



## STAFF REPORT

**To:** Eastern Summit County Planning Commission  
**From:** Amir Caus, County Planner  
**Date of Meeting:** February 1, 2018  
**Type of Item:** Saunders Barn Conditional Use Permit - Public Hearing, Possible Action  
**Process:** Administrative Review

**RECOMMENDATION:** Staff has reviewed the application for compliance with all standards in the Eastern Summit County Development Code and has found that it meets the minimum required for approval. Staff recommends that the Eastern Summit County Planning Commission review the proposed Conditional Use Permit, conduct a public hearing and vote to approve the subject permit pursuant to the findings of fact, conclusions of law and conditions of approval found in this Staff Report.

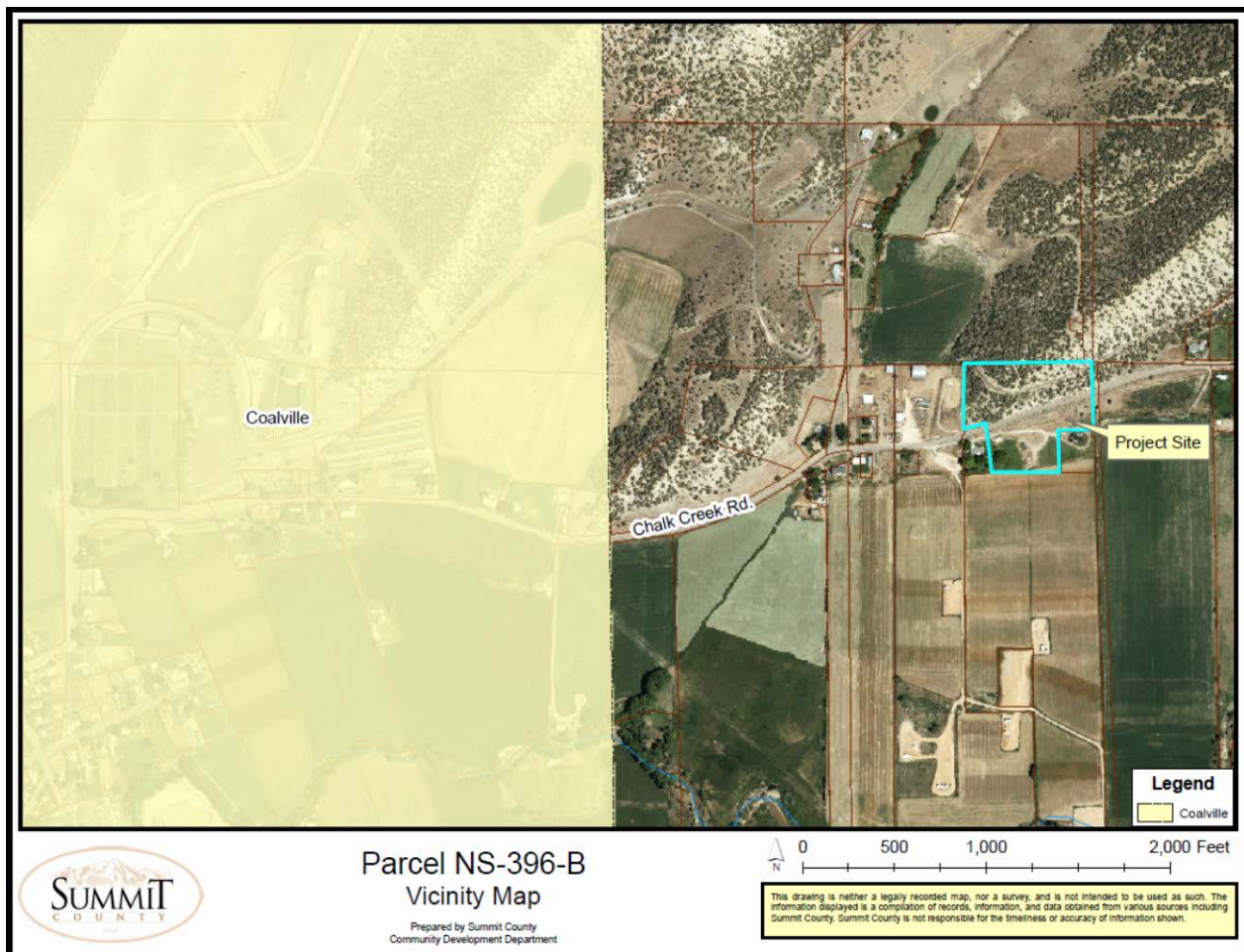
### Project Description

**Project Name:** Saunders Barn Conditional Use Permit  
**Applicant(s):** Raymond Saunders  
**Property Owner(s):** Raymond Saunders and Melisa France  
**Location:** 522 Chalk Creek Road, Summit County, Utah  
**Zone District:** Highway Corridor (HC) and Agriculture Protection (AP)  
**Parcel Number and Size:** NS-396-B, 7.83 acres  
**Type of Process:** Administrative  
**Final Land Use Authority:** Eastern Summit County Planning Commission

### Proposal

The applicant, Raymond Saunders, is requesting to receive approval for an accessory building (barn) over 2,000 sq. ft. The proposed barn dimensions are 40 feet by 200 feet with a 23 foot height. The 8,000 sq. ft. building would be used for hay storage, storage of private trailers, boat, ATVs, tractors, baler, and other farming equipment. The building is meant for private, non-commercial purpose. No accessory dwelling units are being proposed at this time.

## Vicinity Map



## Background

There are two structures currently located on the subject property. One is a barn which is used for storage of farm equipment. The other structure is an art studio/craft room located on the property. The property has no residential occupancy at this time. The applicant has stated that they will remove the storage barn once the new barn is built.

