

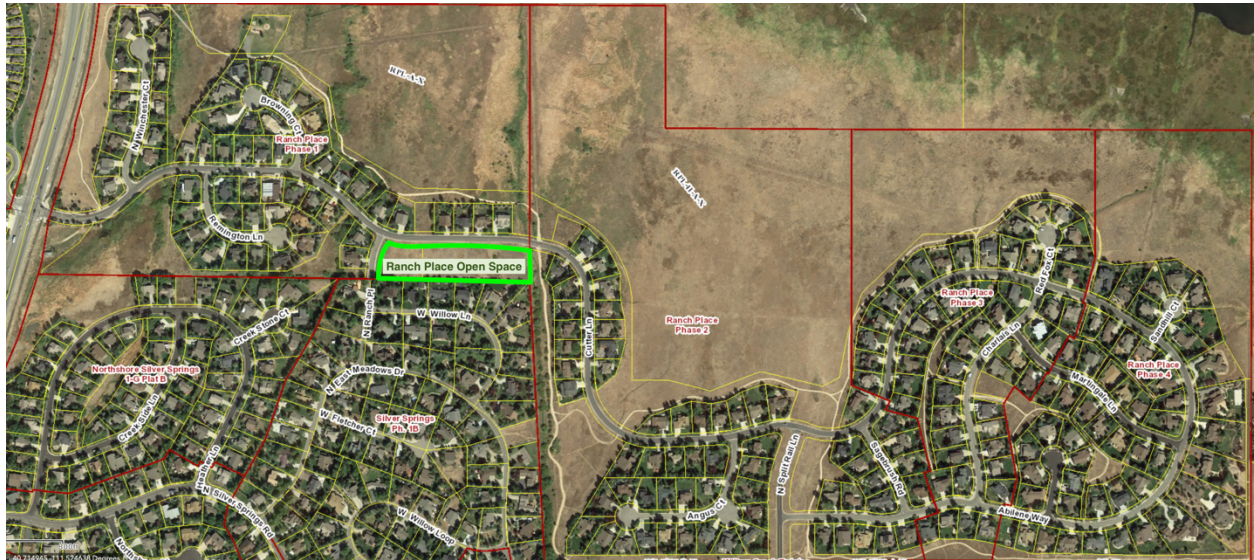
1001 Cutter Lane, Park City, UT 84098

November 23, 2019

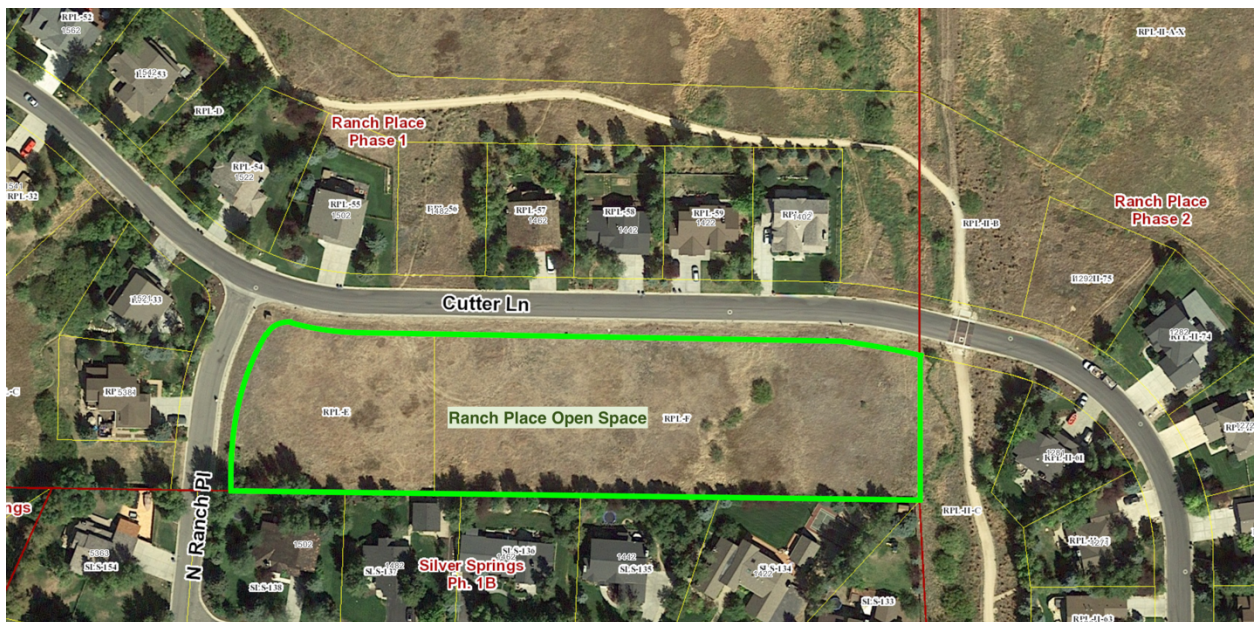
Dear Ranch Place Homeowner:

