

204-17, 8-5

Jim Webster - Gerald Tully - Phase 3 Jeremy Woods Timeshare

Stan questioned the placement of units on the south side of the road as this was not shown on the project master plan. Jim explained that this was the area given to them by Bagley to work with. There are 53 units (townhouses) proposed which will tie into Hidden Cove. It is proposed to limit the access points on the county road to 2. The other roads will be private. Jim explained that the project master plan had shown units on the slopes and he felt that this project was a better use of the land and would give the slopes a chance to be cleaned up and revegetated. Stan said that the number of units and acreage would work out in the wash anyway.

Bob McGregor made the motion to grant concept approval for the Phase 3 Jeremy Woods Timeshare units. This was seconded by Mike Ivers and all voted in favor.

Jim Webster and Gerald Tully - Phase B - Silver Springs Commercial

This projects calls for 20,000 square feet - multi-level office building with retail space on the ground floor. The first phase had over the required 50% open space; this phase has less. Jim stated the over all plan would meet this requirement.

Bill Wallin said he thought that the Planning Commission had previously stated that no more approvals would be given until the berm along the highway was landscaped. Jim stated that this could be; and there were several reasons why this is not completed. One being the change in developers; no definite word from UDOT on their topo plans - if the curve goes up or down it will modify the landscaping at Silver Springs. They do not wish to do it twice. They will probably have to irrigate that area with culinary water and the pumps haven't been installed yet. Jim said a pretty good turf can be established by using a sprinkling system. A wide variety of grasses, wild flowers, choke cherries, and they trying of a lot of trees have been planned.

The lake has posed no problems. It was anticipated that it might go down until the alternate ways of keeping it filled were completed but it has sealed well and is being maintained by natural drainage. Bill Wallin stated that it has not changed the quantity of water down stream to his property. When asked if he had noticed any problems with the lake, Bill Ligety stated that at first it seemed like the lake had become a place for an all day free-for-all but the problems have cleared up and it is quiet. The lake is the property of the water company and they are responsible for safety, etc. They have hired a security guard to keep things in order.

Bill Wallin stated that he wanted the developers of Silver Springs to know that the Planning Commission expected some action from them on landscaping. LaMar suggested a letter to Ray Fry.

Stan reminded Jim that he still needed a fire district letter and a letter from the sewer district.

Bob McGregor made the motion to grant concept approval to Phase B of Silver Springs Commercial project. This was seconded by Bill Wallin and voting was unanimous.