## Analysis and Findings

Section 11-3-14 of the Eastern Summit County Development Code requires that all accessory buildings greater than 2,000 sq. ft. in the Highway Corridor (HC) and Agriculture Protection (AP) Zones be reviewed as a Conditional Use Permit.

## Service Providers

No adverse Service Provider comments have been received.

## Criteria for Approval

Before an application for a conditional use is approved by the Planning Commission, it shall conform to the following criteria:

1. The proposed use shall be appropriate in the particular location, taking into account the nature of the use, its relationship to surrounding land uses and its impact on the natural environment.

**Analysis:** The nature of the use is consistent with the surrounding agricultural uses. The barn would be located on a relatively flat portion of the property, outside of critical lands. **COMPLIES**

2. The proposed use shall be in general compliance with the Development Evaluations Standards in Chapter 2 of the Eastern Summit County Development Code.

**Analysis:** Staff has reviewed the application for compliance with the standards established in chapter 2 of the Eastern Summit County Development Code, and found the following:

Code Requirement	Analysis	Finding
1. Agriculture	The location and nature of the area will remain the same. Therefore, the effects of the use on the surrounding agriculture will remain the same as well.	<b>COMPLIES</b>
2. Water and Sewage	The applicant is not planning to install plumbing at this time. The Health Department has reviewed the proposed application and has not expressed any negative comments which would warrant for postponement or denial of this application.	<b>COMPLIES</b>
3. Natural Resources	The proposed barn is not located on any steep slopes, flood plains or any sensitive wildlife habitat areas.	<b>COMPLIES</b>
4. County Infrastructure, Facilities and Services	Access to the property is from Chalk Creek Road. The Engineering Department has reviewed the proposed application and has not expressed any negative comments which would warrant for postponement or denial of this application.	<b>COMPLIES</b>
5. Infrastructure Design and Maintenance	The applicant is proposing to add electrical to the proposed barn. Power is available on site. The proposed use for the barn is not anticipated to have a negative impact on the traffic volume, or design standards of the immediate roads.	<b>COMPLIES</b>

3. The proposed use will not be in violation of any county, state, or federal laws.

**Analysis:** Staff finds no evidence that the use will violate any county, state, or federal laws. **COMPLIES**

4. The applicant shall present evidence to show approval of the landowner for the particular use, unless the land is owned by the applicant and, in such case, applicant shall submit proof of ownership.

**Analysis:** The applicant has submitted an application that was signed by both owners. County records confirm that Raymond Saunders and Melisa France are the owners of the subject property. **COMPLIES**

5. The applicant shall demonstrate that it possesses the requisite skills and experience to ensure that the particular use will be conducted in a safe and orderly manner.

**Analysis:** The applicant is proposing to use the building for private purposes. **COMPLIES**

6. The use will not adversely affect, in a significant manner, the public health, safety, and welfare.

**Analysis:** Staff finds no evidence that the proposed barn will adversely affect public health, safety and welfare. **COMPLIES**

7. The length and size of the proposed structure must be compatible with the residential uses in the area and must also meet the setback requirements for the zone in which it is located.

**Analysis:** The minimum front setback for this property in the HC and AP Zones is eighty feet (80') from the centerline of the county designated roadway, and 12 feet from the side and rear yards. All setbacks are being met with the existing home and would be met with the proposed structure. The proposed barn is compatible with the rural nature of the neighborhood and the area. **COMPLIES**

## **Recommendation**

It is Staff's finding that the Conditional Use request meets the applicable standards in the Eastern Summit County Development Code. Staff recommends that the Eastern Summit County Planning Commission review and approve the proposed Rees Barn Conditional Use Permit, according to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

### **Findings of Fact:**

1. The Saunders Barn is located at 522 Chalk Creek Road, Summit County, Utah, in the Highway Corridor (HC) and Agriculture Protection (AP) Zones.

2. Accessory buildings over 2,000 sq. ft. are a Conditional Use in the AP zone.
3. The applicant, Raymond Saunders, is requesting to receive approval for an accessory building (barn) over 2,000 sq. ft.
4. The 8,000 sq. ft. building would be used for hay storage, storage of private trailers, boat, ATVs, tractors, baler, and other farming equipment.
5. The building is meant for private, non-commercial purpose.
6. No accessory dwelling units are being proposed at this time.
7. All necessary facilities are available on site.
8. The applicant is not proposing plumbing at this time.
9. The building is compatible with the existing neighborhood character.
10. The findings analyses in this Staff Report are incorporated herein.

### **Conclusions of Law:**

1. There is good cause for this conditional use.
2. The proposed Conditional Use Permit as conditioned complies with all requirements of the Eastern Summit County Development Code.
3. The proposed building is consistent with the Eastern Summit County General Plan, as amended.
4. The use is not detrimental to public health, safety, and welfare, as the roads and public services in the area are sufficient to accommodate the increase in intensity of the use.
5. The use is compatible with the existing neighborhood character and will not adversely affect surrounding land uses.

### **Conditions of Approval:**

1. A Summit County Building Permit shall be received in order for the subject Conditional Use Permit to take effect.
2. All necessary permits must be obtained and fees shall be paid prior to the commencement of any construction activity.

### **Public Notice, Meetings and Comments**

This item was publicly noticed as a public hearing with possible action by the Eastern Summit County Planning Commission. Notice of the public hearing was published in Summit County News. Courtesy postcards were mailed to all property owners within 1,000 feet of the subject Parcel.

