

SEPT 7/90

PROJECT REVIEW

NAME: EAST SHORE SUBDIVISION #3 STEP: PRELIMINARY PLAT

DEVELOPER: SID NEBEKER

ENGINEER: TERRY PRICE

DATE: AUGUST 29, 1989

REVIEWED BY: C. THOMAS, BLRC

PROJECT HISTORY

This project began in April of 1975, with the development of a master plan by Paul Salisbury for Sid Nebeker and receiving approval of the concept by the Planning and Zoning Commission at that time.

Bear Lake Sands I and II were done prior to 1975 without master plan guidance.

The first major action came with the approval of East Shore Subdivision #1 with 59 lots and the approval of the marina in 1976.

In 1980, a new group was formed to develop the project and a revised master plan was prepared by Del Cook which covers 265 acres and has 794 units proposed. The new master plan was approved with reduced density for the high density areas. Thus setting the master plan limit at 794 units. This was completed in January of 1981. At this same time, the developer was allowed to subdivide a portion of the open space in East Shore #1 into 10 lots known as East Shore #2. The marina was completed to its current status at this time.

Then in April of 1985 the project was revived for the third time when the second revised master plan was presented as prepared by James Glascock for a different management organization. This plan was not approved by the Bear Lake County Planning and Zoning Commission.

Another Development push came in 1986 with James Boyd but this also did not come into being.

In 1987, plans for a commercial and marina development on the project were proposed in conformance with the master plan in force. Conditional approval was granted in September 1987. Some progress was made but the plans were not carried out and approval has expired.

In April of 1988, plans for East Shore #3 containing 25 lots was presented to the Bear Lake County Planning and Zoning Commission and received conditional and road variance approval. This approval has gone past the one year requirement and therefore has expired.

This now brings us to the current East shore #1 proposal of 35 lots.

CONFORMANCE WITH MASTER PLAN OF 1980 WHICH IS IN FORCE

1. This subdivision has a proposed density of 2.55 units per acre and is proposed for a parcel of land master planned for high density of 6.1 units per acre. In reviewing the Bear Lake County Planning and Zoning Commission's past actions in this same type of situation, the following steps were taken

A) Master plan revision was not required because the density levels were not being exceeded. If the developer proceeds with his request, however, it would mean a loss of approximately 49 units from the total number approved in the master plan. The developer may submit a special use permit to amended the master plan as a possible means of retaining the master plan total.

2. The concepts of open drainage ways maintaining open space along the beach and providing access to the beach and marina future lots east of the County road are in general being complied with by this proposed subdivision.

The homeowners association have however change their restrictive covenants that prohibit this access for future lots on Subdivisions #1 and #2.

The proposed subdivision complies in general with the master plan except for the reduced density which is really a plus for the area and impact on the land and Lake.