaufontaine	Cluster Development. This Project Is Located at Approximately 1600 East Lake Creek Road in Section 4, Township 4 South, Range 5 East And in The Ra Residential Agricultural Zone.	0-Jan-00			
Beaufontaine		7-Mar-02			
Beaufontaine		18-Apr-02	PC	Preliminary Approval - CONTINUED	
Beaufontaine		1-May-02	PC	Preliminary Approval w/c : Wetland delineation from the Army Corps. Of Engineers prior to this item going to the County Commission. Signed development agreement prior to plat recording. Culinary water to the site before a plat can be recorded. Cost estimate for bonding that includes fencing, landscaping and amenities prior to this item going to County Commission. That no gates be allowed at the entrances. It will be okay for crash gates to be on the stub streets to the neighboring properties. That the irrigation companies and unorganized private spring companies , (Lake Creek Irrigation Company, Timp Irrigation Company, sub of Lake Creek Irrigation Company called McQuire Pond Group) have access.	
Beaufontaine	App for FINAL	10-Jun-02			
Beaufontaine		21-Nov-02	PC	Final Approval Phase 1 w/c	
Beaufontaine	App for Final Phases 2 & 3	14-Sep-06	PC	Continued	
Beaufontaine	Final App Phases 2 & 3	12-Oct-06	PC	App w/c: That the variance that has been given by the Wasatch County Board of Adjustment regarding the secondary access issue be implemented. B) A note on the plat regarding the high ground water. C) A note on the plat and in the development agreement regarding the units in the flood plain and that the building permits cannot be issued until approved by the engineering department. D) Consideration by the Planning Commission that if the variance on the second access is not approved by the Wasatch County Board of Adjustment then the original overall preliminary showing the second access without the dedication for 600 South and the stub street would be used without the requirement to go back to the Planning Commission. E) That money is to be escrowed for the improvement of 600 South. F) That a fencing agreement be agreed upon. G) That the street lights be dark sky compliant. H) That the RV Storage area be buffered from the adjacent properties and that a landscaping plan be agreed upon with the Wasatch County Planning Department.	
Beaufontaine	Escrow Requirements from 10-12-06 PC Mtg	11-Nov-06	PC	Strike that requirement of the escrow for the improvements for the future 600 South that was in the motion on October 12, 2006.	

Beaufontaine	Plat Amendment for Phase 1	10-Feb-11	PC	Matter continued to our next meeting pending the information that we desire on the water problem and the other things to be worked out with the staff. Further, that we accept the findings and accept the conditions as outlined and possibly the Wasatch County Council could give the Wasatch County Planning Commission some input on their thinking of the roads being private or public. Conditions of the PC: (1) Water approved by the Water Board and TCSSD prior to plat signing. (2) A determination by the Wasatch County Council on roads being public or private. (3) The new detached single-family homes should not share a common front and rear yard. (4) Homes would have a minimum 20 foot setback from public trails. (5) The new plat should show the alignment of the as-built trails. (6) Trails should be stubbed into east and west property lines. (7) A well thought out trail system that does not leave any gaps needs to be provided. (8) A public trail section should be provided along the west side of the development similar to the approved trail plan. (9) All proposed new buildings will have to comply with the renderings submitted and be approved by the architectural committee. (10) Building pads should be aligned more parallel with the road.
Beaufontaine	Master Plan, Density Determination & Prelim App of Spring Lake Phases 2-9	10-Feb-11	PC	Continued to March Meeting
Beaufontaine	Plat Amendment for Phase 1	10-Mar-11	PC	Continued to the April 14, 2011 meeting.
Beaufontaine	Master Plan, Density Determination & Prelim App of Spring Lake Phases 2-9	10-Mar-11	PC	Continued to the April 14, 2011 meeting.
Beaufontaine	Plat Amendment for Phase 1	14-Apr-11	PC	Continued to the May 12, 2011 meeting.
Beaufontaine	Master Plan, Density Determination & Prelim App of Spring Lake Phases 2-9	14-Apr-11	PC	Continued to the May 12, 2011 meeting.
Beaufontaine	Plat Amendment for Phase 1	12-May-11	PC	Motion to approve Beaufontaine plat amendment from 33 units and 17 buildings to 33 units and 21 buildings with the conditions listed c through g. Also adding that, on Phase 1, the roads will go from being private to public if the roads are repaired to Wasatch County's satisfaction with a 2 year warranty period, and a new type two slurry seal placed on the roads, and the amounts collected by the title company at phase closing and deposited into an escrow account constructed under the HOA, and that the Wasatch County Council has the final say on whether the roads are private or public. Motion APPROVED.
Beaufontaine	Master Plan, Density Determination & Prelim App of Spring Lake Phases 2-9	12-May-11	PC	Motion to recommend to the Wasatch County Council approval of the request by Mike Olsen from Proficio Bank for Master Plan and density determination, which we just determined, and preliminary approval for Beaufontaine at Spring Lake Phases 2-9 development. Upon reviewing the information provided I find that the plan provided by the applicant does not entirely meet the code. Among other details, the plan is more dense at the forty-three percent than the original approval. The Plan Performance code says there should be an un-crowded feel and it appears to be absent, however, I also find that the plan provided by the applicant can comply with the code subject to the conditions that are itemized: Those conditions of approval are: 1. The density bonus shall not exceed thirty-nine percent as proposed and has been approved. 2. That a FEMA, LOMR be complied with prior to recording the final plat for all phases currently in the flood plain (Phase 9). 3. A fencing agreement shall be completed with all neighboring property owners prior to recording the final plat per the Wasatch County code. 4. All improvement proposed shall be bonded or escrowed at the time of the plat recording or by some agreement approved by staff by cash agreements that have been discussed. 5. The proposed plat shall be revised to meet the code including the requirement that all building pads not share a common front or rear setback. All pad sites are set back from the trails with a minimum of twenty feet. The alignment of the units that parallel with the road excepting those units that have been indicated subject to staff's approval it sounds like staff has a good feel for that and sounds like a lot of them have been straightened. 6. Asphalted fully improved secondary access of egress shall be provided before phases 3-9 can be developed beyond 31 units or 1300 feet. 7. A detailed plan and development agreement shall be completed to show all trails both public and private. All public open space and park as planned for and all open space and parks shall be complete with signage, barbecues, trash receptacles, parking and a maintenance agreement identifying the HOA as being responsible. 8. The existing roads shall be accepted as public with the terms and conditions approved by the Wasatch County Council on April 6, 2011 and 9. All units shall have an independent driveway or two each parking stalls per unit on all shared driveways which are similar in design to those proposed in units eighteen and nineteen, twenty-six, twenty-seven for phase 1. Also, to accept the staff report, findings, and conditions of the Wasatch County Planning Staff. Motion APPROVED.
Beaufontaine	Plat Amendment for Phase 1	18-May-11	CC	App w/c of the PC
Beaufontaine	Master Plan, Density Determination & Prelim App of Spring Lake Phases 2-9	18-May-11	CC	App w/c of the PC

Beaufontaine	1 Year Extension to the Prelim App for Spring Lake Phases 2 and 3	12-Jul-12	PC	Motion that we accept the matter as a consent item and grant the one year extension to Beaufontaine at Spring Lake Phases 2 and 3. Also to accept the staff report as written. Motion PASSES.
Beaufontaine	Final Plat App for Phase 2	13-Jun-13	PC	App w/c: 1. A note on the plat regarding the high ground water and that some type of drain system may be necessary for basements. 2. A note on the plat regarding surveying the corners of the building pads prior to inspection and a note that there cannot be any encroachment into the common area. 3. Full cash escrow accounts will need to be paid for trails and other items listed in the development agreement. 4. All structures should have a minimum 20 foot rear setback from the trail. 5. All public trails will have to be noted on the plat, constructed as per the plan, provide a seamless pedestrian system including connections stubbed into neighboring properties and be built prior to occupancy of the first unit. 6. All new structures must be consistent with the renderings provided and the masonry requirements in agreements. 7. No road cuts for utilities unless approved by the Engineering Department. 8. Board walks for over the wetlands if necessary in some kind of constructions drawings if necessary.
Beaufontaine	Final Plat App for Phases 3-8	14-May-15	PC	App w/c: 1. The 3 percent density bonus for the Energy Star that is no longer proposed will need to be determined by the Wasatch County Council. The Wasatch County Planning Commission should make a recommendation on this. 2. An address table is provided but must be on the recorded plats. 3. A cross section for the trail plan and other improvements benches, kiosk must be in the construction drawings not just in the Development Agreement. 4. The Phase 5 plat does not have the 20 foot public trail easement designated. This must be added to the plat. 5. The Phase 6 plat designates the public trail at 10 feet; other plats have it as 20 feet. This needs to be changed on the plat. 6. The escrow for the landscaping must be to the County not the HOA on a phase-by-phase basis with each plat recording. The escrow for each phase must cover the landscaping for that phase and a cost estimate submitted with each phase. 7. The trail stubs in phase 1 at the north east and north west corners shown on the plat have never been addressed but have been asked for repeatedly. This should be noted in the DA and escrow held until completed. Forwarded to the CC with the recommendation that they not receive the 3 percent Energy Star Program
Beaufontaine	Final Plat App for Phases 3-8	20-May-15	CC	Continued to the June 3, 2015 meeting. Also to have Doug Smith communicate to the group that the CC's intent is to cut them out of the density increase that was granted because of that LEED's element.
Beaufontaine	Discussion/Consideration regarding revising the Density Determination for Phases 3-9	17-Jun-15	CC	Continued to July 1, 2015.
Beaufontaine	Discussion/Consideration regarding revising the Density Determination for Phases 3-9	1-Jul-15	CC	Denied the request to keep the density the same because thirty-nine is a big number already and that will decrease the number by two.
Beaufontaine	Plat Amendment for Phase II PUD, to Adjust the Orientation and Configuration of Building Pads 34,35,37,38 and 39	14-Apr-16	PC	Motion to treat this matter as a consent item, the Beaufontaine at Spring Lake Phase 11 PUD plat amendment subject to the conditions and findings set out by the Wasatch County Planning Staff also including the letter of April 11, 2016 by Andy Dahmen to be forwarded to the Wasatch County Council and also to accept the staff report. Motion CARRIES.
Beaufontaine	Plat Amendment at Spring Lake Phase II PUD, to Adjust the Orientation and Configuration of Building Pads 34,35,37,38 and 39	20-Apr-16	CC	App w/c of the PC and the one additional condition on the slurry seal of the disturbed part of the road.
Beaufontaine	Amendment to PUD Phase 3 Plat to Amend Plat Note #3 which addresses the Groundwater	12-Oct-17	PC	Continued Indefinitely
Beaufontaine	Amendment to PUD Phase 3 Plat to Amend Plat Note #3 which addresses the Groundwater	9-Nov-17	PC	Continued Indefinitely
Beaufontaine	Plat Amendment at Spring Lake Phase 1	9-Apr-20	PC	Commissioner Doug Grandquis made a motion for the Planning Commission to approve with the conditions as specified and the findings of the Planning Department. Commissioner Kimberly Cook seconded the motion. The motion carries.
<u>Benloch Ranch</u>				
Benloch Ranch	Discussion Only	1-May-19	CC	Discussion only at this time
Benloch Ranch	Prelim App	13-Jun-19	PC	Accept Item No. 6, Benloch Ranch the preliminary approval with an addition to the findings, the conditions and the attachments provided in our staff report. Also adding conditions No. 17 and a change on condition No. 8 to go from the west to the east the cul-de-sac.
Benloch Ranch	Prelim App	19-Jun-19	CC	Grant preliminary approval for Benloch Ranch, a master planned community, with the seventeen conditions and findings with an additional finding that the development does not exceed the seventeen hundred and ninety point one acre feet of water with the ponds provided as shown unless they find additional water of the ERU number will be reduced accordingly to not exceed that. Would also like to add a condition that the finishes in the development be required to be as presented in the document as provided with the description of the materials as provided and prohibited on the list.
Benloch Ranch	Road Vacate - Talisman Way	14-Nov-19	PC	Continued Indefinitely

Benloch Ranch	Road Vacate - Talisman Way	9-Jan-20	PC	Commissioner Mark Hendricks made a motion regarding Item No. 8 which is the plat vacate and would recommend to the Wasatch County Council approval of Item No. 8 the vacation in light of the findings and subject to the conditions providing that Condition No. 3 be edited to reflect that the plat be recorded as opposed to simply approved. Commissioner Kimberly Cook seconded the motion. The motion carries. Commissioner Bruce Zollinger made a motion regarding Item No. 9 which is the approval of a new road plat and would recommend to the Wasatch County Council for approval in light of the findings and subject to the conditions. Commissioner Mark Hendricks seconded the motion. The motion carries.
Benloch Ranch	Road Vacate - Talisman Way	22-Jan-20	CC	Councilman Steve Farrell made a motion that we table Item No. 5 and Item No. 6 until they work up a solution then the matter can be brought back and leave it up to the property owners to come back with kind of a tentative agreement on how they are going to interconnect and how we are going to provide access to the properties and has been agreed upon. If we go ahead and approve this we are just opening up a can or worms in the future because if they don't have an agreement then we have just added to the problem. Councilman Kendall Crittenden seconded the motion and the motion carries.
Benloch Ranch	Road Vacate - Talisman Way	19-Feb-20	CC	Councilman Kendall Crittenden made a motion that we table Items two and three to be brought back when either the property owners and both sides get together and reach an agreement on getting everybody the access that they need or desire or that the County determines whether it is a County road and what that easement is and so forth. Councilman Steve Farrell seconded the motion. The motion carries.
Benloch Ranch	Road Vacate - Talisman Way	20-May-20	CC	Councilman Kendall Crittenden made a motion that we continue the above two items, items number three and four on the May 20, 2020 agenda to continue those items indefinitely until the applicant is ready and completed all the things that they need to be able to come back on the agenda at which time they will be put back on and continue with them. Councilman Steve Farrell seconded the motion and the motion carries.
Benloch Ranch	Road Vacate - Talisman Way	1-Jul-20	CC	Councilman Steve Farrell made a motion that we approve the vacate of the plat entitled Talisman Major Road, the Bear Track Loop, Bear Track Hill and Bear Track Road the vacation of that with all the findings and conditions. Councilman Kendall Crittenden seconded the motion and the motion carries. Councilman Steve Farrell made a motion that we go ahead and approve the new road plat to replace Talisman Major Roadway Plat and call it the Benloch Ranch Road with the findings and conditions of the Planning Commission and Staff. Councilman Jeff Wade seconded the motion and the motion carries.
<u>Berg Ridge</u>				
Berg Ridge	Prelim App	12-Jun-08	PC	Recommend to the Wasatch County Council approval of Berg Ridge with the seven conditions as outlined in the Staff Report and also adopt the Staff Report and add a number eight that the access questions be worked out before final approval.
Berg Ridge	Prelim App	18-Jun-08	CC	App w/c of the PC
Berg Ridge	Final App Phase 1	10-Jul-08	PC	Approved
Berg Ridge	Extension of the Final App Phase 1	8-Apr-10	PC	Grant an extension beyond July if the applicant made application to go to the Wasatch County Board of Adjustment and the Wasatch County Board of Adjustment grants a variance to the code to go beyond the two year time frame and to accept the Staff Report and proposed findings and the conditions of the final approval which are: (1) Prior to issuance of any building permits the road into the project from Highway 248 through the second access into Tuhaye and any second access must be constructed. (2) A letter must be obtained from the Housing Authority outlining the agreement for low income housing for the development before final approval is granted. (3) A development agreement will need to be recorded with the plat. (4) All conditions of preliminary and final apply. (5) Prior to recording a plat the required bonds would need to be in place. (6) Roads must meet current standards. (7) Extension can only be until July 10th of this year.
Berg Ridge	Extension of the Final App Phase 1	10-Mar-11	PC	Continued
Berg Ridge	Prelim Subdivision App, a proposed Large Scale Development Consisting of 182 ERU's on 180.81 Acres	20-Sep-18	PC	Motion that we recommend this approval to the Wasatch County Council subject to the Findings and Conditions and include prior to final approval that it would be reviewed by the Water Board for consideration for additional irrigation water to a specific amount over and above the 1.99 acres currently proposed. That on a phase basis that there is an irrigation landscape plan brought in to make sure that it complies with the requirements of the allotted water and then as they come in with their phase for single family homes they provide a typical of the irrigation area and the water board signs off on it. Also that the final phase for the single family homes and the PUD that they come in with a plan in accordance with 16.15.24. Motion FAILS and goes to the CC with a no vote taken.
Berg Ridge	Prelim Subdivision App	3-Oct-18	CC	Item tabled until get an updated water board report with adequate water for minimal outside watering based on the landscaping plan.
Berg Ridge	Prelim Subdivision App	2-Oct-19	CC	Councilman Steve Farrell made a motion that we go ahead and approve this matter as presented with the conditions and findings of the Planning Commission and staff and the completion of getting an approved change application completing the water requirements. Councilman Jeff Wade seconded the motion and any discussion on the motion and the motion carries.
<u>Black Rock Ridge</u>				
Black Rock Ridge	Final Site Plan App for Black Rock (Phase 2)	15-Dec-05	PC	App w/c: 1) That all condos be privately owned. 2) That the development agreement address the twelve issues stated in the report. 3) That an acceptable way to alert buyers of nightly rental possibility be determined and worked out with staff. 4) That any nightly and weekly rentals be handled by an on site management company that might have their office at another location, and 5) That a knox box plan be worked out with the fire department.

Black Rock Ridge	Final Site Plan Black Rock Ridge Phase 2	4-Jan-06	CC	App w/c: Landscaping bond to be put in place and conditions of the PC
Black Rock Ridge	Discussion and Possible Action on the Affordable Housing Requirements for the Talisker Owned 17-Plex in Black Rock Ridge Phase 3	6-Jul-11	CC	Discussion only at this time
Black Rock Ridge	Rezone, Master Plan, Physical Constraints Analysis and Density Determination on 28 Acres for Black Rock Ridge	11-Sep-14	PC	Motion that we recommend to the Wasatch County Council the granting of a medium density re-zone for Iroquois/Black Rock Ridge Development to a medium density zone in the JBOZ with no specific density number and make a recommendation to the Wasatch County Council for approval of the master plan and physical constraints analysis and density determination given the conditions and findings of the Wasatch County Planning Staff and to accept the staff report. Motion CARRIES.
Black Rock Ridge	Rezone, Master Plan, Physical Constraints Analysis and Density Determination on 28 Acres for Black Rock Ridge	17-Sep-14	CC	App w/c: that fifty foot would require a thirty foot of asphalt as in the sixty foot standard. Also that this is justified because of continuation of the existing fifty foot roads in the other phases. Approve the application as stated that we set the density maximum at ninety-eight with the understanding that the physical constraints could lower that. Also accept the conditions of the PC.
Black Rock Ridge	Prelim App for Black Rock Ridge Phases 4-7	11-Dec-14	PC	Grant preliminary approval with the possible findings and conditions including number five about the geotechnical reports being made available and all issues taken care of before the matter goes to the Wasatch County Council for consideration. Also to accept the staff report.
Black Rock Ridge	Prelim App for Black Rock Ridge Phases 4-7	17-Dec-14	CC	App w/c of the PC
Black Rock Ridge	Final App for Black Rock Ridge Phases 4 and 5	14-May-15	PC	App w/c of the PC
Black Rock Ridge	Discussion/Consideration on Moderate Income Housing for Phases 4-7	20-May-15	CC	Motion to go ahead on Item, as it relates to the affordable housing part that they have met the requirements of the code to have a study done and the study shows there is no additional need for affordable housing and will waive that condition. Motion CARRIES.
Black Rock Ridge	Final App for Phases 6 and 7	14-Jul-16	PC	Approved Black Rock Ridge Phases 6 and 7 for final approval with the findings of the Planning Staff and also with the conditions which have been listed not only in our literature but in the additional conditions that have been recorded and add a condition that we address the trail slopes to meet the code.
Black Rock Ridge	Final App for Phases 6 and 7	10-May-18	PC	App w/c of the PC

Bonanza - Rory Murphy

Bonanza	1591 Acre development: 160 Sgl fam lots, lodge, 70 condos, comrc & golf	0-Jan-00		
Bonanza		15-Nov-01	PC	Density
Bonanza	Rory Murphy	28-Jan-02	CC	Density
Bonanza		10-Jun-02		Density Ordinance signed
Bonanza		20-Jun-02	PC	Preliminary Aw/c: Require a trails plan that allows access for the general public in compliance with the intent of the Density Determination. Preserve as much of the natural vegetation as possible on the individual building sites by establishing maximum impervious area per site and maximum irrigation per site. Comply with recommendations of the Utah State Historical Society. Water resources must be satisfied that the project has the necessary water for the development. Finalize the inter-local agreement for fire services, address all the concerns of the Utah Geological Survey. Provide complete covenants that address building materials, fencing and pet regulations. That the water quality and physical responsibility would be the responsibility of the developer and if any problems are identified it would be the responsibility of the developer to take care of the problems within that area.
Bonanza		22-Jul-02	CC	Preliminary
Bonanza	Purchase of Property referred to as Bonanza Flats by Park City Municipal	1-Mar-17	CC	Discussion only at this time
Bonanza	Discussion/Possible Action Regarding Purchase of Bonanza Flats-Danny Goode	12-Apr-17	CC	Motion that Wasatch County donate \$25,000 to Bonanza Flats for this purpose with the condition that Wasatch County has a voice as it comes to the creation of the Conservation Easement. Motion CARRIES.
Bonanza	Discussion/Consideration of an Interlocal Agreement Regarding Bonanza Flats	19-Sep-18	CC	Discussion only at this time

Canyon Meadows

Canyon Meadows	Requesting Amended Plat for A and B and the Glades and the Junipers at Canyon Meadows	26-Jul-18	PC	Continued Indefinitely
Canyon Meadows	Requesting Amended Plat for A and B and the Glades and the Junipers at Canyon Meadows	14-Mar-19	PC	Continued Indefinitely
Canyon Meadows	Requesting Amended Plat for A and B and the Glades and the Junipers at Canyon Meadows	11-Apr-19	PC	Continued Indefinitely
Canyon Meadows	Requesting Amended Plat for A and B and the Glades and the Junipers at Canyon Meadows	9-May-19	PC	Motion that we recommend to the Wasatch County Council for approval of Item No. 4, the application for a plat amendment in Canyon Meadows, in light of the findings and subject to the conditions as outlined in the staff report and with the following additional conditions: 1) That the need to monitor and modify as described in the Applied Geotech letter of April 15, 2019 and that obligation for that modification be agreed and concluded and incorporated in the Development Agreement as to who is financially responsible if modifications are needed. 2) That a native suitably titled in an appropriated form be recorded for each lot that has not yet been developed or had a building permit issued that will allow both the title company, a perspective buyer and any other party interested to understand the geologic risks associated with the lot. 3) a less of a condition of approval and more a request that Wasatch County legal advisors review adding a release for Wasatch County in connection with granting a building permit if appropriate language and in condition No. 8 add a fourth point to condition No. 8 that contemplates a release of Wasatch County and that being notarized. Motion CARRIES.
Canyon Meadows	Requesting Amended Plat for A and B and the Glades and the Junipers at Canyon Meadows	15-May-19	CC	Tabled until June 5, 2019 for a decision.
Canyon Meadows	Requesting Amended Plat for A and B and the Glades and the Junipers at Canyon Meadows	5-Jun-19	CC	App w/c of the PC
Canyon Meadows	Requesting a 90 Day Extension to the Final Approvals of the Canyon Meadows Plat Amendments	11-Jun-20	PC	Commissioner Mark Hendricks made a motion that we approve the request for an extension for 90 days to the applicant for Item No. 1. Commissioner Joshua Jewkes seconded that motion. The motion carries. (New expiration date September 5, 2020)
<u>Cascade Hollow</u>				
Cascade Hollow	An Amendment to the plat to separate the private road 900 West from the lot for future access to other Ward properties	10-Aug-06	PC	App as a consent item w/c: 1. That the proposal must be approved by the Wasatch County Council. 2. That the existing dirt road would need to be brought up to current code. 3. That a temporary cul-de-sac would need to be constructed. 4. That the garbage would need to be brought out to Cascade Springs and the road will not be plowed. 5. That the lot will need to tie onto sewer prior to the plat being recorded. 6. That the road be a Wasatch County road not a private road and built to Wasatch County standards and the sewer line has to be installed.
Cascade Hollow	Plat Amendment	10-May-07	PC	Denied
Cascade Hollow	Plat Amendment	16-May-07	CC	Taken off agenda until applicant can be present
Cascade Hollow	Plat Amendment	6-Jun-07	CC	Public hearing set for June 20, 2007
<u>Center Creek Meadows</u>				
Center Creek Meadows	Prelim Subdivision App a 22 Lot Subdivision Consisting of 36.8 Acres	11-Oct-18	PC	Continued indefinitely the request from Brett Walker for the Center Creek Meadows preliminary subdivision approval.
Center Creek Meadows	Prelim Subdivision App a 23 Lot Subdivision Consisting of 36.8 Acres	8-Nov-18	PC	App w/c of the PC, forwarded to County Council for Approval.
Center Creek Meadows	Prelim Subdivision App a 23 Lot Subdivision Consisting of 36.8 Acres	21-Nov-18	CC	App w/c of the PC, and include a Condition No. 9 which is a Will Serve Letter from north the Center Creek Culinary Water company and the Center Creek Irrigation Company.
Center Creek Meadows	Final Subdivision App a 23 Lot Subdivision Consisting of 36.8 Acres	14-Mar-19	PC	App w/c of the PC
Center Creek Meadows	90 Day Extension to the Final App	9-Apr-20	PC	Commissioner Joshua Jewkes made a motion that we approve Agenda Item No. 4 and this is a ninety day extension to the final approval for the Center Creek Meadows based on the findings that the application meets the requirements of the code as evidenced by the justification given by the applicant. Commissioner Derek Amidon seconded the motion. The motion carries.
Center Creek Meadows	Prelim App	13-Aug-20	PC	Commissioner Scott Brubaker made a motion that we recommend preliminary approval of this subdivision with the conditions and findings placed on it by staff and send it onto the Wasatch County Council. Commission Joshua Jewkes seconded the motion. The motion carries.

Center Creek Meadows	Final App	13-Aug-20	PC	Commissioner Scott Brubaker made a motion that we approve final subdivision approval for Center Creek Meadows, Item No. 5 on the agenda again with the conditions and findings as set forth by the staff that we do this with the condition number six that says this is of course an action that is only valid if the Wasatch County Council approves the preliminary subdivision plat. Commissioner Doug Grandquis seconded the motion. The motion carries.
<u>Christensen Farms</u>				
Christensen Farms	Prelim App of a Large Scale Subdivision	8-Dec-16	PC	Motion that we approve the preliminary for Summit Engineering for this large scale subdivision known as Christensen Farms Subdivision and include all of the findings and conditions mentioned in the staff report as well as those that have been talked about here and accept the staff report and pass this matter onto the Wasatch County Council for approval. Motion CARRIES.
Christensen Farms	Prelim App of a Large Scale Subdivision	14-Dec-16	CC	App w/c of the PC
Christensen Farms	Final Plat App of a Large Scale Subdivision	12-Apr-18	PC	Continued Indefinitely
Christensen Farms	Final Plat App of a Large Scale Subdivision	10-May-18	PC	Motion to approve Item No. 9 the Christensen Farm Subdivision subject to the findings and conditions as recorded by the Planning Staff with the recommendation as a conditional condition that we follow the recommendation and put signs at the end of the cul-de-sac indicating that the road at some point will go through. Motion CARRIES.
Christensen Farms	90 Day Extension to the Final Plat Approval Granted May 10, 2019	9-May-19	PC	Motion that we approve the application by Eduard Vozar for Christensen Farms Phase 1. This is a ninety day extension to the final plat approval which was granted on May 10, 2018. Based upon and finding that this is the first extension that the applicant has requested and substantial progress is being made towards obtaining approval of the application or the exercise of development rights or authorized by an approved application. Motion CARRIES.
Christensen Farms	90 Day Extension to the Final Plat Approval	12-Sep-19	PC	Commissioner Mark Hendricks made a motion that we approve Item No. 1, Christensen Farms Phase 1 application for a further 90-day extension for final plat approval subject to the information that we have been provided and the analysis from the Planning Staff that there is no problem or objection to that extension. Commissioner Chuck Zuercher seconded the motion. The motion carries.
<u>Christensen Landing (Eagle View Estates)</u>				
Christensen Landing (Eagle View Estates)	Prelim App	8-Mar-07	PC	Continued the matter until we can get further information so that we can appropriately grade this with more information on a landscape plan and a few other things so we can be fair to the applicant.
Christensen Landing (Eagle View Estates)	Prelim App	12-Apr-07	PC	Item was continued
Christensen Landing (Eagle View Estates)	Prelim App	10-May-07	PC	App w/c: Detail of street lights that comply with the ordinance. Affordable Housing letter from the Housing Authority. Determination on the density bonus and based on the density determination and before final approval a written fencing agreement will be agreed upon with the neighbors.
Christensen Landing (Eagle View Estates)	Prelim App	20-Jun-07	CC	Public hearing set for July 18, 2007
Christensen Landing (Eagle View Estates)	Prelim App	18-Jul-07	CC	Prelim App w/c to accept the recommendation of the planning commission and the Council's score, in addition to require bonding for any improvements.
Christensen Landing (Eagle View Estates)	Final App	13-Sep-07	PC	Continued
Christensen Landing (Eagle View Estates)	Final App	11-Oct-07	PC	Approved
Christensen Landing (Eagle View Estates)	Prelim App for a 13 Lot Residential Large Scale Subdivision	12-Jun-14	PC	App and Recommended to CC w/c: 1. Detail of street lights that comply with the county lighting ordinance (16.21.16) and are dark sky compliant, previous to final approval. 2. Moderate income housing study previous to final approval 3. Resize detention pond to the satisfaction of the county review engineer previous to final approval 4. 20' emergency access easement for the detention basin dedicated to the county 5. 2200 East should be changed to 2240 East 6. Parcel rollback must be paid previous to plat being recorded 7. Fiscal analysis previous to final approval performed by the planning department 8. Must meet the water requirements as outlined above by the Wasatch County Water Board with adequate shares provided for culinary and irrigation and following the applicable construction standards 9. Comply with all requirements for Large Scale Subdivisions in the RA-1 Zone. Plat note advising future property owners that agricultural practices surround the property and may impact them. (overspray 10. from watering, noises, smells, etc...). Also to include that the access to the retention pond be for maintenance.
Christensen Landing (Eagle View Estates)	Prelim App for a 13 Lot Residential Large Scale Subdivision	18-Jun-14	CC	Continued indefinitely until we get the water arrangements with the three water companies Timpanogos, Lake Creek and Twin Creeks.

Christensen Landing (Eagle View Estates)	Discussion/Possible Approval of a 13 Lot Residential Large Scale Subdivision	2-Jul-14	CC	App w/c of the PC, and also the condition to have the letter from the irrigation company incorporated into the record and the rest of the M&I Water will be turned in tomorrow. Also the condition that the retention pond be resized to the satisfaction of the Wasatch County Reviewing Engineer so that a plat amendment will not be necessary.
Christensen Landing (Eagle View Estates)	Final App for a 13 Lot Residential Large Scale Subdivision	14-Aug-14	PC	Approved
<u>Cobblestone</u>				
Cobblestone	127 Lot Clustered Residential Development Located on 98.02 Acres at Approximately 1200	0-Jan-00		
Cobblestone	App for 137-lot subdivision	19-Oct-01		
Cobblestone	Revised Site Plan	4-Dec-01		
Cobblestone	App for subdivision/cluster development	4-Apr-02		
Cobblestone	Trails Development	18-Mar-09	CC	Motion to go into Executive Session to discuss the trails as a result of the pending litigation. Motion APPROVED.
Cobblestone	Trails Development	20-May-09	CC	Motion presented by Councilman Kolher, motion APPROVED.
Cobblestone	Consideration of Settlement Agreement and Easement Agreement Between Wasatch County and Cobblestone Community HOA for Purposes of Settling Certain Claims, Controversies and Disputes	5-Aug-09	CC	Matter tabled until have the opportunity to deal with the HOA or with Mr. Petersen and get a commitment out of who is going to pay for the trail along West Cobblestone before a decision is reached. Motion APPROVED.
Cobblestone	Update on the Cobblestone HOS Proposal for Resolution Regarding the Trails in Cobblestone	4-Nov-09	CC	Councilman Farrell state he believes the matter is now between the HOA and Mr. Spielman. He suggested giving Mr. Petersen thirty days for the legal avenue and then report back to the CC.
<u>College Downs</u>				
College Downs	17.1 Acre : Mix of uses: hotel, student housing, retail, off, cmrcl	0-Jan-00		
College Downs	Preliminary App	9-May-02		
College Downs		20-Jun-02	PC	Master Plan Approved: for the 17.1 acres and have the ERU's changed to a maximum of 11.15 and to accept the master plan for College Downs.
College Downs	Tracy Cannon	19-Dec-02	PC	Preliminary A w/c: (1) There must be a master development agreement that stipulates the following recorded prior to recording the plat, (2) All proposed roads and lot arrangements must meet applicable county codes. (3) There will need to be agreements regarding the canal with the final approval of that plat, (4) Details need to be submitted for street lights, (5) Details on the street tree planting's, (6) The project will need to be re-graded prior to final approval, (7) All engineering issues need to be worked out prior to final approval, (8) The density as proposed can only be realized if all aspects of the ordinance are met, (9) Will-serve letter to be provided by the North Village Special Service District. (10) UD0T approvals for the two accesses onto Highway 40, (11) Details on landscaping, street lighting, streetscapes, (12) Revised plat showing all common elements, (13) ERU's to be shown on the plat, (14) All engineering issues to be addressed from Hansen, Allen, Luce, Horrocks Engineering and Sowby and Berg before this item goes to final plat approval. (15) Storm Drains - (added as part of the motion)
College Downs		30-Dec-02	CC	Preliminary
College Downs	App for subdivision FINAL	9-Jul-03		
College Downs	the upper portion of College Downs was proposed to be student housing for the college. There is a buyer for the property and they are wanting to build market rate apartments.	15-Jan-04	PC	Revised Mater Plan - DENIED - The financial impact is considerable on the student housing that we are talking about and made a motion to deny the recommendation for the change.
College Downs		15-Apr-04	PC	Final Plat Approval - APPROVED - approve the three lots on the subdivision for final plat approval and that they come in for preliminary on every one of those and at that time they will be graded for the ERU's.
College Downs	Appeal the denial of revised master plan by PC	10-May-04	CC	The applicant would like to withdraw the request for master plan amendment and go back before the Wasatch County Planning Commission and have the buyer submit a preliminary site plan and go through the regrading of densities and the review and conditions of the approval process associated with preliminary site plan approval

College Downs	Amendment to the Master Plan	12-Oct-06	PC	app w/c: a review by the County Attorney to ensure that the language is acceptable.
College Downs	Amendment to the Master Plan	18-Oct-06	CC	Public hearing set for November 1, 2006
College Downs	Amendment to the Master Plan	1-Nov-06	CC	App w/c: the insertion of the words into the document that the Wasatch County Attorney added and based on the grading formula
College Downs	Extension for Final App	13-Sep-07	PC	Motion for a 30 day extension.
College Downs	1 Year Extension to Record Plat	11-Oct-07	PC	App as consent item w/c: A cash bond must be provided for 110% of all improvements on the approved plans for the north college access road. No further extensions can be granted by code, and a thirty foot asphalt width.
<u>Cougar Moon (Tuhaye)</u>				
Cougar Moon (Tuhaye)	Preliminary Subdivision App	14-Nov-19	PC	Commissioner Mark Hendricks made a motion to recommend this the Wasatch County Council for approval, Item No. 5 the Cougar Moon preliminary subdivision, in light of the findings and subject to the conditions outlined in the staff report. Commissioner Kimberly Cook seconded the motion. The motion carries.
Cougar Moon (Tuhaye)	Preliminary Subdivision App	20-Nov-19	CC	Councilman Steve Farrell made a motion that we go ahead and approve preliminary to Storied Deer Valley, L.L.C. for the subdivision called Cougar Moon with all of the conditions and findings noted by the Wasatch County Planning Commission and staff. Councilwoman Marilyn Crittenden seconded the motion and the motion carries.
<u>Cove Point Resort</u>				
Cove Point Resort	Master Plan App	9-Apr-20	PC	Continued to May 14, 2020
Cove Point Resort	Master Plan App	14-May-20	PC	Commissioner Mark Hendricks made a motion that we approve Item No. 5 the Cove Point Resort Master Plan, Physical Constraints, Land Use and Density Determination as outlined in the staff report subject to the conditions and in light of the findings and recommend to the Wasatch County Council for approval. Commissioner Scott Brubaker seconded the motion. The motion carries.
Cove Point Resort	Master Plan App	20-May-20	CC	Councilman Kendall Crittenden made a motion that we continue this item to the June 3, 2020 meeting to give us time to look at it and look it over and perhaps drive there or whatever. Councilwoman Marilyn Crittenden seconded the motion and the motion carries.
Cove Point Resort	Master Plan App	3-Jun-20	CC	Councilman Jeff Wade made a motion that we approve the master plan and land use and the four additional houses that are requested as listed and accept the findings and conditions as has been listed. Councilman Kendall Crittenden seconded the motion and the motion carries.
<u>Crossings At Lake Creek</u>				
Crossings At Lake Creek	336.2 Acres: 538 ERU's; Tracy Cannon	0-Jan-00		
Crossings At Lake Creek	Preliminary Plans for Cluster Development	8-Feb-02		
Crossings At Lake Creek	App for subdivision/cluster development	3-Oct-02		
Crossings At Lake Creek		21-Nov-02	PC	Preliminary A w/c: these items in the development agreement. (1) minimum standard for building materials. (2) minimum lot size and minimal lot width requirements, (3)landscaping plan for open spaces. (4) timing for landscaping of open space of individual lots. (5) fencing plan for decorative as well as agricultural. (6) regulations on double fronted lots. (7) garage entry requirements on all lots on the south side of the development, (8) Amenity design, materials, time frame for completion, (9) agreement regarding the county park, (10) trails, (11) ridge lines, (12) setbacks, (13) canal fencing. (14) Will serve letter from Twin Creeks and Lake Creek Irrigation. and we add to those conditions an agreement with Timp Irrigation Company and Lake Creek Irrigation Company and also another one for the maintenance of the canal and the flood channel.
Crossings At Lake Creek	Tracy Cannon	25-Nov-02	CC	Sub Division
Crossings At Lake Creek	Final Phase 1	12-Jan-04		
Crossings At Lake Creek		15-Apr-04	PC	Water & other issues of concern - continued to May
Crossings At Lake Creek		20-May-04	PC	Final Approval of Phase I w/c -- must go before CC
Crossings At Lake Creek		20-May-04	PC	Approv. Phase I w/conditions regarding secondary water; conditions from Nov & Dec '02 PC/CC Mtg; ridgeline; 6000 sq ft lots; all phases to CC
Crossings At Lake Creek		16-Jun-04	CC	Phase I Approved - all other phases must go to CC also
Crossings At Lake Creek	Final App Phase 4	17-Feb-05	PC	App w/c: that the 30-foot setback be required on lots four and five and the other conditions are: 1) The 10 foot public utility easements on all sides of the lots; 2) the fencing detail along open space; and 3) engineering issues will need to be addressed.
Crossings At Lake Creek	Adjustments to the required side setbacks of the cottage lots	17-Feb-05	PC	Approved for 20 ft setbacks
Crossings At Lake Creek	Final App Phase 4	16-Mar-05	CC	Approved

Crossings At Lake Creek	Plat Amendment/Road Vacation Phase 1	18-Aug-05	PC	App w/c: 1) Wasatch County vacating that road. 2) The right of way is going to be retained by the Crossings of Lake Creek LLC, to the west of the cul-de-sac. 3) The proposal conforms to the requirements of the settlement agreement. 4) That the proposal complies with the requirements of the old cluster ordinance. 5) That where the Pollock property has frontage on Lake Creek and 2400 East and at this time it is not known whether it is feasible for the property to access onto Lake Creek or 2400 East and that the road vacation aspect of the proposal must be forwarded to the Wasatch County Council. 6) There will need to be an adjustment to the culinary water and the irrigation water may need to be reduced. 7) That there be a note put on the plat stating that if the bulb goes in the bulb could be removed and the road could be extended to the adjacent property.
Crossings At Lake Creek	Plat Amendment/Road Vacation Phase 1	17-Aug-05	CC	Public hearing Sept 7, 2005
Crossings At Lake Creek	Road Vacation Phase 1	7-Sep-05	CC	Denied & Public hearing set for Sept 21, 2005 for plat amendment of Phase 1
Crossings At Lake Creek	Plat Amendment/Road Vacation Phase 1	5-Oct-05	CC	Amendment app & vacate the width of the easement by three feet on the westside by the property line.
Crossings At Lake Creek	Final App phase 7A & 8A	17-Nov-05	PC	App w/c: 1) The plats cannot be recorded without a development agreement. 2) The development agreement will need to address all the Board of Adjustment requirements. 3) The fencing plan along the east property line is to be presented and approved by the Planning Commission. 4) The plat will need to have necessary notes to comply with Board of Adjustment requirements. 5) The fencing needs to be approved by the adjacent property owners. 6) The irrigation company engineer, Devon McKrola, be consulted in lines that need to be moved. 7) The quarter share of the Williams/Lindsay Spring will be delivered to the 18 acres by May 1, 2006, and the water rights turned over prior to plat signing. 8) The exchange of four (4) lots for a park needs to be worked out with County Council. 9) The fire department needs to be satisfied with the secondary access which would meet the fire code.
Crossings At Lake Creek	Final App phase 7A & 8A	7-Dec-05	CC	Item was tabled until approved minutes from the PC have been received showing all the conditions have been met
Crossings At Lake Creek	Reconsideration of plat amendment Phase 1	7-Dec-05	CC	App w/c that a park is required to be constructed
Crossings At Lake Creek	Final App	21-Dec-05	CC	Approved
Crossings At Lake Creek	Plat amendment Phase 1 additional density	21-Dec-05	CC	App w/c: that with the extra lots a park be put in place
Crossings At Lake Creek	Final App for Phase 14	11-May-06	PC	Recommends this goes to Wasatch County Council w/c: 1) That Lake Creek access for flood control needs to be provided in future phases. 2) That the applicant should bond for the improvements to the Lake Creek Channel and get the 100-year flood designation amended under the direction of the County Engineering Dept. and FEMA. 3) That there be a 20-foot easement on both sides of the Lake Creek Channel for maintenance. One of the sides is to be asphalted for the trail. 4) That a sidewalk or asphalt-walking path be added to the long cul-de-sac for children. The applicant may chose which side of the road to put the sidewalk on.
Crossings At Lake Creek	Final App for Phase 13 and 14	7-Jun-06	CC	App w/c from the PC
Crossings At Lake Creek	App for a Conveyance of 14.70 Acres of Property to Wells Fargo	14-Jun-12	PC	Consent item accepting the findings and conditions, and also accept the staff report.
Crossings At Lake Creek	Plat Amendment to Phases 7A and 8A	12-Jul-12	PC	Motion that we treat this matter as a consent item and accept the findings which are: 1. The plat amendment drops one of the lots out of the 7 proposed to be amended. 2. The Planning Department has received no objections to the parcel being modified. 3. Notice has been sent to property owners within the plat and every property owner within 500 feet of the lots. 4. Utah law allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment; and (b) no public-street, right-of-way, or easement has been vacated or altered. Also to accept the conditions which are: 1. No cutting in the asphalt of the public street is allowed. Laterals must be terminated in the park strip. 2. The plat will need to show 10 foot PUE's public utility easements on all sides of the lots for a total of 20 feet between structures. 3. All requirements of the development agreement including setbacks, setbacks for garages and building materials outlined in Exhibit G are still in effect. 4. The lot dropped cannot be claimed in another part of the development. Also to accept the staff report. Motion PASSED.
Crossings At Lake Creek	Plat Amendment to Phases 7A and 8A	18-Jul-12	CC	App w/c of the PC
Crossings At Lake Creek	Plat Amendment to Phase 1	14-Aug-14	PC	Approved as consent item and referred to the CC.
Crossings At Lake Creek	Plat Amendment to Phase 1	20-Aug-14	CC	App w/c of the PC.
Crossings At Lake Creek	Plat Amendment to Combine Lots 403 & 404 in Phase 4	16-Apr-15	PC	App as consent item w/c: 1. Subdivision name should be the Crossings at Lake Creek Phase 4 Lot 403 Amended. 2. Add combined acreage to final plat. 3. Address should be 365 South Lindsay Springs Road.