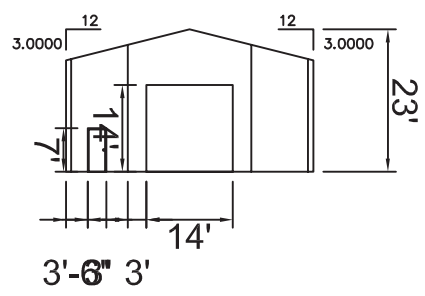
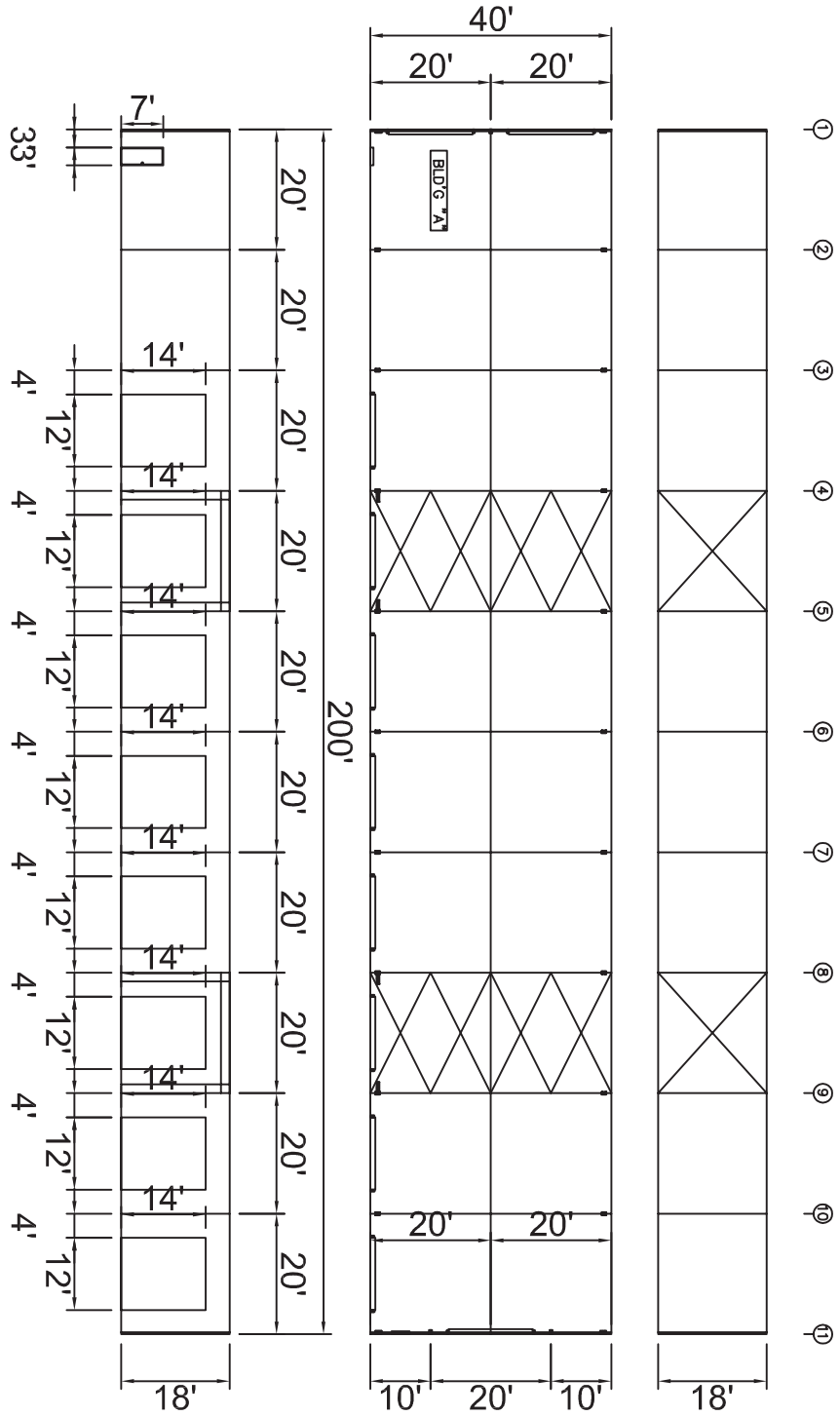
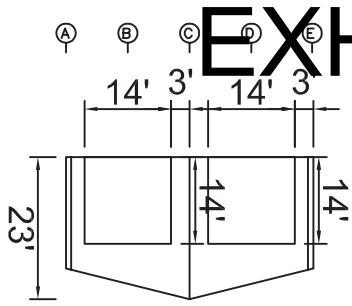
As of the date of this report, no public comment has been received.

