

Knight Brothers - Jeremy Hills - Jim Webster

Again, roads were a major concern. The frontage road (the good condition portion) stops at Sunrise Hills. Stan stated his concern that the frontage road should be extended in good condition to the Summit Park exit. Jim stated he felt confident that the roadwork could be done and that UDOT favored the extension. When asked about the sewer problems, he said that if it was found that the sewer lines were too small to serve this development then they will need to put in another line along the existing one. Mike said that he had heard that there was a good demand for estate size lots and perhaps they were missing the boat with smaller lots. Jim stated that if the developers were to go to the larger lots (1 acre) then it would be difficult to do the frontage road. Stan remarked that the frontage road would still need to be extended.

Bill made the motion to leave the density and Master Plan designation as it presently exists (low density, residential). Allen seconded the motion and all voted in favor.

Sterling Cannon - Weber Canyon Property

Mr. Cannon stated in 1974 his family formed an association for this 20 acre parcel. In the same year Steve Jenkins had approved 16 building sites. LaMar explained that Steve's approval covered septic tank requirements only and he did not have any authority to approve as building sites. Five cabins have been built on this 20 acres. LaMar said that was all that could be allowed based on the zoning. He explained that higher density uses are typically located in other parts of the county where services etc. are available. The Planning Commission was concerned with the remoteness of the area and the difficulty of providing services. It was suggested that Mr. Cannon work with Stan if he still wanted to pursue a higher density for his parcel.

Ken McQueen - Request for Conditional Use Permit

Mr. McQueen asked that he be allowed to use the existing mobile home on his property while constructing his home. There were no complaints from neighbors.

Donna made the motion that the Conditional Use Permit be granted for one year upon posting of the \$200.00 bond with the County Clerk's Office. This was seconded by Bill and all voted in favor.

Silver Springs 1E - Jim Webster

Jim stated the road, curbs, and all utilities are in this single family area. The road has 70' right-of-way and is improved to 38' wide. LaMar stated he would like to have seen sidewalks included. Jim said at one time walkways adjacent at the lake had been included, but were dropped due to the potential liability problem. No sewer letter has been received. The fire and water are approved. Jerry stated he is working with Utah Power and Light to coordinate utility easements. Jim asked that they be aware of visual access and that transformers etc. also be required to meet the setbacks.

See Nov '81

Bob made the motion to grant both preliminary and final approval subject to getting the County Engineer's signature and the utility easement review with Cliff Blonquist of UPL. Donna seconded the motion and all voted in favor.

Silver Springs - 1D - Jim Webster

This is the Loop Road in Silver Springs; 103 units surrounding the smaller of two ponds. Stan commented there still are a number of engineer problems. Jim stated they may change the plans and include the cul-de-sac. He would like to do the utilities in the loop now and to also do the rough grading

while the contractor is there with the equipment. Stan mentioned there is an under drain problem that may effect the road.

Bob made the motion to grant preliminary plat approval and give permission to do rough grading (at developer's own risk). Final approval would be considered later subject to progress in tennis courts and recreational areas. Donna seconded the motion and voting was unanimous.

The question on the recreational facilities for T-4 and T-6 was brought up. The Planning Commission will decide if bonding is necessary when they see the final plans. This includes the Silver Spring tennis club.

Plat D - Parkwest - Jim Webster - Don Stringham - Mathis Chappell

The revised plan was presented calling for 6 building pads, tennis courts, and park. The common area is to be maintained by the homeowners association; parcel 2 will include a private tennis club with private open space. Engineer's concerns are ok; fire district has given approval. Stan referred to a letter for Tim Pines of Utah Division Environmental Health Services stating a problem with water connections in that 5 water connections had been approved for 5 pads only and the developers are proposing 6 pads. The developers had planned to transfer one connection from Plat C and said they had checked with Terry Christiansen as to the legality of doing this. They reported Terry approved this action. Stan is to check with Terry. Don Stringham stated they would not build on the lot in Plat C (the one the water connection was transferred from) until they had secured a water connection for it. They want to get the tennis courts in and the mess cleaned up before winter. They said they have been presented with a problem that they did not create & had gone to considerable expense to resolve it. Stan suggested approval and that the Planning Commission require construction of the tennis courts prior to recording.

Bill made the motion to approve the plat and hold it (not let it be recorded) unless water connection is obtained; or if water connection could not be obtained the plat be amended to include 5 pads instead of 6. The construction of amenities could begin immediately (tennis courts, park). Mike seconded the motion and all voted in favor.

Jeremy Ranch - Plat A- Max Greenhalgh - Mike Aldrich

Due to lack of a sewer letter this proposal was tabled.

Jeremy Woods - Plat II - Max Greenhalgh - Mike Aldrich

This is a revised plat with 50 pads instead of 41. The purchaser has asked for smaller units and adding an additional 9. A Club House will be added and 8 pads may be amended. Max explained that the units were to be sold as Time Share units. Part of Jeremy Woods I may also be sold as Time Shares. The Planning Commission strongly expressed to Max their disappointment with Bagley and Company for going this route and using smaller units. Mike stated if he had known it was going time share he would never have approved the density. Bob also requested to go on record as being disappointed in the time share approach. Donna stated the smaller units cheapened the project in her opinion. Bill stated with this type of surroundings there would be a greater need for law enforcement and cause the County greater expense. Max stated it would be less of an impact on the school system for no children would be involved. Bagley now has a full time security force. Max also said this revision changed the over all density of Jeremy Woods down from 250 units to 200 units. It

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was noted there would be 2 access driveway points for the 9 units fronting along Saddleback Drive instead of individual entrances.

Bill made the motion to approve the 50 unit revised final plat. There was no second. After discussion Donna then made the motion to grant final approval for the revised plat (50 units). Mike seconded the motion and all voted in favor.

#### Texaco - Dennis Bridges

Request was made to establish a self contained oil field camp for men only (no families). Stan stated that the Code doesn't cover employee housing of this type and the Planning Commission needed to determine use. Texaco stated they will maintain the road. The site is approximately 22 miles from Bear River Service on Thousand Peaks Ranch property. The camp is to contain 5 units (60' x 54') house 24 men, employ 3 people, food is to be catered, recreational facilities will be included. Steve Jenkins has approved the on site sanitation facilities (septic tank and drainfield). Donna suggested approving a conditional use permit to retain control over the project with a time period involved. Texaco will restore land to original condition. The project has been approved from the Fire Marshal. Water is to be trucked in and stored in tanks.

Donna made the motion to grant a Conditional Use Permit for 275 days. Bill seconded the motion and all voted in favor.

Bill suggested that Stan draw up regulations for monitoring and the establishment of man camps and improving oil fields in the County.

#### West Side Master Plan Revision - Silver Springs - Jim Webster

The revised plan calls for 41% increase in units - 711 to 990. It will increase the population by 8%. There is to be total underground parking - area adapts quite well to solar. With the revised plan there is 500% less roads for the County to maintain. In 1978, the Planning Commission approved 1297 units; the proposed revised plan calls for approximately 1586.

Bob made the motion that the revised Master Plan for the West Side of Silver Springs be approved subject to open space being platted. Donna seconded the motion and voting was unanimous.

Bob made the motion to approve the minutes of the meeting held August 11, 1981 with the correction noted by Donna; that being the representative from the Park City School District was Dr. Mark Simmons rather than Dr. Goodworth. With the correction being made Donna seconded the motion and all voted in favor.

The meeting was adjourned at 10:50.