Crossings At Lake Creek	Plat Amendment to Combine Lots 403 & 404 in Phase 4	22-Apr-15	CC	App w/c of the PC
Crossings At Lake Creek	Plat Amendment to Split Lot 114 of Phase 1 into Two Lots	8-Dec-16	PC	Motion that we approve the Crossings at Lake Creek Phase 1, lot 114 to split it and refer it to the Wasatch County Council with the conditions and findings since they are not increasing the density of the development meaning they are limited to 538 ERU's that we send this matter up to the Wasatch County Council for approval and accept the staff report. Motion CARRIES.
Crossings At Lake Creek	Plat Amendment to Split Lot 114 of Phase 1 into Two Lots	14-Dec-16	CC	Matter continued until a full quorum is present
Crossings At Lake Creek	Plat Amendment to Split Lot 114 of Phase 1 into Two Lots	21-Dec-16	CC	Continued to January 18, 2017
Crossings At Lake Creek	Plat Amendment to Split Lot 114 of Phase 1 into Two Lots	18-Jan-17	CC	Denied
Crossings At Lake Creek	Final App of Phase 2A	10-Aug-17	PC	Continued Indefinitely
Crossings At Lake Creek	Plat Amendment to Phase 1 to combine Lots 141 and 142 into one 1.30 Acre Lot	23-Aug-18	PC	Motion that we approve the Phase 1, Lots 141 and 142, the combination of those lots at the Crossings at Lake Creek based on the findings and conditions of the staff report with the one exception of removing Condition No. 2 of the conditions. Motion CARRIES.
Crossings At Lake Creek	Overall Preliminary App for Phase 10	14-May-20	PC	Commissioner Joshua Jewkes made a motion with respect to Item No. 4 on our agenda, Crossings at Lake Creek Phase 10 by Ivory Homes, and I would move that we recommend to the Wasatch County Council for approval, with conditions, of the application and that is based upon the findings in the staff report and the evidence we heard today and subject to the various conditions that are in the staff report with one additional condition based upon the promise of Ivory Homes and that condition being that vinyl fencing not be used around the park and that some other substitute material is appropriate and specifically authorized in the CC&Rs regardless of whether Ivory is subject to them based on their promise they will do so. Commissioner Mark Hendricks seconded the motion. The motion carries.
Crossings At Lake Creek	Overall Preliminary App for Phase 10	20-May-20	CC	Councilman Kendall Crittenden made a motion that we approve the overall preliminary approval for the Crossings at Lake Creek Phase 10 as listed with all the conditions and findings that are listed in the staff report. Councilman Jeff Wade seconded the motion and the motion carries.
Crossings At Lake Creek	Final Approval of Phase 2A	11-Jun-20	PC	Commissioner Derek Amidon made a motion to approve the item consistent with the findings and subject to the conditions of the staff report. Commissioner Kimberly Cook seconded the motion. The motion carries.
Cummings Subdivision				
Cummings Subdivision	Master Plan App	8-Mar-07	PC	30 Percent of greater. At preliminary submittal any lot which consists of this potential shall be addressed by adjusting the building envelope or minimizing lot size. 2) At preliminary plan review, the final geotechnical study shall be forwarded to UGS for their review/recommendation to ensure that any potential concerns are dealt with appropriately. 3) Information illustrated in the photo simulation would indicate the potential for structure protrusion above the ridge line. As such, during preliminary plan review, the applicant shall adjust building envelopes, relocate building lots, or adjust building height in a manner that would have the least visual impact. 4) Increased connectivity of the road system in this area is vitally important; therefore, the applicant shall identify road connections to the south, east and west adjoining properties at the time of preliminary development submittal.
Cummings Subdivision	Master Plan App	14-Mar-07	CC	Public hearing set for 4-4-07
Cummings Subdivision	Master Plan App	21-Mar-07	CC	Discussion only at this time
Cummings Subdivision	Master Plan App	4-Apr-07	CC	App w/c of the PC
Deer Cove				
Deer Cove	Discussion/Consideration of a Transportation Plan	16-Mar-16	CC	Go ahead and give Hales Engineering app to continue in this direction with the traffic study and all the comparisons that they do and work with our Fire Chief along with Doug Smith, the Wasatch County Planner to continue in this direction.
Deer Cove	Revised Master Plan App for an 80-Acre Master Planned Development Consisting of 864 ERU's	19-Apr-16	JSPA	Motion to recommend to the Wasatch County Council approval of HAMC Wasatch LLC, approval of master plan for Deer Cove with all of the Planning Department's conditions with the exception of the drainage requirement going away in the future. I would recommend that the drainage as provided within the development should be able to stay in place at completion as long as it is permanent the detention basins. Also, to accept the findings and the staff report. Motion CARRIES.

Deer Cove	Revised Master Plan App for an 80-Acre Master Planned Development Consisting of 864 ERU's	4-May-16	CC	Motion to accept the Planning Commission's recommendation to app the revised Master Plan for the Deer Cove an 80-acre master planned development consisting of 864.5 ERU's along with all the findings and the seventeen conditions with the exception of condition No, 9 that was noted in the motion by the Planning Commission talking about the storm drain along with the comments by our Wasatch County Planning Staff and to accept the staff report. Another condition here with regard to the portal on the west side that the portal will connect to the west frontage road. Motion CARRIES.
Deer Cove	Discussion on the Deer Cove Development Agreement and Infrastructure Improvements Eligible for MIDA Tax Increment Financing	17-Aug-16	CC	Continued to September 7, 2016 meeting
<u>Deer Crest Estates</u>				
Deer Crest Estates	Plat Amendment	12-Jan-12	PC	App w/c: (1) Conditions listed in the soils report regarding construction on the lot should be followed. (2) Vegetation outside of the building envelope should be maintained in accordance with the fire standards and to accept the staff report and a recommendation to the Wasatch County Council for acceptance.
Deer Crest Estates	Plat Amendment	18-Jan-12	CC	App w/c of the PC, as well as with the addition of the vegetation outside of the building envelope shall be maintained.
Deer Crest Estates	Plat Amendment	10-May-12	PC	Approve the application by Rockbrook Partners IV, L.L.C. for a plat amendment to Deer Crest Estates UPCM 8 lot subdivision to amend lots 1U and 2U and to accept the findings as noted by the Wasatch County Planning Staff that the proposal complies with the ordinance and meets all setbacks and slope requirements. That no public roads are being amended or vacated and the proposed amendment actually improves the layout of the land. Also to accept the conditions as noted by the Wasatch County Planning Staff that all structures are limited to the building envelope that are noted on the drawings and when the plat is recorded that all utility companies must have a signature.
Deer Crest Estates	Plat Amendment to Phase 1 Amended Plat	10-Nov-16	PC	Continued Indefinitely
Deer Crest Estates	Plat Amendment to Phase 1 Amended Plat	13-Jul-17	PC	Motion that we approve the Doug O'Brien plat amendment request to Lot 88 of Deer Crest Estates Subdivision Phase 1 with the findings and the conditions noted in the staff report and send the matter to the Wasatch County Council for their consideration. Also to accept the staff's report. Motion CARRIES.
Deer Crest Estates	Plat Amendment to Phase 1 Amended Plat	19-Jul-17	CC	App w/c of the PC and amend the plat eliminating the two ski-runs and showing the actual built ski-run.
Deer Crest Estates	Discussion/Possible App on Adjustment/Abatement for Masters Association of Parcels 14-3433, 14-3425	20-Sep-17	CC	Motion to make those adjustments as has been noted because of the erroneous assessment for the year 2015. Motion CARRIES.
<u>Deer Park Village (Village at the Shores)</u>				
Deer Park Village (Village at the Shores)	Final Plat, Site Plan and Conditional Use App of Phase 1	10-May-12	PC	App w/c: 1. 12 affordable housing units will need to be paid for up front as recommended by the Housing Board unless a different determination is made by the Wasatch County Council. 2. The Development agreement must have exhibits for the kiosk, plaza, bathroom, garbage cans, trails, landscaping, seating, etc. 3. Record the amendments to the Stillwater master plan including the new affordable housing members and the pod 8 and 9 layout prior to the plat being recorded. 4. All improvements shown including sidewalks and landscaping will be required to be built up to the line of the phasing plan. 5. Deed restriction for the units as second homes. 6. Provisions in the development agreement for dust control. 7. Revegetation of the undeveloped portions of the site for dust control. 8. Requirements for removal of construction equipment if a new phase is not eminent.
Deer Park Village (Village at the Shores)	Final Plat and Site Plan App for Phase 2	9-May-13	PC	App w/c: 1. All improvements shown including sidewalks and landscaping will be required to be built up to the line of the phasing plan and connected with phase 1. 2. Deed restrictions and a note on the plat stating the restriction see Section 3.1(b,2) of the development agreement. 3. Demonstrate clear view compliance at the access to the underground parking. 4. Provide building heights from natural grade in compliance with the preliminary and conditional use approval of August 11, 2011. 5. A bond must be provided for the landscaping and any other improvements.
Deer Park Village (Village at the Shores)	Final Plat and Site Plan App for Phase 3	31-Jul-14	PC	App w/c: 1. All improvements shown including sidewalks and landscaping will be required to be built up to the line of the phasing plan. 2. The improvements required with Phase 3 in the development agreement have been postponed to Phase 4 and agreed to by the County Manager. 3. Provide building heights from natural grade in compliance with the preliminary and conditional use approval of August 11, 2011. 4. A bond must be provided for the landscaping, trails, etc. 5. All common amenities will need to have all details completed so they can be approved with final approval of phase 4. 6. Steep slopes must be re-vegetated.
Deer Park Village (Village at the Shores)	Amendment to the Development Agreement	18-Nov-15	CC	Continued until December 2, 2015
Deer Park Village (Village at the Shores)	Amendment to the Development Agreement	2-Dec-15	CC	Continued Indefinitely

Deer Park Village (Village at the Shores)	Final Plat and Site Plan App for Phase 4	10-Dec-15	PC	Continued to the January 14, 2016 meeting.
Deer Park Village (Village at the Shores)	Amendment to the Development Agreement	23-Dec-15	CC	App w/c and add that whatever Andy Dahmen recommends as far as his engineering input. Also add an addendum to the Development Agreement and include the latest drawings and Mike Davis, the Wasatch County Manager, would sign off on such drawings.
Deer Park Village (Village at the Shores)	Final Plat and Site Plan App for Phase 4	14-Jan-16	PC	App w/c of the PC.
<u>Deer Pointe (Elkhorn)</u>				
Deer Pointe (Elkhorn)	This development used to be the Elkhorn property and is located just off East Deer Hollow Road in the Jordanelle Basin in Section 14, Township2 South, Range 4 East in the RF-1 (Recreational Forestry) zone. This property is being split into three lots, two lots being single family lots with lot number one being 151.53 acres and lot two being 23.00 acres. The third lot consists of 28.14 acres and will consist of four twin homes, four single family homes as well as a clubhouse and underground fire shelter.	0-Jan-00		
Deer Pointe (Elkhorn)	Final for 13 ERU dev, OOP needs cleaned up; slopes and secondary access issues; Fees to Jordanelle Fire and JSSD need to be paid.	28-Aug-97	PC	Accept the project as outlined in the "Preliminary Conditions of Approval" packet.
Deer Pointe (Elkhorn)		27-Feb-99	CC	Density
Deer Pointe (Elkhorn)	Revised preliminary	19-Sep-00		
Deer Pointe (Elkhorn)	Revised preliminary Approval of Deer Point. This development used to be the Elkhorn property. This property is being split into three lots, two lots being single family lots with lot number one being 151.53 acres and lot two being 23.00 acres. The third lot consists of 28.14 acres and will consist of four twin homes, four single family homes as well as a clubhouse and underground fire shelter.	16-Nov-00	PC	preliminary approval of the Deer Pointe development as outlined on this November 16, 2000 report and attached to it an engineering review that is done but has not yet been received, along with the set of drawings that goes with it and the recommendations from the Planning Department that accompany this.
Deer Pointe (Elkhorn)	Continued from the October 19, 2000 meeting.	27-Nov-00	CC	Preliminary
Deer Pointe (Elkhorn)	Final Application	15-Jun-01		
Deer Pointe (Elkhorn)	BOA App	21-Sep-01		
Deer Pointe (Elkhorn)	BOA App	15-Nov-02		
Deer Pointe (Elkhorn)	Final App	20-Jan-05	PC	Continued
Deer Pointe (Elkhorn)	Final App	17-Feb-05	PC	App w/c: wall will be reviewed and approved by our engineers and that the sloping will meet his satisfaction.
Deer Pointe (Elkhorn)	CUP Lot 3 to Jordanelle Ski Run	9-Aug-07	PC	App w/c: The elevator is for personal use only. The elevator cannot be used for commercial purposes. With the two added conditions which are: The obtaining an easement across Lot 2 or whatever and the written approval of Deer Crest and Deer Valley and the joining of the homeowner's association.

Deer Pointe (Elkhorn)	Proposing an Amendment to Lot 3 Townhome Condominium Plat to add Four Townhome Units to the existing plat	13-Oct-16	PC	Motion that we recommend to the Wasatch County Council approval of the Deer Pointe, Lot 3 Town Home Condominium Plat, LRSR LLC, with the conditions and findings as are listed and also accept the staff report. Also taking the plat to add four town home units to the existing plat. Motion CARRIES.
Deer Pointe (Elkhorn)	Proposing an Amendment to Lot 3 Townhome Condominium Plat to add Four Townhome Units to the existing plat	19-Oct-16	CC	App w/c of the PC
Deer Pointe (Elkhorn)	Requesting a One Year Extension to a Plat Amendment App for Lot 3 Townhome Condominium Plat	12-Oct-17	PC	Extension granted
<u>Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)</u>				
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	401 Acres: 59 lot development	0-Jan-00		
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)		20-Sep-01	PC	Preliminary - conditional approval with the requirements that has been listed in the planning packet which has been discussed with the developer and they are willing to work with us on them. 1) Trails plan that ties in with neighboring properties. 2) secondary access signed agreements with the Butte property on the west prior to going to the County Commission for approval, 3) Plans will need to be approved by the Jordanelle Architectural Advisory Committee, 4) Building height limits will need to be limited to the heights noted in the Jordanelle Basin Land Use Plan, 5) the preliminary approval is based on the understanding that the development will not violate the ridgeline, 6) the developer needs to bring up the out-of-pocket expenses to where they need to be, which he has discussed with Margaret and is willing to take care of that issue.
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)		25-Feb-02	CC	Zone Change & Prelim
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)		25-Feb-02	PC	Zone Change - CC
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)		25-Feb-02	PC	Preliminary - CC
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	App for Final	11-Mar-02		
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)		15-May-02	PC	Phase I - FINAL
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	Final Approval of Phase 1, Which Consists of 22 Lots on Land Consisting of 159.63 Acres.	16-May-02	PC	Final Approval of Deer Canyon Preserve Phase 1 with the conditions that the potential for slope failure has not been addressed. Approval from UDOT for access onto Highway 248. The County Attorney must approve the development agreement submitted. Final Recommendation for approval from the review engineer. Hansen, Allen and Luce May 15th letter that refers to this project. Trail issue needs to be worked out and to comply with the trail planner's recommendation.
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	App for Street Vacation	28-Feb-03		
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	ROAD VACATION IN THE AREA OF THE NORTH-EAST CORNER OF THE INTERSECTION OF BROWNS CANYON AND HIGHWAY 248,	3-Apr-03	PC	Road Vacation - vacate the right-of-way and let the Council decide if there needs to be compensation back to the County.
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)		14-Apr-03	CC	Road Vacation
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	Revised Prelim App	21-Jul-05	PC	App w/c: 1) Conform to the County's ridgeline ordinance. 2) Demonstrate to the Council the public benefits for the increase in the number of ERU's. 3) Update the development agreement and record with the final plat. 4) Provide an additional soil report for review and approval prior to final approval. 5) Finalize all trail plans with the trail planner prior to final approval. 6) Provide a secondary access road. 7) Maintain the driveway slope at 15 percent or less; otherwise, the lots that do not conform will be eliminated. 8) Install an SOS system on all gated entrances to the development. 9) Connect the two cul-de-sacs.

Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	Revised Prelim App	10-Aug-05	CC	Approved
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	Plat Amendment	9-Aug-07	PC	Approved as consent item: CHANGE THE NAME OF DEER CANYON PRESERVE TO CANYON TRAILS. THE PROPOSAL IS LOCATED ON HIGHWAY 248 IN THE JORDANELLE BASIN WEST AND ADJACENT TO TODD HOLLOW IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST.
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	Plat Amendment	10-Oct-07	CC	Approved name change from Deer Canyon Preserve to Canyon Trails
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	Plat Amendment Phases 2 and 3	14-Aug-14	PC	Recommend for approval of the plat amendment for Deer Canyon Preserve Phases 2 and 3 and also accept the staff report. Conditions: 1. Ridge line lots will have to be below the ridge. The plat will need to have notes limiting building heights. 2. Trails will need to have a public easement recorded over them and tie into east, west and south property lines. 3. Lots 37, 38, and 103 will have to have a soils report done since the building envelopes are all over twenty five percent. This should be done before the plat recording and the soils report noted as one of the plat notes. 4. Soft surface sidewalks, as per engineering discussion, should be connected to trails. 5. Revised ridge line analysis for lots 70-76. 6. Plat must show acreage, addresses, PUE's, etc. Also the name changed to Deer Vista.
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	Plat Amendment Phases 2 and 3	20-Aug-14	CC	Continued to September 17, 2014.
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	Plat Amendment Phases 2 and 3	17-Sep-14	CC	App w/c of the PC.
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	Plat Amendment Phase 2 Amended	11-Dec-14	PC	App w/c: 1. The plat should be amended to allow for public access into the hotel parcel. And forwarded to CC>
Deer Vista (Formerly Canyon Trails and Deer Canyon Preserve)	Plat Amendment Phase 2 Amended	17-Dec-14	CC	App w/c of the PC
<u>Diamond Bar-X</u>				
Diamond Bar-X	Plat Amendment	10-Sep-09	PC	App w/c
Diamond Bar-X	Plat Amendment	16-Sep-09	CC	App the existing recommended conditions also to identify that 3.22 acre parcel as open space and with an additional condition that they make arrangements for garbage collection and define ownership of the open space and common area.
Diamond Bar-X	Plat Amendment Subdivision 6 Plat and Lots 10,11,12,24,25 Amended Plat	14-Jul-16	PC	Continued to August 11, 2016 meeting.
Diamond Bar-X	Plat Amendment Subdivision 6 Amended and Extended Plat	14-Jul-16	PC	Continued to August 11, 2016 meeting.
Diamond Bar-X	Plat Amendment Subdivision 6 Plat and Lots 10,11,12,24,25 Amended Plat	11-Aug-16	PC	Continued Indefinitely
Diamond Bar-X	Plat Amendment Subdivision 6 Amended and Extended Plat	11-Aug-16	PC	Continued Indefinitely
Diamond Bar-X	Plat Amendment Subdivision 6 Plat and Lots 10,11,12,24,25 Amended Plat	15-Sep-16	PC	App w/c and sent to CC
Diamond Bar-X	Plat Amendment Subdivision 6 Amended and Extended Plat	15-Sep-16	PC	App w/c and sent to CC
Diamond Bar-X	Plat Amendment Subdivision 6 Plat and Lots 10,11,12,24,25 Amended Plat	21-Sep-16	CC	App w/c of the PC and the Fire Marshal
Diamond Bar-X	Plat Amendment Subdivision 6 Amended and Extended Plat	21-Sep-16	CC	App w/c of the PC and the Fire Marshal
Diamond Bar-X	Plat Amendment Subdivision 6 Plat and Lots 10,11,12,24,25 Amended Plat	11-Jan-18	PC	Motion to approve this matter and recommend approval to the Wasatch County Council the Plat Amendment to the Diamond Bar X Subdivision 6 Plat changing it from 22 buildable lots to 11 and including the findings and conditions and adding to the conditions that the driveway and utilities be built according to Wasatch County standards. Motion CARRIES.
Diamond Bar-X	Plat Amendment Subdivision 6 Amended and Extended Plat	11-Jan-18	PC	Motion to approve and recommend to the Wasatch County Council the plat amendment to the Diamond Bar X Ranch Subdivision 6 amended and extended plat which changes the plats the total lots in both plat owned by the applicant from 25 building lots to 15 building lots and include the Findings and Conditions and to accept the staff report. Motion CARRIES.

Diamond Bar-X	Plat Amendment Subdivision 6 Plat and Lots 10,11,12,24,25 Amended Plat	17-Jan-18	CC	App w/c of the PC
Diamond Bar-X	Plat Amendment Subdivision 6 Amended and Extended Plat	17-Jan-18	CC	App w/c of the PC
Diamond Bar-X	Plat Amendment to No. 6	14-Mar-19	PC	App w/c of the PC
Diamond Bar-X	Plat Amendment to No. 6	20-Mar-19	CC	App w/c of the PC
Diamond Bar-X	Plat Amendment to Combine Lots 45-49 of No. 6	9-Jan-20	PC	Continued to the February 13, 2020 PC meeting.
Diamond Bar-X	Plat Vacate for Lots 45, 47-49 of No. 6	13-Feb-20	PC	Commissioner Joshua Jewkes made a motion to recommend to the Wasatch County Council approval of Item No. 1 on the Agenda relating to the Diamond Bar X Ranch plat vacation based upon the findings in the Staff Report and subject to those same conditions. Commissioner Kimberly Cook seconded the motion. The motion carries.
Diamond Bar-X	Plat Vacate for Lots 45, 47-49 of No. 6	19-Feb-20	CC	Councilman Spencer Park made a motion that we go ahead and approve this plat vacate for Lots 45, 47-49 of the Diamond Bar X Ranch No. 6 third amended, and lot 46 amended from the Diamond Bar X Ranch subdivision 6 as amended and extended Lot 46 amended with all the conditions and findings as presented and like to add to the findings that we are vacating this plat because of the reduction in density and would like to add condition number eight as Austin Corry presented. Councilman Jeff Wade seconded the motion and the motion carries.
<u>Diamond Creek Ranch</u>				
Diamond Creek Ranch	Prelim App	20-Sep-07	PC	Recommended to the Wasatch County Council for Preliminary approval the Diamond Creek Ranch with the possible conditions set forth by the Planning Staff conditioned upon having an agreement with the Engineering Department to provide ½ width ROW and road improvement on Big Pole Drive (western property boundary).
Diamond Creek Ranch	Prelim App	28-Nov-07	CC	Continued to December 5, 2007
Diamond Creek Ranch	Prelim App	5-Dec-07	CC	App w/c of the PC
Diamond Creek Ranch	Final App	11-Sep-08	PC	Continue this item to the October 9, 2008 Meeting.
Diamond Creek Ranch	Final App	9-Oct-08	PC	Pulled from agenda by applicant.
Diamond Creek Ranch	Final App Phase 1	12-Nov-09	PC	App w/c of the Planning Staff: (1) Prior to final recording there will need to be a development agreement that addresses issues regarding fencing, trails, affordable housing, trail head, timing for bathroom construction, type of bathroom, street light renderings, amenities, and an impound account for maintenance of all open space areas, to include storm water maintenance. (2) A plat note regarding the no build, no access area along Lake Creek, Little Pole and Big Pole has been done. (3) The code requires a four foot berm along Lake Creek which is shown on the plans. That has been done. (4) Further clarification will need to be made on the plat for the lowest floor area elevation in regard to the high water mark. That has been done. (5) There will need to be a sign permit for the sign at the entrance. Maximum height for the sign is 6 feet. (6) The trail head may need to be a separate parcel deeded to the County depending on what the Wasatch County Council decides. (7) Acceptable means to deal with the non-conforming building on the Bo property. (8) Put money in escrow for half of the improvements on Little Pole Road to the north corner of their property. (N/A) (9) At the time of plat recording it will need to be determined if there needs to be a 100 foot radius at the intersection of Little Pole and Big Pole or if a T-intersection is ok. (10) Center line of little pole needs to remain straight. And with the condition that they make the 100 foot radius at the intersection of the two roads and accept the conditions as listed and scratch condition number ten with regard to the straightening of the road.
Diamond Creek Ranch	1 Year Extension of the Final App of Phase 1	18-Nov-10	PC	Approve the matter as a consent item and to adopt the staff report and findings and grant the one year extension.
<u>Eagles Nest</u>				
Eagles Nest	Prelim App	12-Jul-07	PC	App w/c: That all lots must access off local roads not collectors. A plat note regarding the 50 foot no build, no access area along the collector roads. Compliance with the Trail Planner Requirements. Approval of the cul-de-sacs. We approve the proposed street plan and stub street to the west.
Eagles Nest	Prelim App	5-Sep-07	CC	Prelim App w/c presented previously by the Planning Commission.
Eagles Nest	Requesting a 1 Year Extension to the Final Plat App	12-Mar-09	PC	Approved
Eagles Nest	Final App	13-Mar-08	PC	App w/c: : 1) Conformance with Condition #5 as illustrated in The Staff Report, and 2) street lights shall be limited and be dark sky compliant lighting.

Eagles Nest	Prelim App	8-Apr-10	PC	App w/c: (1) All lots must have access off local roads not collectors. (2) A plat note regarding the 50 foot no build, no access area along the collector roads. (3) The applicant will need to apply for final approval within a year or apply for an extension. (4) At final approval new street cross sections meeting the 30' asphalt section current code requirements will have to be submitted. (5) All previous preliminary conditions apply.
Eagles Nest	Prelim App	21-Apr-10	CC	App w/c of the PC
Eagles Nest	1 Year Extension to the Prelim App	14-Apr-11	PC	Approved and accepted as a consent item.
Eagles Nest	Final App for Phase 1	12-Apr-12	PC	Continued to May 2012 PC Meeting
Eagles Nest	Final App for Phase 1	10-May-12	PC	Continued Indefinitely

Falcon Ridge

Falcon Ridge	Prelim App	14-Jun-07	PC	App w/c: That the final mylar shall include plat notes describing ownership, use and maintenance responsibilities for all open space, common space, utilities and improvements to ensure that the aforementioned are maintained in perpetuity. That a deed restriction that would not allow further residential development on all open space parcels. The applicant shall obtain final approval from the County Water Resources Board by satisfying the conditions outlined in the Water Development Review Data Sheet. That a more detailed plan which illustrates the detail for the stamped concrete. A rendering on the street lights will need to be submitted. Receive an affordable housing agreement from the Housing Authority. A determination on the Density bonus. In regards to streetscape improvements, Staff recommends the following Northwood Maples are spaced at 40 foot O.C. and the Common Hackberry and Summit Ash are placed at 50 foot O.C. with the recommended spacing a total of 325 trees would be required. That during final engineering review and final geotechnical evaluation, any issue pertaining to debris flows, cuts and fills, driveway and retaining walls shall be analyzed and validated.
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Farms at Tate Lane

Farms at Tate Lane	Prelim App	17-Mar-05	PC	App w/c: 1) All lots must tie onto the sewer, including the existing home with frontage on Stingtown Road. 2) There will need to be a Development Agreement recorded with the subdivision plat. 3) The corner lots must access off the cul-de-sac, not Tate Lane. 4) That the applicant works with the Engineering Department. 5) Applicant to answer any of the questions that Paul Wilson has on issues, such as grading.
Farms at Tate Lane	Prelim App	6-Apr-05	CC	Public hearing set for April 20, 2005
Farms at Tate Lane	Prelim App	20-Apr-05	CC	Approved
Farms at Tate Lane	Final Approval	16-Jun-05	PC	App w/c: 1) The proposed lots meet the minimum requirements for the RA-1 zoning district. 2) The through road issue was resolved at the preliminary meeting and it was determined that the through road would not be required. 3) The landscape island in the cul-de-sac has been worked out with the Public Works Director and also with the possible conditions. 4) All lots must tie onto the sewer including the existing home with frontage on Stringtown Road. 5) There will need to be a development agreement recorded with the subdivision plat. 6) Corner lots must access off the cul-de-sac and not Tate Lane. 7) The Development Agreement must address the water and maintenance of the landscape island, as well as low level plantings to maintain clear view. 8) Due to the high ground water, there will need to be a note on the plat regarding no basements or that periphery foundation drains will need to be installed that can gravity flow and are approved by Engineering or the Building Department.
Farms at Tate Lane	Prelim App Phase 2	8-Jun-06	PC	App w/c: put the cul-de-sac in but they do pull it back south but keep the easement which is a legal road easement through the property, fifty foot right-of-way in case there is ever access needed there. That the development agreement shall be recorded with the subdivision plat address concerning storm drains and pond maintenance and fencing and lighting.
Farms at Tate Lane	Prelim App Phase 2	21-Jun-06	CC	Public hearing set for July 5, 2006
Farms at Tate Lane	Prelim App Phase 2	5-Jul-06	CC	App w/c from the PC
Farms at Tate Lane	Final App Phase 2	10-Aug-06	PC	As such, a narrative shall be provided in the development agreement which establishes the ability/inability of property owners to possess animal rights pursuant to the aforementioned condition. As per code, any subdivision or development, which uses clustering, variable lot sizes or other development procedures, that creates common area parcels, open space parcels or which creates building lots greater than one acre, must include notes on the plat, conservation easements and any other appropriate land use controls deemed necessary by the Land Use Authority to prohibit further development of any lot or parcel within the subdivision. The conditions are: 1) A development agreement shall be recorded with the subdivision plat to address concerns pertaining to the storm drain detention pond maintenance, fencing and lighting. 2) The subdivision plat shall establish language to ensure that conflicts with future development of 250 West are minimized. 3) The temporary cul-de-sac may provide an inadvertent message to future property owners as to its eventual status. This is based on the (**Note has been cut off SB 10/16/18)
Farms at Tate Lane	Plat Amendment	21-Apr-10	CC	App w/c of the PC
Farms at Tate Lane	Plat Amendment	2-Jun-10	CC	Approved

Farms at Tate Lane	Plat Amendment for Lot 9 of Phase 2	13-Jun-13	PC	App as consent item w/c: 1. Access to the pond for maintenance by the County must be maintained.
Farms at Tate Lane	Plat Amendment for Lot 9 of Phase 2	19-Jun-13	CC	App w/c of the PC
Farms at Tate Lane	Plat Amendment for Lots 7, 8 and 9 of Phase 2	31-Jul-14	PC	App as consent item and w/c of the PC.
Farms at Tate Lane	Plat Amendment for Lots 7, 8 and 9 of Phase 2	6-Aug-14	CC	Approved
Farms at Tate Lane	Conditional Use Permit for a Guest Accessory Dwelling Unit on Lot 4	9-Jun-16	PC	App w/c of the PC
Farms at Tate Lane	Conditional Use Permit for a Detached Guest Accessory Dwelling Unit	14-Jun-18	PC	Motion that we approve the application by Jay Eckersley for the detached Guest ADU subject to the findings and conditions as outlined by staff including the condition that the driveway currently shown on Tate Lane is appropriately abandoned. Also accept the staff report. Motion CARRIES.
Farms at Tate Lane	Plat Amendment Amending the Boundary Line Between Lots 7 and 8	26-Jul-18	PC	Motion that we recommend to the Wasatch County Council that they approve the plot amendment Item No. 11 as between Lot 7 and Lot 8 in the Farms at Tate Lane as applied for by Jay and Ellen Eckersley subject to the findings and conditions with the additional condition that there be evidence that the two parties are in agreement on this as it impacts both of their properties and accept the staff report. Motion CARRIES.
Farms at Tate Lane	Plat Amendment Amending the Boundary Line Between Lots 7 and 8	15-Aug-18	CC	App w/c of the PC
<u>Fox Run (Estates at Lake Creek)</u>				
Fox Run (Estates at Lake Creek)	Prelim App	21-Jul-05	PC	Continued until July 28, 2005
Fox Run (Estates at Lake Creek)	Prelim App	28-Jul-05	PC	App w/c: 1) Work out all engineering issues with Greg Poole with a final sign-off by the engineering department. 2) Provide a development agreement to be recorded with the subdivision plat. 3) Obtain road construction drawings approval by Paul Wilson, the County Engineering Coordinator. 4) Provide a fencing plan for the subdivision and work with the owner to make sure there is a signed agreement with the neighbors. 5) Work our the trails and the surface of the trails with the Trail Planner prior to meeting with the Wasatch County Council.
Fox Run (Estates at Lake Creek)	Prelim App	10-Aug-05	CC	Public hearing set for Aug 17, 2005
Fox Run (Estates at Lake Creek)	Prelim App	17-Aug-05	CC	App w/c: That the PC requirements are met along with the addition of the weed control in the HOA Plan, maintenance of the detention basin as a requirement landscaping, the grass and sprinkler system, addressing the maintenance of the trails, also the turn around added to the stub road going to the west. Also the maintenance of irrigation lines with the HOA that would be all part of the development agreement.
Fox Run (Estates at Lake Creek)	Final App	15-Dec-05	PC	Approved
Fox Run (Estates at Lake Creek)	Final App	21-Dec-05	CC	Taken off the agenda
<u>Grand Haven</u>				
Grand Haven	Prelim App	15-Sep-05	PC	Continuance issued before approval is actually given to address the water issues from Twin Creeks and Center Creek.
Grand Haven	Prelim App	20-Oct-05	PC	Continued until next month possibly
Grand Haven	Prelim App	17-Nov-05	PC	Continued until December b/c of water issues
Grand Haven	Prelim App	15-Dec-05	PC	Continued until it is appropriately ready with the water issue and the number of homes that can be developed, and the open space contiguity is sufficient
Grand Haven	Prelim App	13-Apr-06	PC	App w/c: 1) At final approval open space, affordable housing, and open space maintenance agreements must be provided for the development agreement. 2) A storm drain maintenance plan needs to be provided with the development agreement. 3) Fencing plan along adjacent properties as well as along the trail if needed to be worked out with trail planner. 4) Detailed landscape plan at final for all open space which included species, sizes and quantities. 5) Detention ponds will need to be revegetated and irrigated and a plan submitted with final. 6) Determination of the one stub street requirement along the east boundary to line up with the proposed road for preliminary and that for final approval there needs to be a determination whether there will be one or two stub streets. 7) Compliance with the trail planner requirements. 8) There are to be animal rights in conformity with the county ordinance. The issue of animal rights will be brought back for final approval.
Grand Haven	Req for Prelim App	3-May-06	CC	Public Hearing set for May 17, 2006 at 6:00 PM
Grand Haven	Prelim App	17-May-06	CC	App w/c: set by the PC and put a memorandum of understanding in addressing how the M&I Water and irrigation water is going to be delivered in the development agreement

Grand Haven	App for Final Phase 1	13-Jul-06	PC	Final approval w/c: 1) A letter from Center Creek Water that is to be delivered to the County Planning Office before their approval of the subdivision. 2) That the developer bond for the playground and building of such and that the playground be part of the development agreement not the homeowner's association. 3) That the detention areas be irrigated and the part by the playground also be irrigated and maintained. 4) That animal rights will conform to the Wasatch County Code.
Grand Haven	Prelim App	8-Mar-07	PC	Fill out the form for a density bonus determination.
Grand Haven	Prelim App	12-Apr-07	PC	Item was continued
Grand Haven	Prelim App	10-May-07	PC	App w/c: the Agricultural parcel will need to have the required water to maintain a farming pursuit. The proposal has a negative fiscal impact. It has been determined that the project is feasible and ready for preliminary approval. Privately maintained and owned amenities open for public use have a conflict. Also with the following conditions: The agricultural preserve should be viable. There will need to be all the water necessary to farm the property and a plan for doing so. Deed restriction and easement for not further residential development on all open space parcels. At final all necessary detail to back up the density bonuses awarded, if based on verbal commitments or presentations at the preliminary Planning Commission meeting. This includes details on tot-lots, street furniture, etc. The development agreement at the final needs to specify timing for planting of the street trees, irrigation and a cash bond should be in place to ensure their installation. Developer needs to provide an impound account to start the HOA off. Once density is determined the applicant will need to go back to the water board. All landscaping will be bonded for and bonds cannot be released until hydro-seeded areas are established. Prio to bond releases for any common amenity or street scape improvement there needs to be a written transfer agreement between the County, HOA and the developer. Also with the percentage bonus as determined by the Spread Sheet.
Grand Haven	Prelim App	20-Jun-07	CC	Public hearing for July 18, 2007
Grand Haven	Prelim App	11-Jul-07	CC	Public hearing for July 18, 2007
Grand Haven	Prelim App	18-Jul-07	CC	Prelim App w/c recommended by the planning commission, as well as resolving the fence line agreement, the Center Creek Water ownership concerns, and the discussed easement being held by the County.
Grand Haven	Final App Phase 1	25-Oct-07	PC	Continued
Grand Haven	Density determination	28-Nov-07	CC	Motion to reconsider the matter.
Grand Haven	Final App Phase 1	13-Dec-07	PC	Approve the item accepting the findings listed in the staff report except for number two, (which is the escrow of the water) of which the item has been taken care of. Also to accept the conditions listed in the staff report plus the condition of phase one will be acceptable as a fee-in-lieu. The findings are: The proposal is substantially in compliance with what was presented at preliminary. The secondary water was accepted by the Chair of the Water Board. The conditions are: 1. A development agreement will be recorded with the phase 1 plat to address above mentioned concerns. 2. Determination on the size of the park strip trees and the detail on the creek. 3. Issues must be resolved with Center Creek Irrigation prior to approval being granted. 4. If the park becomes public then there would need to be public off-street parking, restrooms and trails that connect to Wild Mare C 5. Cash bond to ensure that the correct caliper and species of trees are planted in the park strip. 6. Lot 26 does not have the required 150 feet of frontage this must be corrected on the final plat. 7. Phase one will be acceptable as a fee-in-lieu.
Grand Haven	1 Year Extension to Final Plat App	11-Dec-08	PC	Approved
Grand Haven	Amended Final App of Phase 1	8-Oct-09	PC	Continued by the Applicant
Grand Haven	Appeal for Fee Adjustment on Prelim Plat	2-Dec-09	CC	Motion to go ahead and assess the necessary fees to Mr. Walker and have the Wasatch County Financial Officer, Mike Davis and Al Mickelsen, the Wasatch County Planner, work with Mr. Walker in determining the actual cost. Motion APPROVED.
Grand Haven	Prelim App	10-Dec-09	PC	Continued to January 14, 2010
Grand Haven	Prelim App	14-Jan-10	PC	App w/c: (1) The Agricultural preserve should be viable. There will need to be all the water necessary to farm the property and a plan for doing so. (2) The Wasatch County Planning Commission and Wasatch County Council will need to determine if they would like a dedication of fifteen percent of the open space or a fee-in-lieu. (3) the Wasatch County Planning Commission and Wasatch County Council will need to determine if the proposal warrants the density proposed by providing public benefit. (4) All the commitments made at the original preliminary based on conditions in staff reports, power point presentations, approved plans, minutes, etc., are required for this approval unless specifically changed. (5) A new landscape plan will need to be provided at final that shows how the new common open space strips along the 1-acre parcels will be landscaped and irrigated. (6) Provide additional benches along trail as a replacement for the bus stops referred to in the minutes by Korey Walker and as to the concern expressed by Commissioner Kipp Bangarter. Condition number six as a recommendation to the Wasatch County Council and to include everything that is in the staff report. Also with a recommendation to the Wasatch County Council of Open Space.