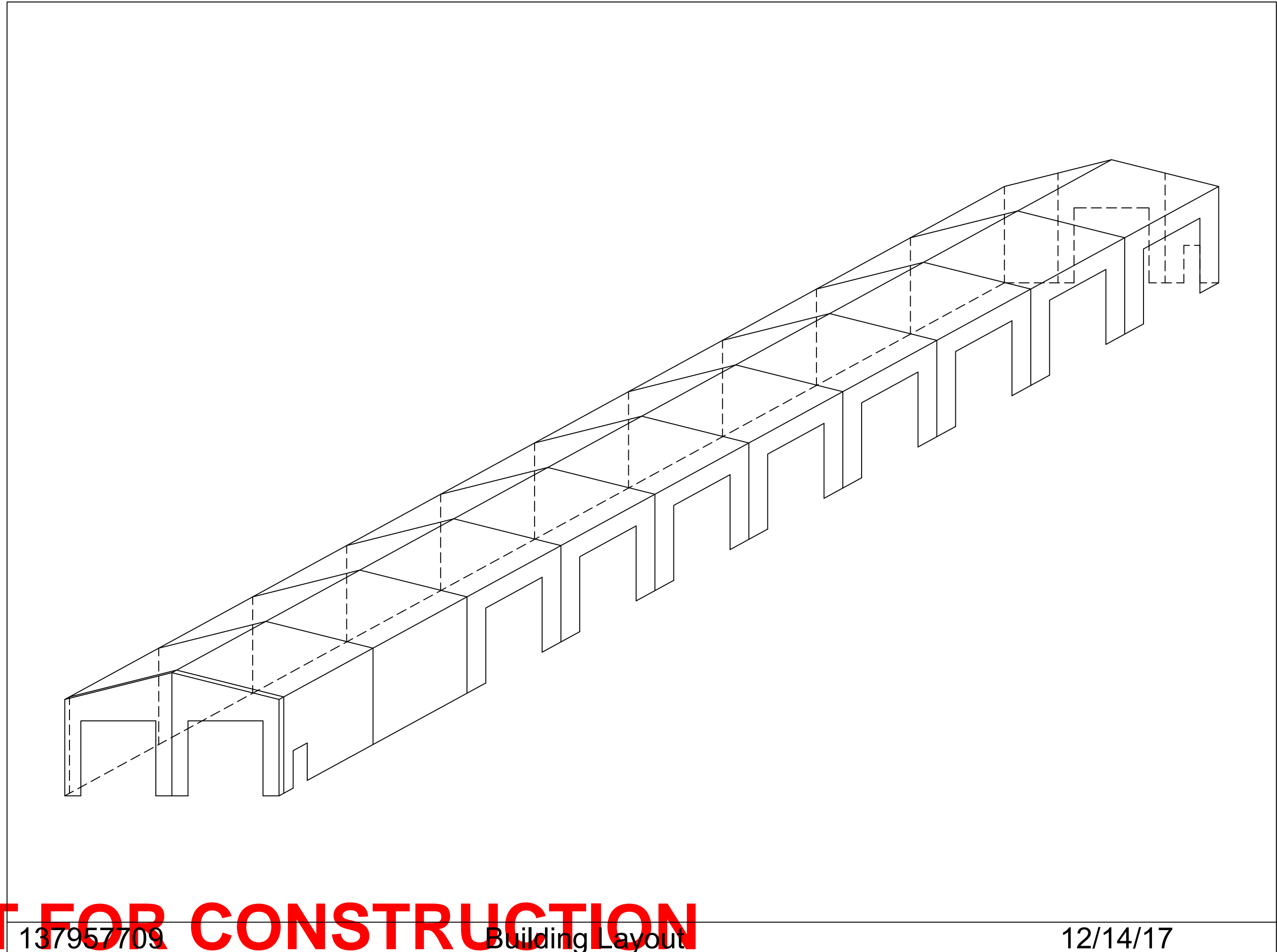
### **Attachments**

Exhibit A – Proposed Plans



# EXHIBIT A.1





**NOT FOR CONSTRUCTION**





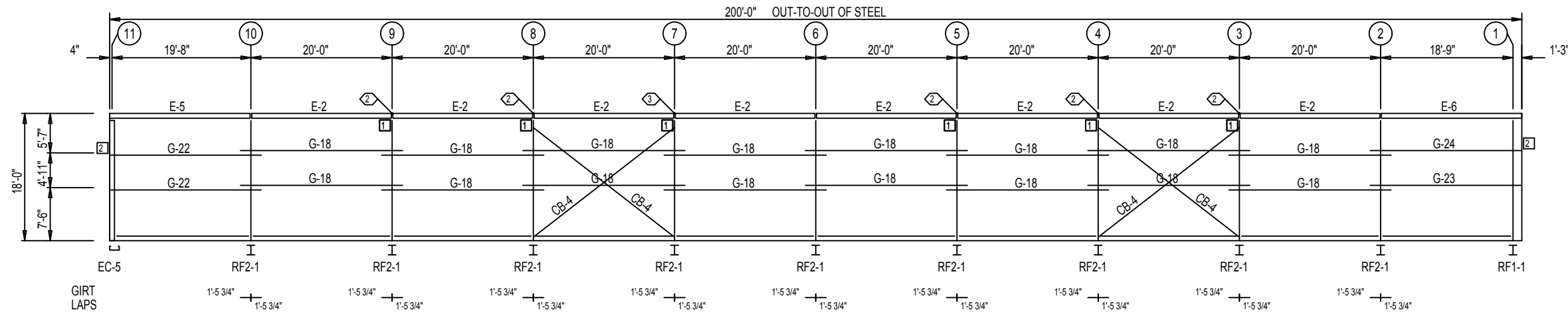




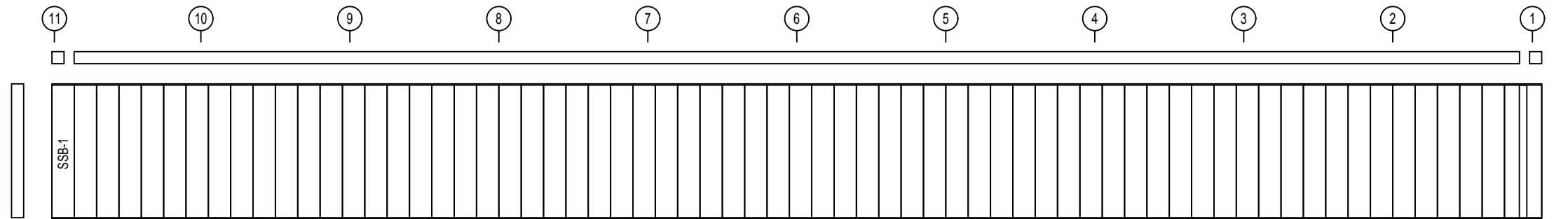
# EXHIBIT A.6

SPECIAL BOLTS					
ID	QUAN	TYPE	DIA	LENGTH	WASH
2	4	A325	1/2"	1 1/4"	0
