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Minutes of Meeting
Held September 8, 1981

Plat E - Pine Meadows Ranch

Water quantity and road requirement variance were discussed. The developers stated the water requirements were for a 5 month period and requested a variance to less than had been originally required. They requested: 1) 30 connections per acre foot instead of 2; 2) 150 gallon per day per connection from 800 gallons and also storage tank reduction. There are fire hydrants on the existing system. Lynn stated the requested variance on the water was too low. Bill also stated that it was unreasonable. Bill stated that a check should be made both within the County and outside as to the requirements on other seasonal home projects; what numbers they use and then make a standard for County. It was also suggested that the developers check with the Fire District (North Summit) and see what concerns if any, they would have. Lynn indicated the discussion on water should be tabled at this time until all the background asked for could be compiled. Stan stated that there are 4 intersections the County Engineer has stated are not at proper angles. The old roads (8 years) do not come under County standards. It is proposed to widen and come in at better angles and give better lines of sight.

Bill made the motion to accept the 4 intersections with the improvements represented on the plat and as outlined in letter form. Donna seconded the motion and all voted in favor.

The developers indicated that the conditions of the roads require that consideration for variances from the County standards on width and slope be done on a case by case basis. They felt it was more advisable in many cases to ask for variances rather than make huge cuts; that there should be a reasonable way to meet each problem rather than a blanket standard to follow on the entire roadway. Bill said he felt it was proper to give the County Engineer authority to make exceptions. It was also stated that the County is unwilling to compromise its standards on new roads.

On the question of road grades; the developers asked that they be allowed to remain as constructed with the exception of Navajo and Evergreen. It was stated that one side of the roadway would be improved with fill.

Bill made the motion to accept the road grades as they are existing now and the improvement of Navaho and Evergreen. Bob seconded this motion and all voted in favor.

Jim Webster - Silver Springs

Jim met with the Planning Commission to bring them up to date on the recreational facility - tennis court & swimming pool. He indicated that this project is being done by the homeowners association and one of the 157 units has been sold with the money put into the escrow account. Stan asked that Jim get information (by Thursday) on the escrow account; who holds it, who releases funds, etc, to the Planning Office. Jim also stated that ID has met the County Engineer's concerns. He stated he would like to have final approval on ID at the next meeting on an as-built

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basis. There are topographical problems with the exact location of the lake and buffer strip. The cul-de-sac may still be eliminated.

Mayflower Properties - Clark Mower

Mr. Mower requested meeting with the Planning Commission to discuss their concerns regarding the proposed amendment to the master plan which was denied earlier.

Concerning the rock out-cropping, the developer's engineer has mapped them and has revised their master plan to exclude the rock area. Requested density reduced to under 2 units per acre - the developers have proposed to decrease the density to 500 units on the 312 acres and leave 70% as dedicated open space. They have talked with the School Board and have another meeting scheduled with them to review the plan. The School Board has requested a school site. Present design includes a short distance of road that is now 9% grade; most of the roadway will be 2 to 5% under the revised plan. The developers have met with SBSID and were told that this area is within the master plan of the sewer district. The developers have a verbal agreement with Silver Creek Industrial project developers on a joint venture with a treatment plant. Owners are committed to extending and improving the road to county standards on the Park City side entrance. Stan stated he had talked with the Wasatch County Planner, who in the spirit of cooperation, should review the project plans. Mr. Mower stated Wasatch County is anxious for the developers to have the other parcel that is located in Wasatch County developed. Donna stated that the Planning Commission needed to know what Wasatch County was planning to do. She expressed concern with the Highway 40 access. Bill indicated he was willing to accept the development only if the roads were improved and that there was some understanding with Wasatch County on improving the Highway 40 access. The County must know how road improvements will be handled; and bonding procedures for it. The developers asked if the density was acceptable (it is less than 2 units per acre; 1.9). The Planning Commission agreed that the density was reasonable. Mr. Mower stated the project was planned for moderate cost housing.

Bob asked that he bring his former motion on this project up for reconsideration. Bill then made the motion to accept the 1.9 per acre density for this project; but the developers understand that they do have to resolve access road and sewer problems before any further approvals will be given. Donna seconded the motion and all voted in favor.

Harrington and Clissold Properties

The developers of both properties asked that their request be postponed as they do not have all the details on the road problems worked out with the County Commission. Due to the fact that a large portion of the public had attended the meeting wanting to hear this proposal, Lynn gave the public time to make comments.

Amanda Peterson submitted a letter Robert Potter, Sunstorm Arabian, stating opposition to the proposed amendment to the County Master Plan. All comments received from the public were in opposition. Mrs. Peterson stated that it was the groups feeling that single