Greetings on behalf of the Ranch Place HOA!

I'm writing to follow up on an exciting development from our recent Ranch Place HOA Annual Meeting on October 28, 2019. ***The development relates to the 2.5 acre HOA open space property shown below.***



(See map below of the 1400 block of Cutter Lane.)

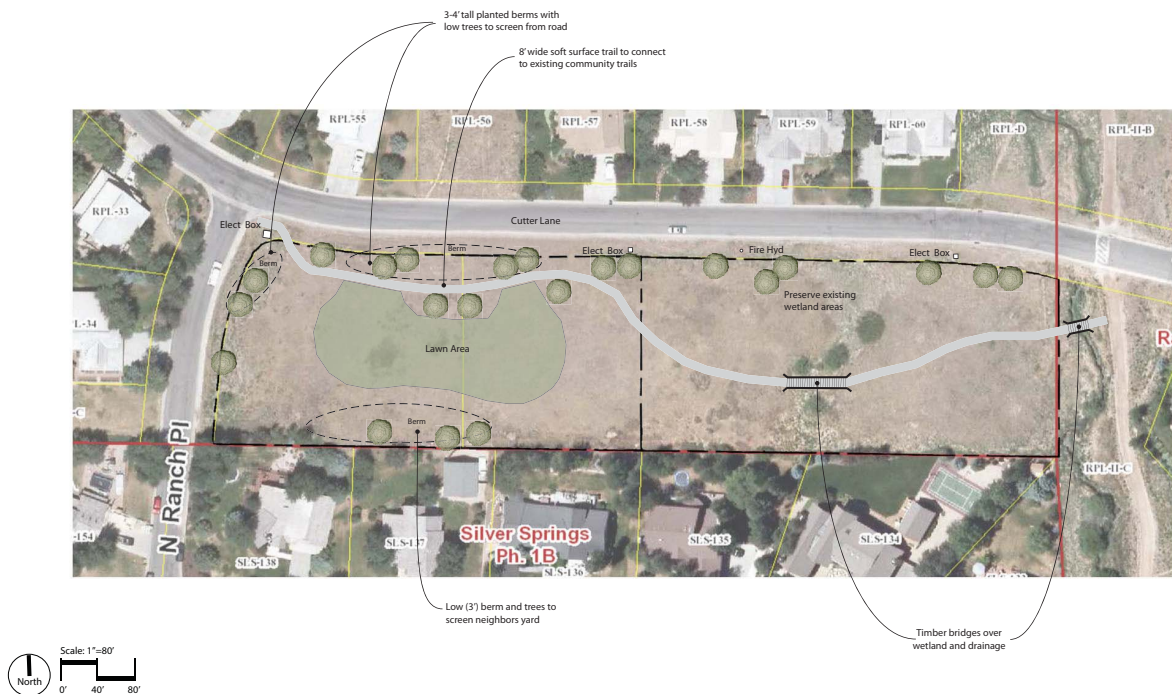


### Background on the 2.5-acre Open Space Property:

- The original Ranch Place Plat Map approved by the County in 1993, designates the western end of this property as an alternate Recreation Area to the current Browning Court Park. At that time the wetlands on the eastern half were more extensive and the central and eastern portion were designated as open space.
- Times have changed. With upstream development and an end of agricultural irrigation, the wetlands have receded. This has been confirmed in a wetland report prepared by a biologist retained by the HOA.
- Many people now assume these parcels are simply undeveloped homesites. Maintenance is limited to ongoing efforts to battle thistle and other weeds which are prevalent on the western half of the property.
- While the eastern half of the property attracts ducks in the spring, there is very little aesthetic value to the western half of the property in its current state.
- With successive HOA Boards, there have been ongoing discussions for years about what to do with this land. It has been a major agenda item at the last two HOA Annual HOA meetings. During this time there have been literally dozens of discussions and meetings to gather input and attempt to build a consensus.
- ***The Ranch Place HOA Board is now proposing an amendment to the plat to create the opportunity for improvements to the property while still keeping it as open space.***

### Proposed Enhancements to the Property:

- After gathering and processing several years of feedback, the following proposed enhancements were presented at the most recent HOA meeting.