Grand Haven	Prelim App	20-Jan-10	CC	App w/c of the PC.
Grand Haven	1 Year Extension to the Prelim App	10-Feb-11	PC	App w/c: (1) All the conditions of previous approvals apply. (2) Applicant must submit for final on phase 1 for the January 2012 Planning Commission Meeting.
<u>Grand Vista Estates</u>				
Grand Vista Estates	Amend Subdivision for App of Local Street Plan	10-Jan-08	PC	Adopt Plan 2 for the local street plan for the Grand Vista Estates with the recommendation to the Wasatch County Council with the following findings: A Local Street Plan is intended to ensure that property within a given area can be adequately developed and serviced. Approval of the Local Street Plan would determine where future roads would be located and where adjacent properties would connect to the proposed roads. The subject property falls within the parameters of requiring a north/south and east/west connection. If the Local Street Plan is adopted by the Planning Commission and County Council, all applicants that desire to develop in the area will be required to make their plans work with the Local Street Plan. Planning Staff conducted numerous discussions regarding the Local Street Plan with the applicant, surrounding property owners, and County Staff, (i.e. Engineering, Public Works and Fire Department). Planning Staff recommends an east- west alignment along the south boundary of the Quinn property. Commissioner Gappmayer also indicated these findings: At Final, the applicant will need to deliver a submittal which is in compliance with the Local Street Plan as adopted by the Planning Commission and County Council. If Staff=s recommended alignment is approved i.e. south boundary of the Quinn property, Staff recommends that 30 feet ROW (half-width of land) is dedicated and that sufficient monies are placed in escrow for the future construction of this road.
Grand Vista Estates	Plat Amendment	10-Jan-08	PC	Approve the Grand Vista Estates plat amendment as proposed for the eleven lots and all the other details we will cover later in the preliminary as discussed and presented by staff on the eleven lots and recommend to the Wasatch County Council with the findings which are: Lots 2 & 3 will be divided into eleven lots. All of the lots would need to be connected to sewer. As of the writing of this report, one objection and one approval to the proposal have been received by Planning Staff.
Grand Vista Estates	Prelim App	10-Jan-08	PC	Continued
<u>Heber Valley Ranch</u>				
Heber Valley Ranch	Prelim App	11-Oct-07	PC	Continued
Heber Valley Ranch	Prelim App	25-Oct-07	PC	Continued the Heber Valley Ranch proposal until at such time as the outstanding road issues are resolved.
Heber Valley Ranch	Prelim App	7-Nov-07	CC	PC Continued item so should not be on the CC agenda at this time
<u>Hideout Canyon (Mustang)</u>				
Hideout Canyon (Mustang)	392 ERU's & CUP for proposed uses	0-Jan-00		
Hideout Canyon (Mustang)		3-Apr-03	PC	Preliminary Approval to the County Council with the following conditions: 1. That we stick with Title 16, and that developer will get the development to fit the code. 2. Any place that there is two hundred feet or less, they will have to have sidewalks on both sides of the street. 3. That they have a Development Agreement
Hideout Canyon (Mustang)		14-Apr-03	CC	Preliminary
Hideout Canyon (Mustang)		15-May-03	PC	Sidewalks - will allow meandering of sidewalks if the Planning Staff and the Engineering staff will agree to it. We will let them decide the meandering and leave it to their discretion.
Hideout Canyon (Mustang)	BOA App	15-May-03		
Hideout Canyon (Mustang)	App for Final	8-Jan-04		
Hideout Canyon (Mustang)		15-Jan-04	PC	Retaining wall Aw/c
Hideout Canyon (Mustang)	Final Plans Revised	28-Jan-04		
Hideout Canyon (Mustang)	BOA App	12-Feb-04		
Hideout Canyon (Mustang)	BOA App	16-Apr-04		
Hideout Canyon (Mustang)		15-Apr-04	PC	Final Approval of Phase I - Approved w/stipulation that roads be paved
Hideout Canyon (Mustang)		19-Aug-04	PC	Final Site Plan Approval for Professional Center - Approved final site plan for Pod 1 based upon the proposed buildings, with the three conditions: 1) Irrigation issues. 2) The leisure area issue page 53 and 54. 3) That access details be worked out with staff.
Hideout Canyon (Mustang)	Revised Final App Phase 1	20-Jan-05	PC	Continued

Hideout Canyon (Mustang)	Revised Final App Phase 2	17-Feb-05	PC	App w/c: 1) That there will be twenty (20) feet between the buildings; 2) That approval be given by the engineering department and the planning department before final approval is given; and 3) the access roads are to be built by the developer (which is driveways) and they will be built as part of the development.
Hideout Canyon (Mustang)	Final App for Phase 2 & 4	16-Jun-05	PC	App w/c: 1) There must be access to the ELM property, which will be required in a future phase. There may need to be an updated letter from the Housing Authority provided for affordable housing. 2) Must comply with the requirements of the review engineer.
Hideout Canyon (Mustang)	Final App Phase 8	20-Oct-05	PC	App w/c: There may need to be an updated letter from the Housing Authority provided for affordable housing. They must comply with the requirements of the review engineer. The revegetation on the excavated area must comply with the erosion control guidelines of the County. There will need to be a note on the plat stating lot 8 is not buildable until the power line is relocated. The building envelope on lot 5 will be shown on the plat.
Hideout Canyon (Mustang)	CUP golf course holes 1-9, 18 & a practice area	15-Dec-05	PC	App w/c: 1) That all requirements of engineering be met, and 2) That they have an approved gold course maintenance plan.
Hideout Canyon (Mustang)	Final Site Plan and Conditional Use approval for golf course	9-Mar-06	PC	App w/c: 1) Comply with the requirements from the review engineer. 2) The set back determination from the PUE is something that we wanted to point out. In the code, it allows the Planning Director to make determinations on setbacks. He has met with the applicant and has stated that he is comfortable with this. 3) All structures must be out of the public utility easement. (Which they have done). 4) The soils report will need to be completed prior to issuance of a building permit. We have not received work back on the coils report from the UGS as of yet but the developer has committed to comply with the recommendations from the UGS. 5) That the parking stays under the structure and not out on the roads.
Hideout Canyon (Mustang)	CUP to re-align power lines w/in the development	13-Apr-06	PC	App w/c: That the applicant coordinate with the affected property owners and governmental agencies for the acceptable location of the power lines, all existing distribution lines should be located underground and also with the further condition that a condition be placed on it that any future development, including additional lines added to the poles, has to come to the Wasatch County Planning Commission for an additional Conditional Use permit regarding transmission lines and that Condition No. C which is that the Planning Commission may want to consider approval of a portion of the alignment since the applicant is attempting to do the whole re-alignment along highway 248, this Condition No. C is not included in the motion.
Hideout Canyon (Mustang)	Street Vacation to make all roads private and gated	10-Aug-06	PC	Item to be continued for next month
Hideout Canyon (Mustang)	Street Vacation to make all roads private and gated	14-Sep-06	PC	Recommended a denial to the County Council
Hideout Canyon (Mustang)	Street Vacation to make all roads private and gated	4-Oct-06	CC	Public hearing set for November 1, 2006
Hideout Canyon (Mustang)	Street Vacation to make all roads private and gated	1-Nov-06	CC	Continued for no more than 90 days to work out issues if the time exceeds 90 days the CC will issue a denial.
Hideout Canyon (Mustang)	Final Site plan & Conditional Use of Phase 3A	14-Dec-06	PC	App w/c: 1) The warm bed issue is worked out with staff and either inserted on a plat or in the development agreement or both. 2) A street light maintenance agreement to be in the development agreement. 3) That engineering from JSSD be approved and is satisfactory to them. 4) That the access agreement to the secondary access through Tuhaye be worked out with Talisker before a building permit is granted for the building site or at least the grading and aspects are complete. If that is not done upon occupancy the Mustang Development will pave a twenty foot minimum asphalt road to 248 through the Talisker property (only if in accordance with Board of Adjustment ruling). 5) They work out some fire issues at the building permit time with regards to access around the building. 6) The height is okay because of the location that it is in. 7) Mustang and Talisman have to cooperate together to make this work. 8) They need to work with the Planning Staff to review and determine the landscaping plan.
Hideout Canyon (Mustang)	CUP for Golf Course Holes 10-18	8-Mar-07	PC	App as consent item w/c: The Staff's report from the engineers be part of the motion. The ongoing requirements for monitoring for water quality should be a condition of approval.
Hideout Canyon (Mustang)	Plat Amendment Phase 1	12-Jul-07	PC	App to accommodate the change in the bus location according to the recommendation by the Wasatch County Planning Staff which are: The proposal must be approved by the Wasatch County Council. The Wasatch County Planning Commission will need to determine if this location will provide adequate access for the future.
Hideout Canyon (Mustang)	Plat Amendment	15-Aug-07	CC	Concern about secondary access.
Hideout Canyon (Mustang)	Plat Amendment Phase 1	5-Sep-07	CC	App w/c put on by the Planning Commission previously on July 12, 2007.
<u>Highlands at Jordanelle</u>				
Highlands at Jordanelle	Master Plan/Physical Constraints Analysis/Density Determination	8-May-08	PC	Continued

Highlands at Jordanelle	Master Plan/Physical Constraints Analysis/Density Determination	12-Jun-08	PC	Motion that because of the outstanding issues surrounding this development and the open-endedness of the matter that we continue this matter until some of these issues have been resolved and we have had a chance to review some of these letters more appropriately in reference to what we are trying to decide. The letter from the attorney will be made a part of the record.
Highlands at Jordanelle	Master Plan/Physical Constraints Analysis/Density Determination	10-Jul-08	PC	Motion for approval of 550 ERU s with conditions through 1.8 with an emphasis on #6 that approvals are null and void if access is not obtained also that we accept the staff report as the public record.
Highlands at Jordanelle	Master Plan/Physical Constraints Analysis/Density Determination	16-Jul-08	CC	App w/c of the PC, except the number of ERU's. Proposed that we base the ERU's on 376 but accept the rest of the findings of the PC.
Highlands at Jordanelle	Present Evidence of Historical Access	5-Nov-08	CC	Motion to turn matter over to Mike Davis, Wasatch County Manager, to determine the legal access and to meet the letter of the law as spelled out by the District Court Judge that determines the Wasatch County's position as to legal access and extend the time from to January 7, 2009 which would include the pending master plan approval and all other conditions would apply, was APPROVED.
Highlands at Jordanelle	Present Evidence of Historical Access	7-Jan-09	CC	Thomas Low, the Wasatch County Attorney, address the CC and indicated that Wasatch County does not have a further role in the matter.
Highlands at Jordanelle	Amendment to the Master Plan App by Extending 120 Day Time Limit to Resolve Access Issues	7-Jan-09	CC	Motion to extend the time limit for another 120 days, motion FAILS.
Highlands at Jordanelle	Reconsider the Density Determination App	11-Feb-10	PC	Previously stated conditions: (1) At preliminary submittal all building envelopes shall be located out of 30 percent slopes. (2) At preliminary plan review, the final geotechnical study will be reviewed by a third party geologist to ensure that any potential concerns are dealt with appropriately. (3) At preliminary plan submittal, limits of disturbance areas shall be illustrated and field verified by Planning Staff. (4) During preliminary plan review additional analysis will be required to ensure that the County's Ridgeline Ordinance is adhered to. If lots shown on the Master Plan violate the Ridgeline Ordinance, no vested rights are granted. (5) The master plan shall be amended to remove all High Density Residential land uses. (6) The density contemplated with the Highlands at Jordanelle Master Plan becomes null and void if sufficient access on a road built to County standards is not obtained. (7) Upon County Council determination on density, developer shall submit an updated Master Plan which reflects the accurate density. (8) Upon County Council determination on Master Plan approval, developer shall submit an updated Trail Plan which reflects the conditions as identified by the County Trail Planner, Planning Commission, and/or County Council. motion that the Highlands at Jordanelle address conditions 5, 7 & 8 with the planning staff and the other conditions will be addressed at preliminary.

Iroquois (Deer Meadows)

Iroquois (Deer Meadows)	55 Acres: 308 units	0-Jan-00		
Iroquois (Deer Meadows)	Prelim App	7-Mar-03		
Iroquois (Deer Meadows)		17-Jul-03	PC	REVISED PRELIMINARY PLAN. (RE-ALIGNS BROWNS CANYON ROAD AND PROPOSES TO MOVE THE ROAD APPROXIMATELY 1,200 FEET TO THE SOUTH) - approval of the road re-alignment with the condition that all fees be paid and that everything is worked out with the fire district before the item can be forwarded to the County Council. Also, as a condition, the applicant must address all of the review engineers concerns.
Iroquois (Deer Meadows)		17-Jul-03	PC	Street Vacation
Iroquois (Deer Meadows)		21-Aug-03	PC	REVISED PRELIMINARY PLAT APPROVAL, AS WELL AS THE RELOCATION OF THE FORMER UPCM COMMERCIAL ERU'S - APPROVED
Iroquois (Deer Meadows)	Final Aprvl of Phase I-III & Phase IV;	25-Aug-03	CC	Revised Plat
Iroquois (Deer Meadows)		8-Sep-03	CC	Revised Preliminary
Iroquois (Deer Meadows)	Final App	5-Dec-03		
Iroquois (Deer Meadows)	HOLD UNTIL OOP PAID			
Iroquois (Deer Meadows)	OOP paid up	21-May-04		
Iroquois (Deer Meadows)	Paul Watson brought plans for phases 1-3	28-May-04		
Iroquois (Deer Meadows)	Discussion only at PC 6/17/04	17-Jun-04		
Iroquois (Deer Meadows)	Cup Site Plan App for Stock Building Supply Co	20-Jan-05	PC	The matter was not heard
Iroquois (Deer Meadows)	Rick Wolper brought in check for OOP	26-Jan-05		

Iroquois (Deer Meadows)	Revised Prelim App Phases 2,3,4.	17-Feb-05	PC	(**Beginning of Issue has been cut off 10/17/18 SB) approval by the Planning Commission and County Council; 2) Additional regulations, to be determined, should be required so that the huge amount of grading on the south side and the fills on the north side do not look engineered; 3) That there should be a development agreement that stipulates grading requirements, street light types, bonding, process for sire plan/subdivision approvals, restoration of excavated areas, etc; 4) That specific landscape plans showing species, sizes, numbers and irrigation should be submitted for final approval; 5) That the proposal should comply with the grading requirements of the JLUP; 6) That a bond be required for the grading permit that will cover all the revegetation of disturbed slopes including matting, irrigation and landscaping; 7) That approvals are only for roads; and 8) That there will be no approvals on the pod sites for development on slopes over 30 percent and that is of grading approval only for this and excavation and infrastructure below the roads. This motion is also to give the recommendation to the County Council for revised preliminary approval for 2, 3 and 4 which then allows them (**The end has been cut off 10/17/18 SB)
Iroquois (Deer Meadows)	Revised Preliminary approval of Phases 2,3, and 4.	9-Mar-05	CC	Approval to be ratified at next CC meeting on March 16, 2005.
Iroquois (Deer Meadows)	Revised Preliminary approval of Phases 2,3, and 4.	16-Mar-05	CC	Approved
Iroquois (Deer Meadows)	Final App Phase 4 & 5	21-Apr-05	PC	App w/c: 1) That the old county road will need to go through a formal vacation process, 2) No approvals on individual sites are being granted, 3) Detail of the rail trail will need to be provided for final approval, 4) Lot C of phase 5 cannot be approved, 5) Site plans for various uses as a condition will require County Council approval as well, 6) More detailed landscape plans will need to be provided for final approval.
Iroquois (Deer Meadows)	Final App Phases 1-3	21-Apr-05	PC	App w/c: The development agreement that addresses the above noted issues, bus shelter and turn-around resolution on maintenance and approval by the district, landscape plan that complies with grading and shows irrigation and additional detail, along with additional comments after a revised landscape plan is submitted.
Iroquois (Deer Meadows)	Revised Prelim Approval phase 4 & 5	18-May-05	CC	App w/c: That the PC conditions are met
Iroquois (Deer Meadows)	Final App Phase 4 & 5	16-Jun-05	PC	App w/c: 1) The proposal only approves undeveloped parcels. 2) All parcels will need to get site plan and conditional use approval from the Planning Commission and County Council. 3) The Proposal is not what the county wants to eventually see as far as alignment of the old county road. The alternate alignment of the old county road will allow for the Stock site to cove forward if the subdivision plat and site plan are approved. 4) Lot 5 of phase 4 has no frontage and cannot be approved. 5) Before the plat is recorded, all of the recommended conditions listed above, as well as the conditions in the letter from Mr. Jackson, dated June 8, 2005, and the Hansen, Allen & Luce letter dated June 9 must be resolved.
Iroquois (Deer Meadows)	Site Plan & CUP App for Stock Building Supply lot 2 Phase 4	16-Jun-05	PC	App w/c: to flat roofs. 2) The Planning Commission, in this case, does not approve the site plan and conditional use which must also go to the County Council. 3) Driveways need to comply with the ordinance. 4) Lighting needs to comply with the ordinance or get a variance. 5) Additional detail on landscape drawing should show how the parking area will be buffered from the public street. 6) With the additional item number one concerning the building, which appears to be an item of interest, approval of that be left up to staff with the one suggestion of a gable on the other side on the roadside with the finding that does meet the intent of the ordinance. 7) The final plans of the building leave that up to staff approval. 8) Also, with the condition that the hours of operation are considered by the County Council.
Iroquois (Deer Meadows)	Road Vacation request Phase 4	21-Jul-05	PC	App w/c that they seep approval from the CC
Iroquois (Deer Meadows)	Road Vacation Request	10-Aug-05	CC	App
Iroquois (Deer Meadows)	Revised Prelim App Phase 6	15-Sep-05	PC	App w/c: 1) A letter from the school district on school bus drop-off areas. 2) Recommendation on density increase and any stipulations required. 3) Provide open space percentage. 4) Provide a letter from the trail planner. 5) Provide mid-block and cul-de-sac access to the civic site. 6) Provide fiscal analysis information. 7) Provide additional detail not provided on the Development Agreement regarding street lights. 8) Provide an Affordable Housing letter. 9) Provide an addendum to the Development Agreement regarding maintenance of the storm water facilities. The dues need to be paid to the fire board. The conditions have to be met before the 27 ERU's are granted. The issues related to the overall site plan for the Corps of Engineers and the issues that pertain to wetlands need to be addressed.
Iroquois (Deer Meadows)	Revised Prelim App Phase 6	5-Oct-05	CC	Public hearing set for Oct 19, 2005
Iroquois (Deer Meadows)	Revised Prelim App Phase 6	2-Nov-05	CC	App w/c: 1) A letter from the school district on school bus drop-off areas. 2) Recommendation on density increase and any stipulations required. 3) Provide open space percentage. 4) Provide a letter from the trail planner. 5) Provide mid-block and cul-de-sac access to the civic site. 6) Provide fiscal analysis information. 7) Provide addition detail not provided on the Development Agreement regarding street lights. 8) Provide an Affordable Housing letter. 9) Provide an addendum to the Development Agreement regarding maintenance of the storm water facilities. The dues need to be paid to the fire board. The conditions have to be met before the 27 ERU's are granted. The issues related to the overall site plan for the Corps of Engineers and the issues that pertain to wetlands need to be addressed, and the matter come back before the Wasatch County Council when conditions are part of the approval process to make sure that the conditions have been met and would like to see the plan without the added 27 units to make sure that everything has been met. Recommendation that they seriously look at that ridge top open space as (**The rest is cut off 10/17/18 SB).

Iroquois (Deer Meadows)	Final Plat App Phase 6	15-Dec-05	PC	App but parking will not be addressed at this time
Iroquois (Deer Meadows)	Final Plat App Phase 6	4-Jan-06	CC	App w/c: Developer will come back showing buildings, location of landscaping, if RV storage will be an issue, and more information on maintenance of civic sites.
Iroquois (Deer Meadows)	Consideration of payment approval	16-Feb-06	CC	App w/c: Before any plats are recorded that all fees be paid in full
Iroquois (Deer Meadows)	Final App Phase 3	16-Feb-06	PC	App w/c: 1) The development agreement must address the concerns discussed in the staff report and be recorded with the final plat. 2) Nightly rental must be managed by a legally recognized rental agency. 3) The plat for phase 3 cannot be recorded until Brown's Canyon is completed and opened for public use. 4) The Planning Staff review and approve the architecture and layout of the proposed garages on the project. 5) Authorize the Planning Staff to determine the compliance with the ridgeline ordinance.
Iroquois (Deer Meadows)	Final Site Plan App Phase 3	1-Mar-06	CC	
Iroquois (Deer Meadows)	Plat Amendment of Phase 4 & 5	11-May-06	PC	App as consent item w/c: 1) That the proposal must be approved by the Wasatch County Council. 2) Street trees need to have a 2-inch caliper. 3) Area in front of stock should have a vegetation plan if existing vegetation is not appropriate. 4) Consideration of cul-de-sac trail access to Richardson Plats Road and trail head. 5) Work with engineering regarding the redundant sidewalk.
Iroquois (Deer Meadows)	Plat Amendment of Phase 4 & 5	17-May-06	CC	Public hearing June 7, 2006
Iroquois (Deer Meadows)	Plat Amendment of Phase 4 & 5	7-Jun-06	CC	App w/c from the PC
Iroquois (Deer Meadows)	Proposed improvements of open space	29-Nov-06	CC	Council suggests possibly a pavilion and a place to play. AI will pass on suggestions to the developer.
Iroquois (Deer Meadows)	Amendment to the development agreement	17-Jan-07	CC	App need to add that the fill will receive adequate compaction before building permits will be issued
Iroquois (Deer Meadows)	Site Plan Approval Phase 6	12-Apr-07	PC	App w/c: 1) The development agreement that addresses the above noted issues. 2) Determination on the nightly rental approval and any additional requirements. 3) Acceptable way to alert all buyers of nightly rental possibility recorded on plat and in the development agreement. 4) Building heights are limited to 35 feet from natural grade. 5) Detail on the park needs to be provided and approved. 6) Letter from the trail planner approving the trails needs to be provided. 7) Determination if there is a ridge line issue.
Iroquois (Deer Meadows)	Final Site Plan App Phase 6	2-May-07	CC	App w/c: Make that a grassy area with a sprinkling system below that white kind of an "S" looking thing which we estimated to be two and a half acres and if there is any questions with regard to the area I am referring to I will be happy to outline it for you with one of those little red lights and also not talking about removing that little parking area there either and the maintenance of the park will be taken care of by the HOA and with the conditions explained from the Wasatch County Planning Commission and allow the Wasatch County Planning Staff to interpret the ridge line on that with the understanding of the nightly rentals that they will do that in a development agreement with Mike Davis' approval.
Iroquois (Deer Meadows)	Site Plan App Retreat at Jordanelle (Phase 6)	12-Jul-07	PC	App w/c: There be a development agreement that addressed the above noted issues. Nightly rentals are approved with any additional staff requirements. Additional detail needs to be provided to staff on amenities. Detail provided to staff for the fencing plan showing type and locations, materials and colors for garage doors as well as for all structures be provided to staff. Bonds will be required for all improvements including trails and amenities. Screening of surface parking adjacent to the street and all dumpsters.
Iroquois (Deer Meadows)	Amendment to the Master Plan Phase 5 and Lot 6 of Phase 4	9-Aug-07	PC	Continued to next meeting
Iroquois (Deer Meadows)	Phase 6 Clubhouse Site	15-Aug-07	CC	Will discuss matter in an executive session.
Iroquois (Deer Meadows)	Phase 6 Amend Agreement	15-Aug-07	CC	App the proposed amendment, matter is set for September 5, 2007 for finalization.
Iroquois (Deer Meadows)	Final Site Plan App Phase 6	5-Sep-07	CC	App w/c previously proposed by the Planning Commission on July 12th meeting
Iroquois (Deer Meadows)	Amendment to the Master Plan Phase 5 and Lot 6 of Phase 4	13-Sep-07	PC	App w/c: That all units must be ownership. Architecture must reflect the requirements in the Jordanelle Land Use Plan. Any trail component with the Jordanelle Parkway would need to be provided for through this development. Master CC&R's as well as development agreement to be provided at preliminary with minimum standards for quality regarding architecture, materials, street furniture, etc. Prior to preliminary approval the Village overlay ordinance must be adopted. All surface parking areas especially adjacent to the parkway and Highway 248 must be screened from view by a combination of berming and landscaping. An acceptable covered parking plan needs to be provided for the residential uses if the master plan does move forward showing surface parking. Engineering review has not been done at this level. It is incumbent on the applicant to work through any feasibility issues that may change the design of the project. An agreement that would allow the master plan to proceed in the proposed form should have a preliminary sign-off by the State Division of Parks and Recreation and the trail planner. I will add one more condition and make it number ten which is that the applicant=s traffic engineer get together with the Wasatch County traffic engineer prior to going to the Wasatch County Council just to go over some of the things in the memo to make sure that everyone is on the same page. The finding being mixed use on both ends of the Jordanelle Parkway.

Iroquois (Deer Meadows)	Amend Master Plan and Jordanelle basin comprehensive plan, physical constraints analysis and density determination approval	10-Oct-07	CC	App w/c from the PC
Iroquois (Deer Meadows)	Plat Amendment Phase 2	11-Oct-07	PC	Approved as consent item.
Iroquois (Deer Meadows)	Plat Amendment Phase 2	7-Nov-07	CC	Approved
Iroquois (Deer Meadows)	Plat Amendment Phase 6	13-Mar-07	PC	App as consent item.
Iroquois (Deer Meadows)	Plat Amendment Phase 6 Parcel D	19-Mar-08	CC	Approved
Iroquois (Deer Meadows)	Final Site Plan and CUP for Clubhouse	10-Apr-08	PC	App w/c: Provide a landscape plan that meets the requirements for the code for berming along the frontage. Parking lot light will need to be consistent with the street lights and dark sky compliant. Show what the dumpster enclosure will look like. A bond will need to be provided to ensure landscaping according to the plan. Engineering staff report is followed regarding the construction of the access to the clubhouse and park. Also that the staff report is adopted as part of the record and findings.
Iroquois (Deer Meadows)	CUP for Phase 2 Parcel D	8-May-08	PC	This matter has been taken care of by the Wasatch County Planning Staff.
Iroquois (Deer Meadows)	Plat Amendment for Plat A	9-Apr-09	PC	App as a consent item
Iroquois (Deer Meadows)	Plat Amendment for Plat A (name change to Park's Edge)	22-Apr-09	CC	App w/c recommended by the PC: 1) Notice has been send to all property owners within 500 feet and within the plat. 2) We have received no objections from other County Departments or property owners.
Iroquois (Deer Meadows)	Plat Amendment for Phase 6	9-Dec-10	PC	Recommend approval of the Plat Amendment to Iroquois Phase 6 Parcel K and find that there is good cause for such a Plat Amendment and to adopt and agree with the findings of the Wasatch County Planning Department and also adopt the one condition, also adopt the staff report and recommend approval to the Wasatch County Council.
Iroquois (Deer Meadows)	Plat Amendment for Phase 6 Parcel K	15-Dec-10	CC	App w/c of the PC
Iroquois (Deer Meadows)	Conditional Use and Site Plan App for a 16,000 sq ft Office Building, Parking Area and Several Out Buildings located on Lot 1 of Phase 4	9-Feb-12	PC	Approve the findings as presented by staff and grant the conditional use and site plan for a 16,000 square foot office building, parking area and several out buildings and approve the conditions with the addition that the fuel storage meets the standards of the health department and also the fire department in accordance with the safety permit being granted and accept the staff report as written.
Iroquois (Deer Meadows)	Plat Amendment for Phase 2 Amended	8-Mar-12	PC	Recommend to the Wasatch County Council for approval of Item Number 3, Paul Watson, agent for Mark 25 L.L.C., requesting a plat amendment for Iroquois Phase 2 and accept the staff report and findings. Make the motion based on the following conditions: 1. The applicant must comply with all the aspects of the Uniform Building Code and all requirements of the code. 2. That the applicant receives signatures prior to any plat amendment from all of the current owners. 3. That the design of the buildings fits within the existing footprints, and not take additional open space. 4. That the proposal is in compliance with the applicable state codes.
Iroquois (Deer Meadows)	Plat Amendment for Phase 2 Amended	21-Mar-12	CC	App w/c of the PC
Iroquois (Deer Meadows)	Plat Amendment for Phase 2 Excluding Buildings 14, 15 and 18	10-May-12	PC	Approve upon the conditions of the existing units PUD conditions be granted to the existing buildings under as promised by Mark 25 prior to recording that those be taken care of. That Mark 25 and the existing homeowners are going to get the PUD's that has been asked for and Mark 25 is going to help you in doing so. That part of this approval that the existing units will come into the PUD and once they are in compliance with the building code they will become a part of this plat which makes it possible for you guys to sell your units as you wish to in the future so you are equal with those year round. That upon phase 2 the majority is in agreement with the plat amendment.
Iroquois (Deer Meadows)	Plat Amendment for Phase 2 Excluding Buildings 14, 15 and 18	16-May-12	CC	Motion to app w/c of the PC and we encourage and suggest that these three homeowners associations get together and record CC&R and hopefully within the next sixty days. Motion FAILS. New motion that we take the previous motion and put Mike Davis, the Wasatch County Manager, as a mediator for these CC&R's and he has two weeks to solve this particular matter. Then Mike Davis will come back to the CC with a recommendation which the CC would probably follow but if not the matter will be revisited. Motion CARRIES.
Iroquois (Deer Meadows)	Plat Amendment for Phase 2 Amended	12-Jul-12	PC	Motion to accept the findings of the staff and the conditions listed and recommend to the Wasatch County Council the plat amendment for Mark 25 L.L.C. Iroquois Phase 2 Amendment. Motion PASSED.
Iroquois (Deer Meadows)	Plat Amendment for Phase 3 Amended	12-Jul-12	PC	Continued to August 9, 2012
Iroquois (Deer Meadows)	Plat Amendment for Phase 3 Amended	13-Jul-12	PC	Motion with accepting the findings and conditions of the Wasatch County Planning Staff and accepting the staff report I move that we recommend to the Wasatch County Council for approval of the plat amendment of Iroquois Phase 3 Mark 25 L.L.C. Motion PASSES.
Iroquois (Deer Meadows)	Plat Amendment for Phase 2 Amended	18-Jul-12	CC	App w/c of the PC
Iroquois (Deer Meadows)	Plat Amendment for Phase 3 Amended	19-Sep-12	CC	App w/c of the PC

Iroquois (Deer Meadows)	Discussion Possible App of an Addendum to the Affordable Housing Agreement for Phase 6	3-Apr-13	CC	Continued until next week and ask our legal department to help review this.
Iroquois (Deer Meadows)	Discussion Possible App of an Addendum to the Affordable Housing Agreement for Phase 6	10-Apr-13	CC	Proposal accepted
Iroquois (Deer Meadows)	Condition Use and Site Plan App for Iroquois Business Park	14-Aug-14	PC	Motion on the conditional use permit of the Iroquois Business Park and it appears it meets the mixed use code. It appears it meets the nine criteria for the conditional use permit and move that we grant the conditional use permit with the condition that the architect and the Wasatch County Planning Staff work together to tweak the exterior of the building and if they cannot come up to an agreement that it be brought back to us and maybe the Planning Commission can mediate between the two. Also to accept the findings and the conditions and accept the staff report as written. Motion CARRIES.
Iroquois (Deer Meadows)	Rezone of Approximately 11.75 Acres from Open Space and Neighborhood Commercial to A Community Commercial Zone. Parcels B, C and D of Phase 2	11-Dec-14	PC	Motion that we forward this on to the Wasatch County Council with the possible conditions and findings that we have discussed with the power point one through seven with the height which has been mentioned and the traffic and traffic signals to facilitate the safety of those in the area and that is the most important to me is the traffic safety and lowering the speed limit. And to accept all the findings and conditions that have been recommended by staff and to accept the staff report. That the paragraph just above this motion that was made by Doug Smith be incorporated into my motion. "Doug Smith, the Wasatch County Planning Director, indicated that this should be understood in the motion and that the applicant should listen to this that before the Wasatch County Council's meeting on Wednesday that all the traffic consultants get together and I can get a letter from my traffic consultant that is in agreement with theirs that says that the speed limit needs to be lowered to thirty miles an hour from the County line or maybe even north of the County line and that the level of service with a light intersection is going to be this and any other concerns that there may be with traffic addressed by Wednesday." Motion CARRIES.
Iroquois (Deer Meadows)	Plat Amendment to Phase 2 Parcels B, C and D	11-Dec-14	PC	App and forwarded to the CC
Iroquois (Deer Meadows)	Rezone of Two Commercial Parcels J and K in Phase 3 from Neighborhood Commercial to Open Space	11-Dec-14	PC	Motion to approve the request of a re-zone of two commercial parcels J and K in Iroquois Phase 3 from neighborhood commercial to open space. Also to accept the findings and the two conditions (1. There will need to be an entity (hotel HOA) to maintain the properties since they will be recorded as open space. 2. The properties will need to be deed restricted.) indicating that the hotel HOA to maintain the open space and not the other property owners in that area and to accept the staff report and forward the matter to the Wasatch County Council. Motion CARRIES.
Iroquois (Deer Meadows)	Re-Zone of Approx 11.75 Acres from Open Space and Neighborhood Commercial to a Community Commercial Zone	17-Dec-14	CC	App the conditions of the PC except #4 and that the developer is to provide full service hotel that would include a restaurant, spa, pool, workout facility, reservation system, reservation desk, conference center with a minimum of one hundred and fifty people, room service and these items will be included in the development agreement.
Iroquois (Deer Meadows)	Plat Amendment to Phase 2 Parcels B, C and D	17-Dec-14	CC	App w/c of the PC
Iroquois (Deer Meadows)	Re-Zone of Two Commercial Parcels J and K in Phase 3 from Neighborhood Commercial to Open Space	17-Dec-14	CC	App w/c of the PC but modify condition number one that the hotel HOA would be the entity that would maintain that open space property and will be addresses in the development agreement.
Iroquois (Deer Meadows)	Vacate Lot 1 out of Phase 4	13-Aug-15	PC	Motion that we handle this matter as a consent item and accept Iroquois Phase 4 Lot 1 vacation and approve it being moved in the Park East Subdivision and accept the findings and staff report. Also to forward this to the Wasatch County Council for their consideration on August 19, 2015. The findings being: 1. In order for the recorded plat to be done properly the Iroquois phase 4 lot 1 parcel needs to be vacated. 2. This does not affect any conditions or approvals previously granted. 3. This is a technicality required by the recorder's office so that the new name and condo plat can be recorded. Motion CARRIES.
Iroquois (Deer Meadows)	Vacate Lot 1 out of Phase 4	19-Aug-15	CC	First reading of the matter and the second reading will be September 2, 2015.
Iroquois (Deer Meadows)	Plat Amendment to Phase 6	8-Oct-15	PC	Continued to November 12, 2015 at 7:00 PM.
Iroquois (Deer Meadows)	Plat Amendment to Phase 6	12-Nov-15	PC	Motion to accept this matter as a consent item and accept the findings and conditions and the staff report for Parcels J and T of Iroquois Phase Six and forward this matter onto the Wasatch County Council. Motion CARRIES.
Iroquois (Deer Meadows)	Amended Conditional Use and Site Plan App for a Hotel on Approx 11.74 Acres	12-Nov-15	PC	Postponed Indefinitely
Iroquois (Deer Meadows)	Plat Amendment to Phase 6	18-Nov-15	CC	Accepted as a consent item and approved the plat Amendment to label parcels J at T as open spaces. Accepted all the findings and conditions along with two other conditions one of them that the parcels be cleaned up and re-seeded and maintained by the HOA.
Iroquois (Deer Meadows)	Plat Amendment to Amended Phase 6 Parcel "I" Plat	11-Feb-16	PC	Motion that we recommend approval of the request of Item, a plat amendment to the Iroquois Phase Six Parcel "I" to combine Lots 301 and 302 into one 0.39 acre lot. Motion CARRIES.

Iroquois (Deer Meadows)	Plat Amendment to Amended Phase 6 Parcel "I" Plat	17-Feb-16	CC	App w/c of the PC
Iroquois (Deer Meadows)	Conditional Use App of BK Storage on Lot 5 of Phase 4 Amended	14-Apr-16	PC	Continued to next meeting in May.
Iroquois (Deer Meadows)	Conditional Use App of BK Storage on Lot 5 of Phase 4 Amended	12-May-16	PC	App w/c of the PC
Iroquois (Deer Meadows)	Plat Amendment to Phase 6 Parcels O and U Amended	10-Nov-16	PC	App w/c of the PC and sent to the CC
Iroquois (Deer Meadows)	Plat Amendment to Phase 6 Parcels O and U Amended	16-Nov-16	CC	App w/c of the PC

Jackson Fork

Jackson Fork	Prelim App	8-Nov-07	PC	Continued
				<p>Recommend preliminary approval of Jackson Fork with the conditions and findings recommended in the staff report. The findings are: The geotechnical report has been reviewed by UGS and by AGECE. The comments from those two reviews have not been fully resolved. Some of the future dwellings may break the ridge line from some viewing platforms.</p> <p>The conditions are:</p> <ol style="list-style-type: none"> 1. All issues regarding the review of the traffic report be resolved before final approval. 2. Issues raised by AGECE in their comment letter regarding the geotechnical report and by the UGS must be addressed and resolved before final approval. 3. There must be two access roads into the development built to the county standard in order to issue any building permits over 1300 feet measured along the road from Highway 32. 4. Future dwellings on lots that have the potential of breaking a primary ridge from any of the viewing platforms must have either height restrictions, a building envelope, or a combination of both so that the ridge line is not violated. 5. A letter must be obtained from the Housing Authority outlining the agreement for low income housing for the development before final approval is granted. 6. A leash law is required to be enforced by the Home Owners Association and included in the bylaws and development agreement.
Jackson Fork	Prelim App	13-Dec-07	PC	
Jackson Fork	Prelim App	19-Dec-07	CC	Prelim App w/c of the PC
Jackson Fork	Prelim App	11-Sep-08	PC	Approve the revised preliminary plan with the conditions listed with the added condition that a formal agreement be reached with Talisman regarding the construction and access of the shared road, also that we adopt the staff report.
Jackson Fork	Prelim App	17-Sep-08	CC	App w/c of the PC and add a condition that the roads are private roads with public access onto the two roads going into Talisman and Sorensen and also to work with the issue of garbage pick up off from Highway 32 and make sure they are aware of that and to work with staff with regard to a bud pull out for children.
Jackson Fork	Final App Phase 1	13-Nov-08	PC	Continue app of item until work out engineering issues.
Jackson Fork	Final App Phase 1	11-Dec-08	PC	Continue item until staff feels it is ready to be heard before the PC
Jackson Fork	Final App Phase 1	12-Mar-09	PC	App w/c: 1. All required public trails will have an easement dedicated to the public and listed so on the plat. 2. Either an easement with Talisman will be recorded for access to the east side of Jackson Fork or a temporary access will be permitted by UDOT before the excavation permit is issued for Jackson Fork Phase 1. 3. If a temporary access is granted by UDOT and built, when the Talisman access to the east is built and the connection is possible the temporary access will be removed then re-vegetated and returned to its natural form. 4. All fees related to the development are paid.
Jackson Fork	Extension of the Final Phase 1 App	8-Apr-10	PC	Approve the extension for one year until March 12, 2011 and accept the Staff Report, Proposed Findings and Conditions which are: (1) All roads will be privately maintained, but open to the public. (2) Lot 21 will have a height limit listed on the plat. (3) The access from Talisman must have a dedicated easement to Wasatch County for use by the public. (4) All the original conditions of preliminary and final should be required with the extension. (5) Roads must meet current standards. (6) Extension will expire March 12, 2011.

