



Snyderville Basin Special Recreation District
Board Site Tour Minutes
Wednesday, July 28, 2010
Park City, Utah 84098

Board Members in Attendance: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Scott Siemon, Kevin Simon, Marilyn Stinson

Absent: None

Staff/Employees Present: Rena Jordan, Bonnie Park, Bruce Dickens, Eric Wilkinson

Attending Guests: Eric Langvardt, Langvardt Design representing Silver Creek Village; Representatives of Jeremy Ranch Homeowners Association - Ken Delnort, President; Tom Spencer, Vice President; Barry Hanover, Secretary; Tami La Count, Manager; JD Davis, Architectural Control Committee

Board members and staff met at Trailside Park, 5:30 pm, and arrived at the Silver Creek Village project site at 5:50pm.

Eric Langvardt distributed copies of the Silver Creek Village Center Master Plan. The total project is 244 acres on the southeast quadrant of I-80 and US Highway 40. It is being processed under the 1997 Development Code "matrix" system, for which the developer must meet community benefit criteria in exchange for increased density. One community benefit to be evaluated by the Snyderville Basin Planning Commission is a contribution to the Recreation District for public parks and trails. This project proposes a 54-acre community park site, in addition to trail connections. Langvardt said that an effort to acquire an adjacent Fireman's Fund parcel had been unsuccessful. He noted that the facilities identified in the plan are only conceptual, and that the Recreation District may choose to alter the facility plan based on current needs assessment data or public input in the permitting process. The Board took note of the US Hwy 40 trail undercrossing which was lengthened at the time the Silver Creek interchange was improved in 2000, as well as the I-80 trail undercrossing funded by the District. The group traveled to an area internal to the development parcel and viewed the proposed park space looking west. Langvardt reviewed the topography and site contours that were considered in the concept plan.

The Board departed Silver Creek Village and traveled to the former Koleman property, accessing the parcel through Shadow Mountain subdivision off of Old Ranch Road. Bruce Dickens provided an aerial view of the property, and a schematic plan prepared in 2008. Park explained the access easement along the north property boundary. It was reserved at the time lot line

adjustments were made to perfect the new parcels so the access to the park was understood. The lot line divides the ten acres of Summit County open space fronting S.R. 224 and the back ten acres to the east, purchased by the District with impact fees for the purpose of providing future field space. She noted the 2008 concept plan does not reflect the final lot line boundaries. Future parking will need to occur within the back ten acres. Those with interests in a community garden on the open space parcel have inquired as to how parking could be shared. Discussion took place on the pros and cons of synthetic turf vs. grass fields at this site. Jordan and Dickens have researched the artificial turf option. It was acknowledged that the public will have an opportunity to provide feedback during the conditional use permit process.

The Board departed the Hwy 224 property and traveled to Bluebird Lane and the Jeremy Ranch East Canyon Creek Trailhead. There they met representatives of the Jeremy Ranch Home Owners Association (JROA). Bonnie Park said that at the time she and Senta Beyer were meeting with the JROA Board to discuss the bridge landing from the new trailhead on SBWRD property, and the associated public dedication of trails in the Jeremy Ranch Open Space, the Homeowner's Board inquired as to whether the 2-acre park site adjacent to the Water Reclamation District would be of interest to Basin Recreation for park development. At the time, Park explained the distinction between "neighborhood" and "community" parks, and that the District's standard of 20 acres is the minimum park size for community parks. JROA Board members suggested maybe something could be done in combination with Jeremy Ranch Elementary School (JRES) property and Jeremy Ranch open space land. Park said tonight's field trip is a means of reviewing that idea with the two Boards. Introductions followed, after which the group crossed to the north side of East Canyon Creek to view the site. Existing wetland areas were noted, as was the JRES wetland observation deck. Bonnie Park suggested that if the 2010 Open Space/Trails Bond is successful, the development of the East Canyon Creek trail could be a trigger in the interest for a community park site in this location. The nature of the park would not necessarily need to be an active field complex, but could be a gathering area with picnic pavilions, playgrounds and other unique features. The possibility of a phased approach was raised as a consideration. JROA representatives inquired as to what possible next steps could be. Bonnie Park explained that typically a landscape architect is hired to develop a conceptual plan as one first step. Rena Jordan cautioned that the District is reviewing other park sites, and there is currently limited funding available for park development. JROA representatives offered to assist in informing the Jeremy Homeowners through their modes of communication about the proposition on the November ballot.

The Board departed Jeremy Ranch at 7:50 pm and arrived at Trailside Park to conclude the site tour at 8:05 pm.

Minutes prepared by Bonnie Park

Clerk/Board Member Approval: _____

