

STATEMENT OF INTENT

Regarding Section 1.3 Repeal and Continuing Effect of this Development Code.

The intent of this section is to allow continued development under the Development Code of Summit County (Old Code) of any property where development had been initiated through master plan or zone change approval prior to the effective date of The Snyderville Basin Development Code (New Code). Examples of those "grandfathered" properties are currently indentified as, but not limited to, the following:

- Jeremy Ranch, a Planned Unit Development consisting of 750 single family units, 1000 multi-family units and 30 acres of commercial.
- Landmark Plaza and Community, 252 multi-family units and 30.5 acres of commercial.
- Pinebrook, a Planned Unit Development consisting of 900 single family units, 1250 multi-family units and 57 acres of commercial.
- Silver Springs East, consisting of 300 single-family units, 260 multi-family units including 10.5 acres of commercial.
- Silver Summit Community consisting of 363 single family units, 558 multi-family units and 5 acres commercial.
- Spring Creek consisting of 416 single family and 200 multi-family units.

Developers of properties which have been "grandfathered" have an option to either: (1) continue to develop under the provisions of the Old Code, or (2) to develop under the provisions of the New Code. When a project developer elects to proceed under the Old Code he will be permitted to continue development under the provisions of said Code. At any time during the development approval process, the project developer may also elect to change-over to the New Code for further development approvals within a "Master Planned" or "grandfathered" project. Once a project developer elects to change over to the New Code, all future development within a "Master Planned" or "grandfathered" project must proceed under the New Code.

In the event of the sale of all or any or part of the Grandfathered Property by the project developer, the purchaser also has the option to develop such part of the property purchased under the Old Code or under the New Code. The election by such a purchaser to proceed with development under the Old Code or the New Code for the property purchased will not affect any election made by the seller for the remainder of the Grandfathered Property. Likewise, any such election made by the seller with respect to the remainder of the Grandfathered Property will not affect the election by such a purchaser for the purchaser's portion of the Grandfathered Property.

Respectfully,

SUMMIT COUNTY BOARD OF COMMISSIONERS

Stanley D. Leavitt
Stanley D. Leavitt, Chairman

Dated 5/Jan 85

SUMMIT COUNTY PLANNING COMMISSION

Robert L. McGregor
Robert McGregor, Chairman