

Summit County

State of Utah

P.O. Box 128
COALVILLE, UTAH
84017

REED D. PACE, COUNTY CLERK
DONNA W. FROST, TREASURER
WANDA Y. SPRIGGS, RECORDER
ROBERT ADKINS, ATTORNEY
RONALD R. ROBINSON, SHERIFF
LEO O. FRAZIER, ASSESSOR

Minutes of Planning Commission Meeting held November 10, 1981.

In attendance: LaMar Pace
Lynn Sorenson
Bob McGregor
Mike Ivers
Kass Richins
Donna Dearden
Bill Wallin
Stan Strebels
Jerry Smith
Barbara Kresser

The meeting was called to order at 7:35 p.m. by Chairman LaMar Pace.

Irving Curtis - Request for Conditional Use Permit to place a mobile home in Uintalands.

Mr. Curtis has a 5 acre parcel which he purchased about one year ago. The parcel has been recorded as lot 8A of Uintalands subdivision. The area is zoned WF (100 acres). A mobile home is allowed in this zone with a conditional use permit. Mr. Curtis stated he passes at least 5 trailers on the way to his parcel of ground. It was explained they were placed before the adoption of the County Code. LaMar explained that the Planning Commission needed to be concerned with the number of residents in that area due to the inability of the County to provide services. It has been the intention of the County for the area to be used for summer homes. Mr. Curtis said he planned to live there during non-winter months. The water system and septic tank are in.

Lynn made the motion to grant approval of the request for a Conditional Use Permit on a permanent basis. Mike seconded the motion and all voted in favor other than Bill who abstained from voting.

Don White - Paul Brown - Silver Springs Development Project Master Plan Amendment - Request for approval of sidewalk/pedestrian plan

Mr. White explained that due to today's economy single family dwellings have risen in cost and are not as feasible as first intended when the Project Master Plan was first approved. He proposed the concept of utilizing the remaining single family area as a clustered development. In the trade off the development would go from 108 units to 172. The open space (approximately 26 acres) could be donated to the County for a public park. The park could contain various recreational facilities along with the use of the lake where water activities (other than swimming) could take place. The long narrow strip along the highway could be utilized as a bicycle and jogging area. The pathway connects the elementary school with the more active area of the park.

LaMar stated that it had already been decided that the buffer strip was to be landscaped. He stated it looked like the developers in donating the land to the County (which was intended as a trade off for density bonus) were wanting the County to do the work, have the expense of maintaining the park, and the residents of Silver Springs would reap the benefits.

Bill stated his concern with changing the neighborhood. He said the change to go condos was not what the Planning Commission had in mind and if the economy was the biggest motive for the change to wait 6 months and then perhaps the swing would be back to single families. Mr. White stated there would be less cost to the County as there would be less roads to maintain.

Stan stated the County should look at several points of view. Economy - a greater tax base is involved with townhouses being built right away rather than unsold single family lots. There would be less operating cost with less road; but does the maintenance of the park along with public liabilities offset the less operating costs?

Mike stated that the park would greatly benefit the Silver Springs residents so Silver Springs should share at least the cost of developing the park. Bob suggested the park could be done in phases as money is available. Bill said if the County accepts the maintenance of the buffer zone with the pathways as proposed it is quite possible the County will find itself in the position of maintaining a buffer zone for 6 miles down the road. Stan stated there is the potential conflict between the public and the homeowners, along the lakefront especially, that could prove to be a nuisance or more. The water company would have to regulate the land use and restrictions.

LaMar suggested that the Planning Commission study the proposal; consider the cost to County; perhaps have the County Engineer give an estimate of the cost. Stan said one other thing that must be considered was the water situation; planning cost; and the maintenance cost.

Lynn made the motion to table for 30 days. Donna seconded the motion and all voted in favor.

Sidewalk/pedestrian pathway - Silver Springs

The proposed pathway system goes through the center of the project but doesn't conflict with the road system. Part of the pathway would be concrete and part would be asphalt. Stan suggested two changes. Mr. White said he would have to check the easements and check with the property owners on his suggested changes and see if they could be worked out.

Bill made the motion to accept the access sidewalk system as presented with the request to attempt to solve the problems brought to light by Stan. Bob seconded the motion and voting was unanimous.

Stan review with the Planning Commission the locations and requests of the four items on the forthcoming Master Plan amendment meeting agenda to be held in December.

Lynn made the motion to accept the minutes of the October 22, 1981 meeting. Bob seconded the motion and voting was unanimous. The meeting adjourned at 9:55 p.m.