



**HOMEOWNERS  
STEERING COMMITTEE**

January 17, 1985

7:00 p.m. at Bill Ligety's home

In attendance:

Ron Kobler  
Fred Wasilewski  
Lucy Murphy

Bill Ligety  
Cyndi Sharp  
Mike Hardman

Dale Boschetto

Vern Hardman had been invited to present to the committee his plans for a low income housing development on the 43 acres on the north section of Silver Springs, bordering Highway 224. He declined to come.

Van Martin had been invited to present Plum and Quitiquit's plan for high density apartments on the property zoned C-1, bordering the Highway 224 and adjacent to the lake then running south and around the smaller lake. He thought that these plans were going to be withdrawn and he also had a conflict in plans for this evening. He did supply our committee with some minutes of the Summit County Planning Commission that had relevance to the Silver Springs Development. These dated from May 2, 1978 to October 11, 1983. He also provided us with a study done by the Urban Land Institute, "The Affordable Community: Adapting Today's Communities to Tomorrow's Needs". This report supports the reasons for the plans by Wayne T. Vanwagoner and Associates for the high density apartments being proposed for Silver Springs.

Meeting came to order at 7:00 p.m.

Widening of Highway 224- Blaine Day will come talk to us if we want him to personally discuss various aspects of widening. Ron said that it would be better if we waited until after the public hearing January 31, 1985 at the Marsac Bldg. Then we could be better informed as to how we would be affected and could have a more effective discussion.

Bill Ligety presented topographical maps of the proposed highway widening. We noted lanes of 12', 12', 16' turn lane, 12', 12'. The widening seems to move the highway approximately 50' from the large lakes edge. It also seems to impinge upon the stream and buffer area at the intersection of S.S. Dr. & the Highway. It also will take the berm buffer area along most of the development, this will create noise and visual problems. Probable solutions cited were: fence, landscaping with large trees, retaining wall. We could also see a problem with motorists stopping at the lake due to the close proximity of it to the newly widened highway.

Developments Within Silver Springs- Mike Hardman indicated that he had not brought any plans or information concerning the 43 acre parcel that Vern was

working on with a group called Sun Peak. Bill Ligety had been able to obtain a plat plan for the proposed development. The original plat plan shows "phase 3" as having 72 lots. This new plan shows 156 lots with dimensions of approximately 55' X 100'. This obviously shows a very large deviation from what was originally intended for Silver Springs. We were hoping to see the plans for the houses themselves so that we could make a fair appraisal of the development.

The 10 acre parcel of land south of the big lake was originally platted to contain 37 duplexes on 37 lots, and the park area as buffer between them and single family homes. The new plan by Alan J. Christensen and Van Martin of Wayne T. Vanwagoner and Associates proposes 200 apartments in the same 37 lots. Making the ratio of 37 to 200 not at all compatible with the original use plan.

Meadow Wild, Etc. condos in S.S. are 5 to 7 per acre.

Both of these plans have apparently been verbally withdrawn from the agenda of the Summit County Planning Commission meeting set for January 22, 1985 at Parley's Park Elementary School. The indications seem to be that Plum & Quitiquit, the financial backers for the project do not find it financially expedient to continue with the project.

We feel that we should send a letter to the County Planning Commission to ask them to keep us notified whether this or any other project comes up for approval in the Silver Springs Development.

Point System for Building Permits Revision - Takes much of control out of Planning commissions hands. If developer meets # of points then the Commission will have no alternative but to okay his plans. Opens up 12-13 units per acre development. May raise possibility of commercial strip development. Developers would receive points for amenities before they are actually completed. History of promises unfulfilled by developers run rampant in Park City and S.S. County could ask for letters of credit, or bonding, to secure and assure these proposed amenities.

Perhaps a use zone map in conjunction with the point system would work better. Compatibility should be a consideration in zoning.

Lucy Murphy is to call Ron Kobler and Fred Wasilewski to remind them to attend the information meeting on this subject being held by the County on Jan. 22, 1985 at P. P. E. at 7:30 p.m. We need to get as much support as possible from residents, as well as input.

Trailer Sign on Highway 224 - Mike Murphy will contact Craig Torman (392-7737) concerning its removal. Dale Boschetto volunteered to help him pull it around back if needed.

We still need to work on release of stream and logo sign to Homeowners. John Parry should be contacted concerning his wood for sale signs, etc.

Homeowner's Association - Need to elect officers, file for incorporation, pay fee. Lucy Murphy will get copy of CCR's to Fred Wasilewski so that we can use the proper outlined procedure for election of officers.

Water Company - Public Service Commission (530-6716) should be able to help us. Mike Hardman will get a list of promises made and grievances to Lucy Murphy so that we can begin escrow account procedures, etc.

We need to call Weber Basin, Water Conservancy District (2837 E. Highway 193, Layton, Utah, 359-4494), Public Service Commission (160 E. 300 S. S.L. C, 530-6716), State Health Co., 533-4207, Tim Pine, or Water Rights Division, 1636 W. North Temple, S.L.C. 533-6071) for documentation.

Page three

Minutes of meetin anuary 17, 1985

The Division of Public Utilities, Daryl Hansen or Karl Moulter, has tariff sheets on how rates are set.

Fred brought up the little known fact that all the homes in Silver Springs had liens placed on them last summer because Larsen and his water company had not paid Weber Basin for a long time. Whether the liens still existed was not known.

Sun Peak is Vern Hardman, Asteen Lanyata (sp) and some other investors from San Diego and possibly Las Vegas.

Dan Stinghams lots may be close to foreclosure. See Mr. Ford at American Savings. C-1 section may be going throught foreclosu~~ee~~e as of January 14, or 24th.

Street, etc., lights- Ron Kobler promised to get on it in a more expedient manner.

Meeting Closed at 9:00 p.m.