**Key benefits of the proposed improvements:**

- Pedestrian Safety – new trail would reduce pedestrian traffic on Cutter Lane
- Traffic Calming – addition of trees along Cutter Lane should reduce traffic speed
- Neighborhood Beautification – enhanced appearance through landscape improvements
- Recreation – addition of passive park creates opportunity for outdoor activities

**Key features of the proposed improvements:**

- Eastern Half (~1.3 acres) - Natural Common Area
  - Will remain as natural open space with possible addition of native trees
  - Will include a new trail and bridges
- Western Half (~1.3 acres) - Recreation Common Area
  - Will include natural open space and trails
  - Passive Park with maximum 25,000 sf of turf
  - Irrigated landscaping (trees and shrubs)
  - Landscape furnishings (benches and tables)
  - Additional parking prohibited
  - Permanent structures prohibited
  - Playground equipment prohibited
  - Hard surface sport courts prohibited

**Approval of the plat amendment does not commit the HOA to any future capital expenditures.**

- *This is an important point to understand.*
- At this point there is no proposal to spend any HOA money on these improvements. That would come at a future time and would be subject to the further review and approval of the HOA membership.
- At this point we are simply proposing to amend the Ranch Place Plat Map on file with the County *to give us the option to do these improvements in the future.*

**WE NEED YOUR HELP!**

- The proposal was extremely well received at the recent Oct 28th meeting.
- However, there's a major challenge. To proceed with an amendment such as this, we require the approval a two-thirds (2/3) majority of all homeowners. This means that 150 homeowners need to approve before the HOA can bring the proposal before the County.
- At the recent meeting and through some additional outreach we have already received almost 50 signatures of approval with no signatures in opposition. All of the Cutter Lane homeowners fronting the open space support this Ranch Place HOA initiative.
- ***Please Vote Now.*** For your convenience the key documents are provided in ***Hellosign*** for electronic signature at the link below:

CLICK HERE TO CAST YOUR VOTE

<https://app.hellosign.com/s/I0nKq6vV>

SUPER EASY AND TAKES JUST 60 SECONDS

Alternatively, you can vote by signing the attached form and returning.

**Should you have questions or comments, I can be reached by phone or email.**

Thank you for your timely response,

**Ranch Place HOA**

Douglas Ogilvy, President

775.223.1204

P.S. If you previously signed this at or before the annual meeting, thank you! No further action required.

## **Ranch Place Open Space Plat**

The Ranch Place HOA Board has proposed amending the plat for the 2.54 acre Ranch Place open space on the south side of Cutter Lane, east of Ranch Place Road (parcels RPL-E & RPL-F). The goal of the plat amendment is to create the opportunity to develop the open space with an east-west trail connection along with a passive park on the western half of the open space. Any contemplated improvements would be considered during future annual HOA budget reviews and subsequent to further discussion on design. A conceptual site plan is attached.

Prior to proceeding further with the proposed plat amendment, the Board is seeking approval from the Ranch Place membership. Based on feedback received at the 2018 Annual Meeting the Board proposes to limit land uses within the open space as follows.

### Eastern Half (~1.3 acres) - Natural Common Area

- Natural open space & native trees
- Trails and bridges

### Western Half (~1.3 acres) - Recreation Common Area

- Natural open space
- Trails
- Passive Park with maximum 25,000 sf of turf
- Irrigated landscaping (trees and shrubs)
- Landscape furnishings (benches and tables)
- Parking prohibited
- Permanent structures prohibited
- Playground equipment prohibited
- Hard surface sport courts prohibited

Please indicate your support (or disapproval) for the proposed plat amendment. This approval is limited to the proposed plat amendment and does not indicate approval for capital expenditures on improvements to the open space.

<u>Name</u>	<u>Address</u>	<u>Yes</u>	<u>No</u>	<u>Signature</u>	<u>Date</u>

To return completed hard copy form, either scan or photograph and return to:

email: [douglas.ogilvy@gmail.com](mailto:douglas.ogilvy@gmail.com)

or text: 775.223.1204