

Richard Wolper, representative for JOVID Mark Hotel and Event Center, is requesting an amended conditional use and site plan approval for a hotel on approximately 11.74 acres. The proposed density for the hotel has not changed from the previously approved 250 individual condo/hotel units. The project includes a restaurant, spa, ice skating rink(s) and conference center. The request has changed the layout, architecture and number of stories. The proposal is located between Highway 248 and Peace Tree Trail with frontage and access on Peace Tree Trail and south of the Iroquois phase 2 units and more specifically located in Section 6, Township 2 South, Range 5 East in the JBOZ (Jordanelle Basin Overlay Zone).

**Aerial:**





## PROJECT SUMMARY:

- Rezone of property to community commercial December 2014
- Conditional use and site plan granted May 14, 2015
- Total acreage for the hotel site is 11.74 acres.
- 250 unit condo hotel meaning units (which may have multiple rooms) will be individually owned with kitchens and only one ingress/egress for each condo hotel unit, into the common hallway.
- The Planning Commission enacted a 55' height limit which is still the case even with the added 5<sup>th</sup> story.
- Landscaping is 197,322 SF (38.5%)
- Approximate square footage of the units range from 400-1,250 square feet
- Two ice rinks; one competition and one practice rink. The practice rink was not shown on the original site plan.
- The proposal revises the hotel footprint from 56,836 square feet to 78,001 square feet.
- The County Council required that the hotel be considered a full service hotel with certain amenities required to be in the development agreement.

## Rezone conditions:

The Conditions placed on the proposal by the Planning Commission at the rezone are as follows:

1. Prior to this approval a traffic analysis review should be done by the third party reviewer to determine that the intersections will maintain their function.
2. The soils report should state that the proposal, as shown, is feasible from a geotechnical standpoint. Future soils reports at conditional use and site plan will be reviewed by a third party reviewer.
3. The Planning Commission and County Council must determine that the use is appropriate for the area.
4. The hotel is required to be a 4-5 star boutique hotel.
5. A portion of the road going into Deer Canyon Preserve that services the hotel should be made public.

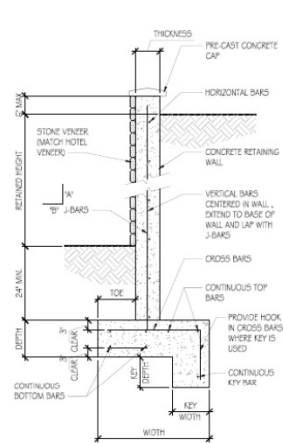
**Councilman Farrell will amend my motion that we accept the findings and conditions outlined by the Wasatch County Planning Commission with the exception of Condition No. 4 and that the developer is to provide a full service hotel that would include a restaurant, spa, pool, workout facility, reservation 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 and to accept the staff report. Councilman Capson seconded the motion. The motion carries with the following vote:**

1. Heights to be approximately 55' from existing natural grade the proposal has a portion that is 59'4". The Planning Commission should make a determination on this. *Our revised sections have been adjusted to conform to height restriction of approximately 55'. Please see revised A301 and A201.*
2. The Planning Commission will need to determine that findings for conditional uses listed in Section 16.23.07 (below) have been met.
3. All retaining walls must have a step at no more than a 10' interval. *The civil drawings show heights of retaining walls no greater than 10 ft. We added a detail of retaining walls and design on revised Sheet AS101.*
4. Retaining walls are vertical. Treatments for retaining walls need to be shown. Are they faced? *See revised detail on Sheet AS101. Walls will be faced with stone veneer.*
5. Dumpster/loading locations must be screened. *The dumpster and loading area are inside the building. A note was added to revised sheet AS101.*
6. Roof vents to be grouped into false chimneys. *A note was added to revised Sheet A201 indicating the requirement to group vents, as well as shown on the elevation drawings.*
7. Stone veneer should cover steps in the foundation. *Will comply. Stone veneer shown on exterior elevations.*
8. Moderate income housing study needs to be performed and a determination made by the County Council and Housing Authority. *We will adhere to the moderate income housing report and requirements 16.30.03*
9. A single professional rental agency should be a condition of approval to handle short term rentals not individual unit owners renting units through the internet. *The professional rental agency will be the Hotel itself, and there will be absolutely no subletting, leasing, or any other rental companies to handle any short term rentals. These units will be strictly rented through the hotel.*

## May 14, 2015 conditions continued

10. A clear phasing plan with improvements outlined for each phase. *In our meeting with you, Rich, Paul, Bo, and Andy, it was determined to delete the phasing lines, and add a note indicating the infrastructure and trails will be completed before occupancy is granted. We added a note on Sheet AS101 indicating that all infrastructure will be completed in the first phase.*
11. A development agreement approved by the County Council needs to be recorded with the plat. The DA must include all amenities for a full service hotel, landscape plans, trails minutes, power point presentation etc. *We will work with you and the county to complete the development agreement before vertical construction commences.*
12. What is meant by "Future" trails? It needs to be determined when these will be built. The revised drawings do not refer to any "future" trails. *We show connecting to existing trail system.*
13. Weed barrier on trails need to be included in the cross section. *Refer to revised AS102, attached.*
14. The soils report dated March 11, 2015 by AGEK must be complied with during the construction process. *We have added this note to revised AS101, attached.*
15. A determination needs to be made on the shared parking. *We have provided a parking matrix with parking memo justifying shared parking. Alternative off-site parking should be provided so the even center can provide the necessary parking.*
16. Items 8, 9, 11. The Developer is working on responses to these items.

# Approved Site Plan:



**SITE RETAINING WALL SECTION**  
SCALE: N.T.S.

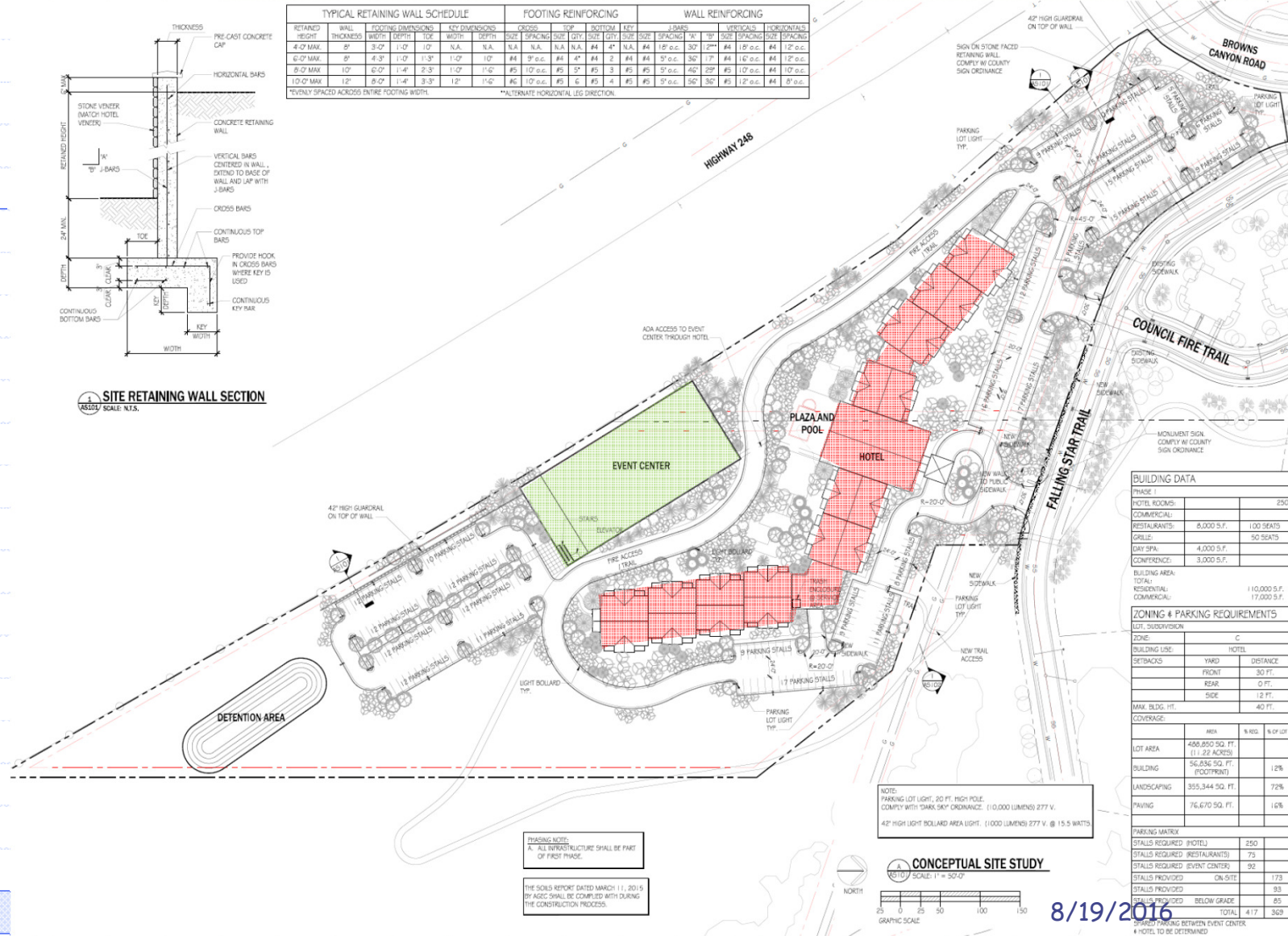
TYPICAL RETAINING WALL SCHEDULE										FOOTING REINFORCING										WALL REINFORCING													
RETAINED HEIGHT	WALL THICKNESS	FOOTING DIMENSIONS				KEY DIMENSIONS				CROSS				TOP				BOTTOM				HORIZONTALS				VERTICALS				HORIZONTALS			
4'-0" MAX	8"	3'-0"	1'-0"	1'-0"	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.						
6'-0" MAX	8"	4'-3"	1'-0"	1'-3"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"						
8'-0" MAX	10"	6'-0"	1'-4"	2'-3"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"						
10'-0" MAX	12"	8'-0"	1'-4"	3'-3"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"						

TEVENLY SPACED ACROSS BOTTOM FOOTING WALL

\*ALTERNATE HORIZONTAL LEG DIRECTION

\*EVENLY SPACED ACROSS ENTIRE FOOTING WIDTH.

\*\*ALTERNATE HORIZONTAL LEG DIRECTION.



BUILDING DATA	
PHASE I	
HOTEL ROOMS:	250
COMMERCIAL:	
RESTAURANTS:	8,000 S.F. 100 SEATS
GRILLE:	50 SEATS
DAY SPA:	4,000 S.F.
CONFERENCE:	3,000 S.F.

BUILDING AREA:	
TOTAL:	110,000 S.F.
RESIDENTIAL:	17,000 S.F.
COMMERCIAL:	

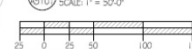
ZONING & PARKING REQUIREMENTS	
LOT, SUBDIVISION	
ZONE:	C
BUILDING USE:	HOTEL
SETBACKS:	
FRONT:	30 FT.
REAR:	0 FT.
SIDE:	12 FT.
MAX. BLDG. HT:	40 FT.
COVERAGE:	
AREA:	9.402
% OF LOT:	

LOT AREA	
488,850 SQ. FT.	(11.22 ACRES)
BUILDING	56,256 SQ. FT. (FOOTPRINT)
LANDSCAPING	355,344 SQ. FT.
PAVING	76,670 SQ. FT.