Jordanelle Commerce

Jordanelle Commerce	The location for this project is Northeast of the Mayflower Interchange of the Jordanelle Basin, between the Jordanelle Fire Station and Fox Bay development, in the North half of Section 24, Township 2 South, Range 4 East and is the RF-1(Recreation Forestry) Zone.	0-Jan-00		
Jordanelle Commerce	Prelim App	16-Apr-01		
Jordanelle Commerce	Five office/warehouse bldgs	17-May-01	PC	Preliminary Approval be granted with the 5 conditions out lined in the staff report of 1- Overall site design, 2- Pedestrian access, 3- Parking areas, 4- Lighting, 5- Landscaping.
Jordanelle Commerce		11-Jun-01	CC	Preliminary
Jordanelle Commerce	Revised Preliminary Plans	28-Aug-01		
Jordanelle Commerce	When this matter went to the Planning Commission in 2001, the uses were to be office-warehouse instead of retail.	18-Sep-03	PC	Rev Prelim Approval with the following conditions: 1) Parking stalls need to be verified; 2) Driveway onto Jordanelle Blvd. needs to be reviewed;3) Approved landscaping when converted to retail space;4) Improvements along Jordanelle Boulevard that is a condition in the development agreement;5) An architectural review with RSPA Group; 6) Pedestrian access from the public right-of-ways; 7) The money that has been previously paid for the improvement to the road is in the development agreement; and 8) The outdoor storage has to conform to code.
Jordanelle Commerce		27-Oct-03	CC	Rev Prelim Aw/c
Jordanelle Commerce Park				
Jordanelle Commerce Park	Master Plan/Physical Constraints Analysis/Density Determination	3-Mar-20	PC	Commissioner Brad Lyle made a motion that we would recommend to the Wasatch County Council approval with the conditions for the Redus Park City L.L.C. Master Plan, Physical Constraints and Density Determination for the Jordanelle Commerce Park with the specified findings and conditions as presented by staff with adding conditions No. 8, 9, 10 and 11. Commissioner Ray Whitchurch seconded the motion. The motion carries.
Jordanelle Commerce Park	Master Plan/Physical Constraints Analysis/Density Determination	18-Mar-20	CC	Continued Indefinitely
Jordanelle Commerce Park	Master Plan/Physical Constraints Analysis/Density Determination	15-Apr-20	CC	Councilman Kendall Crittenden made a motion that we continue this item until May 6, 2020 and leave public comment on this item open until May 5, 2020 at 5:00 p.m. which is business hours at that time the public comment will close. Between now and then the public can make comments at the website publiccomment@wasatch.ut.com. Then this item will be continued and bring it up again for discussion and action on May 6, 2020 out regular Council meeting at 3:00 p.m. Councilman Steve Farrell seconded that motion and the motion carries.
Jordanelle Commerce Park	Master Plan/Physical Constraints Analysis/Density Determination	6-May-20	CC	Councilman Steve Farrell made a motion that we approve the Master Plan and Physical Constraints and density determination for the Jordanelle Commerce Park with all of the conditions and findings of the staff and Planning Commission. Councilman Kendall Crittenden seconded the motion with adding the findings and conditions added by the JSPA Planning Commission. Councilman Steve Farrell indicated he would add those findings and conditions into his motion and the motion carries.
Jordanelle Ridge				
Jordanelle Ridge	3,174 Acres: 1,688 ERU's on 421.5 Acres; App rec'd 8/8/02	0-Jan-00		
Jordanelle Ridge	Prelim App	8-Aug-02		
Jordanelle Ridge		21-Nov-02	PC	Master Plan - APPROVED this project with the density with the recommended conditions for approval that the staff has made and one of their condition that the staff and the developer come to an agreement on the ERU's.
Jordanelle Ridge		25-Nov-02	CC	Master Plan
Jordanelle Ridge	Prelim App Plat A	21-Apr-05	PC	Continued
Jordanelle Ridge	Prelim App Plat A	21-Jul-05	PC	Continued to July 28, 2005 meeting

Jordanelle Ridge	Prelim App Plat A	28-Jul-05	PC	App w/c: 1) That some type of consistent fencing be provided along the lots closest to Highway 40, due to the high visibility of the development, so there is not a hodge-podge of fencing. 2) That the architectural renderings do not meet the requirements of the North Village Code and cannot be a part of the approval. 3) All fees associated with the Fire District are to be worked out. 4) The grading sheet, provided by the developer, must be submitted and reviewed by staff. Apparently this condition has been worked out. 5) The final landscape plan must show the details along Highway 32. 6) All lots are out of the easement of the existing canals and an agreement must be worked out regarding that matter. 7) Work out the affordable housing agreement. 8) The trails plan be approved before the matter goes to the Wasatch County Council. 9) A legal description of the larger parcel of the open space, approximately 2700 acres, is to be included in the development agreement. This condition must be worked out before the matter goes to the Wasatch County Council.
Jordanelle Ridge	Prelim App Plat A	10-Aug-05	CC	Public hearing set for Aug 17, 2005
Jordanelle Ridge	Prelim App Plat A	17-Aug-05	CC	App w/c: Subject to the conditions of the PC
Jordanelle Ridge	Final App Plat A	9-Mar-06	PC	App w/c: 1) Number 2 as listed in the preliminary approval conditions be taken out but the rest of the conditions will be included, in this motion. Most of these according to the planner have been taken care of. 2) The bus stop issues are to be worked out with the developer, the school district and the planning staff to come up with a workable arrangement and if needed, to include the DOT. 3) That the BOR easement is granted and that would be taken care of by Dan at the signing of the plat. Then the four recommended conditions of approval in the staff report.
Jordanelle Ridge	Site Plan Approval for Pods 2,3,& 4	10-Aug-06	PC	App w/c: That there be compliance with the recommended conditions of the review architect.
Jordanelle Ridge	Discussion/Consideration of open space, perpetuity & easement agreement	6-Sep-06	CC	Continued
Jordanelle Ridge	Conservation easement agreement	29-Nov-06	CC	Put on Dec 6, 2006 agenda
Jordanelle Ridge	Conservation easement agreement	6-Dec-06	CC	App w/c: Wasatch County getting the approved map and also the appropriate exhibits and documents in place.
Jordanelle Ridge	Prelim App Plat B	8-Feb-07	PC	App w/c: 1) The undeveloped pods must come back for site plan approval by the Wasatch County Planning Commission. The approval should only be for the 55 lots. 2) Street cross sections need to be changed to comply with the code. 3) Amended landscape plan showing trees on center every 30 feet on all streets. 4) At final designations for neighborhood scale open space. 5) At final a trail plan that works and complies with the code. 6) Fire Hydrants that comply with the code at final. 7) UDOT approval for access to Hwy 32.
Jordanelle Ridge	Prelim App Plat B	21-Feb-07	CC	Discussion only at this time
Jordanelle Ridge	Prelim App Plat B	14-Mar-07	CC	Item tabled unit Affordable Housing is taken care of and the conditions set by the Planning Dept have been complied with.
Jordanelle Ridge	Prelim App Plat B	4-Apr-07	CC	App w/c: The conditions that the Wasatch County Planning Commission made and was listed by the Wasatch County Planner and that any of those conditions that have not been met will need to be brought back before the Wasatch County Council before final approval is given.
Jordanelle Ridge	Final App Plat B	21-Jun-07	PC	App w/c: That the undeveloped pods must come back for the site plan approval by the Planning Commission. The development agreement needs to address dedication of open space. Prior to plat recording UDOT access needs to be resolved. There needs to be four percent of the open space improved for a neighborhood park. This will have to be address as part of the townhouse approval and meet all the requirements of the code. The trail planner has not approved the proposed trail system. Commissioner Wilson indicated that there will be the following changes on Item No. three to change that UDOT issue to read as the staff as suggested which is that the applicant provide written proof that UDOT has issued the access permit and change Number five from the trail planner has not approved the whole trail system to the trail planner to propose a trail plan system. Comply with the IBI review letter.
Jordanelle Ridge	Final Site Plan App Pod 1,2,3, and 4 of Plat B	13-Sep-07	PC	Continued
Jordanelle Ridge	Final Site Plan and CUP for Clubhouse	13-Sep-07	PC	App w/c: That the parking may be insufficient for the number of units and the distance of the plats that will be using the clubhouse. Provide a landscape plan that meets the requirements for the code for the street tree plantings. That the materials to be used in the structure architecture correspond to the legends that the applicant has on the plans. Also that the trees on the park strip be on thirty foot centers. Also that the garbage dumpster location be entertained by staff. Also if the applicant can put four more parking spaces in.

Jordanelle Ridge	Requesting MASTER PLAN/PHYSICAL CONSTRAINTS ANALYSIS/DENSITY DETERMINATION	25-Oct-07	PC	Accepted the density determination for JSL Properties using Option 1 and striking the proposed condition Number 4 that it be worked out later so there would only be four proposed conditions that are listed by the Wasatch County Planning Staff which are: that the Master Plan illustrates pods that encroach upon areas which contain slopes of 30 percent or greater. Staff believes that this encroachment can and will be dealt with at the preliminary plan level, in accordance with County regulations. At preliminary plan review, the final geotechnical study shall be forwarded to UGS for their review/recommendation to ensure that any potential concerns are dealt with appropriately. During preliminary plan review, the applicant shall adjust building envelopes relocate building lots, or adjust building height in a manner that would result in conformity with the County=s ridge line ordinance. Density permitted for each pod will be commensurate with the approved land use and site specific conditions, i.e. slopes, ridge lines, physical constraints. The one condition that will not be included is that the Planning Department believes that a secondary public access road to the south through Coyote Canyon is vitally important and provides increased benefits for the County and development alike. As such, the Planning Department requests that Master Plan approval is based upon providing this critical, public roadway connection.
Jordanelle Ridge	Final Site Plan App Pod 1,2,3, and 4 of Plat B	25-Oct-07	PC	App w/c: Compliance with recommended conditions of the review architect IBI. Proposed condition number two will be changed with regard to UD0T access that written proof of access permit per the platted subdivision where it is and where it is supposed to be. The private drives are shown at 18' wide. This will need to be changed to 20'. Open space within and adjacent to the development is to be owned and maintained by the H0A unless specified differently in the Development Agreement. All driveways must be 40' back from intersections. New landscape plans will need to be submitted that comply with the grading plans.
Jordanelle Ridge	Master Plan/Physical Constraints Analysis/Density Determination	28-Nov-07	CC	App w/c of the PC
Jordanelle Ridge	Master Plan/Physical Constraints Analysis/Density Determination	5-Dec-07	CC	App w/c of the PC
Jordanelle Ridge	Extension for Final App Plat B	10-Apr-08	PC	Approve the extension to the plat recording and that the staff report is adopted as part of the record and findings. I find that the extension be granted because of the death of Mr. Sorensen, owner of the property, and because the economy has changed since approval was granted.
Jordanelle Ridge	App of a Local Street Plan	10-Apr-08	PC	Approved
Jordanelle Ridge	Determination and Recommendation regarding the density gradient	16-Apr-08	CC	Approved
Jordanelle Ridge	Plat Amendment	14-Jul-11	PC	Motion to take Item #2, Jordanelle Ridge Plat Amendment, as a consent item and accept the findings which are: 1. The building code must be met with the proposed changes 2. There are no other changes to any previous approvals. Also to accept the conditions which are: 1. Compliance in all respects to the Uniform Building Code. 2. All other requirements of the code must be met. 3. Notice regarding the requirement of individual soils reports for the single family lots adjacent to the canal. Also to accept the Wasatch County Planning Staff Report in total. Motion APPROVED.
Jordanelle Ridge	Plat Amendment	20-Jul-11	CC	Matter tabled until closure is received on the assessment of the Jordanelle Fire Fee and the method of doing it.
Jordanelle Ridge	Discussion/Consideration/Approval for Plat Amendment for Plat A	4-Aug-11	CC	Approved and also add in the findings that there are no other changes in the previous approval which needs to be noted also and with the other conditions that were stated and accept the staff report.
Jordanelle Ridge	Conditional Use App for a Club House and Pool in Plat A	13-Oct-11	PC	App w/c: 1. Two parking stalls need to be added to the site plan. 2. The driveways into the parking area must be separated by a minimum of 50 feet. 3. Street trees, sycamore or Pioneer Elm, minimum 2 ½ caliper are required at 30 foot centers. 4. Shingles are required to be a minimum of 30-year architectural shingles. 5. All aspects of 16.21.23 regarding pools must be complied with.
Jordanelle Ridge	Plat Amendment for Plat A	12-Jul-12	PC	Motion that we accept the findings and conditions that the Wasatch County Planning Staff has put on this amendment and accept the Staff Report and grant the plat amendment to Jordanelle Ridge Plat A and that the matter be forwarded to the Wasatch County Council for their decision. Motion PASSES.
Jordanelle Ridge	Plat Amendment for Plat A	18-Jul-12	CC	App w/c of the PC.
Jordanelle Ridge	Plat Amendment for Plat A a Townhouse Plat	11-Sep-14	PC	Motion to accept the plat amendment for the Jordanelle Ridge Plat A as a consent item and accept the findings and the conditions as outlined and to accept the staff report and forward the matter to the Wasatch County Council for their consideration. Motion CARRIES.
Jordanelle Ridge	Plat Amendment for Plat A a Townhouse Plat	17-Sep-14	CC	App w/c of the PC.

				App w/c: 1. The soils report provided by the applicant will need to be reviewed by a third party reviewer of the counties choosing. Placement of the units and overall ERU densities will be dependent upon the final review of the geotechnical engineers and any recommendations/conditions that result from those reviews. 2. Each POD must come back for final site plan approval by the Planning Commission for: a. unit placement b. architecture (if changing from the elevations submitted with this application) c. landscaping d. trails e. demonstrate that all driveways are a minimum of 40' from the nearest intersection. f. All other details regulated by the NVOZ with regard to each POD. 3. Provide UDOT approval at final. 4. Must provide updated moderate income housing report to planning department and work our resolution to any additional impacts with the Wasatch County Housing Authority previous to final approval. It must be approved by County Council. 5. Must comply with all conditions from letter of approval provided by Andy Dahmen, dated September 2, 2015. 6. The applicant must come back for conditional use approval for the townhomes. 7. At final plat approval for the PODs, the applicant will need to note both ERU #'s and unit #'s that are approved for each POD. 8. Neighborhood scale space and neighborhood scale park type must be approved according to the requirements in 16.16.08 at time of site plan approval. The applicant will need to provide plans that clearly indicate what park type is being employed and what improvements to the space will be made. This space should integrate into the surrounding open space seamlessly. 9. Previous to plat recordation the applicant will need to enter into a development agreement with the county addressing among other things: trails, street tree plantings (species, sizes), bonds, common area improvements etc. 10. Previous to Final approval, the road sections and landscaping requirements will need to be looked at to see if there is a resolution to a concern erred by the public works department about street trees. See DRC Comments. 11. Must provide will serve letter from NVSSD and comply with conditions from letter signed by the previous NVSSD director and dated July 20, 2015. 12. Must comply with recommendations from letter provided by Alane Boyd (dated September 10, 2015) previous to Final Approval. 13. The applicant must work with the JSSD to ensure that the trail they are proposing will be continued. That approval must come previous to Final. If no connection can be achieved, an alternative plan for meeting criteria in 16.21.18 will need to be proposed and approved at Final.
Jordanelle Ridge	Prelim App of Plat B	10-Sep-15	PC	
Jordanelle Ridge	Prelim App of Plat B	16-Sep-15	CC	App w/c of the PC and the addition of Condition No. 14 that the plat contain all bonding requirements for all future pods and that be included in the development agreement as well.
Jordanelle Ridge	Amendment to Plat A 3rd Amended Townhouse Plat	15-Sep-16	PC	Motion that we approve the request for Jordanelle Ridge Inc., for a plat amendment to the Jordanelle Ridge Plat A 3rd Amended Town House Plat. Also with the provision of 18' instead of 14' for front loaded garages and corner lots. Also accept the findings and the conditions as stated and accept the staff report and recommend to the Wasatch County Council for approval. Motion CARRIES.
Jordanelle Ridge	Final Plat App for Plat B-Phase 1	15-Sep-16	PC	Motion that we approve this final plat approval for the Jordanelle Ridge Plat B Phase 1 consisting of 45 town homes on 20.60 acres. Also included in that motion would be all of the proposed findings and recommended conditions of approval including the letters from Andy Dahmen, the Geotechnical Engineering Review Letter from IGES, and the letter from Alane Boyd. Also add the two conditions that Commissioner Brad Lyle indicated about the trails and architecture. Motion CARRIES.
Jordanelle Ridge	Plat Amendment to Plat A 3rd Amended Townhouse Plat	21-Sep-16	CC	App w/c of the PC along with including the set back requirement for the garage door that was listed separately.
Jordanelle Ridge	Amendment to the Master Plan	12-Jan-17	PC	Discussion only at this time
Jordanelle Ridge	Amendment to the Master Plan	9-Mar-17	PC	Discussion only at this time
Jordanelle Ridge	Amendment to the Master Plan	12-Apr-17	CC	Discussion only at this time
Jordanelle Ridge	Amendment to the Master Plan	13-Apr-17	PC	Discussion only at this time
Jordanelle Ridge	Amendment to the Master Plan	8-Jun-17	PC	Continue to the July 13, 2017 Wasatch County Planning Commission Meeting and the soils report needs to be looked into and no DRC sign off at this point so this matter should be continued.
Jordanelle Ridge	Amendment to the Master Plan	13-Jul-17	PC	Motion with the recommendation to send the matter to the Wasatch County Council for approval subject to the findings and conditions as stated in the staff report and accept the staff report. Motion CARRIES.
Jordanelle Ridge	Amendment to the Master Plan	19-Jul-17	CC	App w/c of the PC
Jordanelle Ridge	Amendment to A 4th Amended Townhome Plat to Remove Plat Note #5	11-Jan-18	PC	Motion that we send to the Wasatch County Council with our vote of approval Item No. 4 the request by Clayton Properties Group II Inc., to remove the noted plat language subject to the findings and conditions outlined by the staff with the exception of the requirement to install a three rail fence described in Condition No. 4 and Condition No. 4 gets completely removed also accept the staff report. Motion CARRIES.
Jordanelle Ridge	Amendment to A 4th Amended Townhome Plat to Remove Plat Note #5	17-Jan-18	CC	Continued Indefinitely, and ask the applicant to provide a plan for the fencing including location and detail. Then also complete a drainage study that will address the home flooding and neighborhood and yard flooding and stamped by an engineer. Also to review the development agreement and make sure that all of the elements are being addressed in that. Also review everything that was in the re-platting too. Ask the Planning Department and the Wasatch County Engineer to review the development agreement and also the Wasatch County Attorney.

Jordanelle Ridge	Plat Amendment to Plat A 4th Amended	26-Jul-18	PC	Motion that we recommend and approve Item No. 12 Clayton Properties Group 11 L.L.C. application in Jordanelle Ridge to make a fourth amendment to Plat A subject to the findings and conditions as outlined in the packets and the documentation with the following additional amendments to those conditions. For Number Four that the applicant must install a code compliant fence somewhere along the common property line between the town home plat and the private single family lots and that the exact location and plan for maintenance be worked out between the HOA and the private home owners, the Ocampos and there may be other homeowners involved. For Number Five that the applicant must address the drainage issues that have been identified specifically adding to that the issues that Mrs. Ocampo had detailed with the leaking pipe and where it exits and working with the Wasatch County Engineer to come up with a better plan for diverting and draining that water. I would add a Number Eight to do what they can to address the issues that have been identified and to the extent that you have influence and leverage to use that to bring the developer in compliance with the Development Agreement. And a recommendation that you bring to the County's attention specific violations of that Development Agreement if you understand what I am saying. Also a recommendation to the Wasatch County Council for approval and also to accept the staff report. Motion CARRIES.
Jordanelle Ridge	Plat Amendment to Plat A 4th Amended	15-Aug-18	CC	Continued to a date certain which would probably be the first week in October which gives them 45 days to correct the problem and then have them come back and we might get this amended but let's give them about 45 days to October 1, 2018 and then have them come back on our first regular CC meeting which is October 1, 2018. Also have them show what they have done to correct the problem to our satisfaction and include the findings and conditions and accept the staff report. Items to be fixed are the drainage into the yard instead of into the gutter and extent that into the gutter so that is drains properly. Also fix the leak in that line and they should be corrected by October 1, 2018.
Jordanelle Ridge	Plat Amendment to Plat A 4th Amended	3-Oct-18	CC	Accepted and approved, can move forward.
Jordanelle Ridge	Final Plat App for Plat B Phase 1	11-Oct-18	PC	Approve the final plat approval for Jordanelle Ridge Plat B Phase 1 based on the Findings in the staff report and subject to the Conditions also included in the staff report with the exception of Condition No. 6 which has been represented to us that it has already been resolved and accept the staff report.
Jordanelle Ridge	Conditional Use App for 45 Townhomes on 20.66 Acres	11-Oct-18	PC	Approve the conditional use approval for 45 town homes on 20.66 acres known as the Jordanelle Ridge Plat B Phase 1 based upon the Findings in the Staff Report and subject to the expressed Conditions that we discussed today, and also found in the Staff Report and accept the Staff Report.
Jordanelle Ridge	Final Site Plan App for Plat B Phase 1	11-Oct-18	PC	Continued to the November 8, 2018 meeting.
Jordanelle Ridge	Final Site Plan App for Plat B Phase 1	8-Nov-18	PC	Continued Indefinitely
Jordanelle Ridge	Final Site Plan App for Plat B Phase 1 - POD 1	9-May-19	PC	Continued Indefinitely
<u>JOVID Hotel</u>				
JOVID Hotel	Conditional Use and Site Plan App for a Hotel on Approx 11.74 Acres.	15-Jan-15	PC	Continued Indefinitely
JOVID Hotel	Conditional Use and Site Plan App for a Hotel on Approx 11.74 Acres	16-Apr-15	PC	Continued to May 14, 2015
JOVID Hotel	Conditional Use and Site Plan App for a Hotel on Approx 11.74 Acres.	14-May-15	PC	App w/c of the PC and the condition of entering into a Development Agreement.
JOVID Hotel	Discussion/Consideration on Moderate Income Housing	20-May-15	CC	Matter tabled and sent to the Wasatch County Affordable Housing Board for them to look at the matter and make a recommendation.
JOVID Hotel	Discussion with Planning Director on Conditional Use Permit	4-May-16	CC	Tabled until after the Public Hearings are taken care of.
JOVID Hotel	Amended Conditional Use and Site Plan App for a Hotel on Approx 11.74 Acres	11-Aug-16	PC	Motion that we continue this to a date certain which would either be the 18th, 23rd, or 25th and what triggers it is three days prior to that date Andy Dahmen and Planning has to have the materials that they need and they have to sign off on them. If they have it three days before that first date which is the 18th they need to have it by the 15th and you guys are good with it the matter will be on for the 18th. If they don't have it until the 18th and get it on the 18th then it will be the 23rd. If they don't have it by the 22nd it will be the 25th. The ball is in your court. Also the matter, when heard, will be at 7:00 p.m. Motion CARRIES.

JOVID Hotel	Amended Conditional Use and Site Plan App for a Hotel on Approx 11.74 Acres	18-Aug-16	PC	Motion to approve with conditions the request by JOVID Mark Hotel and Event Center for an amended conditional use site plan. I find that under Section 16.23.07 the general standards and findings required for a conditional use of the ten areas that they comply. My motion would include the findings on the report of action form and staff report and the conditions there expressed plus those that are alluded to in the DRC Report that was received today. Specifically the fire lanes have to be twenty-six feet around the building, the water fees have to be paid within ten days. Water reservation fee must be made within ten days of the Planning Commission approval as required by JSSD. The affordable housing will need to be referred to the Wasatch County Council. That amount will be in the Development Agreement. They will have to pay a charge in the sewer line or participate from the eight inch to the ten inch increase. Further that they can only pull enough permits that can be satisfied with the present number of ERU's that are available in the sewer capacity. That they can only build enough in Phase One that they can comply with the parking standards. That before any future phases could be developed they would need to have an evaluation by a traffic engineer that would be hired by Wasatch County and paid for out of their out of pocket account. Also it is JSSD that will issue the permits for the sewer. Also include the conditions that were in the May 14, 2015 Wasatch County Council meeting excluding number four that was gone through earlier. Also when they get to the point where it is going to go to shared parking that is when an analysis will have to be done to figure out. They can do building two or three but the phases haven't really been defined. Motion CARRIES.
JOVID Hotel	Discussion and Approval for the Method of Satisfying the Affordable Housing Requirement	15-Nov-17	CC	Discussion only at this time
JOVID Hotel	Discussion and Possible Recommendation to the Wasatch County Manager for App of the JOVID Hotel Development Agreement	6-Dec-17	CC	Discussion only at this time
JOVID Hotel	Plat Amendment to Amend Parcels 2,3,4,5 and 7	20-Sep-18	PC	Motion to send a positive recommendation to the Wasatch County Council to approve the plat amendment to amend parcels 2, 3, 4, 5 and 7 of the JOVID Mark Subdivision including the conditions and findings and accept the staff report. Motion CARRIES.
JOVID Hotel	Plat Amendment to Amend Parcels 2,3,4,5 and 8	3-Oct-18	CC	App w/c of the PC

[Lake Creek Farms](#)

Lake Creek Farms	Phase F Final App	12-Jul-07	PC	Continued
Lake Creek Farms	CUP for Tennis Court	14-Aug-08	PC	Accept the conditional use permit as proposed and the lighting comply with the code and the other conditions proposed by staff.
Lake Creek Farms	Conditional Use Permit for a Detached Guest Accessory Dwelling Unit	14-Jun-18	PC	Motion to approve the request by Tim and Karen Mitchell for a detached Guest Accessory Dwelling based on the Findings and Conditions in the staff report with the additional condition of the applicant providing satisfactory evidence that it is permitted and complies with the setback requirements. Motion CARRIES.

[Lakeside at Deer Valley](#)

Lakeside at Deer Valley	Master Plan. Physical Constraints & Density Determination	14-Jun-07	PC	App w/c: Show the extension of the East Park road through the Hollow's property to the Jordanelle Parkway as shown on the 2000 Plan or provide a workable alternative with the East Park Home Owners Association. Pay for any fees associated with ERU increases as required by the pending Transfer Development Right and Conservation Fee ordinance. Transfer ERU's from within the RSPA as allowed by Section 2.3.3 and 2.3.4 of Appendix 6. Compensate the RSPA architect for review accomplished on this submittal. Provide a trail system that is consistent with the JBOZ and approved by the trail planner. Development of this property will require conformance with Appendix 6 RPSA of Title 16. The Conceptual Plan illustrates the potential for lots encroaching upon areas which contain slopes of 30 percent of greater. At preliminary submittal any lot which consists of this potential shall be addressed by adjusting the building envelope or minimizing lot size. At preliminary plan review, the final geotechnical study shall be forwarded to UGS for their review/recommendation to ensure that any potential concerns are dealt with appropriately.
Lakeside at Deer Valley	Master Plan. Physical Constraints & Density Determination	11-Jul-07	CC	Public hearing set for August 8, 2007
Lakeside at Deer Valley	Prelim App additional ERU's	8-Aug-07	CC	Would like to see more detail of the project before larger density is approved. Design must meet the ERU's.
Lakeside at Deer Valley	Master Plan. Physical Constraints & Density Determination	8-Aug-07	CC	App w/c

[Lights at Lake Creek](#)

Lights at Lake Creek	Prelim App of a Large Scale Subdivision	8-Dec-16	PC	Motion to recommend to the Wasatch County Council approval of the My Investment LLC, for preliminary approval to the Wasatch County Council the large scale subdivision known as the Lights at Lake Creek proposing 26 lots on 29.44 acres with all the conditions that have been discussed, along with the street being connected to the Stonebridge Subdivision requiring or adding a condition that all construction traffic must enter and exit from 1200 South and not through the Stonebridge Subdivision. Also requiring that the driveways and PUE's through that northern open space be re-addressed to show that you can get the utilities through them or you are going to have to dedicate some property on the set-backs of the property so that it doesn't need to be acquired at a later date. That condition has to be done before the Wasatch County Council meeting also with the access to the driveways. Also that the 1200 South access go in with Phase 1. Motion CARRIES.
Lights at Lake Creek	Prelim App of a Large Scale Subdivision	14-Dec-16	CC	Continued until the applicant comes back when they are ready to look at some of these other issues and that we reserve the option to reopen the public hearing at that time.
Lights at Lake Creek	App of a Large Scale Subdivision	18-Jan-17	CC	(Combination of two motions, the first failed and the second carried with parts of the first 11/20/18 SB) Motion to app the subdivision as proposed and go with the base density of 25 units and that we work towards the swales, and work that out before final. Plus the addition of continuing of the berm across the adjacent property owner. We work towards putting together an opportunity for some rip raft swales and preceed to give them prelim app w/c of the PC. And continue to explore what needs to happen to suggest the swales instead of the sidewalks and curb and gutter and try and resolve that prior to final app. Also to include all the conditions and findings and also include the staff report. With three additional conditions. That all trails including those adjacent to modified road cross sections must be maintained. Also the road being connected to Stone Bridge. Also all construction traffic would access off from 1200 South and not through Stone Bridge. Motion CARRIES.
Lights at Lake Creek	Final Plat App for Phase 1 of a Large Scale Subdivision	13-Apr-17	PC	Continued Indefinitely
Lights at Lake Creek	Final Plat App for Phase 1 of a Large Scale Subdivision	11-May-17	PC	Approve the Lights at Lake Creek Phase 1 subject to the conditions and findings of the Planning Commission and include in that the storm drain verbiage in the development agreement and berming on the north side of the Rodriguez property and accept the staff report.
Lights at Lake Creek	Requesting an Extension of the Final App for Phase 1	8-Mar-18	PC	Motion that we approve the extension for the Lights at Lake Creek Phase 1 extension of the final plat approval as stated in the presentation and include all the DRC comments as found in the Staff Report and the conditions and findings as noted. And this extension is only for one more year. Also accept the staff report. Motion CARRIES.
<u>Lindsay Hill North</u>				
Lindsay Hill North	Requesting a Waiver of the Affordable Housing Requirements	3-Oct-18	CC	Request Approved
<u>Little Hobble Creek Ranch</u>				
Little Hobble Creek Ranch	Final App	19-Jan-06	PC	App as a consent item
Little Hobble Creek Ranch	Final App	14-Feb-08	PC	Motion to accept the staff report and the findings attached thereto. Further, the Planning Commission does not have legal standing to deliberate on an item which violates title 16.
Little Hobble Creek Ranch	Prelim App of a 9 Lot Subdivision	12-Jun-14	PC	Recommended prelim app to the CC w/c: 1. Driveways will need to be shown to be feasible for access to all of the lots. 2. A trail agreement in accordance with the 2006 approvals will need to be verified. 3. Existing public access will need to be maintained and shown on the trail plan map and recorded with the development agreement. 4. All homes will have fire protection in accordance with the Fire Marshal. 5. Limits of disturbance and irrigation areas prior to final. 6. Some means of guaranteeing that the open space required as part of the code remain open space in perpetuity. This should be covered in the development agreement. 7. Drainage corridor setbacks from the high water mark not center line of drainages. 8. Verification that geotechnical issues mentioned in the body of this report were resolved with 2006 final approvals. 9. Water board letter of approval prior to preliminary. 10. Moderate income housing report with final approval. 11. Compliance with the report from Andy Dahmen dated June 5s that are available in the sewer capacity. That they can only build enough in Phase One that they can comply with the parking standards. That before any future phases could be developed the
Little Hobble Creek Ranch	Prelim App of a 9 Lot Subdivision	18-Jun-14	CC	App w/c of the PC, and add that they well permits be added to the plat and be recorded in the name of the owner of the lot and SSA#1 and that will be added as condition number fifteen.
<u>Lost Colt Farms</u>				
Lost Colt Farms	6-lot subdivision located at approximately 3350 East 1200 South, Section 10, Township 4 South, Range 5 East			
Lost Colt Farms	Prelim App - Large Scale Development	8-Apr-04		
Lost Colt Farms	Drainage Problems	28-May-04		

<u>Maple Ridge Ranch</u>				
Maple Ridge Ranch	Plat Amendment to change the language of the ow (**The rest has been cut off 10/18/18 SB)	18-Oct-06	CC	Public hearing set for November 1, 2006
<u>Marina East (Lakeside at Mayflower)</u>				
Marina East (Lakeside at Mayflower)	Master Plan App	20-Sep-16	JSPA	Motion that this matter be continued until more information is given regarding some of the questions such as water, trails, school site, DRC comes through, clarification on DEQ and mediation for the tailings and move the matter to the next meeting. Motion CARRIES.
Marina East (Lakeside at Mayflower)	Master Plan App	18-Oct-16	JSPA	Continued
Marina East (Lakeside at Mayflower)	Master Plan App	15-Nov-16	JSPA	Motion to approve Item No. 2, The Stichting Mayflower Mountain Fonds and Stichting Mayflower Recreational Fonds for the East Marina Portion of the Mayflower project with the Conditions and Findings as outlined by Doug Smith. Along with the conditions of working with the Wasatch County Public Works Department with regard to snow storage. A requirement that the south portal be approved by the State because it is critical to the success of their development. Also work with Scott Loomis for the number of AEU's and accept the staff report. Also recommend this to the Wasatch County Council for approval also along with the DRC comments. Motion CARRIES.
Marina East (Lakeside at Mayflower)	Master Plan App	18-Jan-17	CC	App the master plan as presented with all the conditions and findings of the PC. Also with the ERU's 392.
Marina East (Lakeside at Mayflower)	Discussion and Possible Motion Regarding Changes to the App Master Plan	15-Aug-18	CC	App the new proposed plan of the Master Plan and have it state that there is a total of 335 ERU's on this side of the development and also make note that ten ERU's will be transferred over to the other side and so when that comes here for consideration that we remember that they gave up ten and this is the Stichting Mayflower Mountain Fonds and Stichting Mayflower Recreational Fonds so to app as presented tonight. Also just make a note that ten ERU's have been given up and that the Wasatch CC can take that into consideration when they bring the other side back for consideration. Also the agenda that states 660 and correct that to 345 and are approving 335 tonight for this.
Marina East (Lakeside at Mayflower)	Overall Prelim App	10-Jan-19	JSPA	App w/c of the PC and the additional conditions: 1. The applicant confirm compliance with the statutory requirement for affordable housing. 2. The applicant provide a plan for visual impact mitigation in connection with their final approval. 3. That there is compliance with all of the comments in the DRC Report.
Marina East (Lakeside at Mayflower)	Overall Prelim App	6-Feb-19	CC	App w/c of the PC
Marina East (Lakeside at Mayflower)	Final Phase 1 Plat App for Mayflower Lakeside	22-Aug-19	JSPA	Commissioner Mark Hendricks made a motion that we approve Item No. 1 the application by Landscape L.L.C. for Mayflower Lakeside Phase 1 in light of the findings and subject to the seven conditions that are outlined in the staff report that was circulated and adding two additional conditions. Condition No. 8 is that relevant sections of the road that lie in the JBOZ be submitted to the appropriate planning authority which is the Wasatch County Planning Commission and ask for a correction to the word Valley and ask for appropriate action. Condition No. 9 would be a review by the applicant of any incursion on designated wetlands using whatever resources that are available and appropriate and satisfy to staff's satisfaction that there is no incursion. If there is an incursion then the applicant is going to have to take whatever actions are the consequence of that. That is my motion. Chair Bill Redkey seconded the motion. The motion carries.
Marina East (Lakeside at Mayflower)	Approval for a Road and Trail	12-Sep-19	PC	Commissioner Joshua Jewkes made a motion that we approve Item No. 2 for a road and trail as part of the Mayflower Lakeside Project, and this is for Landscape LLC, based on the evidence that was heard today and which is of record, subject to the conditions found in the staff report with the added clarification that the applicant will provide the stamped delineations as soon as possible to Wasatch County and this motion is based upon that condition whether it happens or not. Commissioner Mark Hendricks seconded the motion. The motion carries.
<u>Mayflower Marina West</u>				
Mayflower Marina West	Discussion and Consideration of whether request for a revised master plan approved Jan. 18, 2017 is a substantial change, and as a result would be required to apply for a new master plan instead of a revised master plan. Also discussion and consideration of requested extension on the Jan 26, 2017 moderate income housing agreement	25-Sep-19	CC	Tabled item to October 9th, 2019 meeting.

<u>Mayflower Mountain Resort</u>				
Mayflower Mountain Resort	Discussion and Presentation regarding a Master Plan Proposal	19-Jul-16	JSPA	Discussion only at this time
Mayflower Mountain Resort	Discussion and Presentation regarding a Master Plan Proposal	9-Aug-16	JSPA	Discussion only at this time
Mayflower Mountain Resort	Discussion and Presentation regarding a Master Plan Proposal	23-Aug-16	JSPA	Discussion only at this time
Mayflower Mountain Resort	Discussion and Possible App for Master Plan, Density Determination and Constraints Analysis	9-Aug-18	JSPA	Discussion only at this time
Mayflower Mountain Resort	Discussion and Possible App for Master Plan, Density Determination and Constraints Analysis	23-Aug-18	JSPA	<p>Motion: Chair Redkey: The staff has made three recommendations and I am inclined to accept the first recommendation or action which is a recommendation for conditional approval. The conditions of course would be those conditions outlined by the staff numbering eleven with one change in condition No. 6 which changes the should to the word shall. Brad I think that you said that you had some more.</p> <p>Commissioner Brad Lyle: I would like to add to that if I could Mr. Chairman and this is a request from Mayflower Mountain Resort for master plan, physical constraints analysis and density determination to the BLX Mayflower L.L.C. I would add some findings to it Rick. I find that the master plan does substantially complies with the geotech constraints and analysis. That being said we understand there will need to be a full geotech evaluation before any final approvals. I find that the density determination is conservative as well as below what the petitioner could request.</p> <p>I find that the approval of the roads will still need resolution once the workforce housing is relocated and the discharge will need to be worked out too. I would add some other conditions from the GDA letter of 8/15/18 resolve the spring/ seep in close proximity to the resort complex. I would resolve the 1B issue which is the residential development of slopes exceeding 30 percent.</p> <p>The number 3 from the GDA letter, the roads issue, and have it include that Loop Road, the Upper Mountain Loop Road I think it is called and I would resolve the cul-de-sac requirement which ends up sending everybody to the Board of Adjustments to get that figured out the limitation of 1300 feet. So if I could add those I would love to second your motion Mr. Chairman. Motion CARRIES.</p>
Mayflower Mountain Resort	Discussion and Possible App for Master Plan, Density Determination and Constraints Analysis	29-Aug-18	CC	App Master Plan and set the density determination at 1790 Max at this time and as outlined, along with the constraints analysis and the findings and conditions that have been brought up through the JSPA Planning Commission and the engineers.
<u>Moondance (Tuhaye)</u>				
Moondance (Tuhaye)	Requesting a Plat Vacate	26-Jul-18	PC	Motion that we recommend to vacate the plat Tuhaye Moon Dance subdivision Storied Deer Valley L.L.C., vacate the plat and send this to the Wasatch County Council for approval subject to the findings and conditions and accept the staff report. Motion CARRIES.
Moondance (Tuhaye)	Plat Amendment to remove 9 total lots and create 3.39 acres of common area for a park in the center area of the plat	26-Jul-18	PC	Motion that we send onto the Wasatch County Council for their approval the plat amendment of the Storied Deer Valley L.L.C., for the Moon Dance subdivision in Tuhaye with the findings and conditions and also accept the staff report. Motion CARRIES.
Moondance (Tuhaye)	Conditional Use Permit for a 3.39 Acre Park in the Common Area of the Plat	26-Jul-18	PC	Motion to approve the conditional use permit for a park in the Moon Dance Subdivision by Storied Deer Valley L.L.C., under the terms of the findings and conditions contained therein and specific mention to any lighting be night sky compliant. Also to accept the staff report. Motion CARRIES.
Moondance (Tuhaye)	Requesting a Plat Vacate	15-Aug-18	CC	App w/c of the PC
Moondance (Tuhaye)	Plat Amendment to remove 9 total lots and create 3.39 acres of common area for a park in the center area of the plat	15-Aug-18	CC	App w/c of the PC
<u>North Village Crossing</u>				
North Village Crossing	Master Plan, Physical Constraints Analysis and Density App	18-Jul-13	PC	Continued to August.

North Village Crossing	Master Plan, Physical Constraints Analysis and Density App	8-Aug-13	PC	App w/c: 1. As of the writing of this report the general feasibility of the project has not been determined. Roads including cuts, fills retaining, grades will need to be reviewed further at preliminary and feasibility determined. 2. The alluvial fan/debris flow issue will need to be addressed with the preliminary application. 3. Additional architectural detail will need to be provided at preliminary so it can be determined if buildings are in compliance with the code. 4. Density numbers, if recommended, will be required to be ratified at preliminary when the necessary detail of the buildings/landscaping/parks and land uses are provided. 5. There are a few things that need to be corrected on the master plan that are mentioned in the body of the report. If approved it should be with the condition that all aspects of the code be complied with and refined at preliminary or the code be amended. This is mainly referring to improved parks and building setbacks. The setbacks for the residential structures on the north portion of the development do not meet County code. 6. If it is determined that the road out to Highway 32 is not feasible; analysis will need to be done to determine what alternatives will be required. 7. The units shown on the north end of the development are residential over commercial. The code requires a 150 foot setback from the UDOT right-of-way for residential which the proposal does not comply with. There may need to be a different type of product used in this area. 8. A cost estimate shall be provided with preliminary application so the approximate costs of the road are known. 9. Conditions listed by members of the DRC in the report are required to be complied with.
North Village Crossing	Master Plan, Physical Constraints Analysis and Density App	21-Aug-13	CC	App w/c of the PC
North Village Crossing	Overall Prelim App of a Mixed Use Development	11-Dec-14	PC	Continued Indefinitely
North Village Resort (Rivers Edge)				
North Village Resort (Rivers Edge)		15-Aug-07	CC	Will go before the Planning Commission August 28, 2007.
North Village Resort (Rivers Edge)	Adjustments to Road Standards	10-Oct-07	CC	Request Denied, stay with current standard.
North Village Resort (Rivers Edge)	MASTER PLAN AND DENSITY DETERMINATION APPROVAL	13-Dec-07	PC	Recommend the master plan and density determination to the County Council as proposed in the staff report with the coinciding conditions and findings. The findings being: The densities proposed are within the density gradients outlined in the code. A conditional use will need to be granted for the encroachment into the wetland buffer. The conditions are: 1. It needs to be demonstrated at preliminary that the parking area along Highway 40 and River Road is 80 percent buffered from view. 2. A conditional use needs to be granted for the encroachment into the 50 foot wetland buffer with the requirement that the buffer be a minimum of 20 feet and the buffer remain natural vegetation and not be irrigated or fertilized. 3. Streets that have parking backing onto them will need to be private unless a code is adopted that allows this. 4. Any conditions of the IBI memo to be complied with.
North Village Resort (Rivers Edge)	MASTER PLAN AND DENSITY DETERMINATION APPROVAL	16-Jan-08	CC	App w/c of the PC
North Village Resort (Rivers Edge)	Proposal to Enlarge the Boundary of the North Village to Include an Additional 37 Acres to the South of the River's Edge Development	8-Jun-11	CC	The Wasatch County Council through a straw poll indicated that they would not vote for a zone change with the present proposal.
North Village Resort (Rivers Edge)	Amended Master Plan and Density Determination App	16-Apr-15	PC	Motion that we recommend to the Wasatch County Council 370 ERU's with all of the conditions listed except Condition Number One under Possible Conditions and that would leave Two, Three, Four, Five, and Six and accept the findings and accept the staff report. Conditions as listed: 1. Staff recommends that the master plan density designation acreages not be amended so drastically. Density should be lowered so it is more in compliance with the North Village master plan. This could lower the heights of the condo hotel buildings. Staff feels that enlarging density designations is a bad precedent to set for the rest of the North Village. 2. If approval is granted it should be with the condition that the traffic analysis be updated and reflect intersection levels of service based on no access onto Highway 40. 3. If the second access through UDOT property is not allowed the item should be continued until resolved. 4. Detail of the 80 percent screening of the parking areas will need to be provided for preliminary. 5. If approved some type of agreement needs to be recorded with the master plan to as much as possible guarantee that the proposal will be built as shown with the amenities intended to ensure second home occupancy including a possible requirement for a branded hotel. 6. The soils report shows ground water in some places at five feet below surface. The parking structures will need to take that into account. Motion CARRIES.
North Village Resort (Rivers Edge)	Amended Master Plan and Density Determination App	22-Apr-15	CC	Approved the amendment to the Master Plan up to 370 ERU's subject to the developer and Wasatch County entering into an agreement of a Master Plan Development Agreement outlining the quality of development, the conditions to get to the level of density requested as outlined in the code. Also to include anything that needs to be included in the Master Plan Agreement that would ensure the quality that is indicative up to the requested 370 ERU's. Accept the conditions and findings of the PC.