3	4	A325	1/2"	1 1/4"	2

CONNECTION PLATES	
FRAME LINE E	
ID	MARK/PART
1	SC18
2	SC-5



SIDEWALL FRAMING: FRAME LINE E



SIDEWALL SHEETING & TRIM: FRAME LINE E

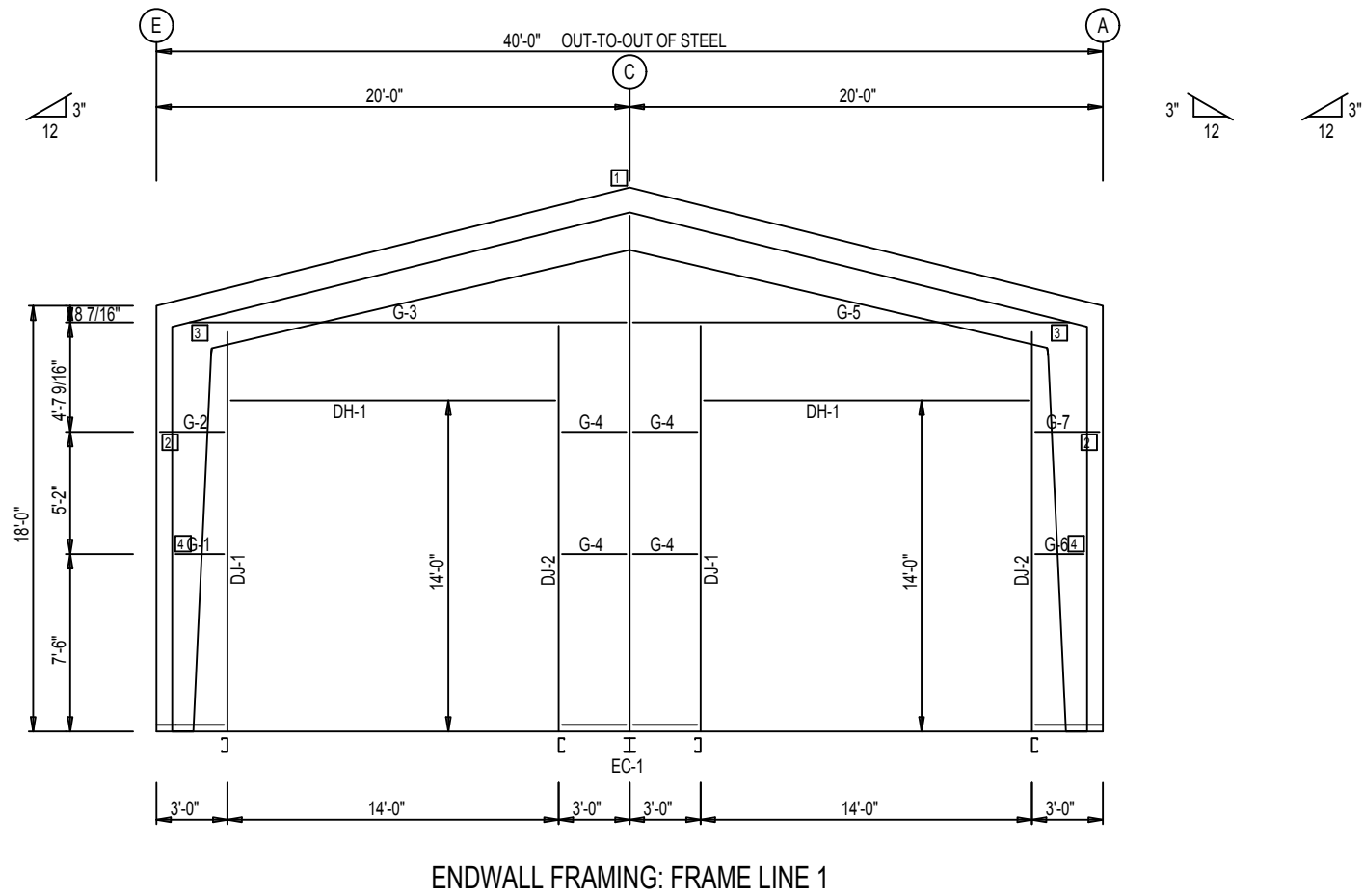
PANELS: 26 Gauge PBR - Polar White

**NOT FOR CONSTRUCTION**

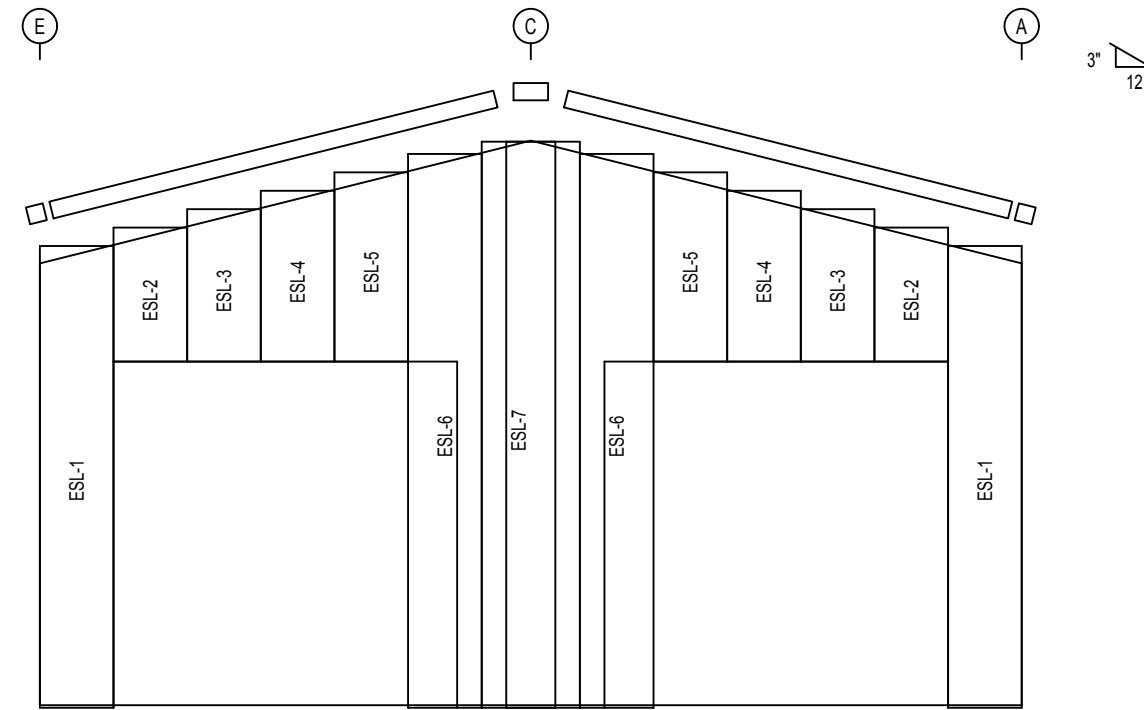