PARKING MATRIX	
STALLS REQUIRED (HOTEL)	250
STALLS REQUIRED (RESTAURANTS)	75
STALLS REQUIRED (EVENT CENTER)	92
STALLS PROVIDED ON SITE	173
STALLS PROVIDED BELOW GRADE	85
TOTAL	417
STALLS PROVIDED	368

NOTE:  
PARKING LOT LIGHT: 30 FT. HIGH POLE.  
COMPLY WITH "SMALL SIGN" ORDINANCE. (10,000 LUMENS) 277 V.  
42" HIGH LIGHT BOLLARD AREA LIGHT. (1,000 LUMENS) 277 V. @ 15.5 WATTS

**CONCEPTUAL SITE STUDY**  
SCALE: 1" = 30'-0"



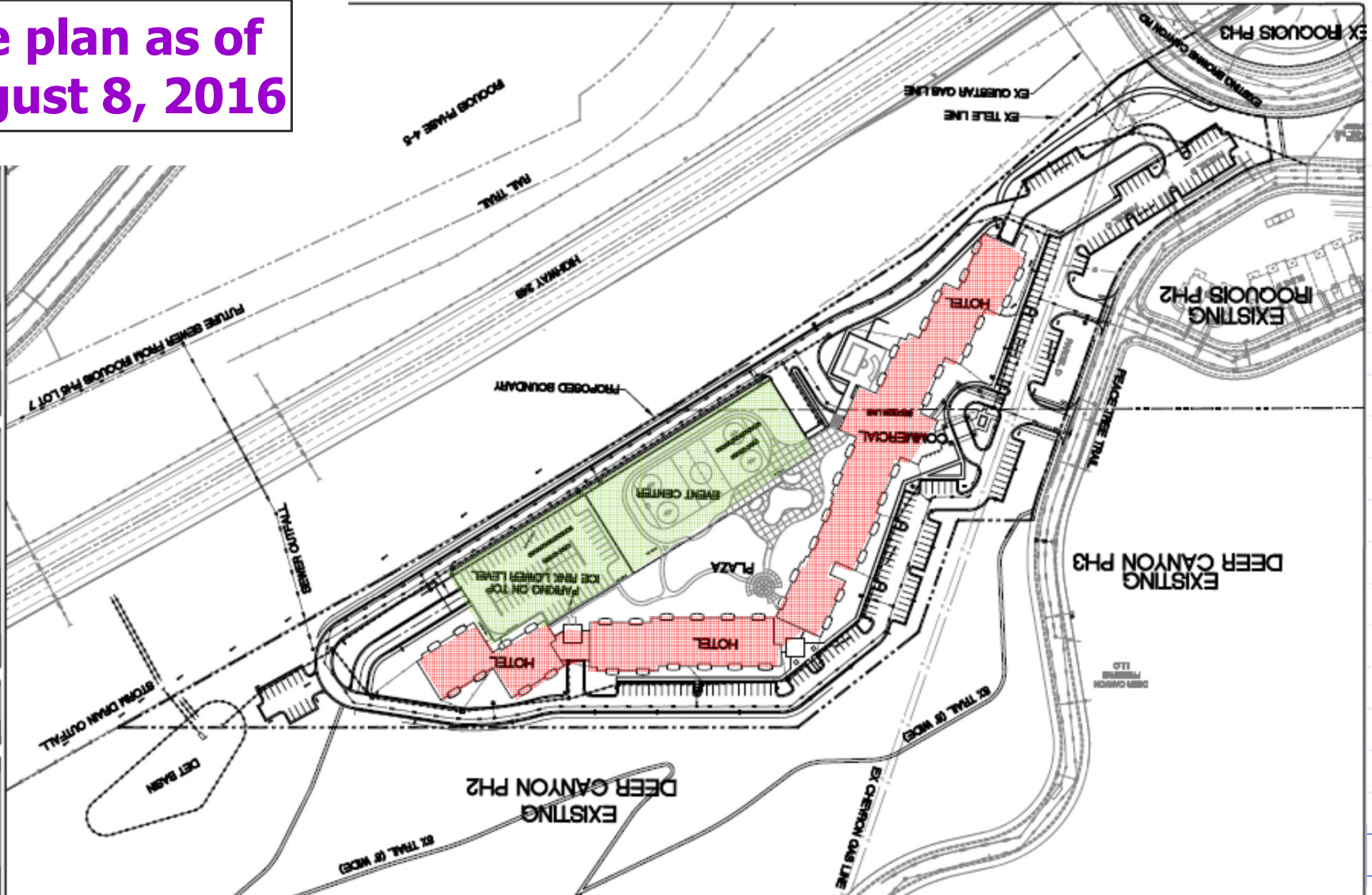
**JOYD HOTEL  
1900018 PH2**

**OVERALL SITE PLAN**



**GATEWAY CONSULTING, Inc.**  
P.O. BOX 5000 SOUTH AVENUE OF KNOWLEDGE  
FRI 08010 064 5000 FAX 08010 064 5000  
portal@gatewayconsulting.com

DATE	TIME	NAME	SCORE
10/10/10	10:00	John Doe	85
10/10/10	10:00	Jane Smith	78
10/10/10	10:00	Mike Johnson	92
10/10/10	10:00	Sarah Brown	88
10/10/10	10:00	David White	75
10/10/10	10:00	Emily Green	80
10/10/10	10:00	Chris Black	72
10/10/10	10:00	Alex Grey	83
10/10/10	10:00	Olivia Pink	77
10/10/10	10:00	Noah Blue	81



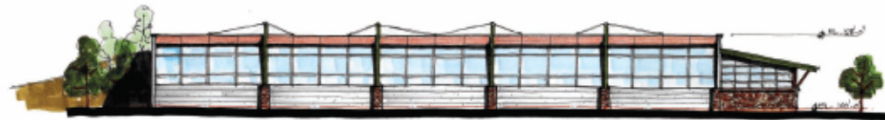
# Approved Elevations:

VANZIEREN  
ARCHITECTURE  
BOX 697-0400  
3001 Lincoln Ave  
Aspen, CO 81601

## Black Rock Ridge Hotel Condo EXTERIOR COLOR BOARD



NORTHEAST ELEVATION  
IROQUOIS HOTEL PHASE II



EVENT CENTER WEST ELEVATION  
IROQUOIS HOTEL PHASE II



EVENT CENTER SOUTH ELEVATION  
IROQUOIS HOTEL PHASE II

METAL ROOF,  
TRIM & DOWNSPOUTS



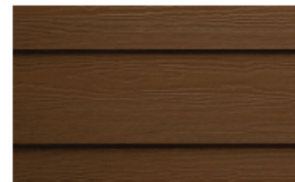
CORTEN

ROOF SHINGLES



TANKO SHINGLES  
COLOR WEATHERED WOOD

WOOD SIDING



HARDIE BOARD  
COLOR CHESTNUT BROWN

STONE



HARDSTONE CHEF JOSEPH  
COLOR SUMMIT

WOOD PANEL

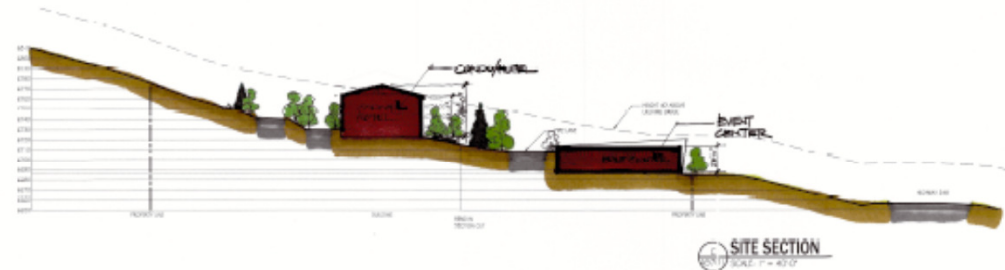


PRODEX PRODEXA WOOD PANEL

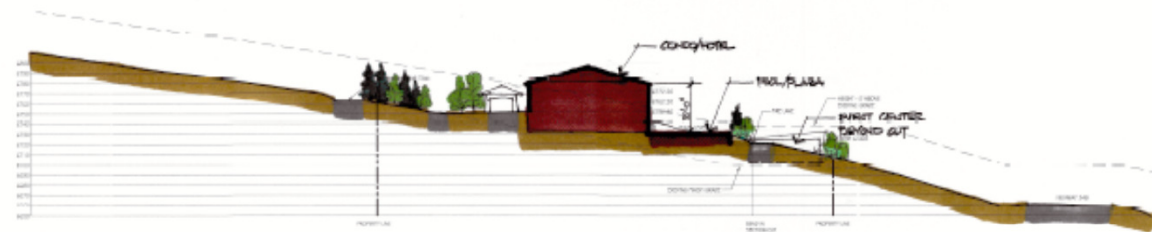
# Approved Building Cross-Section:



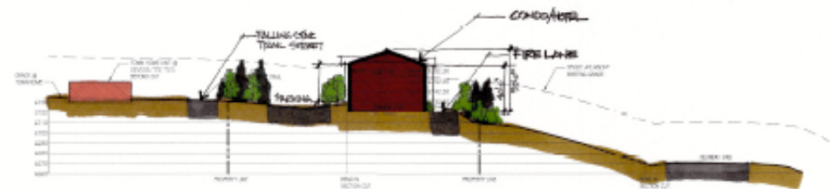
SITE PLAN  
SCALE: NOT TO SCALE



SITE SECTION  
SCALE: 1" = 40'-0"



SITE SECTION  
SCALE: 1" = 40'-0"



SITE SECTION  
SCALE: 1" = 40'-0"

# Proposed Elevations:

EF1 STONE - UINTAH LEDGESTONE - SHORE CLIFF



EF2 - LAP SIDING - SW 6076 TURKISH COFFEE



EF3 - LAP SIDING - SW 6074 SPALDING CLAY



EF4 - METAL PANEL - CORTEN



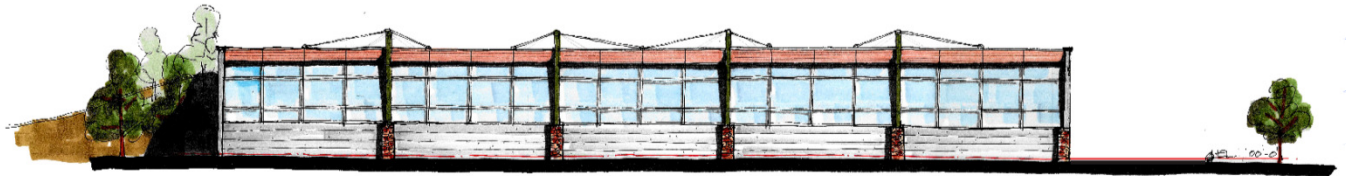
## JOVID HOTEL



HOTEL

VANZEBEN  
ARCHITECTURE

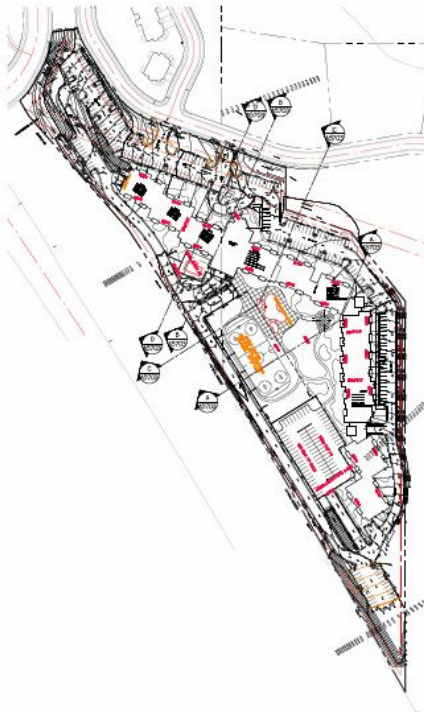
801-627-2400  
2032 Lincoln Ave  
Ogden, Utah  
84401



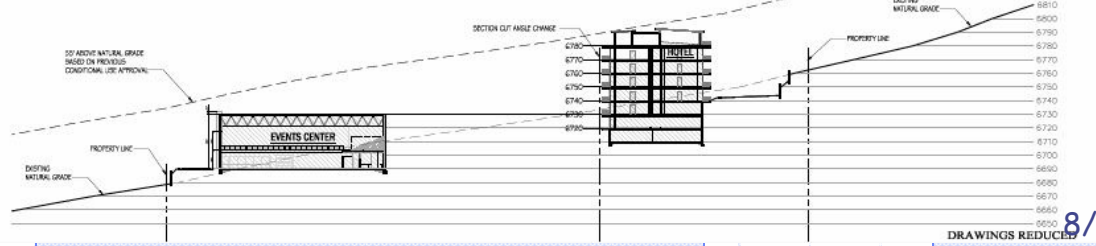
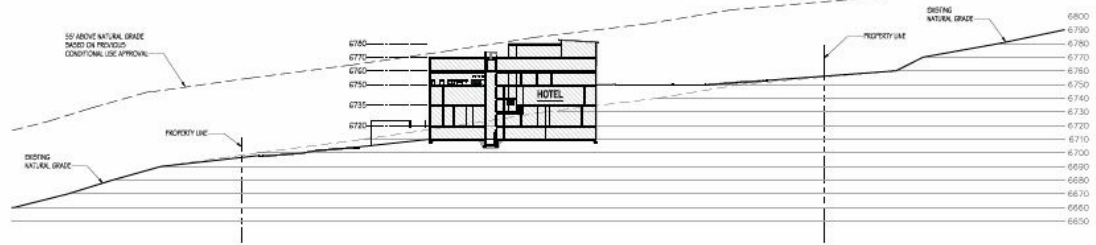
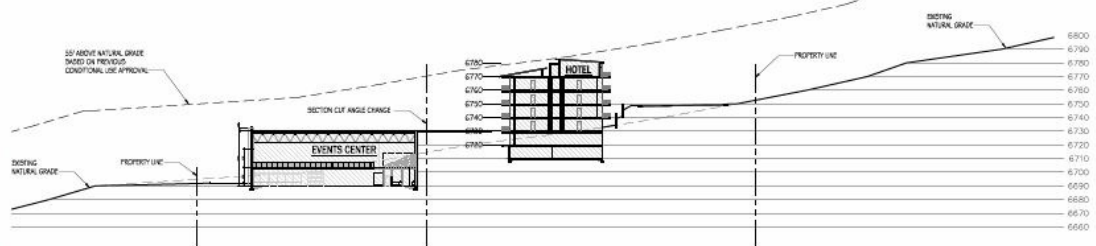
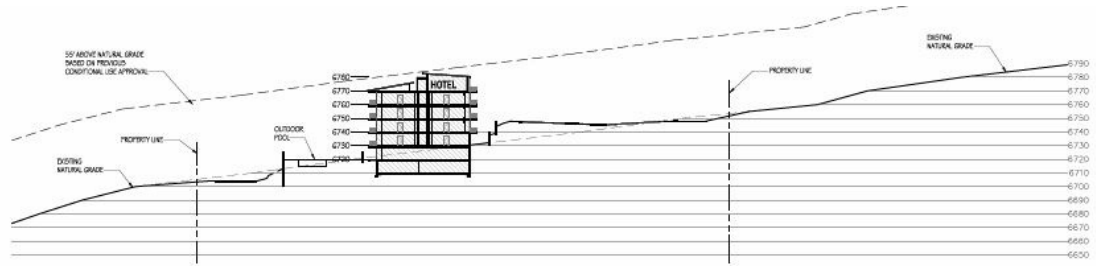
# Proposed Elevations:



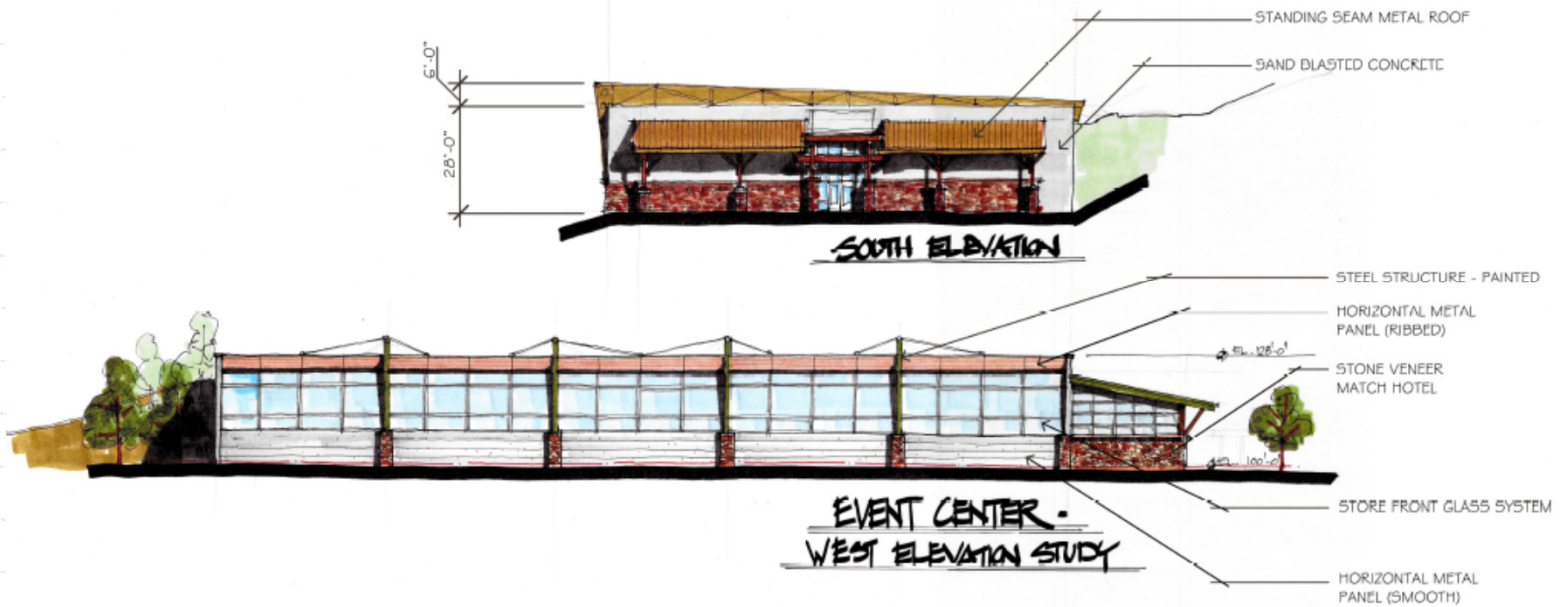
# Site Sections:



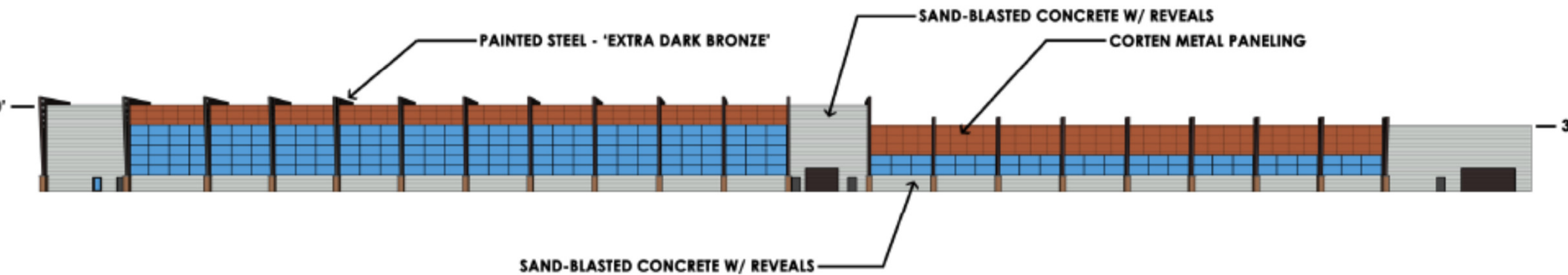
**SITE SECTION**  
SCALE: 1/4"=10'-0"



# Approved Event Elevations:



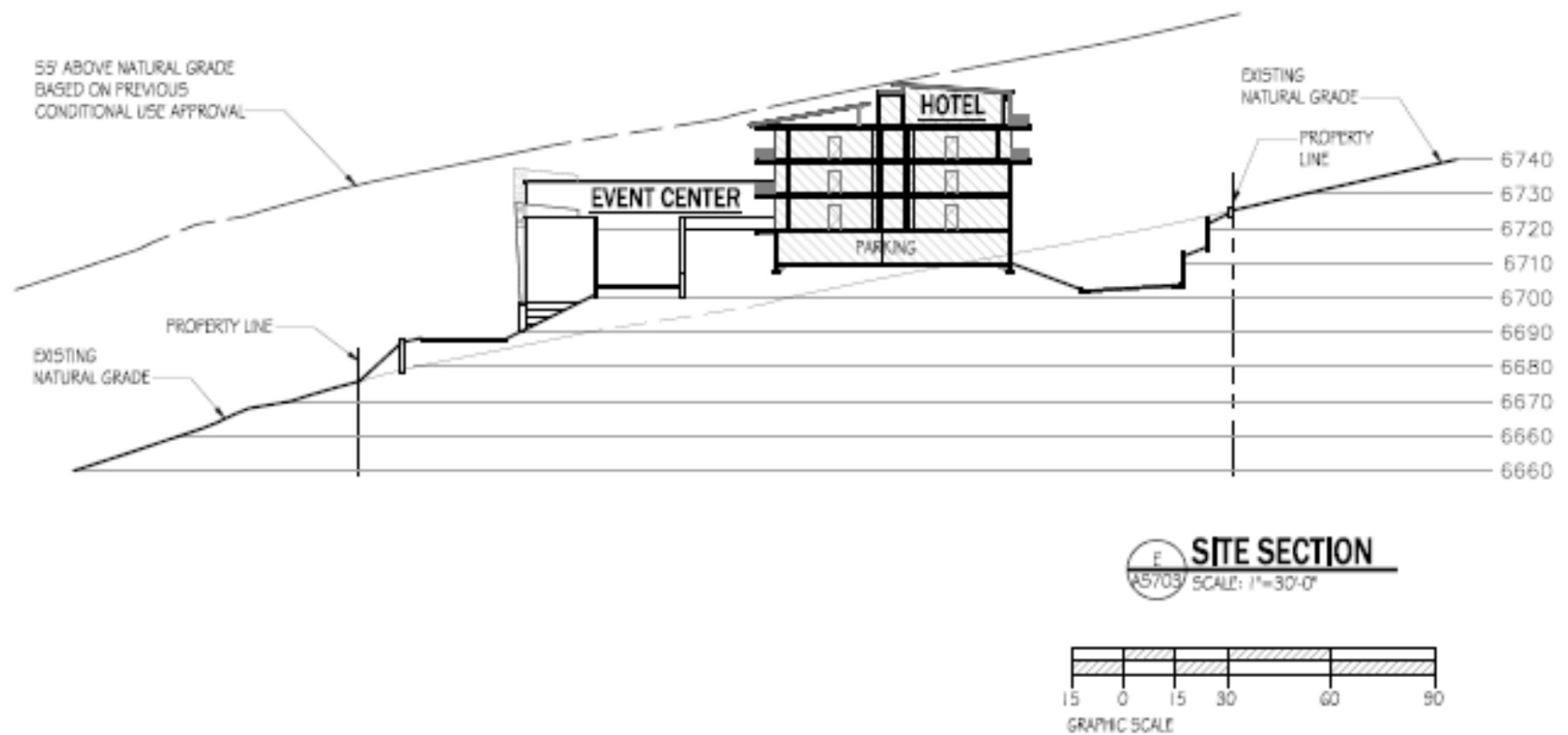
## Proposed Event Elevations:



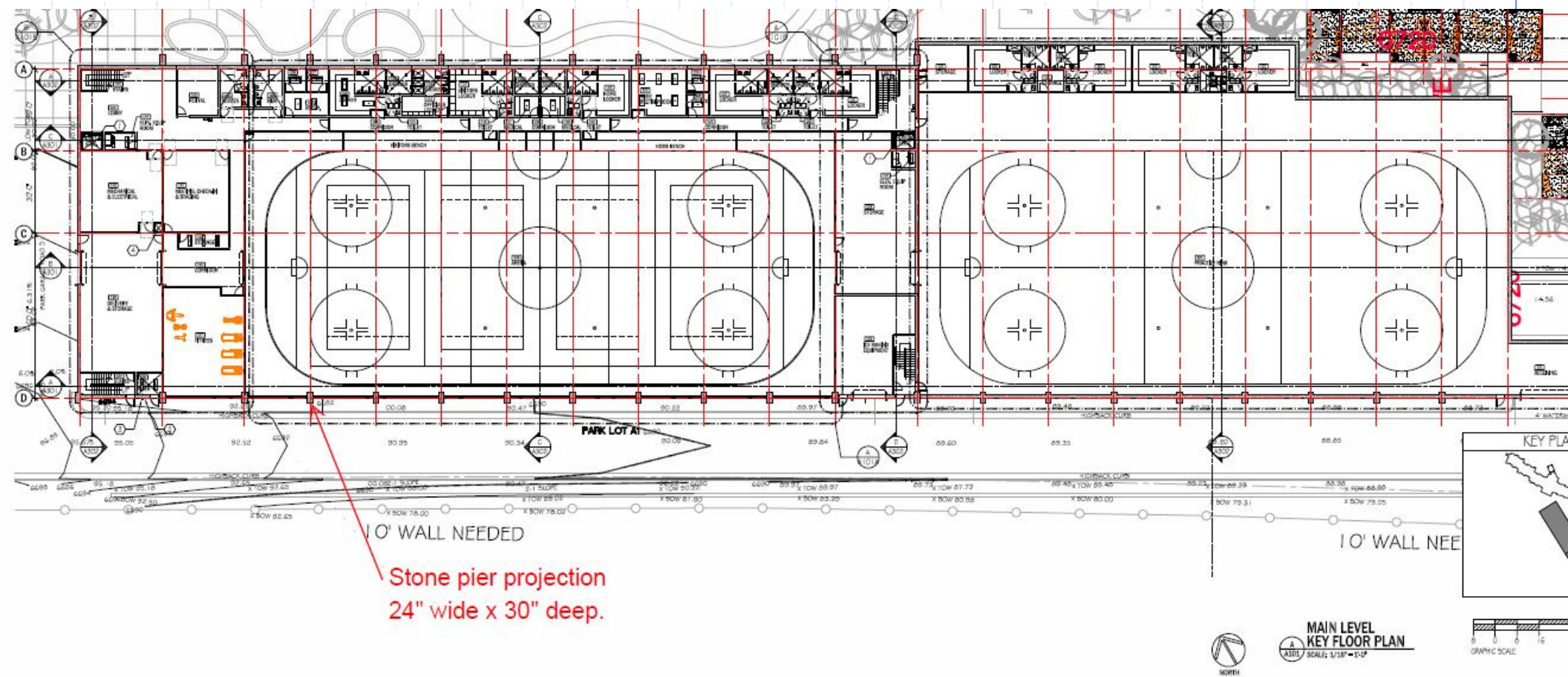
Approximately  
520' long

### WEST ELEVATION JOVID EVENT CENTER

## Section: Event Center/ Hotel:

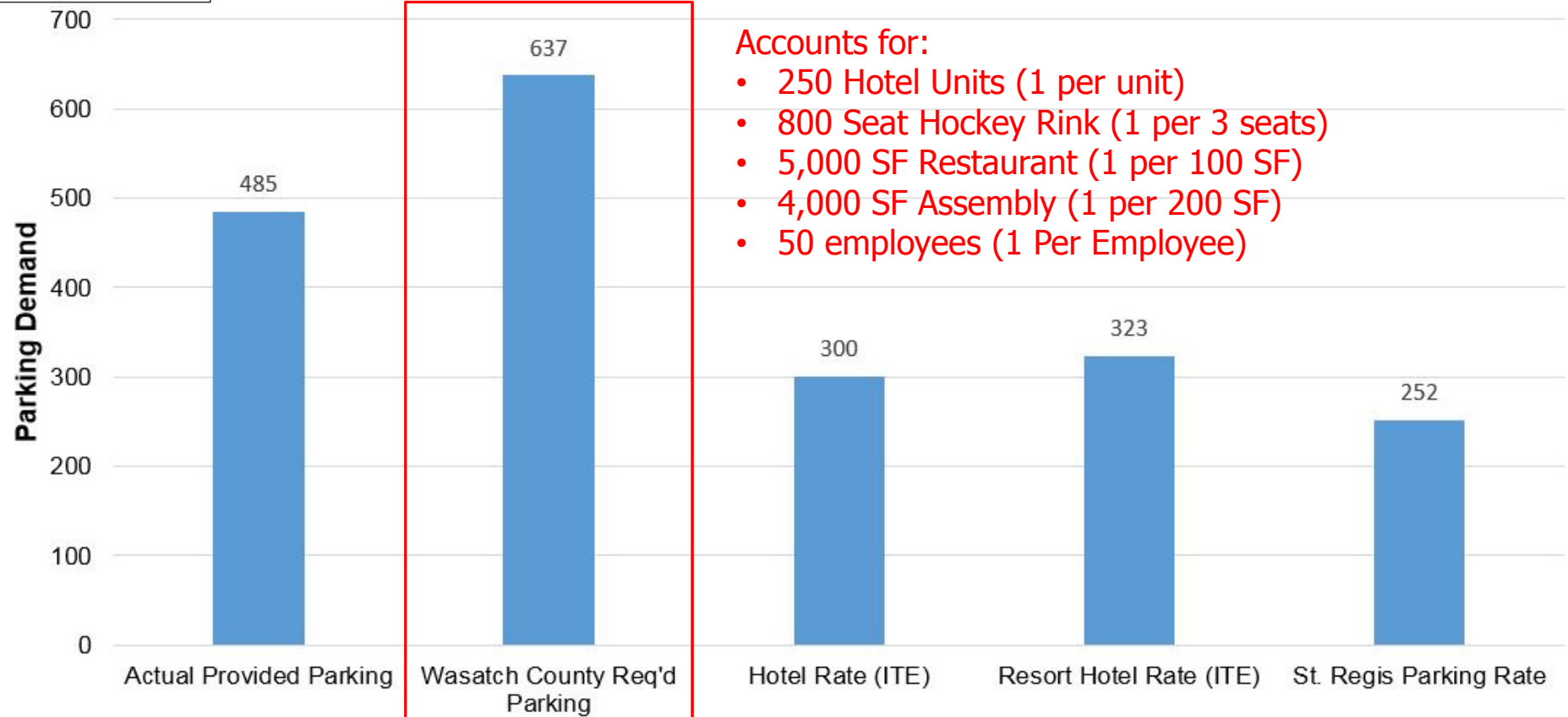


# Event Center Plan View:



# Parking Demand:

## Hotel Parking Demand

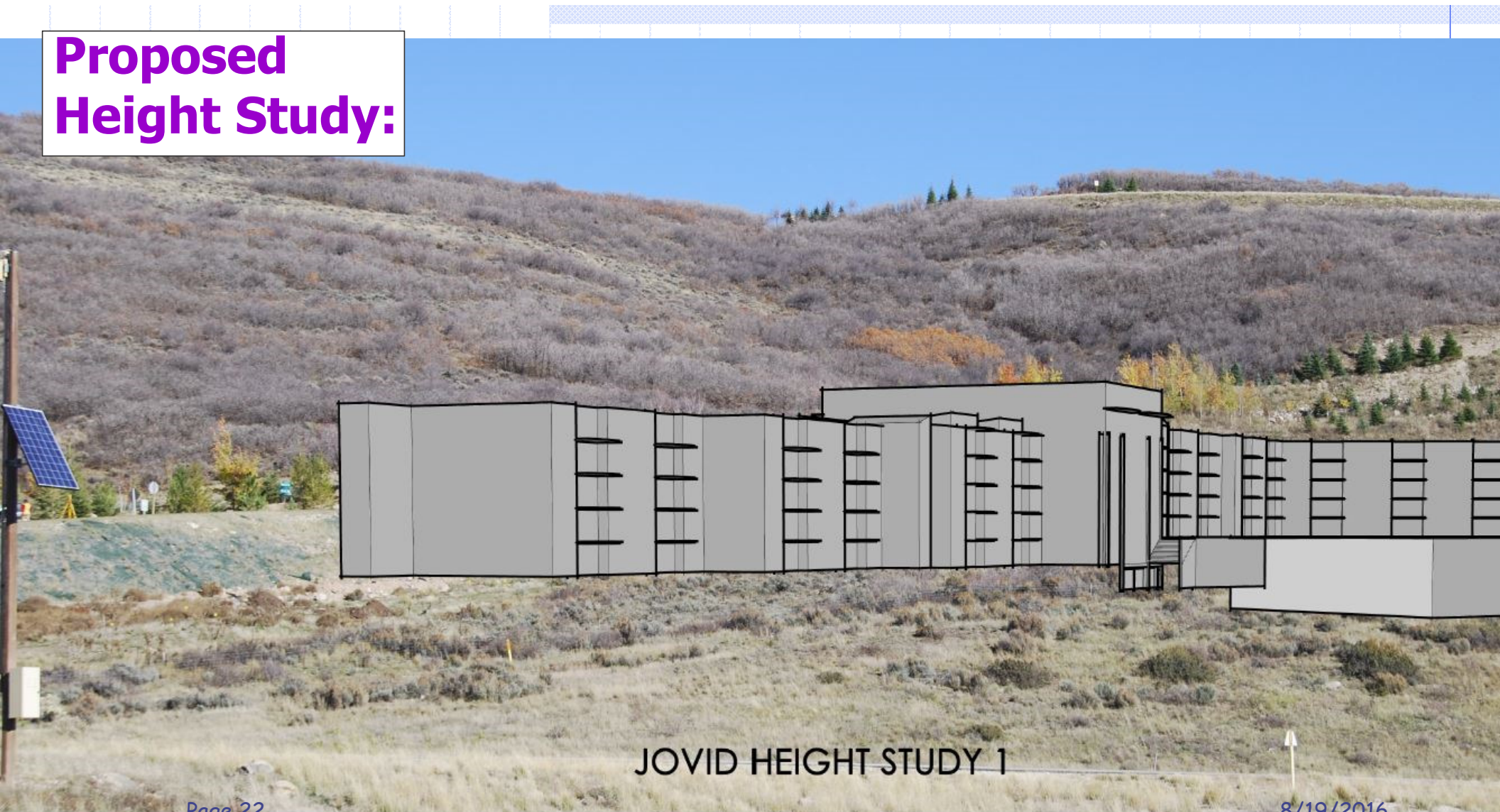


Staff agrees that there will be a large number of hotel patrons that use the hotel amenities and that there is justification for shared parking and reduction of parking stall numbers. Shared parking however, is only an estimate. There is no data to determine if the parking provided will be adequate or not and parking on the public streets in the neighborhood should not be an overflow option. Therefore there should be a requirement in the development agreement that parking is monitored on a phased basis and additional parking or other options (off-site parking and shuttles for events) could be required if the need arises.