North Village Resort (Rivers Edge)	Overall Prelim App of a Large Scale Development	13-Oct-16	PC	Continued Indefinitely
North Village Resort (Rivers Edge)	Overall Prelim App of a Large Scale Development	10-Nov-16	PC	Motion that we recommend to the Wasatch County Council approval of the North Village Resort preliminary approval of their large scale development known as North Village Resort on the November 16, 2016 meeting with the findings and conditions listed in the staff report as well as to pay for a future light on River Road with timing determined by recording of phases and/or escrow. Build the perimeter trail prior to phase 2 and build all the perimeter landscaping with phase 1 along River Road and Highway 40. Andy Dahmen conditions be worked out as much as possible. Also that the affordable housing is addressed with a written recommendation from Scott Loomis prior to this going to the Wasatch County Council. That building heights be measured from finished grade and that the plaza on the south side of the plaza level, adjacent to the townhomes, extends a minimum of 10 feet from the foundation/building. Also the condo/commercial buildings are a maximum of 55 feet. Also to accept the staff report. Motion CARRIES.
North Village Resort (Rivers Edge)	Overall Prelim App of a Large Scale Development	16-Nov-16	CC	App w/c of the PC and set the affordable housing number at 54.57 AUE's because condition number one was still in question and that number can be reviewed going forward.
<u>North Village Views (North Village Green/The Views at North Village)</u>				
North Village Views (North Village Green/The Views at North Village)	Master Plan/Density Approval	10-Jul-08	PC	Pulled from agenda by applicant.
North Village Views (North Village Green/The Views at North Village)	Master Plan/Density Approval	14-Aug-08	PC	Recommend approval of the master plan and density determination to the Wasatch County Council also that we recommend the density range from 186-372 also that we recommend the conditions as listed in the staff report to the Wasatch County Council.
North Village Views (North Village Green/The Views at North Village)	Master Plan/Density Approval	20-Aug-08	CC	App w/c set by the PC.
North Village Views (North Village Green/The Views at North Village)	Prelim Plat App for a Large Scale Subdivision Consisting of 273 ERU's on 43.07 Acres.	8-Dec-16	PC	Continued Indefinitely
North Village Views (North Village Green/The Views at North Village)	Prelim Plat App for a Large Scale Subdivision Consisting of 273 ERU's on 43.07 Acres.	12-Jan-17	PC	Continued Indefinitely
North Village Views (North Village Green/The Views at North Village)	Prelim Plat App for a Large Scale Subdivision Consisting of 273 ERU's on 38.07 Acres.	9-Feb-17	PC	Continued Indefinitely
North Village Views (North Village Green/The Views at North Village)	Prelim Plat App for a Large Scale Subdivision	12-Apr-18	PC	Continued Indefinitely
North Village Views (North Village Green/The Views at North Village)	Prelim Plat App for a Large Scale Subdivision	10-May-18	PC	Continued Indefinitely
North Village Views (North Village Green/The Views at North Village)	Prelim Plat App for a Large Scale Subdivision	14-Jun-18	PC	Continued Indefinitely
North Village Views (North Village Green/The Views at North Village)	Prelim Subdivision and Site Plan App a Proposed Development Containing 358 Units on Approx 33 Acres	11-Oct-18	PC	Continued Indefinitely
North Village Views (North Village Green/The Views at North Village)	Prelim Subdivision and Site Plan App a Proposed Development Containing 358 Units on Approx 33 Acres	11-Apr-19	PC	Continued Indefinitely
<u>Pioche</u>				
Pioche	321.31 Acres: 183 ERU's, 68 lots, 4 Ski club bldgs, 71 condos	0-Jan-00		
Pioche	Prelim App	7-Mar-02		
Pioche	Revised Prelim Submittal	6-Jun-02		

Pioche		18-Jul-02	PC	Revised Preliminary - preliminary approval with the outlined conditions: (1) Trails plan that allows residents to access amenities throughout the development and also provides trails for the general public, (2) Items listed on the memo from the State Division of Wildlife Resources will need to be complied with, (3) recommendation for approval from the review engineer, (4) Maintain as much of the natural vegetation as possible on the individual building sites by providing limits of disturbance and building envelopes, (5) the parking area must be required as a condition of final approval, (6) additional requirements will be placed on the ski club buildings and a process for approval that will need to be worked out prior to final submittal, (7) address the landslide issue brought up by the Utah Geological Survey before any additional approvals are received. (8) The west cul-de-sac has three lots that do not appear to have buildable area less than 30 percent slope. Unless more accurate data shows slopes less than 30 percent the lots must be dropped. (9) UGS does make a report.
Pioche		26-Aug-02	CC	Revised Preliminary
Pioche	App of a Local Street Plan	10-Apr-08	PC	Continue the item for 60 days and that the staff report and findings be made a part of the record.
Pioche	CUP and Site Plan App	8-May-08	PC	Motion to adopt the staff report and recommend approval based upon the conditions outlined in the staff report. Additionally, the applicant shall ensure that any/all engineering issues raised by the County Engineering are dealt with in full by the time of the building permit submittal level.
Pioche	App of a Local Street Plan	12-Jun-08	PC	App as consent item, recommend approval to the CC based on findings/conditions established in Staff Report.
Pioche	App of a Local Street Plan	18-Jun-08	CC	App w/c of the PC
Pioche	CUP and Site Plan App for Talisker Station	11-Jun-09	PC	Approved
Pioche	Master Plan, Physical Constraints Analysis and Density App	11-Feb-10	PC	Motion that we make a recommendation for conditional approval for the Master Plan/Physical Constraints Analysis and Density approval for Pioche Mountain Estates including all of those conditions (1) A master plan agreement is required to address; joining the RSPA, the approved street plan with Talisker, payment of fees for ERU's, public trails ski club buildings, items in the master plan that do not comply with current code. A master plan exhibit that does not show items that do not comply with the code etc. (2) Additional requirements will be placed on the ski club buildings and a conditional use process will be required. (3) Address the landslide issue brought up by the Utah Geological Survey before any additional approvals are received. (4) Lots 1 and 2 may not be buildable. Access can only be obtained from inside the Keith property unless allowed by Talisker and a building envelope under 30 percent will need to be demonstrated. (5) A public trails plan provided at preliminary. (6) Access into the site and the densities allowed on the access must comply with current access standards. (7) The density designated to the applicant's property is separate and independent from, and not a part of the ERU density established under the 2002 Pioche Mountain Estates preliminary plan or any future density approved for UPK. (8) Any action by Wasatch County regarding the applicant's property shall have no effect on Talisker's property. (9) Address Desert Rose Environmental comments from February 11, 2010 and also granting 54 ERU's and accept the staff's report. Motion APPROVED.
Pioche	Master Plan, Physical Constraints Analysis and Density App	17-Feb-10	CC	Continued to March 3, 2010 Public Hearing.
Pioche	Master Plan, Physical Constraints Analysis and Density App	3-Mar-10	CC	App w/c of the PC up to 54 Equivalent Residential Units on 40 acres. And also to accept the proposed findings which are: 1) Densities proposed comply with the JLUP and are somewhat consistent with the original 2002 app. 2) If approval is recommended it should be with the conditions listed. 3) The Master Plan is an exhibit only for purposes of showing density uses, and general arrangement. The plan as shown does not meet County Code as far as access is concerned. 4) Density is a number that may go down if there are issues with access and landslide hazards as further approvals and more detail is provided and that this item come back to the Wasatch County Council for final approval.
Pioche	Discussion and Possible Decision on Resolution 2016-13 for addition of Pioche Property into the MIDA Project Area	18-May-16	CC	Motion that app Resolution 2016-13 including the Pioche property into the MIDA Project Area and make the modification to the agreement as described in Exhibit B of the control area of Wasatch County. Motion CARRIES.
<u>Pine Shadows</u>				
Pine Shadows	Prelim App	17-May-07	PC	App w/c: That the affordable housing letter be obtained from the Housing Authority. Determination on the density bonus. Final approval will not be approved until an agreement on paying for the open space is reached. Also there needs to be written fencing agreement with the neighbors particularly to the south and the ones that is not bordering the new subdivision which is the Bingelli and the Parker Subdivision property.
Pine Shadows	Prelim App	6-Jun-07	CC	Public Hearing set for June 20, 2007
Pine Shadows	Prelim App	20-Jun-07	CC	Item to be continued and hear it as quick as possible when the fee-in-lieu is in place
Pine Shadows	Prelim App	21-Jul-07	PC	App w/c: That the affordable housing letter from the Housing Authority be received before final approval. That an agreement with Twin Creeks about the two wells be obtained.
Pine Shadows	Prelim App	5-Sep-07	CC	App w/c presented previously by the Planning Commission.
Pine Shadows	Final App	13-Sep-07	PC	Continued

Pine Shadows	Final App	20-Sep-07	PC	Recommended for Final App
Pine Shadows	Revised Final App	10-Jan-08	PC	Motion that we deny the proposal to remove the stub as approved with the street plan within the development with the proposed findings which are: The code requires a through road every 1300'. The developer voluntarily included the stub road in the submitted application.
Pine Shadows	Revised Final App	16-Jan-08	CC	Denied
Pine Shadows	Revised Final App	13-Mar-08	PC	App as consent item.
Pine Shadows	Requesting a 1 Year Extension to the Final Plat App	12-Mar-09	PC	Approved
Pine Shadows	Prelim App	9-May-13	PC	Motion that in considering the recommendations of the Wasatch County Planning Staff and listening to the twelve proposed conditions: 1. Street lights will be the standard adopted by the County. 2. Sidewalks, curb and gutter must tie into the existing subdivisions on the east and west sides of the development. The staff report from the engineering department requires this applicant to remove the temporary turn-around and install the curb/gutter and sidewalk. 3. The 5' concrete walk along 1200 South must include all lots in the development with frontage on 1200 South. 4. Phase 2 will require a plat amendment to the Parker Agricultural exemption subdivision. If for some reason the amendment is not approved the density will change for the development. Phase 1 must only plat the number of lots that would be allowed without counting the acreage of the Parker Agricultural subdivision. 5. Fill for the cul-de-sac in phase 2 cannot encroach onto the neighboring property owner. 6. Provide a plan for revegetation and any landscaping along 1200 South as well as the berming. 7. All existing homes will have to tie on to sewer at the time of plat recording for phase 1. 8. There should be some consideration made regarding a connection to Wild Mare Way when phase two comes in with a plat amendment application for the Parker Agricultural subdivision. 9. The applicant will be required to comply with the new affordable housing ordinance when it is adopted. 10. Consideration of a portion of a public trail in phase 2. 11. A trail cross section will need to be provided showing width and materials. 12. A development agreement must be recorded with the phase 1 plat. IT is further recommended that we recommend to the Wasatch County Council approval for preliminary approval of Pine Shadows with the recommendation that they don't tie in the road to Wild Mare Farms because that doesn't make sense and also to accept the findings and also to accept the staff report. That a thirteenth condition be added that they work with Kirk Sulser and the other landowners up there in the cul-de-sac to make it right with them so it works. Motion CARRIES.
Pine Shadows	Plat Vacation of Lot 4 of the Parker Agricultural Exemption Subdivision. Proposal to remove Lot 4 from there and put it into the Pine Shadows Subdivision	13-Jun-13	PC	Motion that in considering the findings of the Wasatch County Planning Staff and what we have heard here tonight in discussing all the options I move that we recommend to the Wasatch County Council approval of the vacation of Lot 4 of the Parker Agricultural Exemption subdivision. Motion CARRIES.
Pine Shadows	Prelim App	13-Jun-13	PC	Motion that on Pine Shadows Preliminary to go along with the Planning Staff's findings and include in number nine the Sulsers and Morris's in the findings that we have discussed that they are taken care of with regard to Engineering just so that the Sulsers and Morris's will be protected and also to include the conditions and the Staff Report. The conditions are: 1. Street lights will be the standard adopted by the County which must be dark sky compliant. 2. Sidewalks, curb and gutter must tie into the existing subdivisions on the east and west sides of the development. The staff report from the Engineering Department requires this applicant to remove the temporary turn-around and install the curb/gutter and sidewalk using the escrow account provided by Ucanogos. Additional costs should be borne by the developer. 3. Provide a plan for revegetation and landscaping along 1200 South as well as the berming at final approval. 4. All existing homes will have to tie on to sewer when available. 5. The applicant will be required to comply with the new affordable housing ordinance. 6. Public trail access in phase 2 from the Summit Meadows subdivision should be provided. 7. A trail cross section will need to be provided showing width and materials. 8. A development agreement must be recorded with the phase 1 plat. 9. The Planning Commission stated as a condition that the applicant must work with Mr. Sulser and the other neighbor on the road grade into their properties. Motion CARRIES.
Pine Shadows	Plat Vacation of Lot 4 of the Parker Agricultural Exemption Subdivision. Proposal to remove Lot 4 from there and put it into the Pine Shadows Subdivision	19-Jun-13	CC	Motion that with regard to the vacation of lot 4 that we allow Mr. Vozar to vacate lot 4 out of the Parker Agricultural exemption subdivision and place it in the Pine Shadows Subdivision with the conditions that there is a deed restriction on it stating there will be no further division in this lot. Doug Smith you can work it on the plat or how you want showing that the density was used on the approval up to 24 lots we deed restrict it and limit the use to single family residence and the nightly rental will be used only as a single family residence so it does not impact the access in the Parker subdivision and accept all the conditions and findings of the PC. Motion CARRIES.
Pine Shadows	Prelim App	19-Jun-13	CC	App w/c of the PC, and the additional condition that we do away with the cul-de-sac and have the road exit on 1200 South within the Wasatch County code 400 feet from the nearest intersection. That we put in the development agreement that the stub road going through Ucanogos subdivision has to be put in and the existing lots there will have to be brought up to grade and the elevations and the grade needs corrected as per the development agreement and the homeowners have an opportunity to have some input into that and allow up to 24 lots to allow him to make his subdivision under County code. Also that the conditions be met that are laid out in the water advisory board action report.

Pine Shadows	Final App	12-Sep-13	PC	App w/c: 1. Street lights will be the standard adopted by the County which must be dark sky compliant. 2. Removal of the temporary turn-around in Ucanogos and install the curb/gutter and sidewalk using the escrow account provided by Ucanogos. Additional costs should be borne by the developer. By the time of the Planning Commission meeting the property owner should have met with the County Engineer/applicant engineer so the property owner is comfortable with the proposal. 3. A note on the plat, in the development agreement and a deed restricted for all lots over 1-acre that specifically mentions lots 1, 2 and 24 that there is no further subdividing allowed. 4. All existing homes will have to tie into sewer when available. 5. The applicant will be required to comply with the new affordable housing ordinance when finished and if applicable. 6. A development agreement must be recorded with the plat. 7. The short term rental on lot 2 must cease with the recording of the plat due to the inability to comply with the code regarding a 5-acre minimum lot size for short term rentals. 8. The new street cross section for collector roads is required including drainage swale, sidewalk, and asphalt width. Also, accept the letter from Andy Dahmen as an attachment.
Pine Shadows	Plat Amendment Lots 23 and 24	31-Jul-14	PC	Motion that we recommend to the Wasatch County Council that this lot can be divided. We don't feel that it meets the subdivision requirements but feel that it is agricultural ground being divided and therefore we would ask for this motion to be approved. Also, that we would approve the lot line adjustment rather than the division of lots 23 and 24. Also, that the deed restriction on lots 23 and 24 is very specific and cannot be subdivided after this. Also, that we accept the staff report as written. Motion CARRIES.
Pine Shadows	Plat Amendment Lots 23 and 24	6-Aug-14	CC	Denied
Pine Shadows	Amendment to the Plat to Remove the 25' Public Trail Easement Located on Lots 22 and 24	8-Mar-18	PC	Motion that we move to continue Item No. 4 indefinitely and afford an opportunity for the applicant to give us better background and to the staff to have a little bit better understanding so that we understand what those implications are such as what the building implications in the 75 foot area are and other implications of the vacation of the trail easement. Motion CARRIES.

R Eagle

R Eagle	Plat Amendment to the R Eagle Subdivision Amendment 1, Lot 2 - which creates 3 additional lots increasing the total number to 7 lots	12-Jun-14	PC	Postponed Indefinitely
R Eagle	Prelim Large Scale App for 3 Additional Lots	12-Jun-14	PC	Postponed Indefinitely
R Eagle	Plat Vacation of Lots 1 and 2 of Amendment 1	8-Dec-16	PC	Motion that we recommend approval of the request for plat vacation of lots one and two of the R Eagle Subdivision with the conditions and findings as stated and forward this onto the Wasatch County Council for their consideration and accept the staff report. Motion CARRIES.
R Eagle	Plat Vacation of Lots 1 and 2 of Amendment 1	14-Dec-16	CC	App w/c of the PC

RSPA

RSPA	Update on golf lease & road alignment progress	17-Feb-05	PC	App the extension of the RSPA deadline to April 21, 2005
RSPA	Ratification of Development Agreement	1-Feb-06	CC	Ratification only approved
RSPA	Consideration of Development Agreement	9-Mar-06	PC	Recommended to the County Council the approval of the Resort Specially Planned Area (RSPA) Ordinance Development Agreement as presented
RSPA	Set up Public Hearing to adopt Ordinance	5-Apr-06	CC	Public Hearing set for April 19, 2006 to adopt by ordinance the development agreement
RSPA	Public Hearing to adopt ordinance	19-Apr-06	CC	Second reading set up for May 3, 2006
RSPA	Second reading and consideration to adopt by ordinance	3-May-06	CC	App w/c Strike the 2 sentences that begin Westside and View shall advance initial cost and dedication of such roads w/o necessity of condemnation be striken and authorize Chair Price to sign it to recommendation to the Wasatch County Attorney
RSPA	Discussion/Consideration of Resolution of MIDA Project area in Jordanelle RSPA	16-Feb-11	CC	Resolution Approved.

Red Ledges

Red Ledges	Amendment to the County Code - density	11-Nov-06	PC	Item was continued
Red Ledges	Master Plan, Density Determination & Conceptual Plan App	11-Nov-06	PC	Item was continued
Red Ledges	Amendment to the County Zone Map	11-Nov-06	PC	Approved

River Meadows Ranch

River Meadows Ranch	Prelim App	21-Jul-05	PC	Recommend to the CC w/c: 1) Conduct a detailed slope stability analysis prior to final. 2) Due to the uncertainty of the soils report and slope stability if the preliminary approval is granted it should be with the stipulation that after further review the number of lots could be reduced. 3) Provide approval from the trail planner, providing a trail from the property out to Highway 40 could possibly help mitigate the \$79,000.00 negative impact. 4) Provide a Development Agreement with final application. 5) Meet with the School District to determine bus service. 6) Work out all issues regarding affordable housing prior to final approval. 7) Provide a note on the plat stating that due to high ground water there can be no basements on the south side of the development unless an approved drain system approved. 8) Provide a road at the end of the cul-de-sac, on the south side of the property, unless the zoning has changed when the plat is recorded.
River Meadows Ranch	Prelim App	10-Aug-05	CC	Public hearing set for Aug 17, 2005
River Meadows Ranch	Prelim App	17-Aug-05	CC	App w/c: Surface and width of the trails worked out, affordable housing agreed upon, & conditions set by the PC are met
River Meadows Ranch	Final App	17-Nov-05	PC	Continued until item is ready
River Meadows Ranch	Final App	15-Dec-05	PC	Revised Preliminary Approval given to Phase One and refer the matter to the County Council to resolve the sewer and water questions.
River Meadows Ranch	Final App	10-Aug-06	PC	Continued until next month w/c: The also need the following: 1) Clarification on the \$79,000 negative impact with relationship to the trails from Highway 40 to the development be resolved. 2) A resolution on the ridge line issues with regard to the building pads and the secondary irrigation water; that Dan Matthews provide a letter letting us know where that is going to come from whether it would be from the tank or Ray Hult's pond. 3) Meet with the Wasatch County Water Board to make sure that the water matters are in place. 4) Also a letter from the Wasatch Count High School Transportation Department.
River Meadows Ranch	Final App	14-Sep-06	PC	App w/c: 1) Ray Hult works with staff once the roads are placed to see if there is a ridge line intrusive that would actually require a reduced footage from the thirty five feet that Wasatch County now has. 2) That he makes a contribution of \$79,000.00 to the trails system. 3) That the bridge and pipeline easement running across the river is available to Wasatch County.
River Meadows Ranch	Plat Amendment Lots 5 & 6	16-Mar-11	CC	App w/findings and w/c.
River Meadows Ranch	Change to Section 11b of Agreement	20-Apr-11	CC	Discussion only at this time.
<u>Riverside Estates</u>				
Riverside Estates	Prelim App	21-Jun-07	PC	App w/c: They get with Councilman Farrell and work out the water determination. That they get a fencing agreement with their southwest neighbor. That the water approval needs to be before preliminary approval and the fencing agreement before final. The developer comply with the dark sky lights. That they get a letter from the Crossings accepting the HOA. Determination on the Density bonus.
Riverside Estates	Prelim App	19-Sep-07	CC	App w/c set by the Planning Commission
Riverside Estates	Reconsideration of Amenities	28-Nov-07	CC	Motion to buy into the Crossings of Lake Creek and buy into their amenity package with parks and trails is DENIED.
Riverside Estates	Reconsideration of Amenities	5-Dec-07	CC	No motion, previous decision stands.
Riverside Estates	Final App	13-Mar-07	PC	App w/c that the developer: 1) obtain a drainage easement agreement, 2) fee-in-lieu payment, and 3) pursue consideration for revision of trail connections into adjacent properties.
Riverside Estates	Consideration of Fee in Lieu	6-Aug-08	CC	Motion to Deny the request and require developer to stay at 8 lots, the motion FAILED with the vote. Matter tabled to August 20, 2008.
Riverside Estates	Consideration of Fee in Lieu	20-Aug-08	CC	Motion to accept the fee-in-lieu based on the appraisal, the motion FAILED with the vote.
<u>Saddlebrook</u>				
Saddlebrook	Prelim App	12-Apr-07	PC	App w/c: That a legal and undisputed certified survey on the west boundary and property line be signed with the neighbors including the fences. If this can't be done the matter will be taken to arbitration and the arbitration board will be the Wasatch County Planning Commission because I don't think they have put forth as much effort as they could. If it absolutely can not be resolved then the matter will have to be brought back because I think that ought to be solved before we give too much approval. I am speaking specifically on the west boundary and that will be considered at final approval and also a crash gate be put in on the road. The Affordable Housing matter needs to be resolved by final approval.
Saddlebrook	Prelim App	2-May-07	CC	Public Hearing set for May 16, 2007.
Saddlebrook	Prelim App	16-May-07	CC	App w/c: That the fee in lieu be considered and the menu rated. That the affordable housing matter be resolved before final approval with Jennifer Kohler. That there be a trail easement on the PUD going out the cul-de-sac and that we require a sidewalk on the one side of the development and that we postpone the secondary access gating access to be negotiated and have it brought back before the Wasatch County Council for a decision on that before final approval and based on the sidewalk and the trail the menu will be graded on top of the 18.46 and then whatever the menu allows on top of that which comes out to eleven percent bonus with the sidewalk on one side and the trail in order to get an extra two more lots.

Saddlebrook	Emergency Road Access	11-Jul-07	CC	Continued
Saddlebrook	Final App	12-Jul-07	PC	Continued
Saddlebrook	Final App	19-Jul-07	PC	Recommend this to the Wasatch County Council for final approval on Saddlebrook with the things there that they have to add to it that they have to make the final decision on and contingent on the fee-in-lieu ordinance being passed and recommend a crash gate.
Saddlebrook	Report on Project	8-Aug-07	CC	Memo presented to the Council.
<u>St. Moritz</u>				
St. Moritz	56 Acres: Mixed uses: hotel, student housing, retail, office, cmrcl	0-Jan-00		
St. Moritz		15-Jun-00	PC	Prelim apprvl for vacation club - PULLED from agenda
St. Moritz	Prelim App	9-May-02		
St. Moritz		20-Jun-02	PC	approval of the base density at 5 ERU's with a possibility of additional bonuses based on the approved North Village Land Use Code. The Planning Department is to come back to the Planning Commission with the additional bonuses and with recommendation so that the Planning Commission can make a decision regarding additional bonuses.
St. Moritz		19-Dec-02	PC	Preliminary Subdivision Plat Approval - Continue this item until some of these concerns and possible findings of the Planning Commission are met and completed...(1) There must be a development agreement that stipulates the following prior to recording the plat: (a) Landscaping plan for common spaces (b) Timing for landscaping of common space (c) Amenity design, materials, time frame for completion (d) Agreement for trails along the canal (e) Construction of a debris basin and timing (2) All proposed roads and lot arrangements must meet applicable county codes.(3) The density as proposed can only be realized if all aspect of the ordinance are met.(4) Will-serve letter to be provided by the North Village Special Service District.(5) Provide letter from the Army Corps on the wetlands.(6) Agreement on the debris flow hazard. (7) Address all of the engineering concerns.
<u>Sky Ridge (Mayflower Lakeside North)</u>				
Sky Ridge (Mayflower Lakeside North)	Work Meeting Discussion and Presentation regarding a Master Plan Proposal	20-Sep-16	JSPA	Discussion only at this time
Sky Ridge (Mayflower Lakeside North)	Master Plan App	18-Oct-16	JSPA	Motion that we continue this because we are applying a different standard to this one than we are the other if we recommended approval. I also don't like the precedent. Motion CARRIES.
Sky Ridge (Mayflower Lakeside North)	Master Plan App	15-Nov-16	JSPA	Motion to approve Item No. 3 Stichting Mayflower Mountain Fonds and Stichting Mayflower Recreational Fonds for Master Plan approval for the property referred to as the Lakeside North and recommend to the Wasatch County Council for approval subject to the conditions and findings outlined in Doug Smith's presentation including the last four points which are being addressed and also secondary access. Also additional detail relative to the equestrian facility and details of the amenities proposed to be included in the golf facilities. Also to accept the staff report. Motion CARRIES.
Sky Ridge (Mayflower Lakeside North)	Master Plan App	4-Jan-17	CC	Continued to January 18, 2017 to give them a chance to provide additional details and work on the things that have been discussed also give a determination how the target density was reached.
Sky Ridge (Mayflower Lakeside North)	Master Plan App	18-Jan-17	CC	Tabled until February 1, 2017.
Sky Ridge (Mayflower Lakeside North)	Master Plan App	1-Feb-17	CC	Continued to February 15, 2017.
Sky Ridge (Mayflower Lakeside North)	Master Plan App	15-Feb-17	CC	App w/c and findings of the PC, and would be at a target density of 503 with the AUE's of 50.3 so a total of 553.3.
Sky Ridge (Mayflower Lakeside North)	Discussion and Possible Recommendation to the Wasatch County Manager for App of the Mayflower Lakeside North Development Agreement	6-Dec-17	CC	Discussion only at this time
Sky Ridge (Mayflower Lakeside North)	Prelim App	17-Jul-18	JSPA	Discussion only at this time

Sky Ridge (Mayflower Lakeside North)	Prelim App	9-Aug-18	JSPA	Motion of conditional approval that this action be taken by the JSPA Planning Commission with the conditions as stated numbers one through fourteen with the modifications that Doug Smith has recommended along with Bill's suggestions. Noted that the beautification is more of a recommendation to the CC instead of a condition. Motion CARRIES.
Sky Ridge (Mayflower Lakeside North)	Prelim App	15-Aug-18	CC	App w/c of the PC, and the interpretation of the road grades that we have there and that we will look into Title 14 and limit it to the intersection platforms.
Sky Ridge (Mayflower Lakeside North)	Final App of Phase 1 - ORION	19-Feb-19	JSPA	App w/c of the PC and the following amendments to the conditions: 1) That on condition number one we include reference to the shelter that is part of the bus transit pullout - add "and shelter" 2) That on condition number three, that we accept it as is, but strike "Tri-Party" and instead call it a "Tax Sharing" agreement 3) That on condition numbers one and five, there be a reference that this is the developer's financial obligation 4) Add a condition (Condition #9) that the park that has been moved down to the BOR land be completed within five years and if it is not then it shifts back to the developer to add the additional facilities as reflected in the preliminary proposal 5) Also, add a condition (Condition #10) that the restroom be modified to include operable windows on the high wall
Sky Ridge (Mayflower Lakeside North)	Final App of Phase 2 - URSA	19-Feb-19	JSPA	App w/c of the PC and the following amendments to the conditions: 1) That on condition number two, that we accept it as is, but strike "Tri-Party" and instead call it a "Tax Sharing" agreement 2) That on condition number six, that we reference the name of the intersection of the newly added connection, calling it Ursa Minor Drive
Sky Ridge (Mayflower Lakeside North)	Final App for Constellation	20-Jun-19	JSPA	Commissioner Mark Hendricks made a motion to approve the proposal with the findings and conditions as outlined in the staff report. Chair Bill Redkey seconded the motion. The motion carries.
<u>Slipper Hollow Ranch</u>				
Slipper Hollow Ranch	Requesting a 9-Lot Subdivision	16-Dec-04	PC	Item Continued Indefinitely
Slipper Hollow Ranch	Requesting a 9-Lot Subdivision	20-Jan-05	PC	Item Continued Indefinitely
Slipper Hollow Ranch	Prelim App	16-Jun-05	PC	Continued until there is a workable access to the open space from the bottom side, not up through Little Valley around on the ridge and back down. Also the gating for the emergency or secondary access should be worked out.
Slipper Hollow Ranch	Prelim App	21-Jul-05	PC	App w/c: 1) Show that the driveways are feasible for access to all lots. 2) All homes will have fire protection in accordance with the Fire Marshall. 3) Provide open public access to existing roads as well as an access by the Forest Service. 4) No periphery fencing is allowed. 5) Provide in the Development Agreement a guarantee that the open space required as part of the code, remain open space in perpetuity. 7) Resolve all soils report issues prior to final approval. 8) Show on the plat the extra road between lots one and two.
Slipper Hollow Ranch	Prelim App	10-Aug-05	CC	Public hearing set for Aug 17, 2005
Slipper Hollow Ranch	Prelim App	17-Aug-05	CC	App w/c: 10ft easements for trails, grazing be allowed, & building envelopes put in before final approval
<u>Soldier Hollow Mountain Resort</u>				
Soldier Hollow Mountain Resort	(Formerly known as Deer Creek Meadows) A 71.79 acre, 108 unit development. This development is located at 1170 S. Center Street, Midway, Utah, on the west side of Highway 113 in the Tate Lane area in Sections 3 and 10, Township 4 South, Range 4 East			
Soldier Hollow Mountain Resort	Prelim App	6-May-04		
<u>Spring Hallow</u>				
Spring Hallow	Prelim App	13-Jul-06	PC	Continued
Spring Hallow	Prelim App	10-Aug-06	PC	App w/c: 1) A development agreement shall be recorded with the subdivision plat to address concerns pertaining to fencing, lighting, and easement/open space maintenance of the detention area and the access easement to the Crossing subdivision. 2) Also, regarding the compliance with the variable lot size requirement and that some type of preliminary agreement with the Crossings regarding the access into the Crossings and receive approval from the Water Board. 3) The water board concern has been taken care of with the addition of the trails planner recommendation and other concerns that the Wasatch County Trail Planner have to be worked out before final. The Wasatch County Planning Commission's recommendation is that the trail be along the road instead in the corner between lots 8 and 9 and will propose the August 10, 2006 rendition and the bus stop or pull out be worked out prior to final.
Spring Hallow	Prelim App	6-Sep-06	CC	Public hearing set for Sept 20, 2006

Spring Hallow	Prelim App	20-Sep-06	CC	App w/c: There would be a development agreement and the agreement would address the fencing, lighting, easement, open space maintenance, detention basin and access to the subdivision, also recognize the variable lot sized as shown, the water board review the matter and the water board has given their okay, and that the applicant be reimbursed their proportionate share for the road improvements and the infrastructure and have the developer pay half of that cost and the Wasatch County Planning Commission did not rule on that matter because the Wasatch County Planning Commission felt like that matter is between former property owner and the Crossing and not be determined by the Wasatch County Planning Commission. Plus one additional condition that they work with Twin Creeks and determine the line extension cost if any
Spring Hallow	Prelim App	21-Jun-07	PC	App w/c: 1) A note to purchasers, on the plat regarding high ground water and the requirement to have a licensed engineer stamp the plans for a drain system if a basement is proposed. 2) Some type of signed agreement, prior to final, with the crossings regarding the access into the Crossings. 3) Lot 11 is not feasible and is agreed to be removed from the plat for a total of 25 lots proposed. 4) Dark sky compliant street lights will need to be provided for the development. 5) Irrigation installed for all street trees. 6) The park area only shows trails and a bridge. Staff feels that there should be some benches and picnic tables and a gazebo or some other type of amenity. The additional condition that the developer has an agreement with the Crossings. Sprinkler irrigation on condition number five be prior to the plat recording be approved by this body. The landscape and design done before final approval. (Irrigation for all street trees)
Spring Hallow	Prelim App	11-Jul-07	CC	Public hearing set for August 8, 2007
Spring Hallow	Prelim App	8-Aug-07	CC	Matter tabled until water rights have been places in escrow.
Spring Hallow	Final App	10-Jan-08	PC	Continue this item and also that we adopt the Staff Report as part of the record for this proceeding.
Spring Hallow	Final App	8-May-08	PC	Continue this item until the June Planning Commission Meeting
Spring Hallow	Final App	12-Jun-08	PC	Continued
<u>Stillwater (Hailstone)</u>				
Stillwater (Hailstone)	42.59 Acres: Mixed Use: rec/residential cmrcl village, 341 condos, store, etc.	0-Jan-00		
Stillwater (Hailstone)		13-May-99	PC	Preliminary Approval - TABLED
Stillwater (Hailstone)		20-May-99	PC	Preliminary approval with these conditions: The developer is to provide 1 parking stall per unit plus 15 for employees in the hotel area. The road is to be surfaced 34 feet wide to allow for parking on one side, and that the conditions listed in document 108 and 109 are to be met. The parking is to be revisited for each phase.
Stillwater (Hailstone)		28-Jun-99	CC	Prelim
Stillwater (Hailstone)	Development App 36-lot Hailstone Station	17-Jul-00		
Stillwater (Hailstone)	App 74 ERU's Foxbay Condos	17-Jul-00		
Stillwater (Hailstone)	Concept approval of Hailstone Station a development consisting of three phases: Phase One Hailstone Estates, Phase Two Fox Bay Condominiums, Phase Three Commercial.	21-Sep-00	PC	Concept of Hailstone Station for approval to the County Commission with the following conditions:1. Secondary Road Access - Access to this proposed development will be provided from the Mayflower intersection through the frontage road currently identified as the Jordanelle Parkway. . 2. Open Space - The JBOZ requires at minimum, a 20 percent open space to be preserved. 3. Trail System - The only trail system proposed in this development is located in the proposal by Fox Bay. None is shown in the commercial or the single-family residential development. 4. Review Engineer - The letter written by the engineer pertaining to his review of this development suggested more information. 5. Fiscal Analysis - The data pertaining to this project was entered into the County's program to determine its impact upon Wasatch County. The result was a positive impact.
Stillwater (Hailstone)	preliminary approval of Phase One of Hailstone Estates at Hailstone Station. This development consists of 33 lots	21-Sep-00	PC	Preliminary approval on Hailstone Estates of Hailstone Station with the following conditions: 1. That there is clarification on the road out the back side pertaining to a grade suggested to be below ten percent. 2. To look at the flag lots. 3. To do something that recognizes that the affordable housing will be covered in the multi-family part of the Fox Bay portion. 4. Clarification of the trail systems need to be addressed. 5. Utility easements and bus pullouts need to be addressed.
Stillwater (Hailstone)	preliminary approval of Phase Two of Fox Bay Condominiums at Hailstone Station. This development consists of 148 Condominiums	21-Sep-00	PC	preliminary approval Fox Bay Condos at Hailstone Station with the following conditions: 1. Affordable housing agreement needs to be worked out.2. Bus stops need to be worked out.3. Trail systems need to be worked out with the Planning Staff.4. They need to meet the conditions set by the engineering review.5. Secondary road access needs to be addressed.6. Landscaping needs to be addressed.7. Adjustments to the parking including all of the fire turn outs.8. Define the quality and types of fire protection.
Stillwater (Hailstone)		23-Oct-00	CC	Phase I - 33 lots - Prelim
Stillwater (Hailstone)		23-Oct-00	CC	Phase II - Foxbay - Prelim

Stillwater (Hailstone)		18-Jan-01	PC	Phase I -Final Approval for Hailstone Estates at Hailstone Station to the County Commission with the following conditions: 1. Hailstone Station, the JSSD, the Planning Office, engineering office and property owners all arrive at a common agreement regarding the Jordanelle Parkway. 2. A 10' utility easement needs to be shown. 3. The secondary access (Jordanelle Parkway) needs to be completed to emergency access standards. 4. A development agreement concerning the snow removal and the maintenance of the detention basin. 5. All conditions of the review engineer needs to be met. Adding that the detention basin maintenance and monitoring needs to be covered in the development agreement, the monitoring needs to be done by the JSSD.
Stillwater (Hailstone)		18-Jan-01	PC	Phase II -Final approval for Foxbay Condominiums at Hailstone Station to the County Commission with the following conditions: 1. Hailstone Station, the JSSD, the Planning Office, engineering office and property owners all arrive at a common agreement regarding the Jordanelle Parkway. 2. A 10' utility easement needs to be shown. 3. The secondary access (Jordanelle Parkway) needs to be completed to emergency access standards. 4. A development agreement concerning the snow removal and the maintenance of the detention basin. 5. All conditions of the review engineer needs to be met. 6. Restrictive Covenants pertaining to the enforcement of the number of vehicles in limited parking places. Amended the motion to include the following: 1. Maintenance on the trails in perpetuity. 2. Access to the trails by the public.3. The trails are 20' wide in order to act as a fire break. 4. The above three items should be a part of the development agreement.
Stillwater (Hailstone)		26-Feb-01	CC	Phase I - 33 lots FINAL
Stillwater (Hailstone)		12-Mar-01	CC	Phase II - Foxbay FINAL
Stillwater (Hailstone)	The only changes are within the unit's so there is no need to modify the footprint. The proposal is to make some of the 3 bedroom units into 2 bedroom units	15-Mar-01	PC	Approval of the Plat Amendment for the Stillwater Lodge Development with attachment #1.
Stillwater (Hailstone)		23-Apr-01	CC	Plat Amendment
Stillwater (Hailstone)	App for Subdivision Plat Amendment-Star Harbor	29-Jun-01		
Stillwater (Hailstone)	General App - Final - Phase	8-May-02		
Stillwater (Hailstone)	App for CUP Stillwater Chevron	9-Jul-03		
Stillwater (Hailstone)	CONDITIONAL USE PERMIT, REQUESTED BY STILLWATER DEVELOPMENT TO CONSTRUCT A CONVENIENCE STORE AND GAS STATION	18-Sep-03	PC	CUP - Conditional approval with the issues that have been listed in the staff report as well as including that the parking needs are to be increased to the minimum standard required by the plan, which appears to be ten stalls. The property dedicated traffic circulation will also need to be addressed. Sidewalks along the north and east sides should be put in rather than waiting until later. Street lights that have been used to be replicated throughout the project. Lights on the canopy of the gas station be directed downward. Sidewalks should be similar to the old Park City Main Street look, with ten (10) foot wide sidewalks, tree grates and lamp posts. Dedicate some property for a round-about which has been proposed, and participate in the improvements for Jordanelle Blvd. This can be put into the development agreement. Another concern is regarding stacking and parking
Stillwater (Hailstone)	Final Approval of Phase 2 - The Shores	16-Sep-04	PC	Final Approval Phase 2 - The Shores - Approved w/conditions: final soils report; final sign off engineering dept. - roundabout
Stillwater (Hailstone)	CUP for private club inside the lodge	21-Oct-04	PC	App w/c: 1) Obtain approval for the building inspection for any work required. 2) Obtain any required permit to secure approval of the Health Department prior to the opening and; 3) Obtain any necessary Wasatch Business license.
Stillwater (Hailstone)	Amendment to the Stillwater Master Plan to Allow a Boat Storage Building	20-Jan-05	PC	Continued
Stillwater (Hailstone)	CUP & Site Plan App for boat storage building	20-Jan-05	PC	Continued
Stillwater (Hailstone)	CUP & Site Plan App for boat storage building	15-Feb-05	PC	Continued until CC has met re: the amendment to the master plan
Stillwater (Hailstone)	Amendment to the Stillwater Master Plan to Allow a Boat Storage Building	17-Feb-05	PC	App boat storage building and pass on the CC to set up a public hearing
Stillwater (Hailstone)	Amendment to the Master Plan to allow Boat Storage	16-Mar-05	CC	At the request of Mr. Rick Brighton, agent for Jordanelle Yacht Club 'Marine Products, this matter be taken off the agenda so that the matter is part of the record.
Stillwater (Hailstone)	Trail Plans Amendment	13-Apr-06	PC	App with recommendation to the Wasatch County Council
Stillwater (Hailstone)	Plat Amendment POD 2	14-Mar-07	CC	Public hearing set for 4-4-07
Stillwater (Hailstone)	Plat Amendment POD 2	21-Mar-07	CC	Discussion only at this time

Stillwater (Hailstone)	Plat Amendment	18-Jul-07	CC	Plat Amendment set for 8-8-07 mtg
Stillwater (Hailstone)	Plat A Amendment	8-Aug-07	CC	App w/c and that the amendment is subject to the signature of the County Manager.
Stillwater (Hailstone)	Plat Amendment POD 8 & 9	13-Sep-07	PC	Continued
Stillwater (Hailstone)	Master Plan Amendment	14-Aug-08	PC	Recommend approval of the master plan amendment of Stillwater to the Wasatch County council, also that the trails and the affordable housing be emphasized as issues that need to be resolved as a recommendation to the Wasatch County Council, also that this proposal be considered under the new definition of commercial use that was recommended for approval in the previous agenda item.
Stillwater (Hailstone)	Master Plan Amendment	20-Aug-08	CC	App w/c of the PC, need to talk about parking further.
Stillwater (Hailstone)	Master Plan Amendment for Pods 1, 8 and 9	16-Feb-11	CC	Discussion only at this time, send to the PC for their recommendation.
Stillwater (Hailstone)	Amendment to Pods 8 and 9 of the Master Plan	14-Apr-11	PC	Motion to recommend to the Wasatch County Council approval for the request by Mr. Lee Burbidge of the Stillwater Development for amendment to pods 8 and 9 of the Master Plan to allow 48 residential condominiums and a commercial pad. The motion is made based on the findings: - that Ordinance No. 16.15.06(10) allows for condominiums to be considered commercial if they comply with the requirements in the definition of commercial which are part of that ordinance. - also that this development creates a positive fiscal impact to Wasatch County. The conditions to be placed on this approval are: (1) Cash bond would have to be placed for the incomplete section of the road at the recording of the plat and no occupancy permits granted until the road is complete. (2) Condition that we don't want a hammerhead and want a cul-de-sac and that be part of the road. (3) Also a condition that twelve affordable housing units will need to be paid for and the timing of payment worked out with the Wasatch County Council. (4) Condition that the developer negotiates with staff and meet all the requirements for trails to be in concert with the Master Plan and that the master plan be amended to reflect the appropriate ERU's for the changes in the affordable housing along with the trail. (5) Also to adopt the staff report as part of the record and also all the conditions and findings as mentioned by the Wasatch County Planning Staff. Motion APPROVED.
Stillwater (Hailstone)	Amendment to Pods 8 and 9 of the Master Plan	20-Apr-11	CC	App w/c of the PC with the exception of #1, and do not accept the findings of the PC.
Stillwater (Hailstone)	Prelim App of Pods 8 and 9	14-Jul-11	PC	Motion to continue the request by Lee Burbidge for preliminary site approval for Stillwater Pods 8 & 9. I find that the proposed project also required approval as a conditional use, which was not noticed as part of the current application and cannot be an action item at this time. It is in the best interest of the applicant, the local residents and Wasatch County to continue this item so that the project can be processed appropriately as a conditional use with the site plan, and the matter can be rescheduled as soon as the applicant can get the matter back on the agenda. Motion APPROVED.
Stillwater (Hailstone)	Discussion/Reconsideration of Decision made by the CC April 20, 2011 on the App for an Amendment to Pods 8 and 9 of the Master Plan	10-Aug-11	CC	Accept the PC's recommendation from the prior meeting of the commercial use amendments to the master plan and ratify the action to do that.
Stillwater (Hailstone)	Prelim Site Plan App and Conditional Use App	11-Aug-11	PC	Approved and forwarded the matter to the CC. Also, accept the staff report, findings and conditions.
Stillwater (Hailstone)	Prelim Site Plan App and Conditional Use App of Pods 8 and 9	17-Aug-11	CC	App w/c of the PC
Stillwater (Hailstone)	Requesting that a portion of a County Road Dedicated as part of the Stillwater Phase 1 Road Dedication Plat, known as Stillwater Drive, be Vacated	11-Jun-15	PC	Motion that we recommend approval to the Wasatch County Council to vacate this road which is in the best interest of Wasatch County. Letters have been received from Mr. Bohman, Mr. and Mrs. Buckley, Mr. Dean Zamani, Mr. Sibmarino, and Mr. Mark Shea. Motion CARRIES.
Stillwater (Hailstone)	Requesting that a portion of a County Road Dedicated as part of the Stillwater Phase 1 Road Dedication Plat, known as Stillwater Drive, be Vacated	17-Jun-15	CC	Accepted for first reading and move the matter to second reading which is Ordinance 15-06 and this is the public hearing and don't need to do another public hearing. Second reading will be July 1, 2015.

