



MINUTES

SUMMIT COUNTY

Board of Adjustment (BOA)

SUMMIT COUNTY COURTHOUSE, COUNCIL CHAMBERS

60 NORTH MAIN STREET, COALVILLE, UTAH, 84017

THURSDAY, FEBRUARY 22, 2024

Meeting also conducted via Zoom.

Welcome/Attendance (6:09 PM)

Clinton Benson
Spencer Young
Susan Kutcher

Brian Craven
Jenn Fowler
Amy Price
Jennifer Strader
Ryan Stack
Tracy O'Keefe

Regular Session (6:09 PM)

- 1) ***Public input for items not on the agenda or pending applications.*** (6:09 PM)

Board member Benson opened the meeting for public hearing at 6:09 PM.

No public input was given.

Board member Benson closed the meeting for public hearing at 6:10 PM.

- 2) ***Public hearing, action regarding a stream setback variance for a single family home located at 2192 Samak Park Loop, Parcel SK-38. Applicant - Tracy O'Keefe. Project #23-203. Quasi-judicial process. Jennifer Strader, Senior Planner.*** (6:10 PM)

Attachment: Staff Report February 22, 2024.pdf

Jennifer Strader, *Senior Planner*, presented information on a setback variance request in Samak Park. Planner Strader pointed out that the applicant has filed a plat amendment to combine two parcels, 38 and 39 into one lot. *Senior Planner* recommended that the board hold a public hearing for a vote on the approval of the variance.

Tracy O'Keefe, *applicant*, addressed the board and stated that she understands the limited space on the lot and wants to comply with the rules.

Board member Young asked for more detail on how the plat amendment works. *Senior Planner*, Jennifer Strader responded.

Board member Kutcher had some clarifying questions about the parcel boundaries and suggested pushing the building back. Jennifer Strader, *Senior Planner*, explained that it wasn't an option due to the location of the septic tank drain field on the property. Ryan Stack, *Deputy Attorney*, gave clarification on the meaning of a variance request and responded to board member Kutcher's concerns.

Board member Benson opened up for public hearing at 6:28 PM.
No public comment was given.

Board member Benson closed public hearing at 6:28 PM.

Spencer Young made a motion to approve the applicant's requested variance to reduce the stream setback from 100 feet to 5 feet on parcel SK-38 in Samak, Utah subject to the findings of fact, conclusions of law, and conditions of approval as outlined in the staff report. Susan Kutcher seconded, and all voted in favor, (3-0).

Staff Items (6:32 PM)

No staff items were reported.

Board Items (6:32 PM)

No board items were reported.

Adjournment (6:32 PM)

Susan Kutcher made a motion to adjourn. Spencer Young seconded, and all voted in favor, (3-0).