# Approved Height Study:

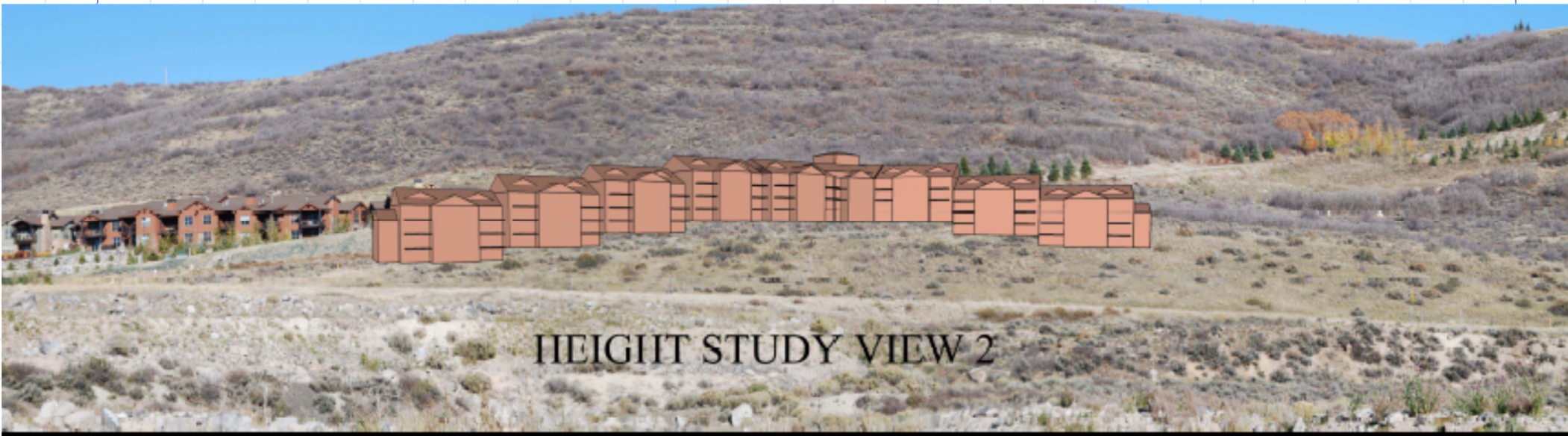


# Proposed Height Study:

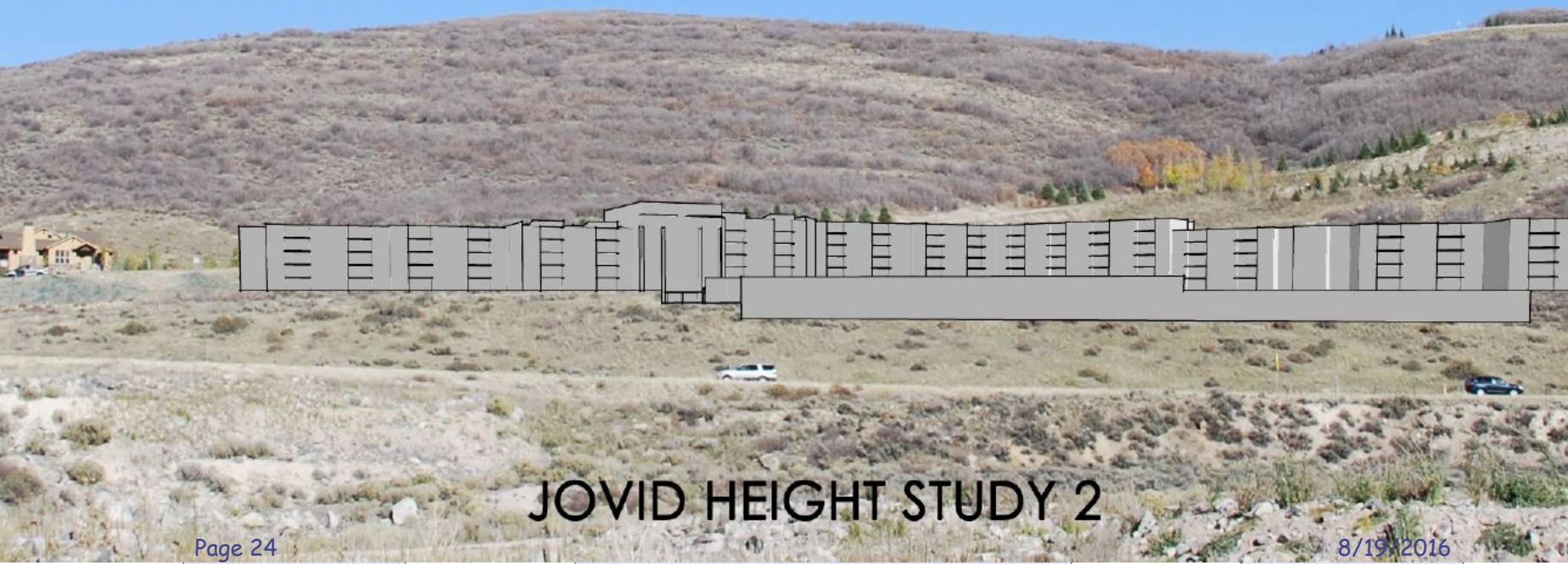


JOVID HEIGHT STUDY 1

# Approved Height Study:

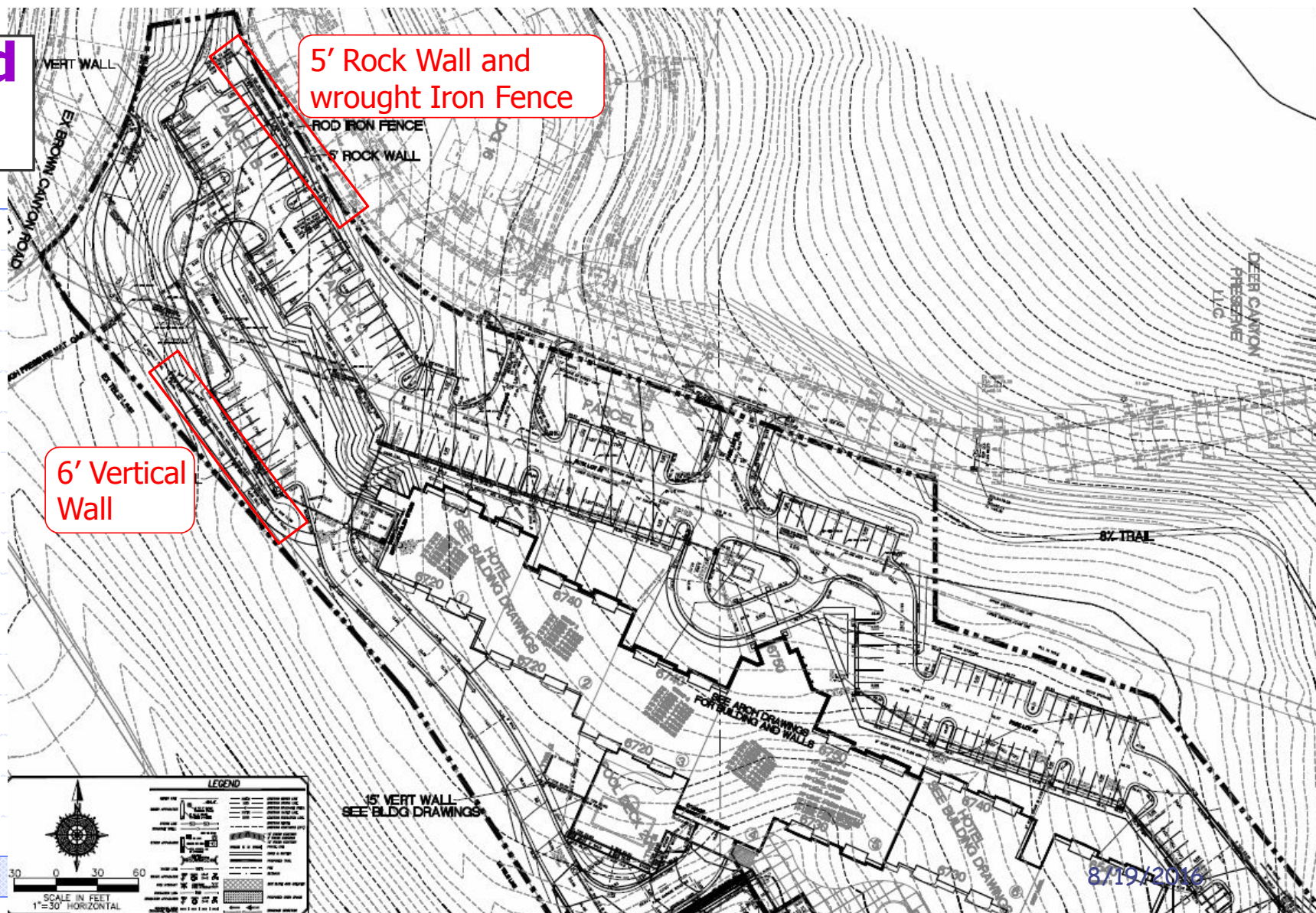


# Proposed Height Study:

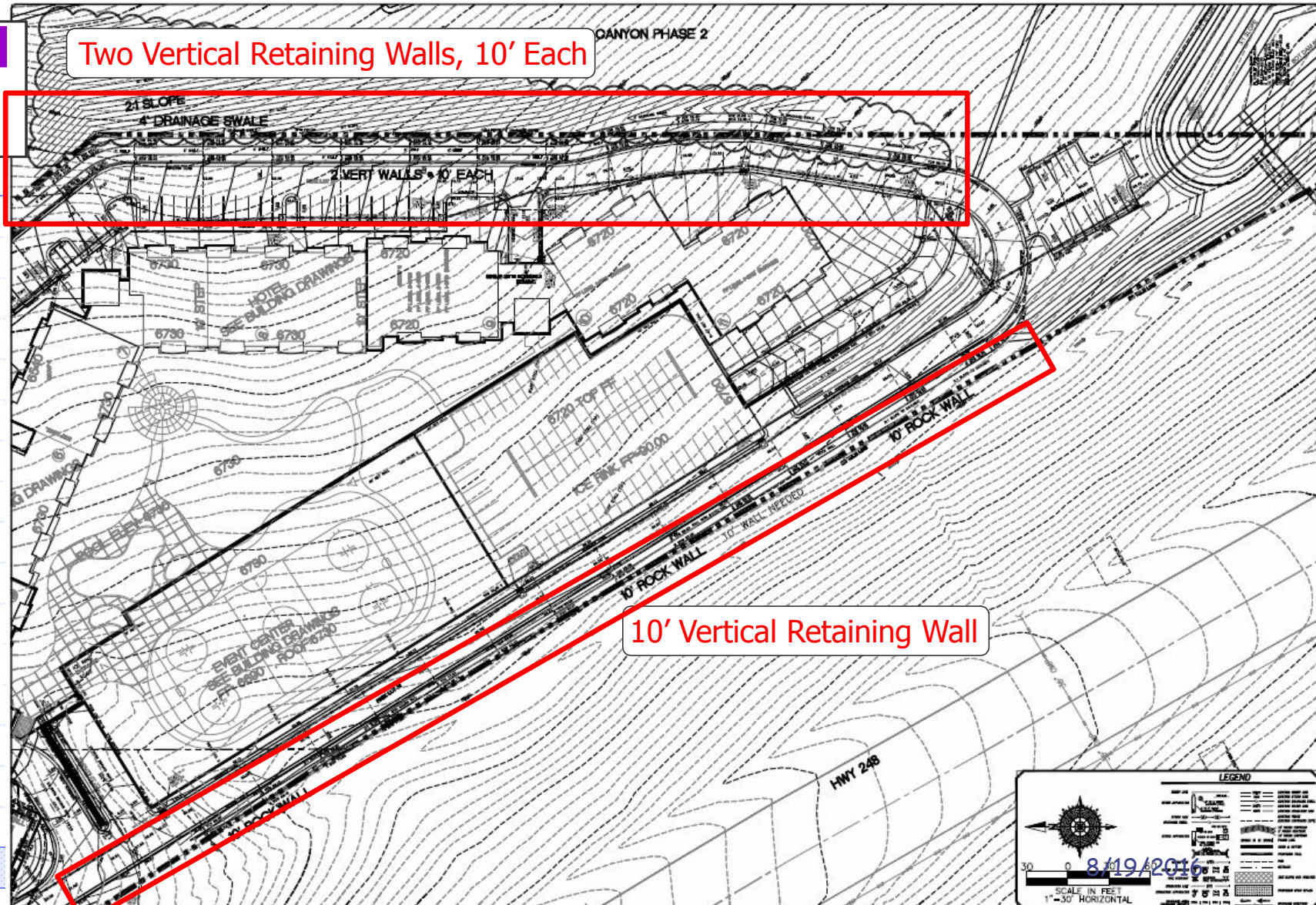


JOVID HEIGHT STUDY 2

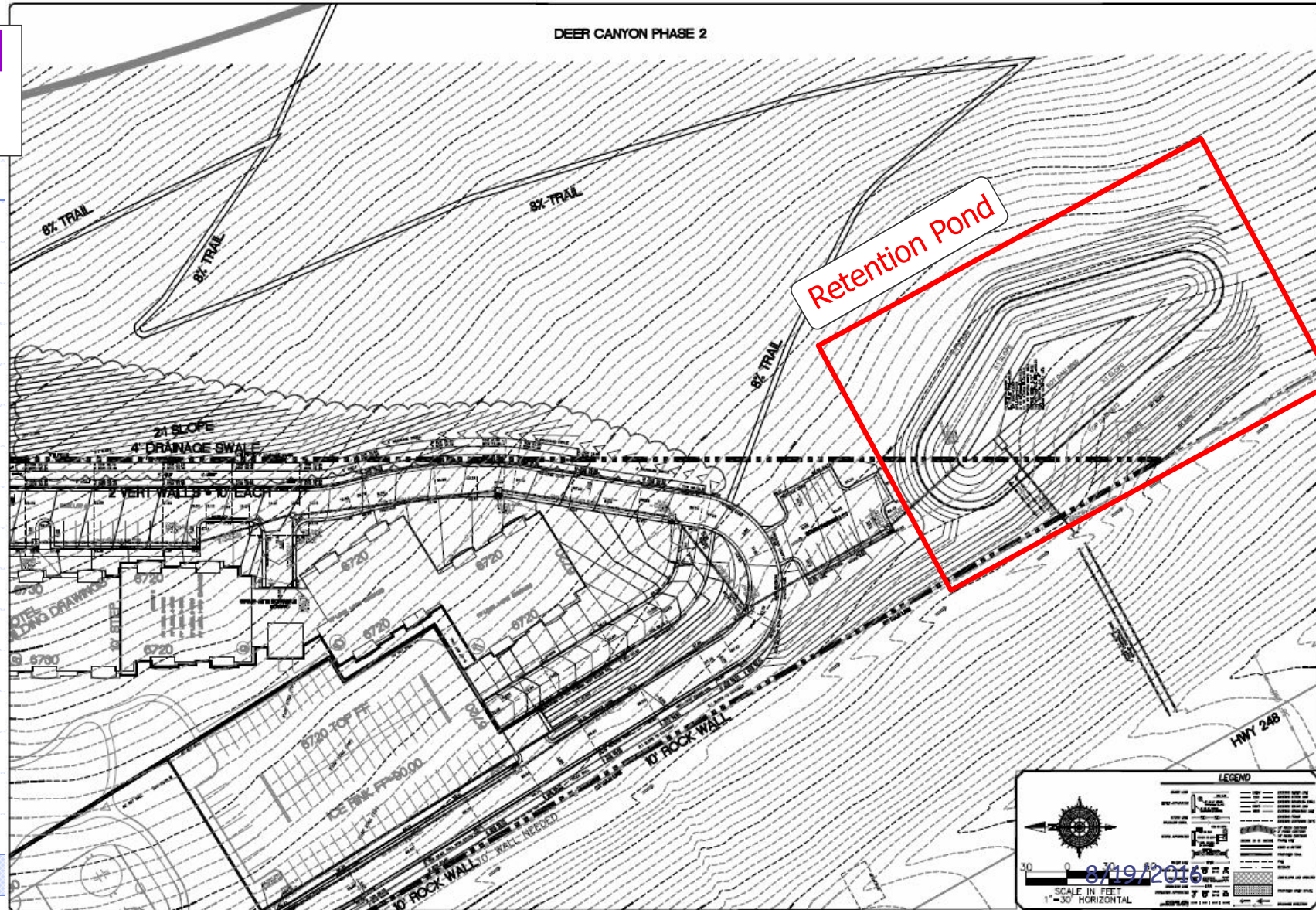
# Proposed Grading:



# Proposed Grading:



# Proposed Grading:



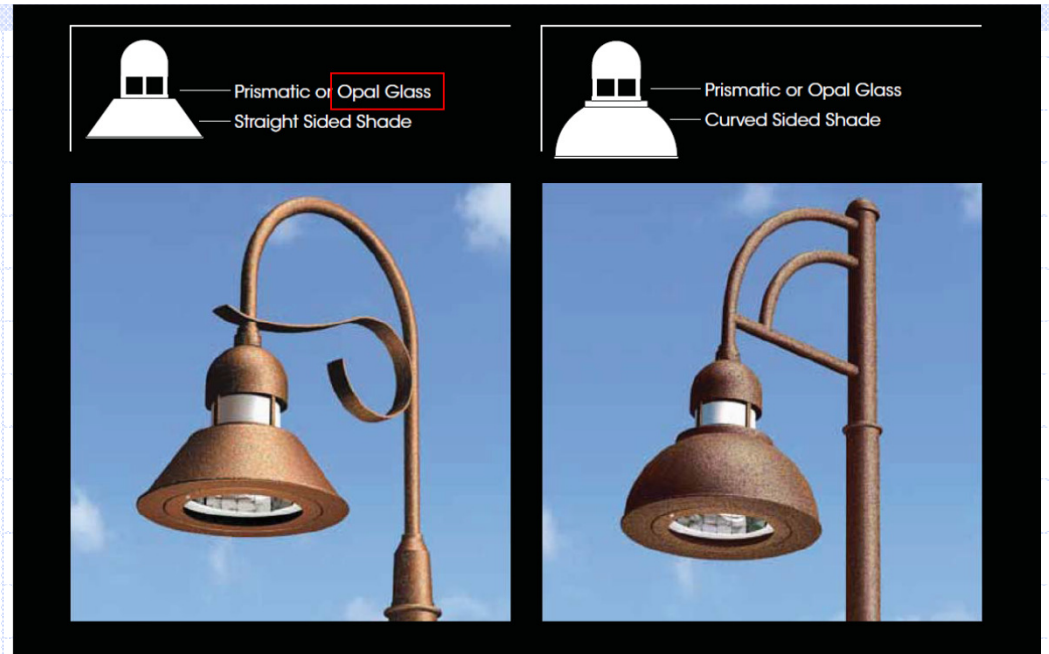
# Proposed Lights:



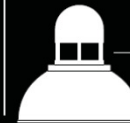
## 982 SERIES

Exterior Bollard  
Architectural Wedge Bol-  
lard

Page 28

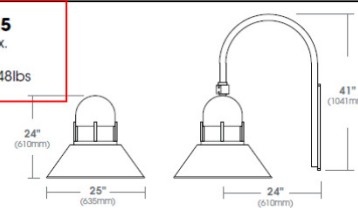


Prismatic or Opal Glass  
Straight Sided Shade

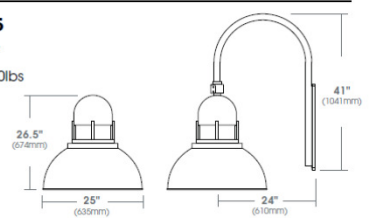


Prismatic or Opal Glass  
Curved Sided Shade

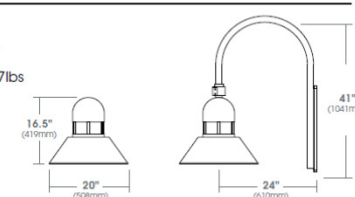
**DSAPL25**  
400W Max.  
EPA: 1.51  
Max. Wt: 48lbs



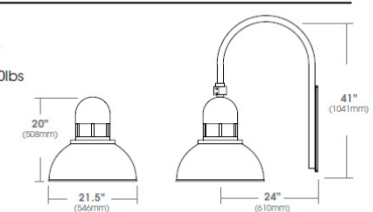
**DSDPL25**  
400W Max.  
EPA: 1.80  
Max. Wt: 50lbs



**DSAPL1**  
150W Max.  
EPA: 0.86  
Max. Wt: 27lbs



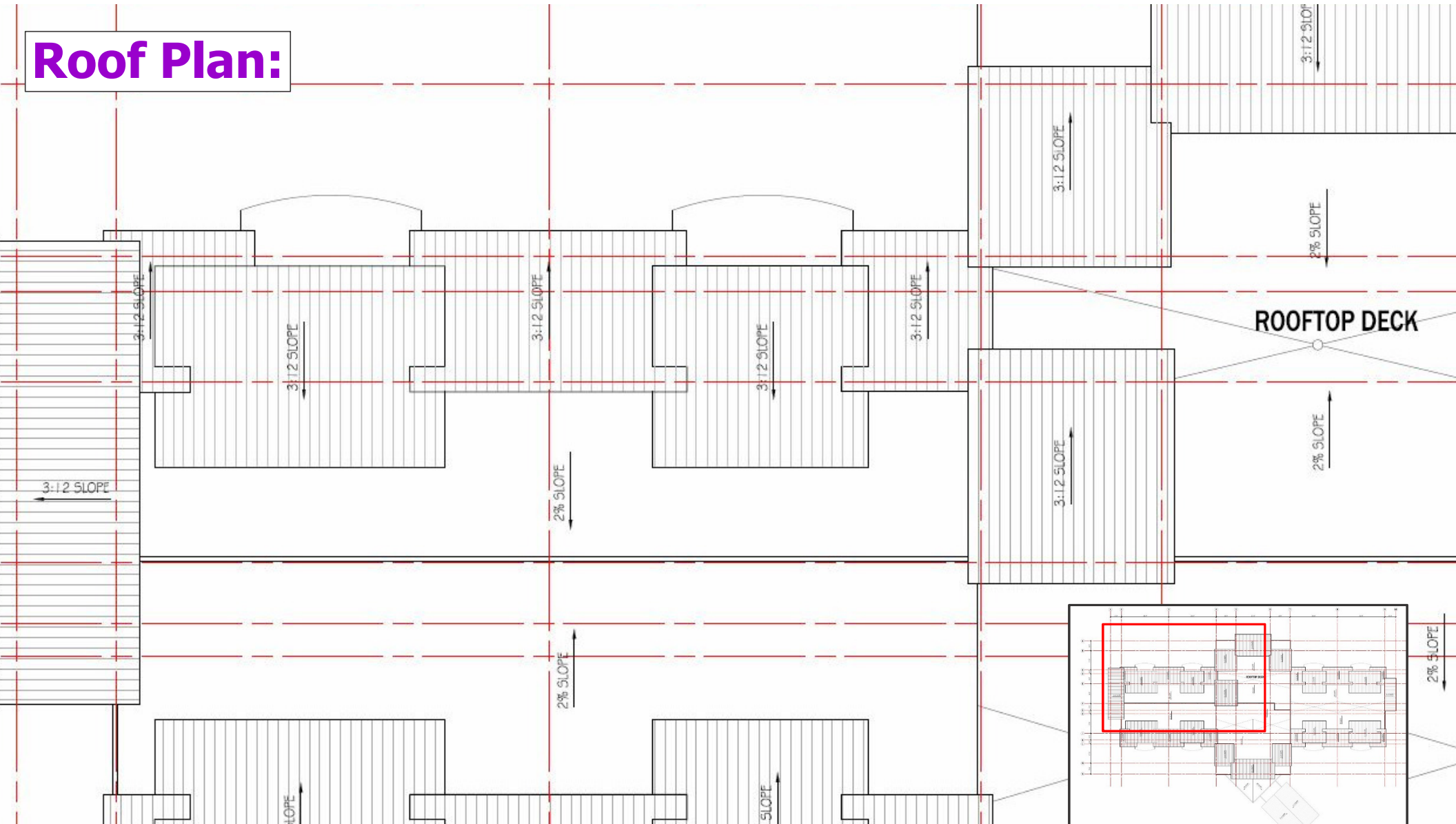
**DSDPL1**  
150W Max.  
EPA: 1.19  
Max. Wt: 30lbs



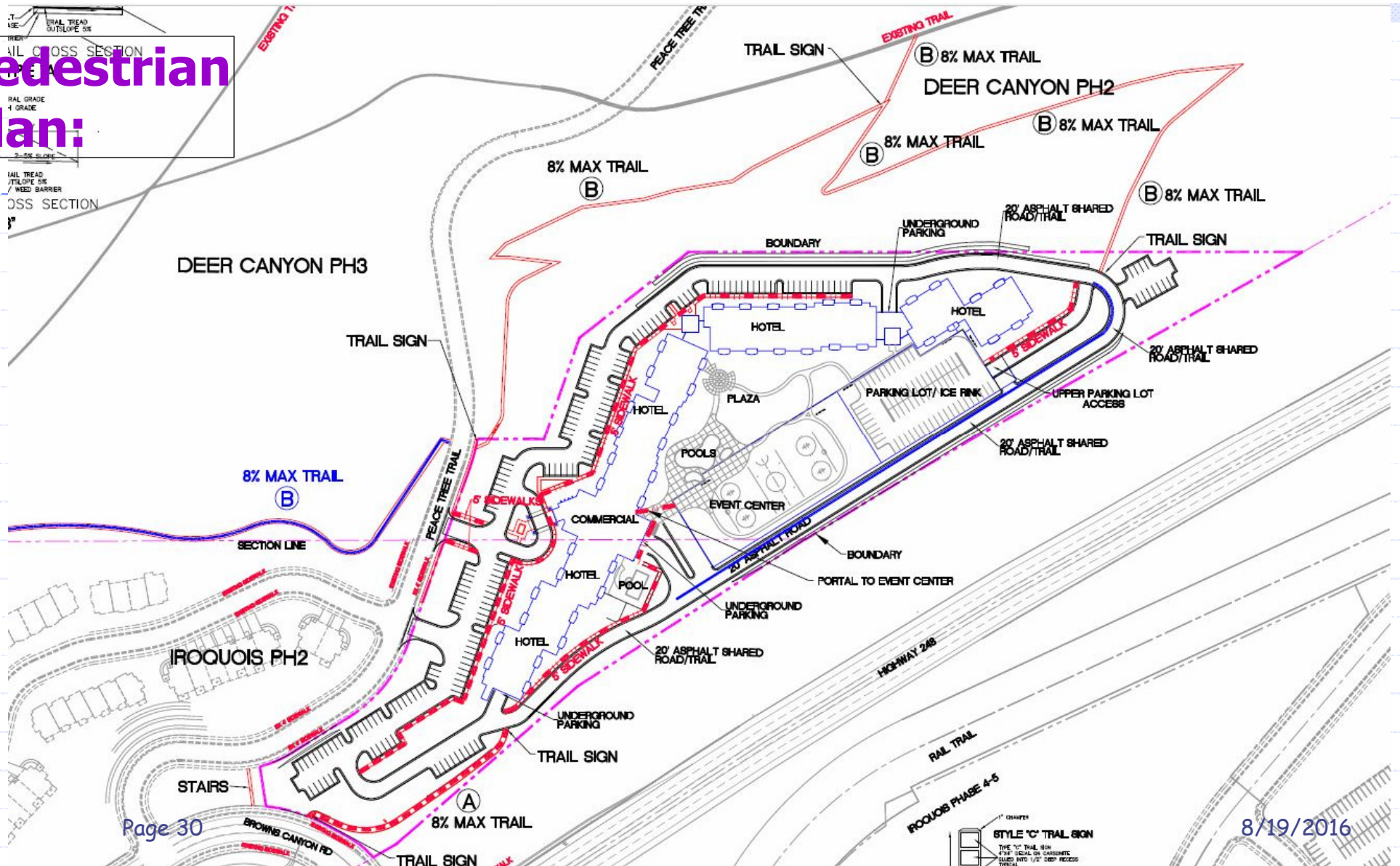
20 ft. pole height

SCALE: 3/8" = 1'-0"

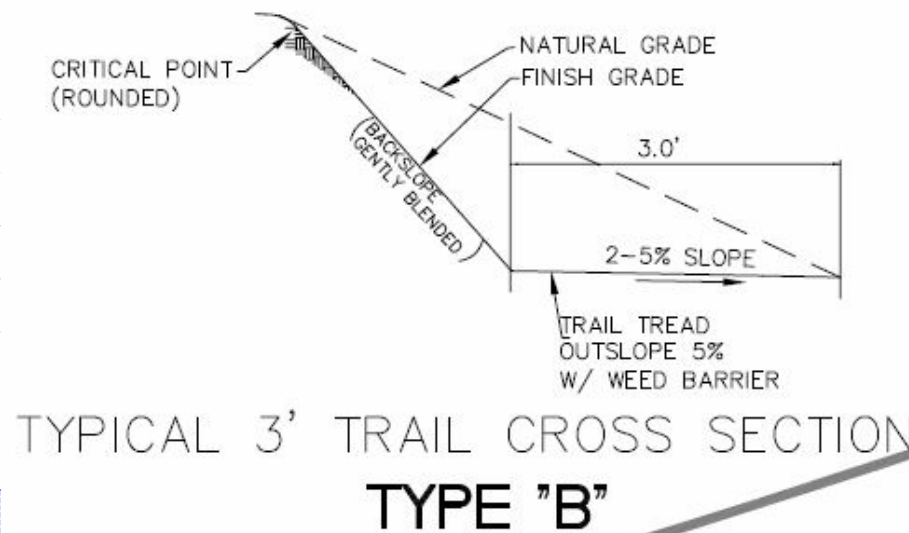
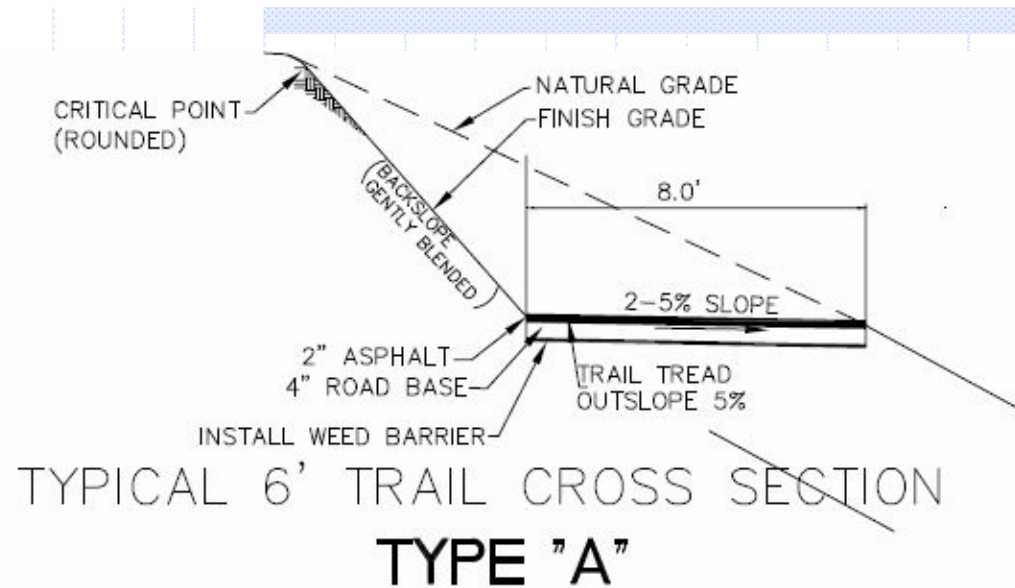
# Roof Plan:



# Pedestrian Plan:

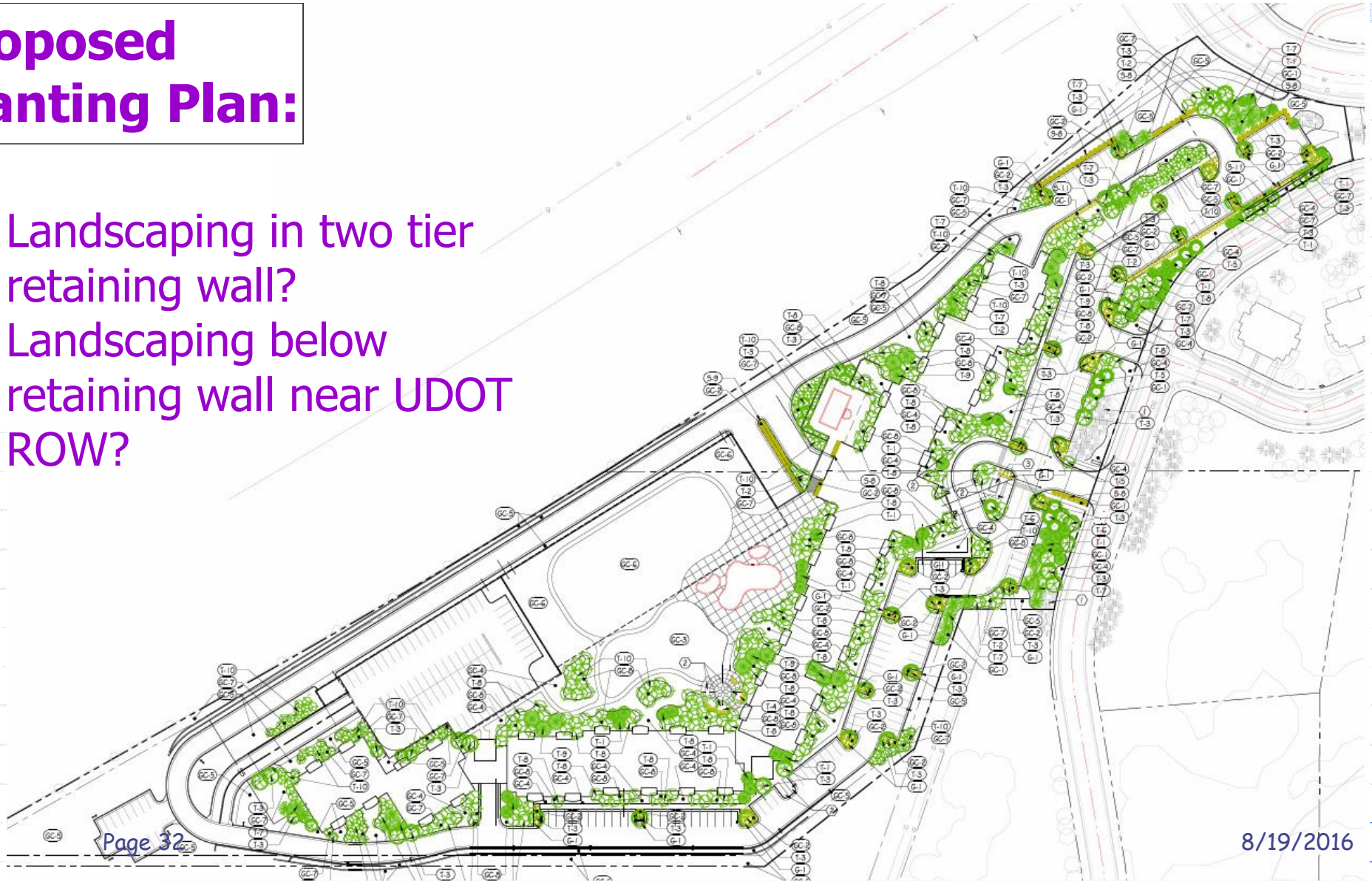


# Trail Cross-Sections:

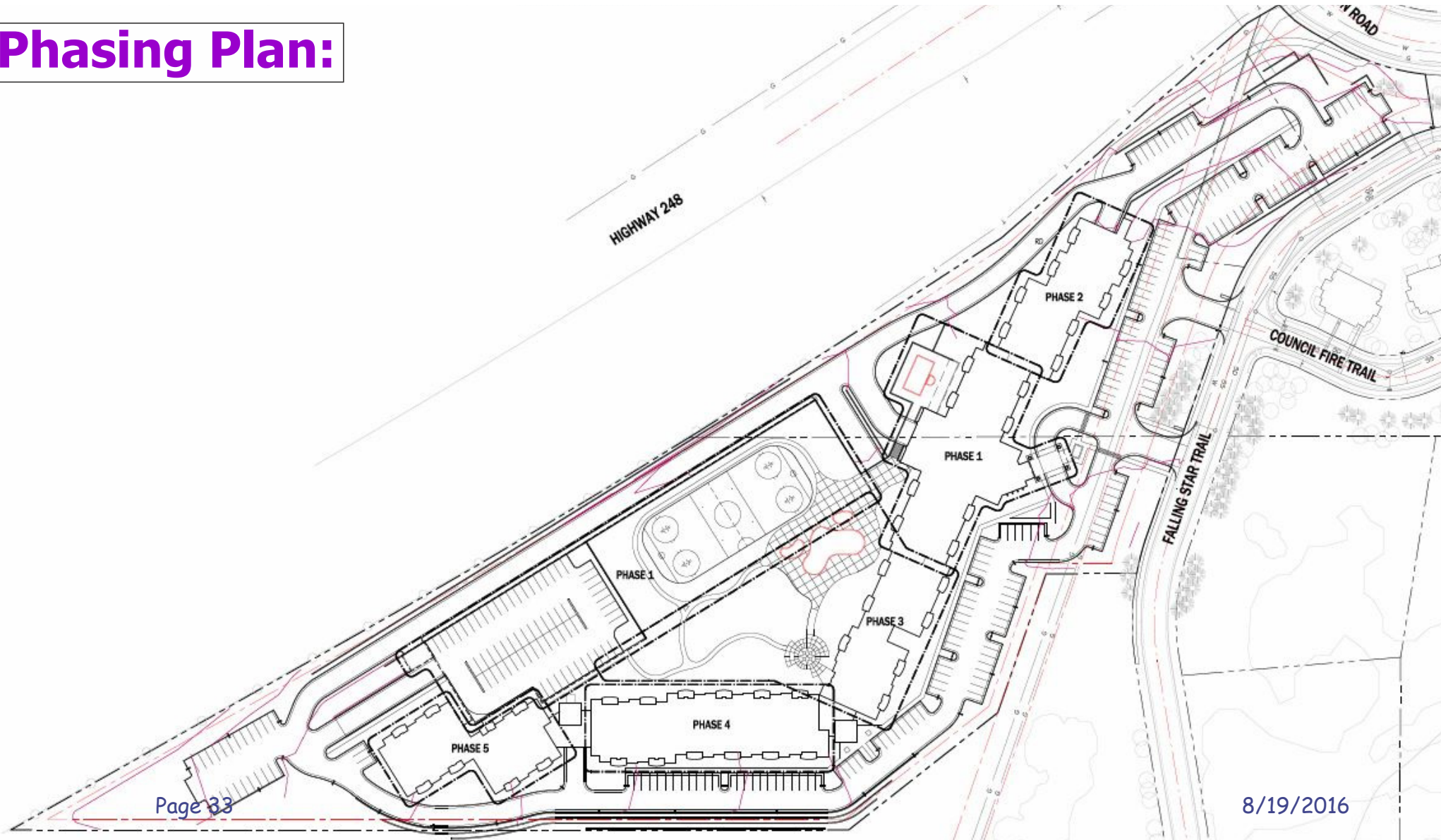


## Proposed Planting Plan:

- Landscaping in two tier retaining wall?
- Landscaping below retaining wall near UDOT ROW?



# Phasing Plan:



**DRC:**

**Health Department: Tracy Richardson**

Comments: JSSD Sewer and Water

**Engineering: Michael Davis**

Comments: ok

**Recorder: PEGGY SULSER**

Comments: N/A

**Fire: Clint Neerings and Ernie Giles**

Comments: Fire Access 26 foot width around building

FDC location to be approved by WCFD

FDC to be within 150 foot of hydrant and approved

KNOX box required

Standpipe system may be required in remote locations

**Water Resources: Steve Farrell**

Comments: No additional water requirements

**Public Works: Brandon Cluff**

Comments: I think all streets going into this should be private so there is no confusion come time to maintain and plow. as well as all the street lights due to the fact they are not the same

as the county standard light.

**JSSD/Twin Creeks/North Village: Ron Phillips**

Comments: Comments: JSSD will not sign the final plat until these conditions are met -

1. Storage capacity and fire flow must be addressed as covered in the Feasibility Letter and Development Agreement.
2. Payment of past due Water Reservation Fees must be made within 10 days of the Planning Commission approval
3. When JSSD receives payment of the Water Reservation Fees and the Development Agreement is fully executed, JSSD will issue a Water & Sewer Will Serve Letter.
4. Developer must agree to participate in the up-sizing of the 8" sewer line to a 10" sewer line and up-sizing of the new pipeline in Jordanelle Parkway, because need for up-sizing is caused in part by this Development. Developer may participate by paying increased impact fees, which fees will be calculated at the time of request for building permit, and will include the proportionate share of the upgrades to the two sewer lines described above.
5. The JSSD sewer system currently lacks the physical capacity to accommodate the Development, because there is insufficient capacity in the Heber Valley Outfall. An upgrade to the Heber Valley Outfall (the "Expanded Outfall") is planned to be completed in 2023 as part of the District's Sewer Impact Fees Facilities Plan. The Developer understands that until the Expanded Outfall is constructed, the District's existing sewer system cannot physically accommodate the Development. Accordingly, the District is not required to approve any plans for the Development until the Expanded Outfall is constructed, or the District is satisfied, in its sole discretion, that the Expanded Outfall will be constructed in time to serve the Development.

**Building Department: Robert McDonald**

Comments: No comment

**GIS/Addressing: Ivan Spencer**

Comments: This should not affect the address previously assigned of,

895 W PEACE TREE TRL

**Sheriff: Todd L. Bonner**

Comments: None

**Surveyor: JC Kaiserman**

Comments: No comment

**Planning/Trails: Luke Robinson**

Comments: A power point will be prepared for the planning meeting with the planning staffs findings and conditions. Further, planning staff approves with the following general conditions, all of which will be explained in greater detail in the presentation and staff report:

- Planning Receives an approval letter from Andy Dahmen.
- Planning receives an approval letter from the county reviewing geotech Doug Hawkes.
- The applicant complies with the conditions imposed by planning staff and the planning commission.
- Other members of the county DRC approve and any conditions imposed by them are met.

**Housing Authority: Wasatch County Housing Authority**

Comments: I approve this development, conditioned upon agreement relating to affordable housing issues between Jovid and Wasatch County Council.

Jeffery M Bradshaw

Executive Director

**Manager: Michael Davis**

Comments: Do we have any standard for shared parking? I appreciate the explanation given, however, there should be some standard that has worked in other places. The parking is listed as per owned room. there must be a prohibition on additional keys then for the proposed parking to work. That will need to be on the plat and recorded. Lower loop road does not meet County Standard. All lighting must meet current County Standard.

**Assessor:**

Comments: **No objections noted**

**Andy  
Dahmen:**

Wasatch County  
Attn: Mike Davis  
25 North Main  
Heber, UT 84032

RE: Iroquois Hotel Site, CUP, Revised Plan Approval 2<sup>nd</sup> Review

Mr. Davis,

The JOVID Hotel project was continued for the July planning commission meeting. Since that time there have been changes in the plans requiring additional review by the Wasatch County geotechnical review engineer and myself. I have reviewed the most recent set of drawings prepared by Paul Watson of Gateway Consulting Inc. The latest plans are dated 8/3/2016 with sheets G2 and G3 revised 8/12/2016.

There are many correspondences between the county's review geotechnical engineer, Doug Hawkes, and the applicant and their geotechnical engineer, CMT Engineering. I have spoke with Doug Hawkes and it appears he has the information and comfort level to approve the Redi Rock wall and 2:1 slope on the east side of the project and the dam embankment for the proposed detention basin. The 10' stacked rock wall is still questionable as designed but Mr. Hawkes commented that if geo grid is used in the fill for the stacked rock wall it will be stable enough to support the service road including the curb and gutter. I have spoken with the project engineer and they are in the process of including a standard detail in the drawings showing the rock wall with geo grid.

I recommend approval of the project with the following conditions;

- There are property and right of way easement issues that need to be addressed. Supposedly there is an agreement between Deer Vista and the applicant for a grading easement on the east side of the project. Currently the plan shows the detention basin and appurtenances, the 2:1 graded slope, and portions of the Redi Rock wall on the Deer Vista property. There needs to be some sort of easement created for that. The face of the 10' stacked rock wall adjacent to the UDOT property is shown right on the property boundary. There is no room to move the wall away from the boundary because there is only a 4' gap between the top back of wall and the back of the curb. It will be impossible to build that wall and not encroach on the UDOT right of way. They show their silt fence in the same spot as their stacked rock wall. They can't do that. Encroaching on the UDOT right of way means removing and potentially replacing the right of way fence. I have not seen an agreement or provision in the plans to do this.
- A previous issue that was brought up was the steepness of the vehicular access ramp to the event parking lot. The applicant said they would mitigate the safety hazard with a de-icing system. They have not submitted plans for that. Those plans would have to be approved at the next level with the building department.