Stillwater (Hailstone)	Discussion/Consideration on 2nd reading of an ordinance of vacating a portion of Stillwater Drive	1-Jul-15	CC	Ordinance passes
<u>Stone Creek Ranch</u>				
Stone Creek Ranch	Prelim App	25-Oct-07	PC	App w/c: That an affordable housing letter from the Housing Authority for final. Determination on the density bonus. The lots in the flood zone not be recorded until flood studies are completed and accepted by Wasatch county and FEMA. Fencing plan accepted by the neighbors. The matter go back to the Wasatch County Water Board for further calculation determination. That the four acres of park land will be deeded to Wasatch County and will be maintained by the HOA and in the CC&R=s the matter will be clear that the park will be for public use and not for private use.
Stone Creek Ranch	Prelim App	7-Nov-07	CC	Issue with water, going back before the PC.
Stone Creek Ranch	Prelim App	13-Dec-07	PC	Accept the matter as a consent item and accept the possible findings listed in the staff report. The proposal has a positive one time fiscal impact and a negative continuing fiscal impact. The lots in the flood zone should not be recorded until flood studies are completed and accepted by the County and FEMA. It has been determined that the project is feasible and ready for preliminary approval. Also with the following conditions: 1. Affordable housing letter from the Housing Authority for final. 2. The lots in the flood zone not be recorded until flood studies are completed and accepted by the County and FEMA. 3. Landscaping plan be submitted for the open space before final approval is considered. 4. Proposed street light profiles are submitted with the application for Final Approval to review Dark Sky compliance. 5. Also that the trails be worked out with the trail planner prior to preliminary approval by the Wasatch County Council.
Stone Creek Ranch	Prelim App	19-Dec-07	CC	App w/c of the PC
Stone Creek Ranch	Final App	10-Apr-08	PC	Pulled from agenda by applicant.
<u>Strawberry Cove</u>				
Strawberry Cove	Prelim App	13-Mar-08	PC	App as consent item w/c #1 as established in Staff Report.
Strawberry Cove	Prelim App	19-Mar-08	CC	Approved
Strawberry Cove	Final App Phase 1	12-Jun-08	PC	Continued at the request of the Engineering Department.
Strawberry Cove	Final App Phase 1	10-Jun-08	PC	Approved
Strawberry Cove	Requesting a 1 Year Extension to the Final Plat App	9-Jul-09	PC	Approved
Strawberry Cove	Prelim App of a Large Scale Subdivision	12-Nov-15	PC	Continued this matter to December 10, 2015.
Strawberry Cove	Prelim App of a Large Scale Subdivision	10-Dec-15	PC	Continued this matter to January 14, 2016 meeting.
Strawberry Cove	Prelim App of a Large Scale Subdivision	14-Jan-16	PC	Motion that we grant preliminary approval for Strawberry Cove II, include the findings and conditions that the Wasatch County Planning Staff has put together and also accept the staff report and forward the matter onto the Wasatch County Council. Motion CARRIES.
Strawberry Cove	Prelim App of a Large Scale Subdivision	20-Jan-16	CC	Continued to February 3, 2016.
Strawberry Cove	Prelim App of a Large Scale Subdivision	3-Feb-16	CC	App w/c of the PC, with a note to the land that is going to be deeded that it be deeded any time between now and the recording of the final plat.
Strawberry Cove	Extension of the Prelim App	10-Nov-16	PC	Motion that we grant the request for extension of the preliminary approval of Strawberry Cove II. The new date of expiration is January 15, 2018. Also move to approve the recommended conditions. Motion CARRIES.
Strawberry Cove	Final App of Phase 1	14-Dec-17	PC	Motion to give final approval to Strawberry Cove II LLC Subdivision Phase 1 with the findings and conditions and also accept the staff report. Motion CARRIES.
Strawberry Cove	One Year Extension to Phase 1 App Granted for Strawberry Cove II	8-Nov-18	PC	Approved
<u>Strawberry Lakeview</u>				
Strawberry Lakeview	Plat Amendment to Plat B to Amend the Common Property Line between Lots 1 and 2	13-Jul-17	PC	Motion that we approve this application and plat amendment subject to the findings and conditions as outlined by the Wasatch County Planning Staff and recommend approval to the Wasatch County Council and accept the staff's report. Motion CARRIES.
Strawberry Lakeview	Plat Amendment to Plat B to Amend the Common Property Line between Lots 1 and 2	19-Jul-17	CC	App w/c of the PC

Strawberry Pines

Strawberry Pines	1002 Acres: 200 unit lodge, 104 Condos, restaurant, 212 sgl fam lots	0-Jan-00		
Strawberry Pines		20-Jun-02	PC	Density Continued
Strawberry Pines		19-Sep-02	PC	Density Denied
Strawberry Pines		18-Dec-03	PC	Density - CONTINUED
Strawberry Pines		15-Feb-04	PC	Density App w/c (Conditional Approval for the ERU's w/c)
Strawberry Pines	Density determination	26-Apr-04	CC	Voted to let this out for written comment for ten days and put it on the agenda for two weeks for approval.
Strawberry Pines	Density determination	10-May-04	CC	Approved
Strawberry Pines	Overall Prelim App	19-May-05	PC	Denied b/c there are too many major issues unresolved at this time
Strawberry Pines	Discussion/Consideration of Possible Changes to Density Determination and Non-Conforming Lots	16-Mar-11	CC	The CC will look at it but it is the PC's responsibility to figure a way that the matter can be done legally and also to meet the Wasatch County ordinances with regard to such a matter.

Strawberry Ranch (Strawberry Highlands)

Strawberry Ranch (Strawberry Highlands)	Amendment to the General Plan	9-Feb-12	PC	Motion that having gone over all of the material that we have in preparation for this including the findings of the Wasatch County Planning Department and also the staff report and the conditions it appears that it meets everything that has to be done at this point and so I would recommend approval of the amendment to the general plan plus the proposed amendments and recommend for approval to the Wasatch County Council for approval. Motion PASSES.
Strawberry Ranch (Strawberry Highlands)	Amendment to the General Plan, and Re-zone	15-Feb-12	CC	Both app w/c of the PC
Strawberry Ranch (Strawberry Highlands)	Rezone of Approximately 400 Acres from A P-160 Zone to the SRZ	13-Sep-12	PC	Motion that we approve the amendment to the zoning map allowing P-160 to be taken into the SRZ zone for the four hundred acres that we are talking about here. Also accepting the findings of the Wasatch County Planning Department and also the conditions and accepting the staff report and recommend approval to the Wasatch County Council. Motion PASSES.
Strawberry Ranch (Strawberry Highlands)	Rezone of Approximately 400 Acres from A P-160 Zone to the SRZ	19-Sep-12	CC	Tabled until the November meeting.
Strawberry Ranch (Strawberry Highlands)	Master Plan, Constraints and Density	11-Oct-12	PC	Discussion only at this time
Strawberry Ranch (Strawberry Highlands)	Rezone of Approximately 400 Acres from A P-160 Zone to the SRZ	7-Nov-12	CC	Tabled until November 14, 2012.
Strawberry Ranch (Strawberry Highlands)	Rezone of Approximately 400 Acres from A P-160 Zone to the SRZ	14-Nov-12	CC	App w/c of the PC
Strawberry Ranch (Strawberry Highlands)	Master Plan, Density Determination and Physical Constraints Analysis App	15-Nov-12	PC	Continued to December 13, 2012
Strawberry Ranch (Strawberry Highlands)	Master Plan, Density Determination and Physical Constraints Analysis App	13-Dec-12	PC	Motion that we accept the findings and conditions and staff report and include the new number set forth by the Wasatch County Planning Commission and recommend the Strawberry Highlands 75.75 percent density increase of their project which would represent 1,232 ERU's. Motion CARRIES.
Strawberry Ranch (Strawberry Highlands)	Master Plan, Density Determination and Physical Constraints Analysis App	19-Dec-12	CC	App w/c of the PC and additional conditions set by the CC.
Strawberry Ranch (Strawberry Highlands)	Prelim App	13-Jun-13	PC	Postponed until July.
Strawberry Ranch (Strawberry Highlands)	Prelim App	18-Jul-13	PC	Discussion only
Strawberry Ranch (Strawberry Highlands)	Prelim App	8-Aug-13	PC	Continued to September 12, 2013 meeting.

Strawberry Ranch (Strawberry Highlands)	Overall Prelim App	12-Dec-13	PC	Continued to January 16, 2014 meeting.
Strawberry Ranch (Strawberry Highlands)	Prelim App	16-Jan-14	PC	The PC moves this on to the CC for preliminary approval and accept the findings and conditions, which are: 1. A development agreement with issues worked out at final and recorded with the phase 1 plat that addressed, timing, type of road improvements and maintenance on FS90 up to the County standard in an agreement with the SSD, fire station location and specifies, exhibits for commercial parcels, public amenities that meet density bonus expectations, open space and agricultural easement that meets open space and agricultural requirement, winter road maintenance requirements and safety enhancements, domestic animal control policies in accordance with DWR recommendations and any applicable comments from State Parks, etc. 2. Consideration of other emergency evacuation options i.e., helipads at key locations, snow coaches, fire shelters, grooming of the Devils Notch road and road to Highway 6 for second accesses. 3. Approval of the Maynes access prior to phase 2 or some other appropriate access that meets the code for cul-de-sac length and number of units on a cul-de-sac. 4. The Planning Commission and County Council should find that the proposed commercial uses are appropriate for the development and will fit in with the surroundings and open space. 16.29.03b,c. A close look at the architecture of the owner storage units should be done. 5. Notes on the plat CC&R's, development agreement and a notice of interest recorded on each lot/unit stating that the main access can be closed at any time, for any length of time and if so only the seasonal second access will be provided. 6. It does not appear that the density bonus allowed for the LEED leadership in energy and environmental design will work. This 6% density bonus should be withdrawn. 7. Studies for slope stability and final soils report at final on any lot with a building envelope over 25% slope. 8. Appropriate access and grades in and out of the RV area should be looked at further at final. 9. Final approval will also require site plan and conditional use approval to include a parking plan showing off street parking that meets the required number of parking stalls for all uses. Additional uses beyond the uses shown will require a conditional use. 10. Submitted with final application there will need to be an affordable housing study in compliance with the newly adopted ordinance 13-20 which will be codified s 16.30 of the County code.
Strawberry Ranch (Strawberry Highlands)	Prelim App	22-Jan-14	CC	Continued for up to 6 months based on further discussion with the developer.
Strawberry Ranch (Strawberry Highlands)	Prelim App	19-Mar-14	CC	App w/c of the PC
Strawberry Ranch (Strawberry Highlands)	Final App of Phase 1A of Strawberry Ranch Resort	11-Jun-15	PC	Matter postponed indefinitely
Strawberry Ranch (Strawberry Highlands)	Conditional Use, Site Plan and Final Plat App of Phase 1A	14-Jan-16	PC	Continued Indefinitely
Strawberry Ranch (Strawberry Highlands)	Conditional Use, Site Plan and Final Plat App of Phase 1A	13-Oct-16	PC	Continued to the November 10, 2016 meeting.
Strawberry Ranch (Strawberry Highlands)	Conditional Use, Site Plan and Final Plat App of Phase 1A	10-Nov-16	PC	Continued to the December 8, 2016 meeting.
Strawberry Ranch (Strawberry Highlands)	Conditional Use, Site Plan and Final Plat App of Phase 1A	8-Dec-16	PC	Motion to approve with conditions as stated and Mr. Berg indicated that he has seen the conditions and is fine with them. Also find that the findings have been satisfied and justified the approval of the conditional use and site plan. So my motion is to approve with conditions for the Strawberry Highlands LLC, conditional site plan and final plat approval for Phase 1A with the existing findings and conditions that have been reviewed plus the addition of the findings that were done there which included the comments from the Bureau of Reclamation and make sure they are not putting salt on the dam, and not pushing snow across it and also need to make sure that obviously the things that we have talked about the conditional items like the water has to be approved and moved up the hill. The one other area Mr. Berg that is up in the air and I never have come across helipad evacuations which sounded like a very clever thing but encourage you to look at some underground fire shelters. Also look at how many times the roads need to be graded and determined by the Forest Service and Special Service District so that the roads can be passable for a two wheel drive vehicle at all times. Also to accept the staff report. Motion CARRIES.
Strawberry Ranch (Strawberry Highlands)	Discussion and Possible App of the Development Agreement	12-Apr-17	CC	Continued to April 19, 2017 to get the necessary exhibits to the Council members and give the Council a chance to review them. Also with regard to Ron Phillips, the General Manager of the JSSD comments about being able to have his concerns addresses in the development agreement as an attachment.
Strawberry Ranch (Strawberry Highlands)	Discussion and Possible App of the Development Agreement	19-Apr-17	CC	App as written w/a couple of adjustments including Ron Phillips the three items that he has there as stated and also refer to and do we have a reference number for the Bureau of Reclamation and Wasatch County Agreement that we have and that need to put in there so that we can refer back to that and list that number there which is 9-070-40-L0847. Also authorize Mike Davis, the Wasatch County Manager, to sign the Development Agreement.

Strawberry Ranch (Strawberry Highlands)	Final Subdivision and Site Plan App - Phase 1B	12-Dec-19	PC	Continued to the January 9, 2020 meeting.
Strawberry Ranch (Strawberry Highlands)	Final Subdivision and Site Plan App - Phase 1B	9-Jan-20	PC	Commissioner Bruce Zollinger made a motion that we approve Item 3, final plat for the Strawberry Ranch Resort Phase 1b with the findings and conditions and the DRC conditions as well. Commissioner Mark Hendricks seconded the motion. The motion carries.
<u>Summit Creek</u>				
Summit Creek	Prelim App	8-Aug-07	CC	Prelim app on 19 lots, coming before the Council to request 26.
<u>Summit Meadows</u>				
Summit Meadows	Prelim App	15-Sep-05	PC	Continued
Summit Meadows	Preliminary App	16-Feb-06	PC	App w/c: 1) Conduct a traffic study to determine the need for the curvature of the road. If the study supports a straight road, the proposed number of lots may be reduced. 2) Provide a letter from the Water Resource Director stating that the required water for the development has been satisfied. 3) Provide a letter of agreement from the adjacent property owner regarding the fencing that affects their property. 4) Provide an agreement concerning the maintenance of the storm basin. 5) Correct property boundary problems prior to final. If correcting the boundary reduces the size of the property, then the number of lots will decrease accordingly.
Summit Meadows	Prelim App	1-Mar-06	CC	Moved to Mar 16, 2006 for public hearing
Summit Meadows	Prelim App	16-Aug-06	CC	Public hearing set for Sept 06, 2006
Summit Meadows	Prelim App	6-Sep-06	CC	App w/c: water shares are transferred to Twin Creeks & the conditions outlined by the PC are met.
Summit Meadows		11-Nov-06	PC	App w/c: Conduct a traffic study to determine the need for the curvature of the road. If the study supports a straight road, the proposed number of lots may be reduced. Provide a letter from the Water Resource Director stating that the required water for the development has been satisfied. Provide a letter of agreement from the adjacent property owner regarding the fencing that affects their property. Provide an agreement concerning the maintenance of the storm basin. Correct property boundary problems prior to final. If correcting the boundary reduces the size of the property, then the number of lots will decrease accordingly. Also the conditions as listed on out report today which are: A maintenance agreement for the storm drain detention pond, water to be transferred to Twin Creeks, all lights must be dark sky compliant, and a development agreement that addresses maintenance of the detention pond.
Summit Meadows	Prelim App for a 10 Lot Residential Subdivision	12-Jun-14	PC	App w/c: 1. A fencing plan/agreement needs to be provided with Peak Alarm before final approval. 2. Street lights in accordance with the current standards? 3. Moderate income housing report with final approval. 4. Memo from Andy Dahmen dated May 30, 2014 and the punch list of September 15, 2010 need to be complied with. 5. Bond for all unfinished improvements prior to the plat being recorded or built prior to the plat being recorded. 6. Warranty bond in amount of ten percent of the engineers cost estimate for the improvements prior to the final plat recording. 7. County will need to inspect all improvements and may require maintenance before accepting the roads and improvements as public. Recommended to the CC for prelim app.
Summit Meadows	Prelim App for a 10 Lot Residential Subdivision	18-Jun-14	CC	App w/c of the PC, and the additional condition that before the plat is recorded they review the retention pond on Lot 5 and make them aware that the current standard does not require a retention pond that size. Also that the lights would have to meet the current Wasatch County Code with regard to the lights and the existing poles are fine.
Summit Meadows	Final Plat App for a 10 Lot Subdivision	11-Dec-14	PC	Continued Indefinitely
Summit Meadows	Final Plat App for a 10 Lot Subdivision	10-Dec-15	PC	Motion that we approve the final plat for Summit Meadows as a 10-lot subdivision on a 13.05 acre parcel. Also adopt the conditions and findings and accept the staff report and with the condition that they change those five lights out to 90 degree lights that shine down on an arc of forty-five degrees on each side of the pole so there is 90 degrees shining down. Motion CARRIES.
<u>Sunset at Soldier Hollow</u>				
Sunset at Soldier Hollow	Approval for local street plan w/Midway city & Wasatch County	13-Jul-06	PC	Approved as consent item w/c: that prelim app needs to comply w/the street plan as adopted by the Wasatch County Council.
Sunset at Soldier Hollow	App for local street plan	19-Jul-06	CC	Public hearing set for Aug 9, 2006 with Midway City invited to attend
Sunset at Soldier Hollow	App for local street plan	9-Aug-06	CC	Approved
Sunset at Soldier Hollow	Prelim App	14-Jun-12	PC	Motion on behalf of Soldier Hollow Sunset Estates to go along with the findings and conditions in which has been recommended by staff and accept the staff report with the addition of an easement agreement being met between the two parties and the road maintenance is another condition and that will be in compliance with the fire chief as far as the accessibility of the fire apparatus and EMS vehicles to get in and would recommend to the Wasatch County Council approval of such a request. Motion PASSES.

Sunset at Soldier Hollow	Final Plat App	12-Jul-12	PC	<p>Motion that we grant approval to the Soldier Hollow Sunset matter for final plat approval for a large scale subdivision. Also, to accept the findings which are:</p> <ol style="list-style-type: none"> 1. The creation of three 5-acre lots on lot 1 complies with all aspects of the RA-1 zoning district. 2. As of the writing of this report, no objections to the proposal have been received by Planning Staff. 3. The County Council recommended that the approved road plan not be required as long as the property develops as three lots. Additional density will require a through road. 4. The conditions of the Planning Commission and County Council were to work out the Easement and maintenance agreement prior to final approval. <p>Also to accept the conditions which are:</p> <ol style="list-style-type: none"> 1. Hydrants as per the Fire Chief's requirements. 2. The County Council determined that the road plan is not necessary with 5-acre lots. If it is determined that the road plan is not necessary a note on the plat stating the following: further subdivision of any of the lots will require a through road as per the adopted road plan approved August 9, 2006. 3. Water needs to be in the name of the owner and SSA #1. 4. Mutual agreement that the easement through lot2 will be limited to 3 lots. 5. Compliance with the County Review engineer with final application. 6. Easement agreement met between the two parties added by PC'. 7. Road maintenance in compliance with the Fire Chief as far as the accessibility of the Fire apparatus and EMS vehicles to get in and out added by PC. <p>Also to accept the staff report as written. Motion PASSES.</p>
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Talisman (Aspens at Jordanelle)

Talisman (Aspens at Jordanelle)	Prelim App Phase 1	8-Jun-06	PC	Continued
Talisman (Aspens at Jordanelle)	Prelim App	13-Jul-06	PC	Preliminary w/c: 1) Modify plat map to conform to the ordinance requirements. 2) Identify segments of the road system that are public and private. 3) Correct any errors or oversights on the plat that do not conform to County Policies and requirements. 4) Provide photo simulation or other means to determine if the proposed building lots will conform to the ridge line standards. 5) Work with the fire chief to identify a workable fire station site on development. 6) Apply to UDOT for the necessary permits concerning the proposed access to the development from sr-32. 7) Implement recommendations by Utah Geologic Survey.
Talisman (Aspens at Jordanelle)	Prelim App	19-Jul-06	CC	Public hearing set for Aug 9, 2006
Talisman (Aspens at Jordanelle)	Prelim App	2-Aug-06	CC	Public Hearing set for Aug 9, 2007
Talisman (Aspens at Jordanelle)	Prelim App Phase 1	9-Aug-06	CC	App w/c: tie down garbage collection pint, trail system, and fire station location. Wasatch County Public Works needs to look at the road issue. Come back to CC for final approval.
Talisman (Aspens at Jordanelle)	Prelim App	9-Aug-06	CC	App w/c: Conditions listed by the PC are met, tie down a garbage collection location, trail system in place, fire station location established, and Public Works looks at the road conditions.
Talisman (Aspens at Jordanelle)	CUP to construct 18-hole golf course	10-Aug-06	PC	App w/c: 1) Comply with the recommendations made by the Wasatch County Review Engineer. 2) The golf Villas, golf clubhouse and parking layout require separate approval. Coordinate the planning of the holes 7,12,13,14,15&16 with the adjacent property owner. 3) Follow the recommendations made by the Environmental Review Engineer. 4) Work with the Wasatch County Trail Planner on Master Planning the trail system for this project. 5) The applicant needs to work with the two adjoining property owners that spoke here tonight (Myler and Hirst) and work with them on trying to obtain access or see if there was even a prior prescriptive easement that actually even joined these properties.
Talisman (Aspens at Jordanelle)	Final App Phase 1	12-Oct-06	PC	Continued until November 2006 mtg
Talisman (Aspens at Jordanelle)	Final App Phase 1	9-Nov-06	PC	App w/c: 1) Work with GIS to provide addresses for each lot. 2) Identify segments of the road system that are public and private. 3) Provide lot area calculation for each lot. 4) Work with the Fire Chief to identify a workable fire station site on the development. 5) Apply to UDOT for the necessary permits concerning the proposed access to the development from SR-32. 6) Implement recommendations by Utah Geologic Survey. 7) Identify 20 percent open space as part of this phase. 8) Satisfy the requirement imposed by the review engineer. 9) Ann Baum be taken there by the property owner and shown the survey stakes adjoining that she has in question.
Talisman (Aspens at Jordanelle)	Final App	6-Dec-06	CC	Approved
Talisman (Aspens at Jordanelle)	Phase 2	12-Apr-07	PC	Item was continued

Talisman (Aspens at Jordanelle)	CUP for Golf Clubhouse	17-May-07	PC	App w/c: Require all exterior façade for the building to be consistent with architectural design standard for the Talisman Development. Materials for the structure will include timber and stone and satisfy all recommendations made by the Review Engineer.
Talisman (Aspens at Jordanelle)	Prelim App Phase 2	17-May-07	PC	App w/c: Address all issues identified by the Planning Staff as part of this staff report. Satisfy all recommendations made by the Review Engineer. Follow recommendations by the Trail Planner on the proposed trail system. Finalize the proposed fire station location on SR-32 with the Wasatch County fire Chief. Finalize with UDOT the necessary permits concerning the proposed access to the development from SR-32.
Talisman (Aspens at Jordanelle)	Master Plan Amendment	17-May-07	PC	App w/c: The proposed land uses are essentially similar in scope and scale with the original plan. There are several issues identified that could be addressed during the preliminary plan reviews. That any unresolved issues pertaining to this request could be sufficiently addressed by placing appropriate conditions. The adjusted ERU's shall be recommended by the Wasatch County Planning Commission to the Wasatch County Council. Also the three proposed conditions which are: Coordinate with adjacent properties concerning future road access. Address potential water problems associated with future construction during preliminary subdivision or development review to address ground water and wetlands and follow recommendations by the Trail Planner on the proposed trail system. And a fourth condition saying that the open space litigation fee, if applicable, will apply to this approval.
Talisman (Aspens at Jordanelle)	Prelim App Phase 3	12-Jul-07	PC	App w/c: Correct signature block information to conform to County Ordinance requirements. Finalize the paper work for the transfer of fire station to Wasatch County. Show 5,000 square feet minimum building envelope on each proposed lot. Provide 10 foot public utility easement along lot lines. Modify lot number seven to conform to the flag lot requirement, or adjust the lot width. Provide necessary corrections suggested by the Review Engineer. Show a trail system that allows for connectivity of public trails with other properties in the vicinity and supported by the Trail Planner.
Talisman (Aspens at Jordanelle)	Master Plan Amendment	11-Jul-07	CC	Public hearing set for August 8, 2007
Talisman (Aspens at Jordanelle)	Phase 2	11-Jul-07	CC	Public hearing set for August 8, 2007
Talisman (Aspens at Jordanelle)	Prelim App Phase 2	8-Aug-07	CC	Approved
Talisman (Aspens at Jordanelle)	Master Plan Amendment Phase 2	8-Aug-07	CC	App w/c by Planning Commission; Councilman indicated concern about the public road, he would like it to be defined as a private road.
Talisman (Aspens at Jordanelle)	Master Plan Amendment	8-Aug-07	CC	Approved, recommended the issue of access be worked out. Recommended that the trail system plan needed to be in place as soon as possible. Requested that Trish appear before the Council with an update.
Talisman (Aspens at Jordanelle)	Prelim App Phase 3	15-Aug-07	CC	App w/c: 1) Regular survey plan, the Planning Commission has not received the survey yet. 2) They will keep the name of Longview drive. 3) They are requesting an adjustment on the road standard of sixty feet. 4) They are willing to conform to ridgeline concerns.
Talisman (Aspens at Jordanelle)	Prelim App for Large Scale Subdivision Phase 3	5-Sep-07	CC	App w/c previously proposed by the Planning Commission on August 8th meeting
Talisman (Aspens at Jordanelle)	Revised Prelim App Phase 2	13-Sep-07	PC	Continued
Talisman (Aspens at Jordanelle)	Revised Prelim App Phase 2	20-Sep-07	PC	App w/c: that they get an agreement with UDOT before plat recordation and the fire station needs to be taken care of and also a letter from UGS.
Talisman (Aspens at Jordanelle)	Plat Amendment Phase 1	25-Oct-07	PC	Approved
Talisman (Aspens at Jordanelle)	Plat Amendment Phase 1	7-Nov-07	CC	Tabled until November 28, 2007.
Talisman (Aspens at Jordanelle)	Plat Amendment Phase 1	28-Nov-07	CC	Continued to December 5, 2007
Talisman (Aspens at Jordanelle)	Plat Amendment Phase 1	5-Dec-07	CC	Approved

The Pointe

The Pointe	Master Plan, Physical Constraint Analysis and Density Determination	8-Aug-17	JSPA	Motion to approve the master plan as shown and allow the town home units on the neighborhood commercial RVMD Parcel and that we require variety if permissible or require if permissible otherwise recommend and include all the conditions and findings as stated. Recommend approval with all the conditions stated by staff in addition with the recommendation/requirement and allow leaving town homes on the RVMD as shown and accept the staff report. Also add that Doug Smith, the Wasatch County Planning Director, to look into the neighborhood boundary change to see if something could be done. Motion CARRIES.
The Pointe	Master Plan, Physical Constraint Analysis and Density Determination	16-Aug-17	CC	Tabled indefinitely until we get some of the answers to the conditions and some of the questions that have been brought up here in the meeting tonight and send it back to the applicant to resolve some of those issues before any entitlement is given on a master plan app.
The Pointe	Master Plan, Physical Constraint Analysis and Density Determination	6-Sep-17	CC	App w/c of the PC and app the Master Plan with adding the other two options on Condition No. 17 with regard to the affordable housing.
The Pointe	Amendment to the ERU number	17-Jul-19	CC	Councilman Steve Farrell made a motion that we approve the amendment to change the number of ERU's to 152 ERU's for 160 town homes as presented in the staff report with all of the conditions and findings of the Wasatch County Planning Commission and the Wasatch County Planning staff as was in the original motion. Councilman Kendall Crittenden seconded the motion and the motion carries.

The Pointe	Overall Prelim App	3-Mar-20	JSPA	Commissioner Ray Whitchurch made a motion that we continue this item indefinitely until such time as the applicant wants to come back and would encourage dialogue between the Planning Staff and the developer. Chair Bill Redkey seconded the motion. The motion carries.
The Pointe	Overall Prelim App	30-Jul-20	JSPA	Commissioner Mark Hendricks made a motion that we recommend approval of the matter in light of the findings and subject to the conditions and adding Condition No. 10, paving asphalt from the end of the trail to the clubhouse on the eastern side and Condition No. 11 Consideration of reducing the asphalt in the road cross-sections from thirty feet to twenty-six feet and recommend to the Wasatch County Council for approval. Chair Bill Redkey seconded the motion. The motion carries.
The Pointe	Overall Prelim App	6-Aug-20	CC	Councilman Kendall Crittenden made a motion that we table this matter and form a Committee of Councilman Spencer Park, Councilman Kendall Crittenden, Councilman Jeff Wade, Doug Smith, the Planning Staff, Mike Davis, the applicant, his engineer, and see what can be worked out or mitigated on the issues that have been discussed and bring the matter back on the Council agenda for August 19, 2020 agenda. Councilman Spencer Park seconded the motion and the motion carries.
<u>The Ridges (Sleeping Indian Ranch)</u>				
The Ridges (Sleeping Indian Ranch)	Prelim App	14-Jun-07	PC	App w/c: Detail of street lights that comply with the ordinance and the lights need to be non-glare sky compliant. Determination between developer and Planning Commission on time line for construction of park and at what point the funding will be required for the park. Affordable Housing Letter from the Housing Authority. Determination on the Density bonus. Parks and Recreation Department approve the park plan before the plan is presented to the Wasatch County Council. Dedication of the park in phase one to Wasatch County and being completed in phase two. And the sidewalk being completed in the Mountain Zone.
The Ridges (Sleeping Indian Ranch)	Prelim App	20-Jun-07	CC	Public Hearing set for July 18, 2007
The Ridges (Sleeping Indian Ranch)	Prelim App	18-Jul-07	CC	Continued to August 8, 2007 when the developers could again appear before the Council with the necessary water in escrow and ask for preliminary app.
The Ridges (Sleeping Indian Ranch)	Final App Phase 1	13-Dec-07	PC	Continued
The Ridges (Sleeping Indian Ranch)	Final App Phase 1	10-Jan-08	PC	Continue this item and also that we adopt the Staff Report as part of the record for this proceeding.
The Ridges (Sleeping Indian Ranch)	Final App Phase 1	14-Feb-08	PC	Motion to grant final approval with the findings/conditions as established in the Staff Report. Additionally, the conditions of approval shall be forwarded to the County Council in order to provide disclosure and awareness of the Planning Commission motion.
The Ridges (Sleeping Indian Ranch)	Requesting a 1 Year Extension to the Final Plat App of Phase 1	12-Feb-09	PC	Approved matter as a consent item and that we approve the one-year extension of final approval for phase 1 of the Sleeping Indian development. We base this upon the reasons listed in the letter provided by the applicant.
The Ridges (Sleeping Indian Ranch)	Revised Master Plan, Physical Constraints Analysis and Density Determination for a 70 Lot, Planned Performance Development	8-Oct-15	PC	Motion that we recommend this matter to the Wasatch County Council for the approval of the Master Plan, Physical Constraints Analysis and Density Determination for Item 11 the Ridges, formerly known as Sleeping Indian, with the conditions as proposed and the findings and accept the staff report. Motion CARRIES.
The Ridges (Sleeping Indian Ranch)	Revised Master Plan, Physical Constraints Analysis and Density Determination for a 70 Lot, Planned Performance Development	21-Oct-15	CC	Continued matter until the applicant would like the matter to be heard.
<u>Timpooneke View Subdivision</u>				
Timpooneke View Subdivision	Prelim App for a 16 Lot Large Scale Subdivision	14-Apr-16	PC	Continued Indefinitely
<u>Triple Crown</u>				
Triple Crown	Overall Prelim App	21-Jul-05	PC	Continued until July 28, 2005
Triple Crown	Overall Prelim App	28-Jul-05	PC	Continued until matter is ready to be put back on agenda and be heard.
Triple Crown	Prelim App	17-Nov-05	PC	Continued
Triple Crown	Prelim App	15-Dec-05	PC	App w/c: 1) At this time the two accesses for their property come out on Mill Road with the 600 South sidewalk and curb and asphalt put in. 2) The escrow account discussed regarding the remainder of 600 South be secured with a bond. 3) That option 3 (two entrances on approximately 400 south) be a condition. 4) If the developer is able to acquire the property to finish 600 South, one of those accesses will be eliminated. 5) Final drawings on the trails must be approved by Trish Murphy before County Council approval. 6) There will must be a development agreement recorded with the subdivision plat. The agreement should include timing of construction, agreement on escrow funds, and agreement on curb, gutter and sidewalks and fencing agreement. 7) Affordable housing must be worked out with Jennifer Kohler before final approval is granted.

Triple Crown	Prelim App	1-Feb-06	CC	Deferred at this time until issues with 6th south could be addressed
Triple Crown	Prelim App	5-Apr-06	CC	Public hearing set for April 19, 2006 6:00 PM.
Triple Crown	Prelim App	19-Apr-06	CC	Continued
Triple Crown	Prelim App	3-May-06	CC	App w/c: Before final approval must come back for review and update to continue work on completion of 6th South Roadway. Also w/c proposed by the PC.
Triple Crown	Final Approval	13-Jul-06	PC	App w/c: the escrow money has to be set up as has been discussed. Lots 7 through 12 will not be platted until the letter of map revision is approved by FEMA. The plat can't be recorded or an excavation permit issued, until they get the agreement with Mr. Anderson for the first part of the road that is signed by all parties involved. Curb and gutter on both sides of 6th South from Mill Road to the project must be installed. A fencing agreement with the surrounding neighbors and an agreement with the irrigation company pertaining to the delivery of secondary water must be secured before the developer can proceed. Commissioner Ernie Giles seconded the motion.
Triple Crown	Discussion/Possible Decision, Settlement Offer	4-Sep-13	CC	Continued to September 11, 2013 meeting.
Triple Crown	Discussion/Possible Decision, Settlement Offer	11-Sep-13	CC	Motion that we agree to and accept the settlement agreement in the amount of six hundred sixty-one thousand two hundred and twenty-nine dollars and fourteen cents and that be done concurrent with the FDIC agreement on the Triple Crown Subdivision with Mr. Dean Wallace. Also in this agreement Wasatch County is abating ninety-seven thousand nine hundred and ninety-three dollars and forty cents of interest that is due over the last six years and eleven thousand one hundred and forty-four dollars and ninety-one cents penalties which Wasatch County is willing to abate and this settlement is in the best interest of Wasatch County and the taxpayers.
Triple Crown	Plat Amendment to Plat A, to remove the note on lot 26 that does not allow the building of a structure with a basement on the lot	9-Jun-16	PC	No action, there are a few issues that need to be worked out.
<u>Tuhaye - Leroy Farrel</u>				
Tuhaye	This resort will be completed in five phases which when finished will consist of 360 single family recreational homes, 244 Townhouse/condo units, 160-200 timeshare hotel units, 1200 square feet maintenance building, 10,000 square feet of commercial space (restaurant and convenience market) and 35,000 square feet golf club house with one 18-hole golf course and one 9-hole executive course.	0-Jan-00		
Tuhaye		18-Jan-01	PC	Preliminary - Preliminary approval based on the conditions set by the Planning Office and that they work out most of these matters with the adjacent property owners before it goes to the County Commission for preliminary approval.
Tuhaye		12-Feb-01	CC	Preliminary
Tuhaye	Vacation of an existing county road that traverses the Tuhaye Ranch property (formerly Indian Hollow Property).	15-Feb-01	PC	Abandon the County road inside the Tuhaye property and that a team, which will be meeting tomorrow, be allowed to negotiate which access, (whether inside or outside the project) will be used for the neighboring property owners. If this issue cannot be negotiated, it will not be taken to the County Commission on February 26th and will come back to the Planning Commission to be reconsidered. It was also moved that a written agreement must be made with the Tuft-Taylor group.
Tuhaye		26-Mar-01	CC	Street Vacation
Tuhaye	Final approval of Phase 1 and Phase 2 of the Golf Course Resort. (It was made clear that on the agenda is stated that we were to address phase 1 & 2, but are only addressing phase 1. Phase 2 will be at a later time.)	20-Jun-01	PC	Approval of Phase 1 of the Tuhaye project which includes 104 single and golf course, with the conditions that were listed in the staff report, including access to Hwy. 248, looped road (which is the emergency access to the south) and the conditions with the analysis. The applicant will conform to the affordable housing plan of Wasatch County.
Tuhaye	Application for CUP - relocate power lines	30-Sep-02		

Tuhaye		28-Oct-02	CC	Phase I - FINAL-104 units, golf course & road access
Tuhaye	CONDITIONAL USE PERMIT TO RELOCATE THE EXISTING POWER LINES	21-Nov-02	PC	CUP- Approve this request for power line above ground and that the power line easements be worked out with the adjoining property owners.
Tuhaye		17-Jun-04	PC	Amend Phase I - Approved w/c (cul-de-sac & name)
Tuhaye		7-Jul-04	CC	Amend Phase I - Approved
Tuhaye	Revised plans for Phase 1	17-Mar-05	PC	App revised plans to phase 1 to divide into Phase 1A & 1B
Tuhaye	Revised final approval for a portion of Tuhaye Phase 0	17-Mar-05	PC	App w/c: that the trail planner is provided with all necessary info for trails review
Tuhaye	Revised final approval for a portion of Tuhaye Phase 1	6-Apr-05	CC	Public Hearing set for April, 20 2005
Tuhaye	Revised Final App for Phase 2	21-Apr-05	PC	App w/c: put in the recommended island modifications as proposed by the Fire Marshall and recommend and move it onto the CC for approval.
Tuhaye	Revised final approval for a portion of Tuhaye phase	20-Apr-05	CC	App w/c placed by the PC
Tuhaye	Revised final approval for a portion of Tuhaye phase 3	18-May-05	CC	Approved
Tuhaye	Final App Phase 3 North	16-Jun-05	PC	Approved
Tuhaye	Final App Ridgeway Drive Phase A	16-Jun-05	PC	App w/c: that the fire access road be maintained until Ridgeway is completed and not a dead end.
Tuhaye	Final App Phase 16 South A	16-Jun-05	PC	Continued
Tuhaye	Prelim App Phase 16 South B	16-Jun-05	PC	Approved
Tuhaye	Recommendation or proposed alteration of golf course boundaries to allow possible adjustments & platting of future subdivision lots prior to final action by the land use authority	16-Jun-05	PC	Approved
Tuhaye	Prelim App Phase 16 South B	20-Jul-05	CC	Approved
Tuhaye	Prelim App Phase 16 South B	20-Jul-05	CC	Approved
Tuhaye	Final App Phase B	21-Jul-05	PC	App w/c: 1) Comply with any outside engineering items. 2) Receive a letter on affordable housing from the Housing Authority. 3) Comply with building setbacks of 20' minimum between structure and right-of-way.
Tuhaye	Final App Ridgeway Drive Phase B	21-Jul-05	PC	Continued until July 28, 2005
Tuhaye	Final App Phase 13 North	21-Jul-05	PC	Continued until July 28, 2005
Tuhaye	Final App Phase 16 South	21-Jul-05	PC	Continued until July 28, 2005
Tuhaye	Final App Ridgeway Phase B	28-Jul-05	PC	App w/c: of the staff report which are all recorded documents associated w/ Phase 1 & other phase will apply to this phase and future phases, proper address will be assigned prior to recording plat, identify the irrigated areas for each lot on the plat & show proper allotment, work with review engineer to address concerns, and all road w/in are private.
Tuhaye	Final App Phase 16 South	28-Jul-05	PC	App w/c: Correct the lot frontage deficient, addressing for each lot need to be completed prior to public hearing, identify the irrigated areas for each lot on the plant and show the proper water allotment, all street be maintained by the HOA.
Tuhaye	Site Plan & CUP for Tuhaye Park	28-Jul-05	PC	App w/c: the engineering be worked out with Greg Poole prior to issuing a building permit on the sire and the shared parking has been addressed and is acceptable.
Tuhaye	Final App Phase 13 North	28-Jul-05	PC	App w/c: work out the engineering issues on the golf cart path with Greg Poole.
Tuhaye	Final App Phase 16 South A	18-Aug-05	PC	Matter taken off the calendar
Tuhaye	Final App Phase 7 North	16-Feb-06	PC	App w/ staff recommendations
Tuhaye	Final App Phase 8 South	17-Feb-06	PC	App w/ staff recommendations
Tuhaye	Final App Phase 9 South	18-Feb-06	PC	App w/ staff recommendations