# EXHIBIT A.7

BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	8	A325	1/2"	1 1/4"

CONNECTION PLATES	
FRAME LINE 1	
ID	MARK/PART
1	n1
2	d1
3	b1
4	r1



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Gauge PBR - Polar White

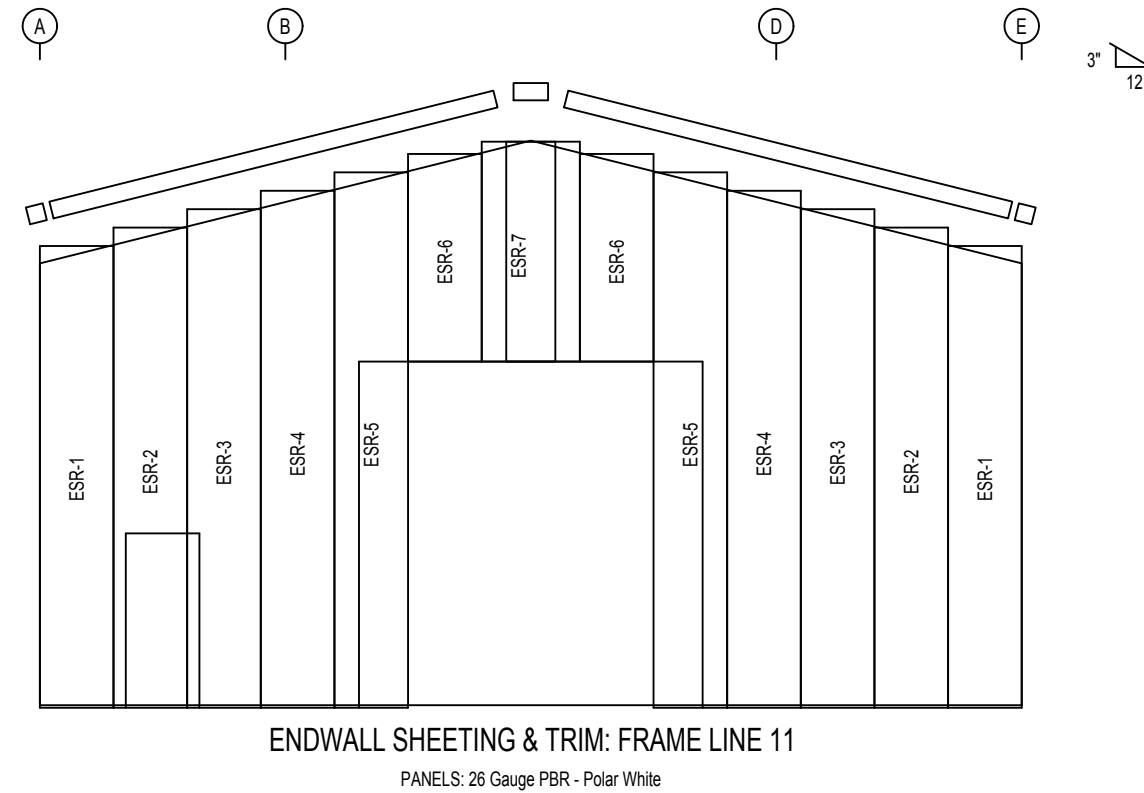
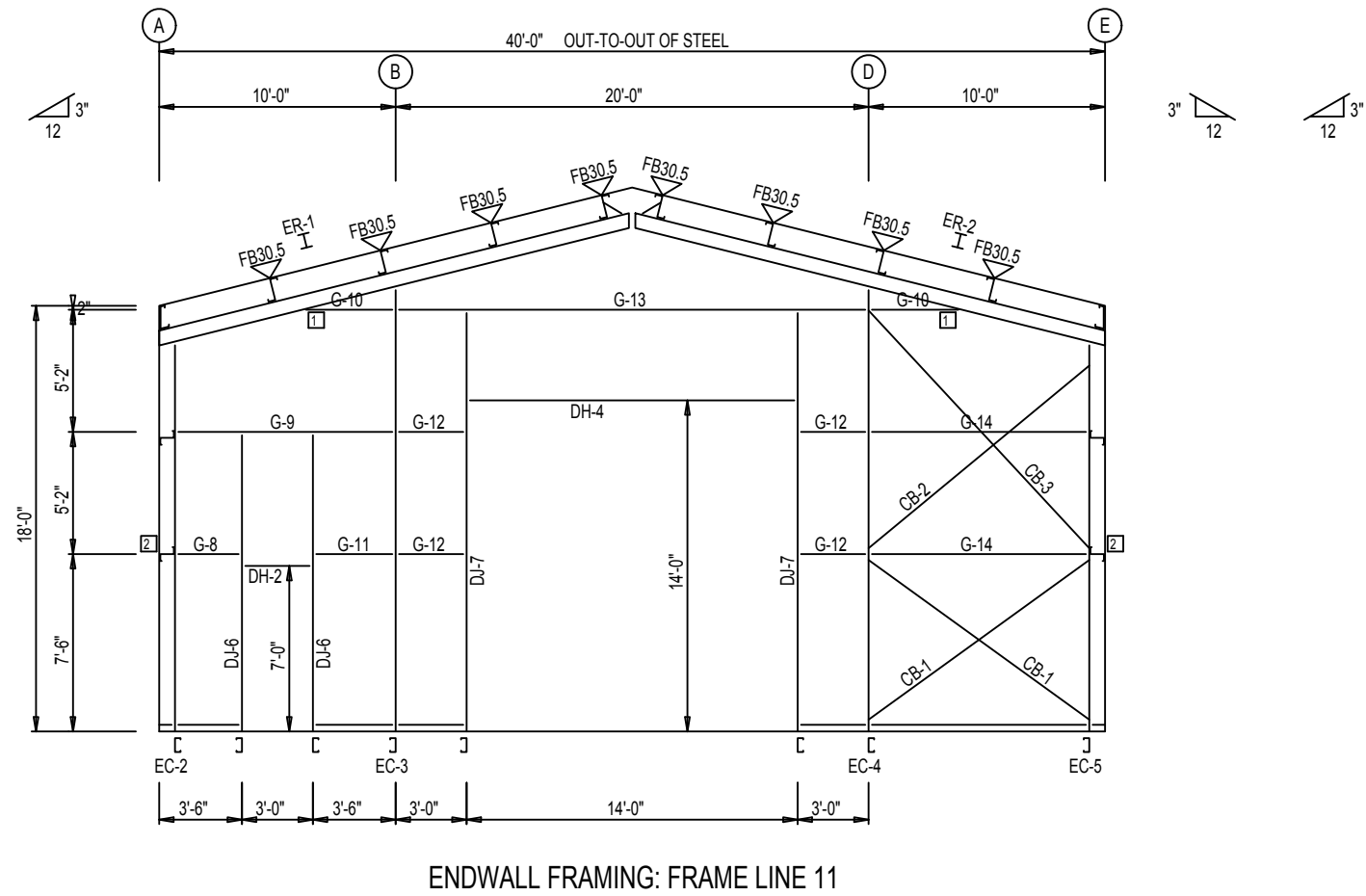
**NOT FOR CONSTRUCTION**