- There is no continuity in trails or sidewalk from the east side of the project to the west. My recommendation is to require some sort of path in which pedestrians and bikers can travel from the trail head on the east side of the project near the event center overflow parking to the trail accessing Browns Canyon Road without driving with vehicular traffic, excluding marked cross walks, or in a parking lot. This can be done prior to final site approval.

If you have any questions or would like to discuss feel free to call me at 435 671-5034.

Sincerely,



Andy Dahmen, PE  
Wasatch County, Consulting Engineer

Cc: Brandon Cluff  
Doug Smith  
File

August 16, 2016

Wasatch County Planning Department  
55 South 500 East  
Heber City, UT 84032

Attention: Doug Smith  
EMAIL: [dsmith@co.wasatch.ut.us](mailto:dsmith@co.wasatch.ut.us)

Subject: Geotechnical Review No. 6  
Black Rock Ridge, JOVID Hotel  
Browns Canyon Road and Highway 248  
Wasatch County, Utah  
Project No. 1141138

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. was requested to review the following three letters from CMT Engineering Laboratories.

- Stacked Rock Wall, Black Rock (Jovin) Hotel, Wasatch County, Utah, CMT Job No. 8432, letter dated June 9, 2016
- Black Rock Ridge, (Jovin) Hotel, Wasatch County, Utah, CMT Job No. 8432, letter dated August 11, 2016
- Proposed Detention Basin 3, Black Rock Ridge, (Jovin) Hotel, Wasatch County, Utah, CMT Job No. 8432, letter dated August 15, 2016
- Stacked Rock Wall Revised, Black Rock (Jovin) Hotel, Wasatch County, Utah, CMT Job No. 8432, letter dated August 16, 2016

We provided review comments concerning other geotechnical aspects of the project and submitted our comments in a number of letters under AGECE Project No. 1141138.

### STACKED ROCK WALL

Review of the June 9, 2016 stacked rock wall letter finds the following geotechnical related concerns.

1. The Associated Rockery Contractor guidelines for rockery construction states, "...all rock walls of greater than 8 feet in height, is to construct the fill using a geogrid or geotextile reinforcement." The developer should consider the use of a geogrid or geotextile reinforcement in construction of the wall.

2. Review of other city rockery guidelines outside of Utah finds a recommendation that structures and driveways near the top of a rockery should not be constructed within a distance equal to the height of the rockery. It appears that the Federal Highway Administration guidelines may not restrict this distance as long as a traffic surcharge is applied to the design. Placement of curb and pavement closer than the height of the wall typically introduces added settlement and potential lateral movement of the curb and pavement since rockeries are designed for active lateral earth pressures, which assumes some movement of the backfill to achieve the active-condition strengths.
3. It is unlikely that the backfill behind the rock will be compacted to a suitable density to obtain the assumed backfill strength and to minimize settlement unless the fill is overbuilt and cut back for rock placement. The result of inadequate compaction would be significant settlement of the backfill and surface features near the rockery, such as the curb and pavement.
4. The CMT stability analysis uses circular slip surfaces when non-circular slip surfaces are more critical. Non-circular slip surface should be used in the analysis.
5. The CMT stability analysis uses cohesion for a non-cohesive soil, although the amount of cohesion used is small.
6. The CMT stability analysis uses a friction angle well above literature reported friction angles for clay. The high strength used likely over estimates the resisting forces of the clay at the base of the proposed rockery, particularly when circular slip surfaces are assumed.
7. The 100 pounds per square foot traffic surcharge use in the CMT design is less than the 250 pounds per square foot recommended in the Federal Highway Administration Rockery guidelines. Wasatch County indicates the pavement will be used by emergency traffic. The higher traffic surcharge should be used in design.

The CMT revised design and construction recommendations provided in the August 16, 2016 letter are suitable for the stated proposed construction.

### SUITABILITY OF THE EXPANDED CONSTRUCTION

The original 2015 CMT geotechnical study for proposed development was for a smaller area of development compared to the current proposed development. The letter of August 11, 2016 indicates that the recommendations in the reference CMT 2015 geotechnical study are applicable to the expanded portions of the proposed development. This conclusion is reasonable assuming CMT is involved in observing the subsurface conditions during

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Wasatch County Planning Department  
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construction to determine that the recommendations are suitable and CMT provides additional geotechnical recommendations as may be appropriate for conditions encountered.

## PROPOSED DETENTION BASIN 3

The CMT letter dated August 15, 2016 adequately addresses the proposed Detention Basin 3 construction from a geotechnical standpoint.

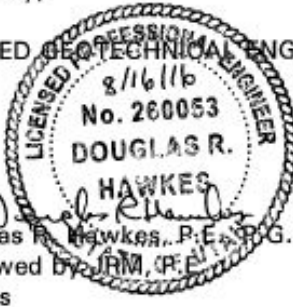
## LIMITATIONS

This letter has been prepared in accordance with generally accepted geotechnical engineering practices for use of the client. Comments included in the letter are based on the limited information available to us at the time of review.

If you have questions or if we can be of further service, please call.

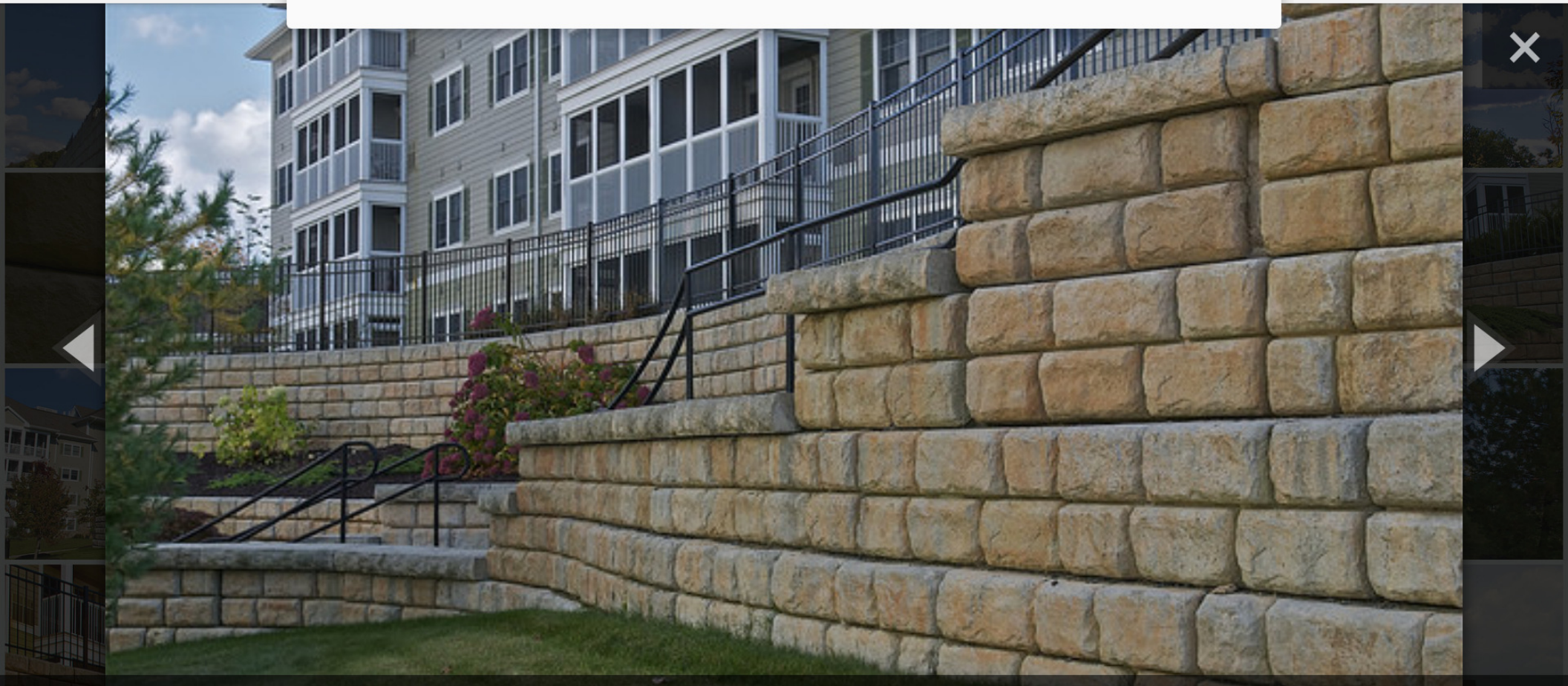
Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

  
Douglas R. Hawkes, P.E., C.E.G.  
Reviewed by JRM, P.E.  
DRH/rs

Ringtone

Speaker icon, volume slider (blue dot at ~75%)



## POSSIBLE FINDINGS:

1. From a planning commission perspective this is a final approval. The Planning Commission will not see this again and there should be a limited number of conditions if approved.
2. The subject site was rezoned to community commercial which allows for hotels as a conditional use.
3. The proposal was granted a conditional use May of 2015.
4. This proposal is an amendment of the original conditional use.
5. The conditional use requires negative impacts (if any) to be mitigated. Findings by the Planning Commission should be made for the list in 16.23.07.
6. The parking as required by code appears to exceed what is being proposed. The applicant will need to provide parking studies to justify a shared parking plan as they build the project.
7. Notice was sent to all property owners within 500'.

## POSSIBLE CONDITIONS:

1. All the conditions from the May 14, 2015 meeting granting the original conditional use should also be imposed on this revised proposal. (Agreed)
2. Building heights are limited to 55' as shown on the cross sections and stipulated in the original conditional use. This is a maximum unless specifically approved differently by the Planning Commission. (Agreed)
3. The Planning Commission will need to determine that findings for conditional uses listed in Section 16.23.07 have been met.
4. Dark sky compliant street lights as provided in the power point. (Agreed)
5. All exposed poured concrete walls, CMU buildings and exposed foundations are to be covered with stone veneer. (Agreed)
6. All units shall have only one access to the common hallway. There can be no multiple lock out rooms within units. This will be verified with the floor plans provided at the building permit stage and addressed in the Development Agreement. (Agreed)

## POSSIBLE CONDITIONS:

7. A development agreement approved by the County Council needs to be recorded with the plat. The DA must include all amenities for a full service hotel, landscape plans, trail plans, materials and renderings, moderate income housing plan approved by the County Council, minutes and power point presentation, shared parking plan language as outlined in the following condition. (Agreed)
8. If phase 1 meets the parking requirements of the code for all individual uses including hotel, event center, commercial etc. proposed within phase 1 without the need for using shared parking. At the time of phase 2 approval the county will do a parking study performed by an engineer of counties choice using the developer out-of-pocket account. Additional studies may be required on future phases if parking becomes an issue. Any conflict between the planning department and the applicant regarding parking numbers will be reviewed by the Planning Commission. It should be noted that hotel parking is (1) stall per unit. Condo parking is (2) stalls per unit. (agreed in theory)
9. Landscaping in front of the event center and practice arena and below the retaining wall on the UDOT property to break up the 10' retaining wall, event center and practice arena. The exposed portion of the event center is 40' tall. Landscaping in retaining wall benches in compliance with the code. (Agreed in theory)

## POSSIBLE CONDITIONS:

- 10. Demonstration that 16.15.15(A) regarding pedestrian access internally on site through the parking areas as well as connections to off-site trails has been complied with. (Completed)
- 11. Demonstration that Section 16.15.15(E) of the code has been met regarding relief/breaks in long building facades. (Completed)
- 12. The JLUP (Jordanelle Land Use Plan) discourages large flat roof segments. A roof plan should be provided or some means to demonstrate that the proposal complies with the code. (Provided for review by the Planning Commission)
- 13. Easements for offsite improvements (2:1 slopes, retention pond, retaining wall, trails) must be in place and recorded previous to plat recording and development agreement approval. (Agreed)
- 14. Must comply with all comments and conditions contained in the DRC report. (Agreed)
- 15. JSSD – Must comply with DRC comments and conditions as well as those outlined in Development Agreement and Will-Serve letters from the JSSD. (Agreed)

## POSSIBLE CONDITIONS:

- 16. Any unfinished improvements at plat recording must be bonded for in compliance with county bonding requirements. (Agreed)
- 17. Must comply with recommendations/requirements outlined in CMT reports and approvals from Doug Hawkes, the county reviewing geotechnical engineer. Final approval letter is dated August 16, 2016. (Agreed)
- 18. Must comply with recommendations/requirements in approval letter from Andy Dahmen, county review engineer, dated August 16, 2016. (Agreed)
- 19. Approval expires one year from date of planning commission approval. (Agreed)
- 20. All signage must be approved by planning staff and must comply with signage requirements in the JBOZ. (Agreed)
- 21. Mechanical equipment on roofs must be completely screened. All roof penetrations must be ganged together and disguised in architectural elements. (Agreed)
- 22. Add landscaping quantities to landscaping plans. (Agreed)