Tuhaye	Final App for the Twin Peaks Phase	11-May-06	PC	(**Beginning of note has been cut off 10/19/18 SB) 2) This proposed subdivision generally conforms to the Wasatch County development standards. 3) The development density is less than the density approved during the preliminary development approval. 4) Provides the address for each lot in the subdivision.
Tuhaye	Prelim App Taylor Tuft North Phase	12-Oct-06	PC	Continued until November 2006
Tuhaye	Prelim App Taylor Tuft North Phase	11-Nov-06	PC	Item was continued
Tuhaye	Revision to Twin Peaks Final Subdivision	11-Jan-07	PC	Continued until next month
Tuhaye	Revision to Twin Peaks Final Subdivision	2-Feb-07	PC	Approved as a consent item
Tuhaye	Final App Silent Creek Phase	8-Mar-07	PC	App as consent item w/c: Implement the review engineer's recommendations. Obtain an approval from the Corps of Engineers for any impacted wetland. Meet with the Weed Board for approval of a week control plan.
Tuhaye	Final App Moon Dance Phase	14-Jun-07	PC	App as consent item
Tuhaye	Amendment to Ridgeway Drive Phase B	20-Jun-07	CC	Public hearing set for July 18, 2007
Tuhaye	Prelim App Taylor Tuft North Phase	12-Jul-07	PC	App w/c: Provide a Record of Survey Plat showing the property ownership. Identify the frontage road as Longview Drive to be consistent with the name that exists in the Hideout Development. The trail planner to provide a written approval of the trail head location and connecting public roads to the Summit County public trail system. Implement recommendations by the UGS on the geologic issues. Resolve the road standard and sidewalk requirement related to this development. Address potential ridge line issues during building permit review and recommend this to the Wasatch County Council.
Tuhaye	Amend Ridgeway Drive Phase B	18-Jul-07	CC	Approved
Tuhaye	Prelim App for North Phase	15-Aug-07	CC	App w/c: All lots must access local road, not collector road. They are in compliance with this condition. 2) Must have a no-build access along the collector road. 3) Determination on the issue of cul-de-sacs.
Tuhaye	Prelim App	5-Sep-07	CC	App w/c previously presented by the Planning Commission
Tuhaye	Final App Whispering Hawk Phase	13-Sep-07	PC	Continued
Tuhaye	Final App Moon Dance Phase	13-Sep-07	PC	App as consent item
Tuhaye	Final App Whispering Hawk Phase	11-Oct-07	PC	App w/c: Work with the GIS Department to assure a proper address for each lot in the subdivision. Address all concerns raised by the review engineer. Follow the recommendations made by Desert Rose Environmental in the August 19, 2007 letter to protect the water quality in the Jordanelle Basin. Identify irrigated area for each lot on the plat and show the required water allotment. Draw the Final Subdivision Plat on a scale of 1"=100' as required by ordinance.
Tuhaye	Final App	13-Dec-07	PC	Accept this item as a consent item with the possible findings which are: There are issues identified in this report that can be addressed by placing conditions. The overall density for the properties appears to be less than proposed by the master plan for the area. This final plan generally conforms with the Wasatch County Development Standard. The following conditions are: 1. Implement recommendations by the UGS on the geologic issues. 2. Address potential ridge line issues during building permit review. 3. Provide documentation that the affordable housing requirement has been met. 4. Resolve issues raised by the review engineer.
Tuhaye	Discussion and App Proposed Phasing of Whispering Hawk	16-Jan-08	CC	Approved
Tuhaye	Plat and Site Plan Amendment for Phase 1	11-Sep-08	PC	App w/recommended conditions
Tuhaye	Plat and Site Plan Amendment for Phase 1	17-Sep-08	CC	App w/c mentioned in staff report and also rather than using the building permit using the plat as the trigger mechanism.
Tuhaye	Secondary Access for Moon Dance	4-Mar-09	CC	Motion that take what has been talked about and get with Mike Davis and Ernie is covered either way but Ernie Giles can be involved and come up with the standards on how this is going to be built and someday to enforce it or let it happen on your project without jeopardizing our code and then bring the matter before the CC again. Motion APPROVED.
Tuhaye	Request Revised Final App for Moon Dance Phase	12-Mar-09	PC	Matter pulled from the calendar
Tuhaye	Final App for Whispering Hawk	11-Jun-09	PC	Approved

Tuhaye	Conditional Use App for Two Tennis Courts	11-Feb-10	PC	Accept this matter as a consent item with the conditions: (1) The parking area is required to be hard surfaced. A revised plan will need to be submitted that notes the hard surface and number of parking stalls. (2) Any portion of the existing parking area that is not hard surfaced as parking will need to be reclaimed with landscaping and shown on a revised plan. (3) There should be a minimum of 4 stalls and also to accept the staff's report.
Tuhaye	Revised Prelim App and Plat Amendment for Moon Dance Phase 1	13-May-10	PC	Matter continued until June meeting.
Tuhaye	Revised Prelim App and Plat Amendment for Moon Dance Phase 1	10-Jun-10	PC	Recommend approval of the revised preliminary and plat amendment for Tuhaye Moon Dance Phase 1 and to accept the staff report and also the conditions as has been mentioned.
Tuhaye	Revised Prelim App and Plat Amendment for Moon Dance Phase 1	16-Jun-10	CC	App w/c of the PC
Tuhaye	Plat Vacation of the Twin Peaks Plat, Lot Numbers TP-1 Through TP-35	10-May-12	PC	Approve the plat vacation of Tuhaye Twin Peaks plat lot numbers TP-1 through TP-35 and accept the findings of the Wasatch County Planning Staff and in so doing deny the continuance of this matter to another meeting. In light of the fact of how this has been laid out that we approve this item number six and continue onto item number seven and the vacation will only take effect if the plats go forward and receive final plat approval and are recorded.
Tuhaye	Final Plat App for Twin Peaks Phases A, B and C	10-May-12	PC	Approve the final plats with the conditions and findings from the Wasatch County Planning Staff with the seventh item from the previous item which is item number 6 be a condition as well on that approval and everything will be contingent to that being recorded.
Tuhaye	Plat Vacation of the Twin Peaks Plat, Lot Numbers TP-1 Through TP-35	16-May-12	CC	App w/c of the PC, and add a condition that we make sure that all the necessary bonds are still in place and that the weed control issue is dealt with on the disturbed roads and the weed plan is signed off on by the Planning Dept and all past agreements are still in place.
Tuhaye	Site Plan and Conditional Use App for a 6.03 Acre Portion of Tuhaye Park Which Includes a 14,000 sq ft Golf Course Clubhouse and Associated Parking	14-Jun-12	PC	Motion to grant the site plan approval with the conditional use with the four possible conditions and also the findings and accept the staff report. Motion APPROVED.
Tuhaye	Master Plan Amendment to the Existing Master plan	14-Dec-17	PC	Motion that we approve Item No. 2, Tuhaye REDUS Park City, L.L.C., Master Plan Amendment with all the Findings and Conditions and recommend to the Wasatch County Council for approval and also accept the staff report. Motion CARRIES.
Tuhaye	Master Plan Amendment to the Existing Master plan	20-Dec-17	CC	App w/c of the PC
Tuhaye	Conditional Use and Site Plan App for a Kids Pool at the Existing Spa/Pool Facility	26-Jul-18	PC	App w/c of the PC
Tuhaye	Prelim App for Tuhaye Lone Peak which is a Large Scale Development Consisting of 31 Lots	26-Jul-18	PC	Motion that we approve Item No. 5 the request for a preliminary approval of 31 lots subject to the findings and conditions as outlined in our documentation and recommend to the Wasatch County Council for approval. Also to accept the staff report. Motion CARRIES.
Tuhaye	Prelim App for Tuhaye Lone Peak which is a Large Scale Development Consisting of 31 Lots	15-Aug-18	CC	App w/c of the PC
Tuhaye	Prelim Subdivision App for Morningstar Subdivision	11-Oct-18	PC	App w/c of the PC, recommended to the CC
Tuhaye	Prelim Subdivision App for Morningstar Subdivision	17-Oct-18	CC	App w/c and findings of the PC
Tuhaye	Final Subdivision App for Morningstar Subdivision	13-Dec-18	PC	App w/c of the PC
Tuhaye	Final Subdivision App for Lone Peak	13-Dec-18	PC	App w/c and findings of the PC
Tuhaye	Plat Amendment to Third Amended Tuhaye Phase 1 Subdivision	11-Apr-19	PC	App w/c and findings of the PC
Tuhaye	Plat Amendment to Third Amended Tuhaye Phase 1 Subdivision	17-Apr-19	CC	Approved as long as the access easement for the trail was continued between the two new lots which would be lot 38 and lot 39.
Tuhaye	Plat Amendment to the Tuhaye 16 South Subdivision to combine lots 16S-13 and 16S-14	14-May-20	PC	Commissioner Mark Henricks made a motion that we approve Item No. 2 in light of the findings and subject to the conditions as outlined in the staff report. Commissioner Derek Amidon seconded the motion. The motion carries.

Ucanogos View

Ucanogos View	Prelim App	13-Jul-06	PC	Approval w/c: 1) An access gravel road will be constructed in the access easement to the detention pond for the purpose of maintenance. This road shall either be built or bonded and addressed in the development agreement. 2) A development agreement shall be recorded with the subdivision plat to address concerns pertaining to the storm drain detention pond maintenance, fencing, and lighting. 3) That the subdivision plat shall establish language to ensure that conflicts with future development of 1400 South are minimized. 4) The temporary cul-de-sac may provide an inadvertent message to future property owners as to the eventual status. This is based on the fact that 1400 South is a stubbed road and may quite possibly be extended in the future and that a fencing letter with adjoining owners so that can be coordinated with what they want and a building envelop to lot number nine. Also that the applicants engineer can talk to the Wasatch County's review engineer about the size of the detention basin to see if a solution can be worked out.
Ucanogos View	Prelim App	19-Jul-06	CC	Public Hearing set for Aug 2, 2006
Ucanogos View	Prelim App	2-Aug-06	CC	Water retention issues
Ucanogos View	Prelim App	9-Aug-06	CC	App w/c: the fencing to be coordinated with adjacent property owners. If study is done on the drainage area the Wasatch County Council will look at the study and the applicant will also have the option to look at the study.
Ucanogos View	Final Approval	14-Sep-06	PC	App as a consent item
Ucanogos View	Plat Amendment and Final App	12-Sep-13	PC	Continued to October 17, 2013 meeting.
Ucanogos View	Plat Amendment	16-Jan-14	PC	App w/c: 1. This proposal is an amendment to the existing plat which is considered non-conforming due to the newly adopted street cross sections along 1200 South. There should be consideration by the Planning Commission for requiring the new street cross section improvements; walk, swale and asphalt along 1200 South for lot 1. 2. A fencing plan is required or a letter from the neighboring property owner stating that a fence is not necessary (16.27,11,8). 3. Provide the following notes on the plat: grading away from the foundations on all lots at a minimum of a five percent grade, 1300 South or whatever the address assigned by the IT department will be a through road, setback/no build information and no access notes onto 1200 south for lot 13, 20 County access for the detention pond. 4. The street should not be cut for new or abandoned sewer and water laterals. Unused laterals should be capped in the park strip not in the street unless approved by Public Works and Twin Creeks. 5. Verification on the drawings showing that there is a 37.5 half width from the center of the road (1200 South). 6. Dedicate the west half of 2720 East which is currently an easement entry #300268.
Ucanogos View	Final App	16-Jan-14	PC	App
Ucanogos View	Plat Amendment	22-Jan-14	CC	Continued to February 5, 2014.
Ucanogos View	Plat Amendment	5-Feb-14	CC	Motion to go ahead and approve this matter based on the fact that the shares of water are turned in and to accept the conditions and the possible findings and also to accept the staff report and also to put in the requirements of the conditions of the water which are listed below and also to include in addition to that the water was turned in and we verify that those certificates have been turned in. 1) Transfer 4 acre-feet (0.44 Primary Lake Creek Share) to Twin Creeks SSD for culinary water requirements. 2) Extend Culinary Water Line to project under Twin Creeks SSD Construction Standard. 3) Transfer 14.31 acre-feet (1.59 shares of Lake Creek Primary Irrigation Company Stock) to Twin Creeks SSD for secondary Irrigation. 4. Developer must install the secondary irrigation system to the individual lots from the main line under the construction standards as outlined in the Twin Creeks SSD and Lake Creek Irrigation Company Construction standard. 5) The development does not have adequate Lake Creek Primary Shares for the proposed project at the present time. It is required that the developer have the adequate amount of water under ownership and escrowed to the appropriate entity prior to seeking preliminary approval from the CC. And an addition. 70 Share of Lake Creek Primary is required. The Possible findings are: 1) The proposed lots meet the minimum requirements for the RA-1 zoning district. 2) All lots are a minimum of 1-acre. 3) Street, lights, curb, gutter, sidewalk and all laterals are installed except for the new stub street. 4) 1300 South being completed to the west complies with the street plan and code requirements. 5) The existing subdivision plat is non-conforming due to the adoption of new street standards. The recommended conditions are: 1) This proposal is an amendment to the existing plat which is considered non-conforming due to the newly adopted street cross sections along 1200 South. There should be consideration by the PC and CC for requiring the new street cross section improvements, walk, swale and asphalt along 1200 South for lot 1. 2) A fencing plan is required or a letter from the neighboring property owner stating that a fence is not necessary (16.27.11.8). 3) Provide the following notes on the plat grading away from the foundations on all lots at a minimum of a five percent grade, 1300 South or whatever the address assigned by the IT department will be a through road, setback/no build information and no access notes onto 1200 South for lot 13, 20' County access for the detention pond. Motion CARRIES.
Ucanogos View	Plat Amendment	11-Mar-14	CC	(**No motion or minutes were seen 11/7/18 SB)

Ucanogos View	Final Plat App and Plat Amendment	14-Aug-14	PC	Motion that we approve the final plat amendment to Ucanogos View with the following conditions other than the ones that the planning department has come up with. That we change Lot No. 9 to decrease the amount of land in the holding ponds. Also that we recommend denial of the current application and our recommendation is that the Wasatch County Council accepts the plat approved in January with the changes to the detention pond and Lot No. 9. Also would recommend this matter to the Wasatch County Council for approval. Motion CARRIES.
Ucanogos View	Final Plat App and Plat Amendment	20-Aug-14	CC	Motion that go ahead and approve the subdivision as it was app in January. That deny the plat amendment as proposed and approve the subdivision as was presented and app in January with the exception of amending the detention basin size on lot 9 and allowing for an escrow account to be set up for the stub street that goes 1300 South and establish an escrow account to be outlined in the development agreement and the terms of that escrow account should be in the development agreement and accept the findings and conditions of the staff report. Also the matter of the sidewalk be left up to Mike Davis, the Wasatch County Manager, and the Wasatch County Engineer on the location and timing of the sidewalk on 1200 South and to establish an escrow account to cover that. Motion CARRIES.
Ucanogos View	Plat Vacation of Lot 9	14-Apr-16	PC	Continued Indefinitely
Ucanogos View	Plat Vacation of Lot 9	14-Jul-16	PC	App w/c of the PC and recommended to the CC.
Ucanogos View	Plat Vacation of Lots 1-A, 1-B and 2-A from the Parker Subdivision and add it to the proposed Ucanogos 2-5 subdivision	14-Jul-16	PC	Approved the request to vacate lots 1A, 1B, and 2A from the Parker Subdivision with the assumption that they will be added to the Ucanogos 2-5 Subdivision and the vacation will be dependent on meeting the conditions of the Planning Staff, as well as the findings of the Planning Staff as well as completing the signatures on the development agreement and forward the matter onto the Wasatch County Council and also accept the staff report.
Ucanogos View	Prelim App of a Large Scale Subdivision known as Ucanogos 2-5	14-Jul-16	PC	Approved the Ucanogos Subdivision Phases 2 through 5 as requested by Reed Robinson, Josh Spears, Shane Clegg and John Barnes on the current 2 through 5 lots be combined in Ucanogos making a total of 25.794 acres which will allow for 19 lots. Included in the motion would be the 16 conditions as indicated by the Wasatch County Planning Staff and include the findings as listed in the staff report and would recommend approval to the Wasatch County Council and also accept the staff report.
Ucanogos View	Plat Vacation of Lot 9	20-Jul-16	CC	App w/c of the PC
Ucanogos View	Plat Vacation of Lots 1-A, 1-B and 2-A from the Parker Subdivision and add it to the proposed Ucanogos 2-5 subdivision	20-Jul-16	CC	App w/c of the PC
Ucanogos View	Prelim App of a Large Scale Subdivision known as Ucanogos 2-5	20-Jul-16	CC	App w/c of the PC and include the condition number seventeen and also finding number five.
Ucanogos View	Final Plat App for Phase 2	15-Sep-16	PC	App w/c of the PC
Ucanogos View	App of the Affordable Housing Requirement for Ucanogos 2-5, a 19 Lot Subdivision on 25,794 Acres.	7-Dec-16	CC	App w/c of the PC and the affordable housing fee is \$16,800.00
Ucanogos View	Review of their affordable Housing Plan for Phases 2-5	15-Feb-17	CC	Tabled indefinitely and give Scott Sweat, the Wasatch County Attorney, an opportunity to review the matter as well as Scott Loomis, the Wasatch County Consultant.
Ucanogos View	Review of their affordable Housing Plan for Phases 2-5	15-Mar-17	CC	Continued
Ucanogos View	Review of their affordable Housing Plan for Phases 2-5	12-Apr-17	CC	Continued
Ucanogos View	Final Plat App for Phase 3	14-Jun-18	PC	Continued Indefinitely
Ucanogos View	Requesting a Plat Vacation of Lot 1-A from the Parker Subdivision so that it can be developed as part of Ucanogos Phase 3 Subdivision	14-Jun-18	PC	Continued Indefinitely
Ucanogos View	Discussion/Decision on Affordable Housing Determination	29-Aug-18	CC	Accept Mr. Spears study and consider the Affordable Housing requirement satisfied with regard to the Ucanogos Subdivision.
Ucanogos View	Requesting a 90 Day Extension for the Ucanogos phase 3 Final Subdivision Application and the Accompanying Parker Subdivision Lot 1A Vacate Application	13-Jun-19	PC	Approved

Ucanogos View	Requesting second 90 Day Extension for the Ucanogos phase 3 Final Subdivision Application and the Accompanying Parker Subdivision Lot 1A Vacate Application	8-Aug-19	PC	Approved
Ucanogos View	Plat Vacate for Lots 1A, 1B and 2A from the Parker Subdivision	14-Nov-19	PC	Continued to the December 12, 2019 PC meeting
Ucanogos View	Plat Vacate for Lots 1A, 1B and 2A from the Parker Subdivision	12-Dec-19	PC	Continued to the January 9, 2020 PC meeting
Ucanogos View	Plat Vacate for Lots 1A, 1B and 2A from the Parker Subdivision	9-Jan-20	PC	Commissioner Doug Grandquis made a motion to deny because we don't have good cause and so I would recommend to the Wasatch County Council a denial with the findings of fact listed in the staff report for denial and accept the staff report. Commissioner Kimberly Cook seconded the motion. The motion is a tie. As a result of the failure to pass the item is an equivalent that the matter is being sent to the Wasatch County Council with no recommendation.
Ucanogos View	Plat Vacate for Lots 1A, 1B and 2A from the Parker Subdivision	22-Jan-20	CC	Councilman Steve Farrell indicated that after listening to both sides and Corbin Gordon makes some very good points but I don't think that we have met the threshold to show that there is good cause to go forward with the vacation. I think the intent of this subdivision was originally designed and people bought within that subdivision with the understanding that it was five acre lots or larger and they invested their life savings into it and to go ahead and change it now would do a disservice to them. Mr. Spears bought this property knowing it was five acres. I don't see that there is good cause to vacate it so I will make the motion that we go ahead and deny the vacation and go with all the findings and conditions noted in the staff report on the denial with the exception of Item No. 12, Item No. 14 and Item No. 20 and Item No. 21 which is relating to other issues is my motion. Councilman Kendall Crittenden seconded the motion and the motion carries.
<u>Victory Ranch</u>				
Victory Ranch	Continued from May 31, 2001 - Decision on the request by the developers of Victory Ranch for a Master Plan on their property. The property consists of 6370 acres and is located along hwy. #32, from the Rockcliff State Park camp ground East 5.3 miles along the Provo River to Woodland Estates and from the Summit County line South to Wolf Creek Ranch Development	0-Jan-00		
Victory Ranch	App to Amend General Plan	6-Mar-01		
Victory Ranch	App to Amend Zoning Ordinance	17-May-01		
Victory Ranch		20-Jun-01	PC	Approval of the Victory Ranch Master Plan, with all of the conditions that have been listed by the Planning Department. They will also need to conform to the County affordable housing ordinance and that they get input from Woodland Estate.
Victory Ranch	Rezone request is for 2,503 acres from WC-1 (Watershed Conservation) to RF-1 (Recreation Forestry)	20-Jun-01	PC	Approval of the Zone Change for Victory Ranch with 2,503 acres located along highway 32.
Victory Ranch		27-Aug-01	CC	Master Plan
Victory Ranch		27-Aug-01	CC	Zone Change
Victory Ranch	Delinquent fees	20-Jul-05	CC	Payment plan worked out and fees to be paid before final approval
Victory Ranch	Prel App Phase 1A	10-Aug-05	CC	Public hearing set for Aug 17, 2005

Victory Ranch	Prelim App Phase 1B-1D	29-Sep-05	PC	App w/c: 1) The secondary accesses must be built to primary standard. 2) Provide letter from the Trail Planner prior to final approval. 3) Additional soils report issues will need to be resolved and reviewed by the UGS for the lots listed in the body of the text and additional review on lots that are over 25 percent slope prior to final approval. 4) Recommendations from Wildlife Resources. 5) Approval from Summit County for the road on Lower River Road. 6) 5,000 square foot building envelopes cannot contain slopes over 30 percent. 7) Lots D-1 through D-6 cannot be approved until further review. 8) Provide additional studies for all lots with a building envelope over 25 percent slope prior to final approvals. And the three conditions recommended by the Summit County Engineer pertaining to the emergency access road through Summit County.
Victory Ranch	Final App Phase 1B	16-Feb-06	PC	Continued
Victory Ranch	Prelim App Phase 1A	21-Jul-05	PC	App w/c: 1) Provide a secondary accesses built to a primary standard. 2) Provide a letter from the trail planner approving the proposal for trails. 3) Resolve any additional soils report issues. 4) Work out any flood plain issues regarding the gate house sales office with engineering before final
Victory Ranch	Prelim App Phase 1A	17-Aug-05	CC	App w/c: recommendation from the PC
Victory Ranch	Prelim App 1B-1D	19-Oct-05	CC	Public hearing set for November 2, 2005
Victory Ranch	Prelim App 1B-1D	16-Nov-05	CC	App w/c: additional soil report issues, wetland mitigation needs to be taken care of, garbage pick up needs to be addressed, define building envelopes for certain lots which are A6, A19, B5, B4, B6, B30, C33, C52, C84, C88, C89 to C98, D5, D8, D9, D13, D14, D24, identify a solid waste pick up plan and a letter indicating that all fees have been paid to whatever interests are there and specifically the fire and any other fees that may be due to the county agencies, a bus plan or bus turn around and pick up and those all need to be filled and come back before the Wasatch County Council with all of those filled before it goes to final approval. Also that the Wasatch Planning Commission deal with the secondary access and the conditions that were put on by Summit County.
Victory Ranch	Final App Phase 1A	17-Nov-05	PC	App w/c: 1) That there will need to be a development agreement recorded with the final plat. 2) Any structures in the flood plain cannot be approved until they comply with the proper process. 3) The storm water maintenance plan will need to be a part of the development agreement. 4) A note should be required on the plat disclosing the high concentration of radon gas. 5) The second access will need to be completed to lower River Road as part of this phase and prior to issuance of building permits. 6) Soils reports on lots with building envelopes over 25 percent and issues with the setback from the 30 percent slopes need to be resolved. Commissioner Kipp Bangerter seconded the motion.
Victory Ranch	Final App Phase 1B	9-Mar-06	PC	App w/c: 1) Ridgeline analysis must be complete and in accordance with the code. 2) The 5 lots in question (94, 27, 28, 29, & 30) can only be approve with a condition that all the soils issues be resolved prior to the plat being signed. 3) Obtain a letter regarding the emergency access. 4) Obtain a letter from the Division of Wildlife Resources, regarding the conservation easement. 5) Obtain a letter for bonding from Summit County regarding access.
Victory Ranch	Condition use permit for golf course	8-Jun-06	PC	Continued
Victory Ranch	Conditional use permit for golf course	13-Jul-06	PC	Commissioner John Price made a motion that we consider item No.2 (Victory Ranch Club Conditional Use Permit) as a consent item, with the conditions which are in the staff report and from the engineers. There must be future approvals for the clubhouse, temporary structures, parking area and water board approval before a grading permit is issued.
Victory Ranch	Review of completion of conditions for final app Phase 1A	4-Oct-06	CC	CC Concerns seem to have been met
Victory Ranch	Final App for Plat C & D	8-Feb-07	PC	App w/c: 1) The staff report from the engineers should be part of the motion. 2) Ridgeline issues, if any, will need to be resolved. 3) Setbacks less than 30 feet from the front property line will need to be approved by the Planning Director.
Victory Ranch	Final App Plat E	8-Mar-07	PC	App as consent item w/c: The staff's report from the engineers be part of the motion. Setbacks less than 30 feet from the front property line will need to be approved by the Planning Director.
Victory Ranch	Final App Plat G	14-Jun-07	PC	App w/c: That Lot 127 can not have any portion of the building pad on slopes over 30 percent. If the building pad is over 25 percent there will need to be a site specific soils report.
Victory Ranch	Request to Eliminate Sidewalks in Cottage Lots	10-Oct-07	CC	Matter tabled until October 17, 2007.
Victory Ranch	Final App Plat L	11-Oct-07	PC	App as consent item w/c: that the flag lots must have a 20 foot wide hard surface for the driveway.
Victory Ranch	Request to Eliminate Sidewalks in Cottage Lots	17-Oct-07	CC	Approved
Victory Ranch	Plat Amendment Plat B	25-Oct-07	PC	Approved
Victory Ranch	Plat Amendment Plat B	7-Nov-07	CC	Street name change granted as well as the proposal to drop the max sq. footage of the units w/c that the ERU's will need to be tracked and adjustments made if necessary.

Victory Ranch	Plat Amendment Plat F	14-Feb-08	PC	Approved the proposal based upon the findings and conditions recommended by staff.
Victory Ranch	Plat Amendment Plat F	20-Feb-08	CC	Approved
Victory Ranch	Final Subdivision Plat App for Plat G	11-Feb-10	PC	Grant final approval to Plat G and adopt the staff's report and approve the conditions which are: (1) The trail and trail head on Highway 32 needs to be built this summer. (2) The addendum to the Development Agreement that addresses the master public trail plan, Highway 32 trail and trail head needs to be recorded prior to Plat G. (3) A soils report will need to be done at building permit for any lot with a building envelope between 25-30% slope. There should be a note on the plat regarding this. (4) An addendum to the soils report regarding slope stability. (5) The memo from Desert Rose Environmental must be complied with. (6) The County Review Engineer's memo must be complied with.
Victory Ranch	Plat Amendment for Plat D	8-Apr-10	PC	Consent item for plat amendment to Victory Ranch Plat D. And to accept the staff report, proposed findings and the listed conditions: (1) Disturbance is limited to 10,000 square feet per lot. (2) Affordable housing payment is due before plat recording and recommend to the Wasatch County Council.
Victory Ranch	Plat Amendment for Plat D	21-Apr-10	CC	App w/c of the PC
Victory Ranch	Amendment to the Master Plan	11-Apr-13	PC	App w/c of the PC: 1. The approved master plan must comply with all physical constraints requirements including slopes and drainages. 2. Development parcels will require further site plan and plat approvals. 3. Phases that have been recorded will require a plat amendment and/or plat vacation. 4. Amendments to the master plan must comply with ridge line requirements and must be further refined.
Victory Ranch	Amended Preliminary App	11-Apr-13	PC	App w/c: 1. Additional soils report issues will need to be resolved and additional review on lots that are over 25% slope prior to final approval. 2. 5,000 square foot building envelopes cannot contain slopes over 30%. 3. Old lots D-1 through D-6 which are not contained in new lots will need to have building envelopes that comply with soils reports. 4. 50' stream corridor setbacks need to be determined. 5. All ridge line requirements must be complied with and addressed with plat amendments and final plats.
Victory Ranch	Amended Master Plan	1-May-13	CC	App w/c and findings of the PC
Victory Ranch	Amended Preliminary App	1-May-13	CC	App w/c and findings of the PC
Victory Ranch	Conditional Use and Site Plan App for a guest Amenity Area Around the Existing Freestone Lodge	13-Jun-13	PC	App w/c: 1. The Planning Commission will need to determine that the parking can be lessened from the requirements in the code. 2. The Planning Commission will need to determine that findings listed in Section 16.23.07 conditional uses have been met. 3. All lighting is required to be dark sky compliant. 4. The use must be commenced within a year or the permit expires. 5. The Planning Commission must make a determination regarding the encroachment on the 50 foot wetland setback requirement. If approved it should be with the requirements of the Army Corps letter dated December 30, 2012 as well as the County code regarding wetlands.
Victory Ranch	Plat Vacation of Plat C	13-Jun-13	PC	App as a consent item.
Victory Ranch	Plat Amendment to Plat B	13-Jun-13	PC	Consent item and app w/c: 1. Lots 92, 93 and 94 have steep frontages which will require access approved by the Fire Marshall.
Victory Ranch	Plat Amendment to Plat D	13-Jun-13	PC	Consent item and app w/c: 1. New building pads must be out of ridge line areas.
Victory Ranch	Plat Amendment to Plat E	13-Jun-13	PC	App as a consent item.
Victory Ranch	Plat Vacation of Plat C	19-Jun-13	CC	App w/c of the PC
Victory Ranch	Plat Amendment to Plat B	19-Jun-13	CC	App w/c of the PC
Victory Ranch	Plat Amendment to Plat D	19-Jun-13	CC	App w/c of the PC
Victory Ranch	Plat Amendment to Plat E	19-Jun-13	CC	App w/c of the PC
Victory Ranch	Plat and Site Plan App for Plat G	18-Jul-13	PC	App w/c: 1. Plats cannot be recorded until the trail addendum to the Development agreement is complete and recorded. 2. A soils report will need to be done prior to recording the plat for lots with a building envelope between 25-30 percent slope. 3. Conditions of the DRC report required mainly the Andy Dahmen report. Also, if the Wasatch County Planning Commission members have any recommendation with regard to the twenty foot or sixteen foot width of asphalt drivable road surface please give them to Mike Davis, the Wasatch County Manager.
Victory Ranch	Final Plan and Site Plan App for Plat H	18-Jul-13	PC	App w/c: 1. Plats cannot be recorded until the trail addendum to the Development agreement is complete. 2. A soils report will need to be done prior to plat recording for any lot with a building envelope between 25-30 percent slope. There should be a note on the plat regarding this. 3. All the conditions that are in the DRC report be met.
Victory Ranch	Final Plat App for Plat I	17-Oct-13	PC	App as consent item
Victory Ranch	Plat Amendment in Plat B	17-Oct-13	PC	App as consent item
Victory Ranch	Plat Amendment in Plat B	6-Nov-13	CC	App w/c of the CC
Victory Ranch	Final Plat App for Plat J	12-Dec-13	PC	App w/c: 1. An addendum to the soils report stating that the original test pits are still appropriate with the new lot locations or new test pits and analysis will need to be performed. 2. Need to address comments made by the county review engineer in the memo dated November 20, 2013 and the email dated December 4, 2013.

Victory Ranch	Final Plat App for Plat K	12-Dec-13	PC	App w/c: 1. An addendum to the soils report regarding the new lots and their locations to the original test pit locations. 2. Show building envelopes on the final plat.
Victory Ranch	Final Plat App for Plat L	12-Dec-13	PC	App w/c: 1. An addendum to the soils report stating that the original test pits are still appropriate with the new lot locations or new test pits and analysis will need to be performed. 2. Show building envelopes on the final plat.
Victory Ranch	Final Plat App for Plat M	12-Dec-13	PC	App w/c: 1. An addendum to the soils report stating that the original test pits are still appropriate with the new lot locations or new test pits and analysis will need to be performed. 2. Show building envelopes on the final plat.
Victory Ranch	Final Plat App for Plat N	12-Dec-13	PC	App w/c: 1. An addendum to the soils report regarding the new lots and their locations to the original test pit locations. 2. Show building envelopes on the final plat.
Victory Ranch	Final Plat App for Plat O	12-Dec-13	PC	App w/c: 1. An addendum to the soils report regarding the new lots and their locations to the original test pit locations. 2. Show building envelopes on the final plat.
Victory Ranch	Final Plat App for Plat P	12-Dec-13	PC	App w/c: 1. An addendum to the soils report regarding the new lots and their locations to the original test pit locations. 2. Show building envelopes on the final plan.
Victory Ranch	Request to Vacate Plat D	12-Dec-13	PC	Accept the findings and forward this matter to the Wasatch County Council.
Victory Ranch	Request to Vacate Plat D	18-Dec-13	CC	App w/c of the PC
Victory Ranch	Prelim Plat Amendment to Phase 1C1	13-Mar-14	PC	App w/c: 1. Bonding for all common area landscaping at plat recording. 2. Plat needs to be recorded so that improvements can be taxed if owned by an entity.
Victory Ranch	Conditional Use and Site Plan App for a Family Camp	13-Mar-14	PC	Meets the conditions required for a conditional use permit, and move to grant that on the conditions listed and findings listed and the fact that it is conditional upon passage of the plat amendment by the Wasatch County Council and will extend the starting date from one year to eighteen months and accept the staff report.
Victory Ranch	Prelim Plat Amendment to Phase 1C1	19-Mar-14	CC	App w/c of the PC
Victory Ranch	Revised Prelim App for Phase 1C3 Plat Q	10-Apr-14	PC	App w/c: 1. Addendum to the soils report with test is for this area and site specific report if building envelopes are over 25 percent. 2. The Plat needs to be recorded so that open space can be taxed if owned by an entity. Forwarded to the CC.
Victory Ranch	Revised Prelim App for Phase 1C3 Plat R	10-Apr-14	PC	Recommended to the CC for approval. Conditions include: 1. Plan needs to be recorded so that open space can be taxed if owned by an entity.2. A revised soils report with test pits in the area now proposed to be developed and for areas in building envelopes over 25 percent.
Victory Ranch	Revised Prelim App for Phase 1C3 Plat Q	16-Apr-14	CC	App w/c of the PC, and additional condition to add clarification to the plat that this is common area and there is no building and that it is deed restricted from any further development on the common area and that has been added as a condition of approval and also to accept the planning staff report. Also to make sure the PC understand the change from open space to common space when the matter goes back to the PC for final app.
Victory Ranch	Revised Prelim App for Phase 1C3 Plat R	16-Apr-14	CC	App w/c of the PC, and the additional condition that the common will be deed restricted to no further construction within that plat.
Victory Ranch	Plat Amendment to Plat A	12-Mar-15	PC	App as consent item w/c: Add plat note stating that at the time of the building permit, applicants will need to identify whether they are building on slopes less than 30 percent but over 25 percent on their site plan. If they are, they will be required to do a site specific geotechnical evaluation and will need to comply with all recommendations of that report.
Victory Ranch	Plat Amendment to Plat A	18-Mar-15	CC	Approved, and added the new notes that Doug Smith, the Wasatch County Planner, has added. Also to add the comment that Jay Price made that all the Wasatch County Building Codes be followed.
Victory Ranch	Plat Amendment to Plat G to Enlarge the Lot Boundaries	16-Apr-15	PC	App as consent item and forwarded to the CC w/c: Comply with any bans by the State Fire Code whether it is State or County fire restrictions and stuff as it relates to fire pits which is a recommendation by the Wasatch County Fire Chief.
Victory Ranch	Plat Amendment to Plat H to Enlarge the Lot Boundaries	16-Apr-15	PC	App and forwarded to the CC w/c: Must comply with any fire restrictions. Also that the Wasatch County Health Dept pass on the water matter.
Victory Ranch	Plat Amendment to Plat I to Enlarge the Lot Boundaries	16-Apr-15	PC	App as consent item and forwarded to the CC w/c: Must comply with any fire restrictions. Also that the Wasatch County Health Dept sign off on the water matter.
Victory Ranch	Plat Amendment to Plat G to Enlarge the Lot Boundaries	22-Apr-15	CC	App w/c of the PC.
Victory Ranch	Plat Amendment to Plat H to Enlarge the Lot Boundaries	22-Apr-15	CC	App w/c of the PC.
Victory Ranch	Plat Amendment to Plat I to Enlarge the Lot Boundaries	22-Apr-15	CC	App w/c of the PC.
Victory Ranch	Final Plat and Site Plan App for River Terrace	14-May-15	PC	App w/c of the PC and additionally that any disturbance within the 50 foot setback area will require a geotechnical review and recommendation.