# EXHIBIT A.8

BOLT TABLE				
FRAME LINE 11				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	5/8"	1 3/4"
Columns/Raf	4	A325	1/2"	1 1/4"

FLANGE BRACE TABLE		
FRAME LINE 11		
▽ ID	PART	LENGTH
FB30.5	L2X2X14G	2'-6 1/2"

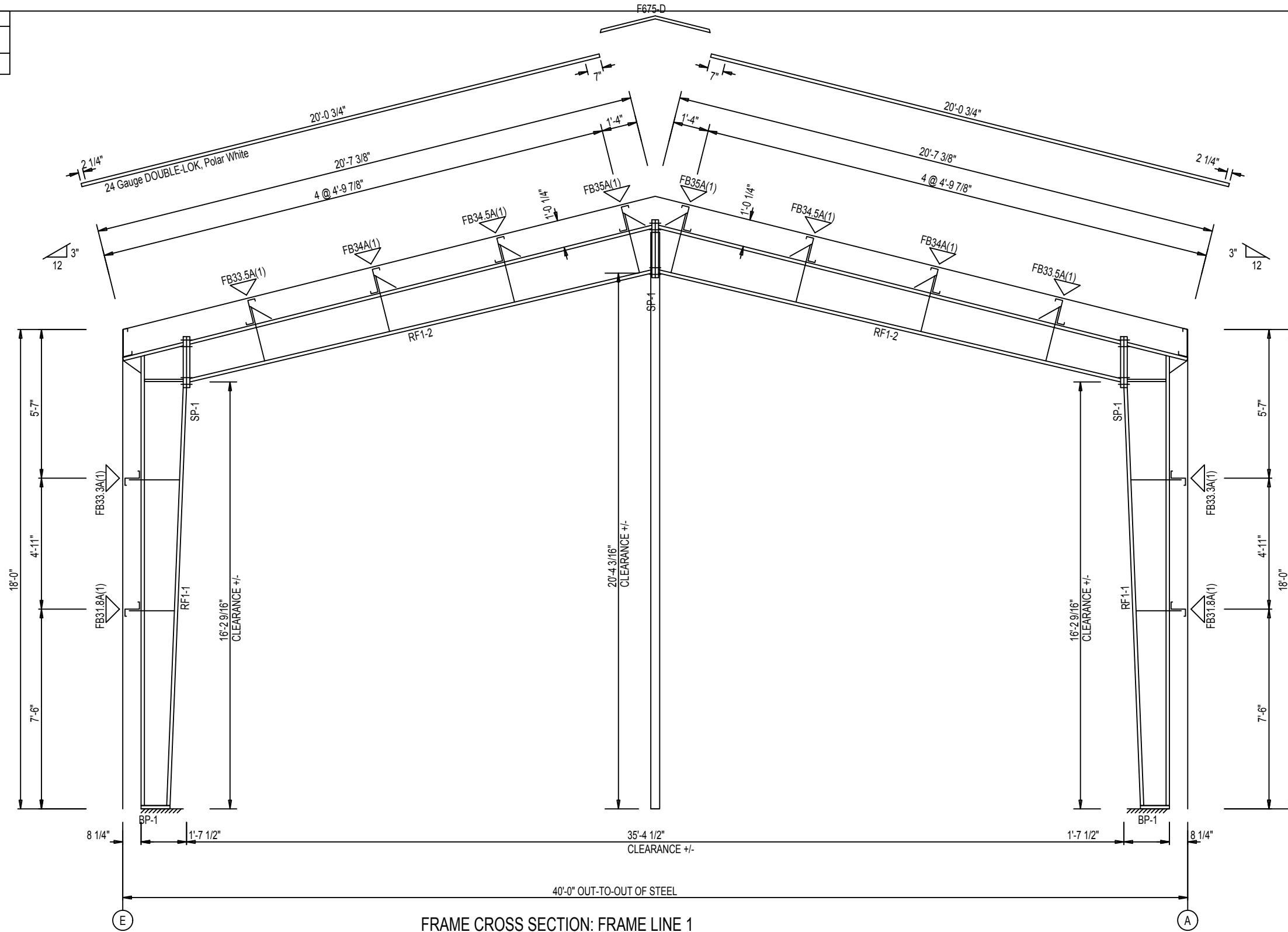
CONNECTION PLATES	
FRAME LINE 11	
□ ID	MARK/PART
1	b2
2	SC-5



**NOT FOR CONSTRUCTION**

STIFFENER TABLE				
Mark	Stiff Mark	Width	Plate Size Thick	Length
RF1-1	St-1	2 1/2	1/4"	19"

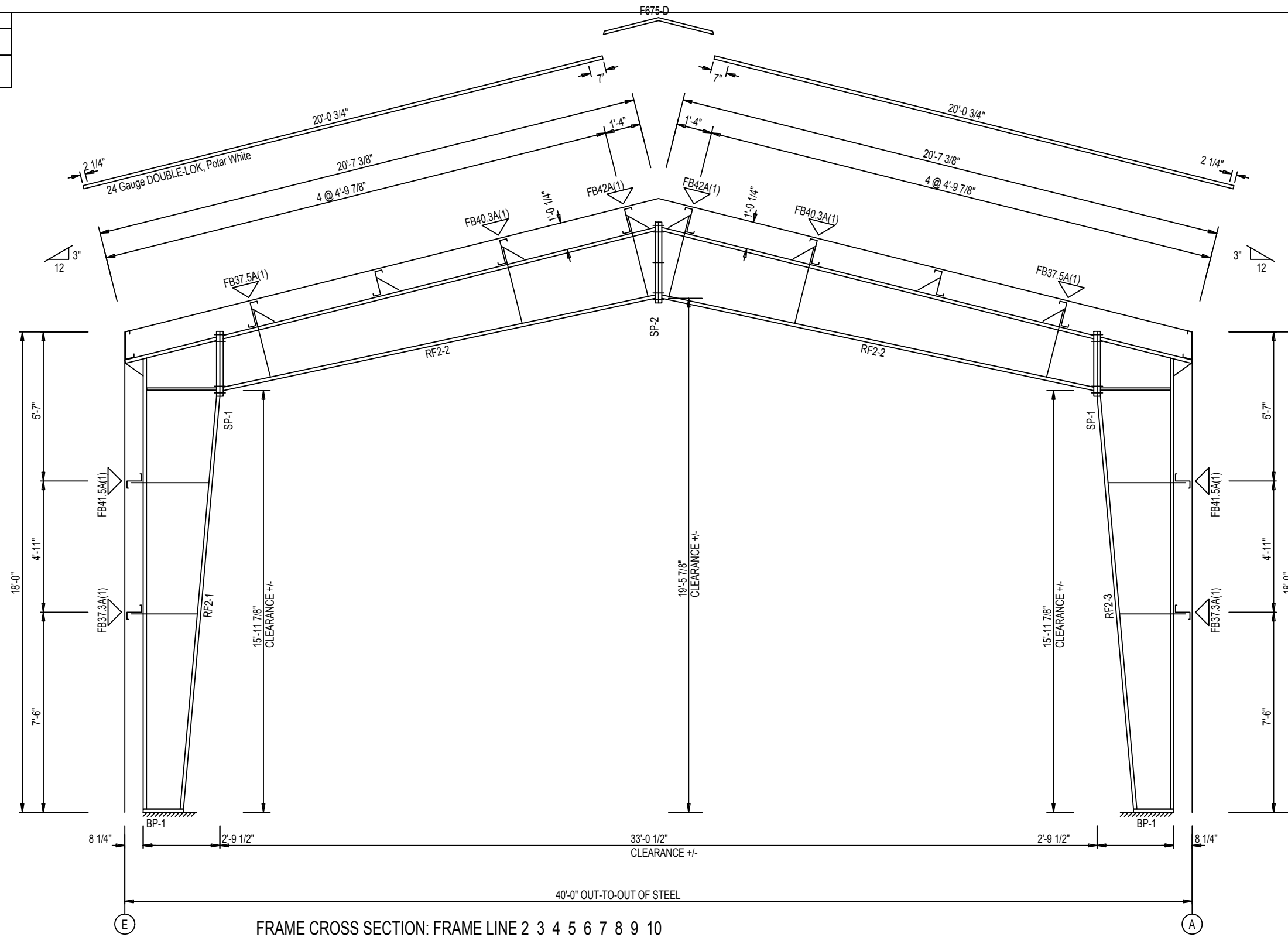
▽ FLANGE BRACES: BOTH SIDES (UNLESS NOTED)  
 FBxxA(1); xx=length(in)  
 A - L2X2X14G



NOT FOR CONSTRUCTION

STIFFENER TABLE				
Mark	Stiff Mark	Width	Plate Size Thick	Length
RF2-1	St- 1	2 1/2	1/4"	33"
RF2-3	St- 1	2 1/2	1/4"	33"

▽ FLANGE BRACES: BOTH SIDES (UNLESS NOTED)  
 FBxxA(1); xx=length(in)  
 A - L2X2X14G



**NOT FOR CONSTRUCTION**