Victory Ranch	Final Plat and Site Plan App for Plat T	13-Aug-15	PC	Motion that we handle this matter as a consent item and grant the final plat, site plan approval for Victory Ranch Plat T for VR Acquisitions L.L.C. and accept the findings and conditions and accept the staff report. The findings are: 1. The proposal substantially complies with the revised preliminary approval. 2. With the required conditions Victory Ranch Plat T will meet the requirements of the County Code. 3. Applicant has provided a visual analysis showing that 35' tall units will not violate the ridgeline. 4. Alane Boyd, who is a water quality consultant for the county, has performed a review of the application and provided a letter stating that the proposal appears to be complete and has no comments at this time. 5. The county review engineer Andy Dahmen has stated that he has no objection to the approval. The conditions are: 1. A plat note must be added requiring individual property owners to verify whether they will be building on slopes over 25%. If they are proposing to build on slopes 25% and greater, but less than 30%, a site specific soils report stamped by a licensed geotechnical engineer should be provided previous to building permit approval. The applicant will need to demonstrate compliance with the recommendations previous to planning approval. 2. Setbacks are as follows: • Front - 30' • Side - 12' • Rear - 30' 3. A fire hydrant needs to be relocated to the end of the cul-de-sac or to the intersection of Evening Star Court and Moonlight Drive. Motion CARRIES.
Victory Ranch	Final Plat App for a 7.34 Acre Parcel for a Recreational Amenity for Members of Victory Ranch, know as "The Barn"	10-Sep-15	PC	App w/c: 1. A bond in compliance with county bonding procedures must be submitted and approved by the county for all landscaping improvements previous to plat recordation. 2. This approval is for the plat only. The Barn, family cabins and all other improvements will need to obtain their own specific approvals. 3. Assessor/County Manager - Parcel needs to be platted as open space so amenities can be taxed appropriately 4. Fire - Need to provide access to rear of building by building permit. Fire hydrant location needs to be verified by building permit. 5. JSSD – Approval conditional upon 12" water line present in Victory Ranch Drive/Moonlight Drive to provide sufficient fire flow. Service to building should be sized subject to fire sprinkler design requirements. Must comply with this prior to building permit approval. 6. GIS - Address on plat will be 7025 N. Victory Ranch Drive.
Victory Ranch	Conditional Use Permit for a Recreation Amenity for Members of Victory Ranch, known as "The Barn"	10-Sep-15	PC	App w/c: 1. The Planning Commission will need to determine that findings listed in Section 16.23.07 "conditional uses" have been met. 2. All lighting is required to be dark sky compliant as outlined in the newly adopted lighting standards 16.21.16. At time of building permit the applicant must provide light details demonstrating the lights meet the ordinance. 3. Timing for improvements that run beyond a year time frame should be specifically approved. 4. A bond in compliance with county bonding procedures must be submitted and approved by the county for all landscaping improvements previous to plat recordation. 5. Assessor/County Manager - The building and improvements must be located on open space so it can be taxed appropriately. 6. Fire - Need to provide access to rear of building by building permit. Fire hydrant location needs to be verified by building permit. 7. JSSD – Approval conditional upon 12" water line present in Victory Ranch Drive/Moonlight Drive to provide sufficient fire flow. Service to building should be sized subject to fire sprinkler design requirements. Must comply with this prior to building permit approval. 8. The height can be higher to a maximum of 40'.
Victory Ranch	Plat Amendment to Plat J-2 to Adjust the Alignment of Broken Stick Court to Avoid Existing Utilities	14-Jan-16	PC	Handled as a consent item and app w/c of the PC.
Victory Ranch	Plat Amendment to Plat J-2 to Adjust the Alignment of Broken Stick Court to Avoid Existing Utilities	20-Jan-16	CC	App w/c of the PC
Victory Ranch	Final Plat App for Plat U	10-Mar-16	PC	App w/c of the PC
Victory Ranch	Plat Amendment to Plat P	13-Oct-16	PC	Continued to November 10, 2016 meeting.
Victory Ranch	Plat Amendment to Plat N	13-Oct-16	PC	Motion that we approve the Plat Amendment on Plat N of Victory Ranch to combine lots 193 and 195 and put lot 195 into two lots from lot 193 and that we recommend this as a consent item to the Wasatch County Council and accept the findings and conditions and also accept the staff report. Motion CARRIES.
Victory Ranch	Plat Amendment to Plat N	19-Oct-16	CC	Tabled to November 2, 2016 at 4 PM to find out the details on how assessments are handled when these are combined and also see how the PUE matter is handled too.
Victory Ranch	Plat Amendment to Plat P	10-Nov-16	PC	Motion that we recommend to the Wasatch County Council approval of Item No. 6, the VR Acquisitions item for plat amendment for removing Lot 207 and increasing the size of Lot 206 and 208 with the findings and conditions as stated in the staff report and also accept the staff report. Motion CARRIES.
Victory Ranch	Conditional Use Permit for Ridgeline Violation Mitigation on Lot 208 of Plat P	10-Nov-16	PC	This matter has been resolved administratively, this no longer needs to be heard.
Victory Ranch	Plat Amendment to Plat P	16-Nov-16	CC	App w/c of the PC

Victory Ranch	Final Plat App for River Ranches	8-Dec-16	PC	Motion to approve the final plat for Victory Ranch River Ranches to include all of the findings and conditions listed and make the correction that the front setback be only 25 feet as per the grandfathered allowance and the secondary building pad language and the setbacks are required by the Mountain Zone which are grandfathered in. Plat note for the additional Secondary Building Pad on lot 180 will need to be added to the plat with language similar to that earlier in the report. Also to accept the staff report. Motion CARRIES.
Victory Ranch	Final Plat App for Plat K	12-Jan-17	PC	Approve Victory Ranch Plat K, VR Acquisitions L.L.C., with all the conditions and findings and add the one condition with the expiration if it is not recorded within a year it expires.
Victory Ranch	Conditional Use Permit for Ridgeline Mitigation on Existing Lot 211	9-Mar-17	PC	Matter has been resolved administratively and no action is required.
Victory Ranch	Conditional Use Permit to Create a Maintenance Area for the Golf and Amenity Buildings	9-Mar-17	PC	Approve and grant a conditional use permit creating a maintenance area for the Golf Amenity Buildings with the findings and conditions that staff has outlined and including those that have already been satisfied and accept the staff report and accept Condition No. 7 if that has been satisfied according to the comments made by the applicant.
Victory Ranch	Final Plat App for Plat R-1, which contains 21 Lots on 81.73 Acres	13-Apr-17	PC	Approve for final plat approval for Plat R-1 of Victory Ranch containing 21 lots on 81.73 acres. That we include all of the findings and the possible conditions which have grown from when this report was made and approve the conditions that was brought to the Wasatch County Planning Commission by the Wasatch County Planning Staff and also accept the staff report and accept the Andy Dahmen letter with his comments.
Victory Ranch	Prelim Plat and Site Plan App for Plat W	13-Jul-17	PC	Motion that we approve the Victory Ranch Plat W VR Acquisitions L.L.C. and send it on to the Wasatch County Council for approval subject to the conditions and findings as listed in the presentation and accept the staff report. Motion CARRIES.
Victory Ranch	Temporary Use Permit to Relocate Two Maintenance Tents from their Maintenance Area to another location on the East Side of the Development known as the 'Bone Yard.'	13-Jul-17	PC	App w/c and findings of the PC
Victory Ranch	Requesting a Reconsideration of their December 8, 2016 Final Plat App by the PC for the River Ranches, requesting that two conditions from the December 2016 App are removed and the project is reapproved	13-Jul-17	PC	Motion that we approve Victory Ranch, River Ranches reconsideration of its December 8th final plat subject to the conditions as stated in the presentation and making sure that Conditions No. 3 and 4 from the December 2016 approval have been stricken from the conditions in the Wasatch County Planning Commission's packet and Condition No. 9 is added on Page 71 of the power point presentation referring to Doug Hawkes. Motion CARRIES.
Victory Ranch	Prelim Plat and Site Plan App for Plat W	19-Jul-17	CC	App w/c of the PC
Victory Ranch	Final Plat App for Plat S a 16 unit PUD on 15.71 Acres	10-Aug-17	PC	Motion that we grant approval to the VR Acquisitions LLC to approve the final Plat S a sixteen unit PUD in 15.71 acres. We include in that the seventeen conditions including Option A of condition 17, and subject to the JSSD condition which is being okay with the looped water line being in a temporary easement. Also to accept the findings and accept the staff report. Motion CARRIES.
Victory Ranch	Final Plat and Site Plan App for Plat W	14-Sep-17	PC	App w/c of the PC
Victory Ranch	Conditional Use App for a 250,000 Gallon Water Tank	14-Sep-17	PC	Matter has been handled administratively so no further action will be taken.
Victory Ranch	Final Plat and Site Plan App of the Juniper Draw Cabin Plat	12-Oct-17	PC	App w/c of the PC
Victory Ranch	Final App of Plat R-2	9-Nov-17	PC	App w/c of the PC
Victory Ranch	Conditional Use Permit for a Caretaker Accessory Dwelling on Lot 298 of Plat R-1	14-Dec-17	PC	Motion that we approve this request for a conditional use permit subject to the findings and conditions as outlined in what was displayed as opposed to what was shown in the packet and accept the staff report. Motion CARRIES.
Victory Ranch	Amendment to the Prelim Plat and Site Plan App for Phase W-2	8-Mar-18	PC	Motion that we approve the Victory Ranch request to amend the preliminary plat and site plan approval to include the findings and conditions as stated in the presentation and accept the staff report. Also to send the matter onto the Wasatch County Council with our recommendation for approval. Motion CARRIES.
Victory Ranch	Amendment to the Prelim Plat and Site Plan App for Phase W-2	28-Mar-18	CC	App w/c of the PC
Victory Ranch	Prelim Plat App for Plat Y	10-May-18	PC	App w/c of the PC
Victory Ranch	Final Plat App for Plat W-2	10-May-18	PC	App w/c of the PC
Victory Ranch	Prelim Plat App for Plat Y	16-May-18	CC	App w/c of the PC

Victory Ranch	Final Plat App for Plat Y	26-Jul-18	PC	App w/c of the PC
Victory Ranch	Plat Amendment for Plat W	23-Aug-18	PC	Motion that we approve the application by VR Acquisitions L.L.C., for a plat amendment for Plat W at Victory Ranch based on the findings and subject to the conditions as noted in the paperwork and accept the staff report and recommend this to the Wasatch County Council for approval. Motion CARRIES.
Victory Ranch	Final Plat App for Plat K-2	23-Aug-18	PC	Motion that we approve Victory Ranch Plat K-2 for VR Acquisitions for final plat approval subject to the findings and conditions of the staff report with a special note that the address be 6949 North Rees Jones Way and accept the staff report. Motion CARRIES.
Victory Ranch	Final Subdivision App for the Juniper Draw Phase 2 Subdivision	20-Sep-18	PC	App w/c of the PC
Victory Ranch	Prelim Subdivision App for Plat Z	13-Dec-18	PC	Continued Indefinitely
Victory Ranch	Final Plat App for River Ranches	13-Dec-18	PC	App w/c and findings of the PC
Victory Ranch	Plat Amendment for Plat W Lot 384	14-Mar-19	PC	App w/c of the PC
Victory Ranch	Prelim Subdivision App for Plat Z	14-Mar-19	PC	App w/c of the PC
Victory Ranch	Plat Amendment for Plat W Lot 384	20-Mar-19	CC	App w/c of the PC
Victory Ranch	Prelim Subdivision App for Plat Z	20-Mar-19	CC	App w/c of the PC
Victory Ranch	Final Large Scale Subdivision App for Plat Z	13-Jun-19	PC	App w/c of the PC
Victory Ranch	Prelim Subdivision App for Plat N-2	12-Mar-20	PC	Commissioner Derek Amidon made a motion relative to Item #4 to provide a recommendation to the Wasatch County Council for approval of preliminary for Victory Ranch Plat N-2 which is consistent with the findings and conditions in the staff report. Commission Joshua Jewkes seconded the motion. The motion carries.
Victory Ranch	Prelim Subdivision App for Plat N-2	18-Mar-20	CC	Continued Indefinitely
Victory Ranch	Prelim Subdivision App for Plat N-2	15-Apr-20	CC	Councilman Kendall Crittenden made a motion the same motion as was made prior in the other public hearing and that the Council will continue the public hearing on this matter until 5:00 p.m. the evening of May 5, 2020. That people, prior to that time, can submit their comments to the address that was just given which will give the Council and the staff time to review it by May 6, 2020 and the matter will be put on the 3:00 p.m. Council agenda on May 6, 2020. Councilman Jeff Wade seconded the motion and the motion carries.
Victory Ranch	Prelim Subdivision App for Plat N-2	6-May-20	CC	Councilman Spencer Park made a motion that we approve this with all the conditions and findings as presented by the Planning Commission and staff. Councilman Jeff Wade seconded the motion and the motion carries.
Victory Ranch	Final Large Scale Development for Plat N-2	14-May-20	PC	Commissioner Derek Amidon made a motion that we approve this item, No. 3, based on the staff's findings and staff report and subject to the conditions as presented in the staff report. Commissioner Scott Brubaker seconded that motion. The motion carries.
<u>Views at Lindsay Hill - North</u>				
Views at Lindsay Hill - North	Prelim Plat App of a Large Scale Subdivision	12-Apr-18	PC	Motion that we make a recommendation to the Wasatch County Council to approve this subject to the findings and conditions of staff and with the view from the Planning Commission that this should be a private lane and not necessarily accepted for dedication and then add the additional item that the plat be noted where the fill is to give proper notice to future builders/owners. That the road cross sections should follow the staff recommendations and accept the staff report. Motion CARRIES.
Views at Lindsay Hill - North	Prelim Plat App of a Large Scale Subdivision	18-Apr-18	CC	Approve the Lindsay Hills Views request for preliminary plat app w/the use of a 30 ft asphalt section for the road with the trail option on one side, a riprap in the swales w/a minimum of six inch riprap and a note on the plat for homeowners to be required to install culverts at all driveways as per the County Engineer requirement and that is across the swales so that the water keeps continuing. Also once again have the Geotech review the soils and soil conditions because the Geotech may come back and want a base underneath those or something to alleviate the water corridor. The trail on one side. That the swale be reviewed by the Geotechnical Engineer and by the Wasatch County Geotechnical Engineer. That the swales be riprapped with a riprap of six inch minimum stone. Note on the plat for the culverts at all driveway crossings sizing per County Engineer, 30 foot asphalt section per County standard and then accept all other conditions as presented and findings. Also stay with public roads.
Views at Lindsay Hill - North	Final Plat App of a Large Scale Subdivision	10-May-18	PC	App w/c of the PC
<u>Vincent Mecham Subdivision</u>				
Vincent Mecham Subdivision	Prelim App for a Large Scale Subdivision and Plat Amendment of Plat Amendment Number 1	14-Jun-12	PC	Motion on behalf of Soldier Hollow Sunset Estates to go along with the findings and conditions in which has been recommended by staff and accept the staff report with the addition of an easement agreement being met between the two parties and the road maintenance is another condition and that will be in compliance with the fire chief as far as the accessibility of the fire apparatus and EMS vehicles to get in and would recommend to the Wasatch County Council approval of such a request. Motion APPROVED.

				<p>Motion that we grant approval to the Soldier Hollow Sunset matter for final plat approval for a large scale subdivision. Also, to accept the findings which are:</p> <ol style="list-style-type: none"> 1. The creation of three 5-acre lots on lot 1 complies with all aspects of the RA-1 zoning district. 2. As of the writing of this report, no objections to the proposal have been received by Planning Staff. 3. The County Council recommended that the approved road plan not be required as long as the property develops as three lots. Additional density will require a through road. 4. The conditions of the Planning Commission and County Council were to work out the Easement and maintenance agreement prior to final approval. <p>Also to accept the conditions which are:</p> <ol style="list-style-type: none"> 1. Hydrants as per the Fire Chief's requirements. 2. The County Council determined that the road plan is not necessary with 5-acre lots. If it is determined that the road plan is not necessary a note on the plat stating the following: further subdivision of any of the lots will require a through road as per the adopted road plan approved August 9, 2006. 3. Water needs to be in the name of the owner and SSA #1. 4. Mutual agreement that the easement through lot2 will be limited to 3 lots. 5. Compliance with the County Review engineer with final application. 6. Easement agreement met between the two parties added by PC. 7. Road maintenance in compliance with the Fire Chief as far as the accessibility of the Fire apparatus and EMS vehicles to get in and out added by PC. <p>Also to accept the staff report as written. Motion PASSES.</p>
Vincent Mecham Subdivision	Final Plat App for a Large Scale Subdivision	12-Jul-12	PC	
Vincent Mecham Subdivision	Plat Amendment to Add 5 Acres of Land to the North of Lot 6 to Create a 10 Acre Lot	23-Aug-18	PC	Continued Indefinitely
Wasatch Commons				
Wasatch Commons	Master Plan App	8-Mar-07	PC	App w/c: 1) The applicant must meet all the density requirements at preliminary to warrant the 4 ERU's per acre in the NG zone. The preliminary plan must show the necessary detail in order to grade the proposal. At this time we cannot commit to the density that they are proposing until further grading at preliminary. 2) Street cross sections must comply with the code. Park Strips need to be wider and landscape plan provided that meet the tree spacing requirements. 3) At final designations for neighborhood and block scale open space. 4) Additional detail on all building renderings will need to be provided at preliminary to demonstrate compliance with the code. 5) Zoning map for lower portion of the property is not being approved but is intended to show the commitment by the developer for a mixed use center. 6) The approval of the lower portion of the property will have to create the village center and integrate the upper portion of the development with the lower portion. 7) Eyebrows on roads are not allowed and need to be taken out at preliminary.
Wasatch Commons	Master Plan App	14-Mar-07	CC	Public hearing set for 4-04-07
Wasatch Commons	Master Plan App	21-Mar-07	CC	Discussion only at this time
Wasatch Commons	Master Plan App	4-Apr-07	CC	App w/c: That we accept the density determination on the recommendations of the Wasatch County Planning Commission and also that we accept the conditions placed upon those and to continue to work on the traffic study and will address the right in and right out for the intersection location at preliminary. Also that we become more aware of the safety concerns of not only the owner of the canal but of the Wasatch County Council's concerns on the canal. Also that the developer is subject to whatever the Wasatch County Council determines with regard to the affordable housing matter
Wasatch Commons	Prelim App	10-May-07	PC	Continued Indefinitely
Wasatch Commons	Prelim App	12-Jul-07	PC	App w/c: Development Agreement needs to be addressed. More details on the tot lots and all amenities issues that staff is concerned about. Approval from UDOT with that new access that is being proposed. Lot V39 there needs to have some information on the slope and drainage, arrangements with the Fitzgerald's regarding the fencing to hold their livestock and also a fencing agreement with all other neighbors that adjoin the proposed development. The stub road into the Fitzgerald's property to be in conformity with the Wasatch County Standards and codes on that road. That there will be 394 ERU's.
Wasatch Commons	Prelim App	1-Aug-07	CC	Public Hearing set for August 15, 2007.
Wasatch Commons	Prelim App	8-Aug-07	CC	Request for Public Hearing (Minutes Cut Off, Unknown Motion 10/23/18 SB)

Wasatch Commons	Prelim App	15-Aug-07	CC	App request on compliance with all Planning Commission conditions and agreements to place a privacy fence around Mr. Greenwood's property, and return his irrigation and gate as previously discussed.
Wasatch Commons	Final App Phase 1	20-Sep-07	PC	App w/c: in the Staff Report and legalees and legalors for whether the Wasatch County Council approves it or not and a written fencing agreement between the neighbors.
Wasatch Commons	Update	3-Oct-07	CC	Discussion only at this time
Wasatch Commons	1 Year Extension to the Final App Phase 1	9-Oct-08	PC	Approved.
Wasatch Commons	Temporary Access onto Highway 40	4-Mar-09	CC	Consideration/Discussion only at this time.
Wasatch Commons	Master Plan App	10-Dec-09	PC	Motion to recommend approval of the Master Plan and to recommend the Master Plan to the Wasatch County Council with the staff report and all the findings and conditions that have been mentioned: (1) The applicant must meet all the density requirements at preliminary to warrant the 6.8 ERU's per acre in the TC zone. The preliminary plan must show the necessary detail in order to grade the proposal. (2) At preliminary the canal flooding issue needs to be addressed. (3) At preliminary detailed landscape plans with cross sections that show how the parking lots will be buffered, detention pond landscaped, round-about landscaped, entry feature lots will be buffered, detention pond landscaped, round-about landscaped, entry feature landscaping and monuments and any other on and off-site improvement will be required in more detail. (4) Dark Sky compliant street light details at preliminary. (5) A traffic analysis on the main entrance completed. (6) A development agreement will be required at final. The motion is a TIE.
Wasatch Commons	Master Plan App	16-Dec-09	CC	App w/c set by the PC and then add at Wasatch County's discretion the road be private and at Wasatch County's discretion if that needs to be changed back to a public road that will be done.
Wasatch Commons	Prelim App	11-Feb-10	PC	Motion that in view of the fact that the objections raised are reasonable, but on the other side of the coin there is no definitive plan from Ben Fitzgerald as to how this would impact you negatively or positively and without those kinds of considerations I would recommend and approve the preliminary plan for the Wasatch Commons apartments with the staff findings and conditions to be applied appropriately. I also would add that any concerns that might be in some of the various agencies would be addressed appropriately before final and also this motion would include the recommended conditions of approval which are: (1) The canal flooding issue needs to be addressed by the County Review Engineer (report to be provided for work meeting) (2) At final, detail on the detention pond, entry feature and round-a-bout will need to be provided and included with the complete set of drawings. (3) The style of dark sky compliant street lights will need to be provided by final. (4) A development agreement will be required at final. (5) At final, a detailed plan of the pool area must be provided. (6) An easement will need to be granted to the NVSSD before final. (7) All the conditions in the letter dated February 3, 2010 from IBI (Ray Whitchurch) (8) That the frontage road access through this development is a public road or can be when Wasatch County decides it is necessary. Also this will be a recommendation to the Wasatch County Council and a public hearing to be held on February 17, 2010 at 6:00 P.M. in front of the Wasatch County Council. Also to accept the staff's report. Motion APPROVED.
Wasatch Commons	Prelim App	17-Feb-10	CC	App w/c of the PC. Additionally, we impose \$173,000.00 Affordable Housing fee but postpone it until the start of any subsequent phase unless action is taken by the BOA. That the development agreement prior to starting address the road right out of conditions on the use and the condition or the standard of the secondary access road and that this project be brought back after final from the PC for review by the CC.
Wasatch Commons	Final App of an 11 acre Parcel	8-Apr-10	PC	Grant final approval to Wasatch Common Apartments and recommend the matter to the Wasatch County Council and accept the staff report, proposed findings and the conditions. (1) The style of dark sky compliant street lights will need to be provided with exhibits for the development agreement. (2) A development agreement will be required to be recorded with the final small scale subdivision plat. (3) The final landscaping shall comply substantially with the submitted landscape plan as well as the Wasatch County Code. (4) Applicant must meet all conditions imposed at preliminary approval. (5) The secondary access road materials and gating will have to be determined by the Wasatch County Council and UDOT.
Wasatch Commons	Final App of an 11 acre Parcel	21-Apr-10	CC	App w/c of the PC, and also add the option that he could provide affordable housing on site and the deferred part is still there.
Wasatch Commons	Conditional Use, Site Plan and Prelim Plat App for Phase 2	16-Apr-15	PC	App and forwarded to the CC w/c: 1. 80% buffering of parking areas needs to be demonstrated with increased landscaping and some type of visual analysis prior to the final approval. 2. Car ports visible from Highway 40 should be removed. 3. A bond will be required and cost estimate for replacing the dead landscaping in Phase 1 as well as a bond for the landscaping in Phase 2. 4. A more detailed pedestrian plan at final. 5. An affordable housing study at final. 6. The new stacked flat apartment requirements should be met and changes made prior to final approval. 7. There should be a Phase 2 plat development agreement if there are items that need to be recorded. 8. Future reviews are landscape plans, floor plans, additional detail in building materials and the facade feature and the IBI engineering review to be required.
Wasatch Commons	Conditional Use, Site Plan and Prelim Plat App for Phase 2	22-Apr-15	CC	Matter tabled for reconsideration of the items that were listed and then bring it back to a CC meeting after these conditions have been dealt with.

Wasatch Commons	Final Plat and Site Plan App for Phase 2	9-Jul-15	PC	Approve the final site plan and grant conditional use permit to the two apartment buildings with six of the seven conditions and would propose that we strike condition number four as one of the conditions. As a result there would be six conditions: 1. A bond will be required and cost estimate for replacing the dead landscaping in phase 1 as well as a bond for the landscaping in phase 2. 2. The air conditioning condenser units need to be screened from view by landscaping. 3. 18' inch eave overhangs and roof vents ganged into chimneys were required by the Wasatch County Council. 4. Larger trees and potentially more landscaping 4 inch caliper deciduous, 14' evergreen should be required for phase 2 so that the phase 2 trees are more consistent in size with the phase 1 trees and break up the large mass of the buildings. If this condition is required a revised plan must be submitted prior to plat recording and with the building permit. 5. All items listed under the General Standards and Findings must be satisfied. 6. As per the letter from IBI the parking along Highway 40 is not buffered from view. There should be a time frame for berming and landscaping to screen the parking area if phase 3 is not imminent. As per the development agreement the Detention pond must be replaced with permanent landscaping and trail with the next phase of development. 7. New impact fees apply as determined by the NVSSD Board.
Wasatch Commons	Prelim Plat and Site Plan App	9-Nov-17	PC	Continued Indefinitely
Wasatch Commons	Prelim Plat and Site Plan App	14-Dec-17	PC	Continued Indefinitely
Wasatch Commons	Prelim Plat and Site Plan App	8-Mar-18	PC	Continued Indefinitely
Wasatch Commons	Prelim Plat and Site Plan App	26-Jul-18	PC	Continued Indefinitely
Wasatch Commons	Prelim Plat and Site Plan App	20-Sep-18	PC	Continued Indefinitely
Wasatch Commons	Prelim Plat and Site Plan App	11-Oct-18	PC	Continued Indefinitely
Wasatch Commons	Prelim Plat and Site Plan App	13-Dec-18	PC	Continued Indefinitely
Wasatch Commons	Prelim Plat and Site Plan App	10-Jan-19	PC	Motion to recommend to the County Council approval of the Preliminary plat and site plan for Wasatch Commons subject to the findings and conditions with the changes previously mentioned regarding condition number one (1) changing the word "other" to "local" roads being maintained by the HOA and the collector roads being maintained by the County. Motion Carries.
Wasatch Commons	Prelim Plat and Site Plan App	23-Jan-19	CC	Continued to February 20th, 2019
Wasatch Commons	Prelim Plat and Site Plan App	20-Feb-19	CC	Continued to March 6th, 2019
Wasatch Commons	Prelim Plat and Site Plan App	3-Apr-19	CC	Continued Indefinitely
Wasatch Commons	Prelim Plat and Site Plan App	7-Aug-19	CC	Continued to August 21st, 2019
Wasatch Commons	Prelim Plat and Site Plan App	21-Aug-19	CC	Work Meeting, no minutes recorded/online - SB (as per Wendy McKnight 11/19/19)
Wasatch Commons	Prelim Plat and Site Plan App	4-Sep-19	CC	Continued to September 11th, 2019
Wasatch Commons	Prelim Plat and Site Plan App	11-Sep-19	CC	Councilman Steve Farrell made a motion that we go ahead and approve the preliminary plat and site plan approval for Wasatch Commons, a residential project of 114.46 acres with all of the findings and the modified conditions that was presented to the Wasatch County Council two weeks ago and that was in the Wasatch County Planning Staff's Report and to include the modifications in the side yard and authorize the Development Agreement to be signed. Councilman Kendall Crittenden seconded the motion and the motion carries.
<u>Watkins Subdivision</u>				
Watkins Subdivision	Preliminary Subdivision App	9-Jan-20	PC	Continued Indefinitely
<u>Wasatch Springs</u>				
Wasatch Springs	Master Plan, Physical Constraints Analysis and Density Determination	10-Sep-15	PC	Continued to October 8, 2015 at 7:00 PM.
Wasatch Springs	Master Plan, Physical Constraints Analysis and Density Determination	8-Oct-15	PC	Extended Indefinitely
Wasatch Springs	Master Plan, Physical Constraints Analysis and Density Determination	12-Nov-15	PC	Motion that we would accept the master plan, physical constraints analysis and density determination for Wasatch Springs to include all of the findings and conditions and accept the staff report and move it onto the Wasatch County Council for their consideration. Motion CARRIES.
Wasatch Springs	Master Plan, Physical Constraints Analysis and Density Determination	18-Nov-15	CC	App w/c of the PC.

Wasatch Springs	Prelim Plat App and Conditional Use App for Lot 8	10-Mar-16	PC	Motion that we approve the preliminary conditional use and refer this to the Wasatch County Council for approval or for review with the conditions as stated and with the addition of those other conditions with the wetland's setback conditional use and the town houses and also included the possible density transfer for the open space for the future phase which is Lot 7 when they get the road review done. Motion CARRIES.
Wasatch Springs	Prelim Plat App and Conditional Use App for a Mixed-Use Project located on Lot 7, Lot 8 and Parcel B of the Iroquois Phase 5 Amended Plat along with 1.79 acres located immediately North of Lot 7	16-Mar-16	CC	App w/c of the PC
Wasatch Springs	Prelim Plat App and Conditional Use App for Lot 7	14-Apr-16	PC	Continued Indefinitely
Wasatch Springs	Prelim Plat and Conditional Use App for Lot 7	12-May-16	PC	Continued Indefinitely
Wasatch Springs	Final Plat and Site Plan App for Lot 8	9-Jun-16	PC	App w/c of the PC, plus the addition of Mr. Haywards addition of the JSSD letter of April 19, 2016 as requested by Paul Linford of Wester States Ventures LLC.
Wasatch Springs	Prelim Plat and Conditional Use App for Lot 7	9-Jun-16	PC	Continued Indefinitely
Wasatch Springs	Prelim Plat and Conditional Use App for Lot 7	14-Jul-16	PC	Approved the preliminary plat for Wasatch Springs lot 7 Western States Ventures subject to the conditions and findings of the Planning Staff and including what Mr. Whitchurch just said excluding the open space which might be future offices as well. Also accept the staff report. Also recommending this matter to the Wasatch County Council for approval.
Wasatch Springs	Prelim Plat and Conditional Use App for Lot 7	20-Jul-16	CC	Continued to August 17, 2016.
Wasatch Springs	Requesting an Opportunity to Discuss the Moderate Income Housing Requirement for Project in Iroquois Phase 5, Lots 7 and 8.	21-Sep-16	CC	Discussion only at this time
Wasatch Springs	Prelim Plat and Conditional Use App for Lot 7	10-Nov-16	PC	Motion to approve the Wasatch Springs preliminary plat with the changes that have been made including the additional conditions that have been passed on to us and shown to us tonight and also the findings of the staff and that we pass this onto the Wasatch County Council for approval and accept the staff report. Motion CARRIES.
Wasatch Springs	Requesting an Opportunity to Discuss the Moderate Income Housing Requirement for Project in Iroquois Phase 5, Lots 7 and 8.	16-Nov-16	CC	Discussion only at this time
Wasatch Springs	Prelim Plat and Conditional Use App for Lot 7	16-Nov-16	CC	App w/c of the PC and the CC to re-look at the Affordable Housing and make a determination on how we are going to deal with the Affordable Housing issue and possibly that can be done on the December 7, 2016 Wasatch County Council meeting.
Wasatch Springs	Moderate Income Housing Requirement for Phase 5, Lots 7 and 8	14-Dec-16	CC	App the affordable housing requirement at 7 AUE's for Western States Ventures
Wasatch Springs	Final Plat App for Lot 7	9-Mar-17	PC	Continued to the April 13, 2017 meeting.
Wasatch Springs	Final Plat App for Lot 7	13-Apr-17	PC	Approve Western States Ventures final plat for lot 7 which is a mixed-use project known as Wasatch Springs. That the approval include all of the proposed Findings and proposed Conditions as listed by the Wasatch County Planning Staff and also include the post office box comments so they do not impact snow storage.
Wasatch Springs	Requesting a One-Year Extension of the Final Site Plan and Plat App	12-Apr-18	PC	Motion that we grant the one year extension of the final site plan and plat approval for Holmes Homes and Western States Ventures L.L.C. and accept the staff report. Motion CARRIES.
Wasatch Springs	Prelim Plat and Site Plan App	12-Apr-18	PC	Continued Indefinitely
<u>Whispering Hawk (Tuhaye)</u>				
Whispering Hawk (Tuhaye)	Prelim Subdivision App, a proposed 32 Lot Subdivision consisting of 15.81 Acres	20-Sep-18	PC	Motion to forward this matter with a positive recommendation to the Wasatch County Council for the preliminary subdivision for Whispering Hawk subject to the Findings and Conditions and accept the staff report. Motion CARRIES.
Whispering Hawk (Tuhaye)	Prelim Subdivision App, a proposed 32 Lot Subdivision consisting of 15.81 Acres	3-Oct-18	CC	App w/c of the PC, and will not change the name tonight (Soaring Eagle)
Whispering Hawk (Tuhaye)	Final Subdivision App for Phases III, IV and V	13-Dec-18	PC	App w/c of the PC

<u>Wild Mare Farms</u>				
Wild Mare Farms	13-lot subdivision located at approximately 3050 East 1670 South, Section 10, Township 4 South, Range 5 East.			
Wild Mare Farms	REVISED Prelim App for Large Scale Subdivision	6-May-04		
Wild Mare Farms	CHECK BOUNCED - HOLD THIS APP	7-May-04		Chks also bounced to SSD - water issues
Wild Mare Farms	Revised Prelim App Phase C	19-May-04	PC	App w/c: 1) A fencing plan needs to be provided. 2) A note will need to be on the plat regarding collapsible soils. 3) A 20' easement needs to be shown on the final plat on the south side of the south lots. 4) A letter approving the affordable housing proposal needs to be submitted from the housing authority. 5) Fees paid to Twin Creeks. 6) Water issues worked out with the Water Resource Director. 7) All the engineering issues noted in the May 2, 2005, letter from Hansen Allen & Luce. As well as any issues from the County Water Resource Director and the Irrigation Company to make sure that the water issues are taken care of properly.
Wild Mare Farms	Revised Prelim App	1-Jun-05	CC	Public Hearing set for June 15, 2005
Wild Mare Farms	Revised Prelim App	15-Jun-05	CC	Continued
Wild Mare Farms	Revised Prelim App Phase C	20-Jul-05	CC	Need to work out water issues, work out a trail plan
Wild Mare Farms	Revised Prelim App	1-Feb-06	CC	App w/c: Address water requirements for the retention basin and a maintenance plan then come back for further evaluation
Wild Mare Farms	Final App	9-Mar-06	PC	App w/c: 1) Put a note on the plat regarding collapsible soils, which they have agreed to do. 2) Put a note on the plat regarding the detention basin with the capacity noted, which they have also agreed to. 3) Requirement for irrigation system and vegetation on lot 13 to be installed by the developer. 4) Record the Development Agreement with the final plat. 5) All fees paid to Twin Creeks prior to plat recording. 6) Resolve all engineering issue and that there is access to the drainage pond for possible maintenance by the county.
<u>Windy Willows Estates</u>				
Windy Willows Estates	Prelim App	10-Apr-08	PC	Pulled from agenda by applicant.
Windy Willows Estates	Request for Exception to Title 14	4-Jun-08	CC	Approve the variance of the road to be 66 ft instead of 70 and would eliminate the need for curb and gutter and the deceleration and acceleration lanes.
Windy Willows Estates	Prelim App	10-Jul-08	PC	Pulled from agenda by applicant.
Windy Willows Estates	Prelim App	14-Aug-08	PC	Approved
Windy Willows Estates	Prelim App	20-Aug-08	CC	Approved
Windy Willows Estates	Requesting a 1 Year Extension to the Prelim App	13-Aug-09	PC	Approved
<u>Wingate</u>				
Wingate	Approval for local street plan	16-Apr-08	CC	App w/c of the PC
Wingate	Master Plan/Physical Constraints Analysis/Density Determination App	11-Sep-08	PC	Conditional approval with the recommended conditions in the staff report with the added condition any requirements of the North Village Architect, also that we adopt the staff report as part of the record.
Wingate	Master Plan/Physical Constraints Analysis/Density Determination App	17-Sep-08	CC	App w/c of the PC
<u>Wolf Creek Ranch</u>				
Wolf Creek Ranch	Plat Amendment to Parcel E of Plat 4A	8-Jun-17	PC	App w/c of the PC and sent to the CC for app
Wolf Creek Ranch	Plat Amendment to Parcel B of Plat 5B	8-Jun-17	PC	App w/c of the PC and sent to the CC for app
Wolf Creek Ranch	Plat Amendment to Parcel E of Plat 4A	21-Jun-17	CC	App w/c of the PC
Wolf Creek Ranch	Plat Amendment to Parcel B of Plat 5B	21-Jun-17	CC	App w/c of the PC
Wolf Creek Ranch	Plat Amendment to Lot 31 of Plat 2-B to Reduce the West Setback from 125' to 30'	12-Oct-17	PC	Tabled matter until next month on November 9, 2017.

Wolf Creek Ranch	Plat Amendment to Lot 31 of Plat 2-B to Reduce the West Setback from 125' to 30'	9-Nov-17	PC	Motion that we send this onto the Wasatch County Council for approval on the Wolf Creek Ranch Lot 31 subject to the findings and conditions contained herein and accept the staff report. Motion CARRIES.
Wolf Creek Ranch	Plat Amendment to Lot 31 of Plat 2-B to Reduce the West Setback from 125' to 30'	15-Nov-17	CC	App w/c of the PC
Wolf Creek Ranch	Amendment to Lot 2 Plat A Corrected to amend a side yard building setback from 300' to 125'	11-Jan-18	PC	Motion that we approve Item No. 6 and recommend the amendment to Lot 2 of Wolf Creek Plat-A as presented to us, subject to the findings and conditions outlined by the staff and accept the staff report. Motion CARRIES.
Wolf Creek Ranch	Amendment to Lot 2 Plat A Corrected to amend a side yard building setback from 300' to 125'	17-Jan-18	CC	App w/c of the PC
Wolf Creek Ranch	Conditional Use Permit for a 3,000 sq ft Maintenance Shop for the HOA on their common area	26-Jul-18	PC	Motion that we approve the conditional use permit for the maintenance shop at Wolf Creek Ranch and subject to the findings and conditions as stated in the staff report and change the address from 3200 to 9321 Forest Creek Road and accept the staff report. Motion CARRIES.
<u>Wolfgramm</u>				
Wolfgramm	Prelim Subdivision App, a proposed nine lot subdivision consisting of 11.9 acres	20-Sep-18	PC	Motion to recommend to the Wasatch County Council for the approval of the Wolfgramm Subdivision, preliminary subdivision approval subject to the Findings and Conditions contained in the report and accept the staff report. Motion CARRIES.
Wolfgramm	Prelim Subdivision App, a proposed nine lot subdivision consisting of 11.9 acres	3-Oct-18	CC	No motion needed as related item did not pass
Wolfgramm	Requests a Plat Vacation to Remove Lot 8 from the Parker Agricultural Subdivision so that it can be Developed as the Proposed Wolfgramm Subdivision	3-Oct-18	CC	Denied
<u>Woodland Lakes Estates</u>				
Woodland Lakes Estates	Prelim App & CUP for Private Lake	8-Feb-07	PC	Continued until there is an irrigation and fencing agreement brought before us. In addition, issues associated with the spring protection zone and easement issues must be resolved.
Woodland Lakes Estates	Prelim App & CUP for Private Lake	14-Jun-07	PC	Continue these two items until these agreements are satisfied with regard to the irrigation and fencing. Also there is a question about whether they can get approval for this reservoir.
Woodland Lakes Estates	Prelim App	8-Nov-07	PC	Recommend to the Wasatch County Council for preliminary approval with the conditions recommended by the Wasatch County Planning Department which are: The water system is required to meet JSSD standards and shall be reviewed by related county departments (i.e. engineering and planning) prior to final. Gain final approval from the Wasatch County Water Resources Board by satisfying the conditions outlined by the board which are: That a diligence claim must be filed on the Bench Creek Irrigation. Work with Bench Creek and Sunrise Irrigation Company on the amount and schedule of water delivery for the outside irrigation needs of the project. All water rights are to be held in the name of Woodland Lakes Property Owners Association and Wasatch County SSA#1. Continuing on with the conditions proposed by the Wasatch County Planning Department are that the final mylar shall include plat notes describing ownership, use and maintenance responsibilities for all open spaces, common space, utilities and improvements. A trail cross section and plat notes (i.e. dedicating the trail use) shall be provided on the final mylar. Streetlights in the proposed development shall comply with the requirements outlined in the County=s dark sky ordinance. A development agreement needs to be recorded with the final plat. Obtain a Conditional Use Permit for the private lake. Also that monitoring of the wells be done quarterly for two years and if there are no ill affects then it is annually.
Woodland Lakes Estates	CUP for Private Lake	8-Nov-07	PC	App w/c: That the Woodland Lake Estates Home Owners Association would own the only motorboat allowed on the lake. In order to provide sound attenuation, Woodland Lake Estates Home Owners Association shall require that only a motorboat with an underwater exhaust silencer is used. Hours of operation for the lake are approved on a dawn to dusk basis. If and when the lake is stocked with fish, the applicant shall obtain any and all permits required of the Division of Wildlife Resources. Also a condition that the issuance of the conditional use permit on this matter would be tied to final approval or rejection by the Wasatch County Council as the case may be on the previous item just heard by the Wasatch County Planning Commission and that the water rights of those below for the streams be maintained after the lake is completed.
Woodland Lakes Estates	Prelim App	5-Dec-07	CC	Matter tabled, too many unanswered questions with regard to the water and water management issues.
Woodland Lakes Estates	Street Plan in Plat A	13-Mar-08	PC	Motion to adopt the Staff Report with the recommendation to the County Council for denial of request based upon the fact that the request does not meet the intent and regulations established in Title 14, Title 16, and the Fire Code.

Woodland Lakes Estates	Street Plan in Plat A	19-Mar-08	CC	Continued
Woodland Lakes Estates	Prelim App	2-Apr-08	CC	App w/c from the PC and also ass into that the Francis City water monitoring and Woodland watering system and also the fences be installed prior to the plat signature of the Wasatch County Manager and that also before final approval that it comes back to the CC for review, and continue to work with the adjacent property owners on the noise concern.
Woodland Lakes Estates	Request for Waiver on Engineering Fees	1-Oct-08	CC	Request DENIED to waive the fees.
Woodland Lakes Estates	1 Year Extension to the Prelim App	9-Oct-08	PC	Pulled from agenda by applicant.
Woodland Lakes Estates	Plat Amendment for Plat B	12-Feb-09	PC	App w/c based on the requirements of state code being that neither the public interest nor any person will be materially injured by the amendment and that there is good cause for the amendment.
Woodland Lakes Estates	Plat Amendment	18-Feb-09	CC	Approved
Woodland Lakes Estates	Requesting Extension of the Prelim App	9-Apr-09	PC	Approved with requirement that any items not in compliance with the code be required at Final.
Woodland Lakes Estates	Conditional Use App for a Private Lake	14-Aug-14	PC	Continued Indefinitely
Woodland Lakes Estates	Prelim App of a Large Scale 13 Lot Subdivision	14-Aug-14	PC	Continued Indefinitely
Woodland Lakes Estates	Requesting Modification of the Road Easement Width Requirements	3-Sep-14	CC	Request Approved
<u>Woods at Cobblestone</u>				
Woods at Cobblestone	Prelim App	13-Jul-06	PC	Continued
Woods at Cobblestone	Prelim App	12-Oct-06	PC	Continued Indefinitely
Woods at Cobblestone	Prelim App	8-Feb-07	PC	App w/c: Continue the matter and that they come next month with a power point presentation and say here is the chart and here is the minimum and here is pictures of the minimum and this is what we are doing over and above the minimum and this is our suggestion of 2 percent, 5 percent and whatever and then go down through the items and then the Wasatch County Planning Commission can look at each item and see exactly what the minimums are because I am not really clear what the minimums are on the items but here is the minimum and here is what we are doing over and above the minimums and take each item and discuss it and come up with a proposed percentage.
Woods at Cobblestone	Prelim App	8-Mar-07	PC	App w/c: 1) Fencing, lighting, landscape timing, easement/open space, maintenance of the detention area, sixty foot wide access easement to the Fischler property and escrow for improvements of 600 South. 2) A detailed landscape plan showing species, sizes, quantities and irrigation will need to be provided for the final application. 3) Comply with engineering recommendations regarding flood plain. 4) Temporary turn-around until 600 South is completed. 5) Resolution of the stub street into the Goldston Property. 6) Determination of the 25 percent density bonus. 7) The motion should itemize requirements necessary for the proposal to reach the requested density.
Woods at Cobblestone	Prelim App	14-Mar-07	CC	Public hearing set for 4-04-07
Woods at Cobblestone	Prelim App	21-Mar-07	CC	Discussion only at this time
Woods at Cobblestone	Prelim App	4-Apr-07	CC	App w/c: That we allow the eleven density bonus with the fee in lieu of if they are willing to pay but approved with ten and possibly eleven with the paying of the fee in lieu of subject to the applicant having adequate water that being held in escrow and the obtaining of adequate water to be taken care of within one week and also with the seven conditions that the Wasatch County Planning Commission recommend.
Woods at Cobblestone	Final App	21-Jun-07	PC	App w/c: A development agreement shall be recorded with the subdivision plat to address concerns pertaining to fencing, lighting, landscape timing, easement/open space, maintenance of the detention area, sixty foot wide access easement to the Fischler property and escrow for improvements of 600 South. A cash bond will be required for all improvements of the right-of-way. A plat cannot be recorded until all the flood plane issues are resolved. A note on the plat regarding the temporary turn-around for lot purchasers. As of the date of this memo the Wasatch County Council has not approved the fee-in-lieu ordinance. The Wasatch County Council will be meeting on June 13th. A trail plan along 600 South that will not require the removal of trees. And the condition that the matter be approved with the fee-in-lieu amount before the plat can be signed and if the fee-in-lieu cannot be agreed upon there will then be ten lots and lot five being removed and lots four, six, and seven will just get bigger.
Woods at Cobblestone	Fee in Lieu Request	16-Jan-08	CC	Have another appraisal done with the appropriate comparables and bring back before CC for app.
Woods at Cobblestone	Fee in Lieu Request	6-Feb-08	CC	More information will be gathered for further discussion
Woods at Cobblestone	Fee in Lieu Request	2-Apr-08	CC	Accept Appraisal of the land sale number two and set the fee-in-lieu based on the price per acre of a \$110,906 based upon the sale of parcel number two which would amount to \$103,000.00 an acre which would make the fee-in-lieu \$55,353.00.
Woods at Cobblestone	Request Extension of Final App	12-Jun-08	PC	Recommend a 6 month extension for final approval.

Woods at Cobblestone	Discussion/Consideration of a Possible Amendment to the Development Agreement	3-Sep-14	CC	Discussion only at this time
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