



---

## **MINUTES**

---

### **SUMMIT COUNTY**

Board of Adjustment (BOA)

SUMMIT COUNTY COURTHOUSE, COUNCIL CHAMBERS

60 NORTH MAIN STREET, COALVILLE, UTAH, 84017

THURSDAY, MARCH 28, 2024

Meeting also conducted via Zoom.

### **Welcome/Attendance**

Spencer Young  
Shawn Wiest  
Susan Kutcher  
Clinton Benson

Madlyn McDonough  
Laura Kuhrmeyer  
Jennifer Leslie  
Ryan Stack  
Natalie Prystash  
Thomas Foster  
Bret Bullough  
Brian Craven  
Jenn Fowler

### **Regular Session (6:00 PM)**

- 1) ***Public input items not on the agenda or pending applications. (6:00 PM)***

Board member Shawn Wiest opened the meeting for public input at 6:00 PM.

No public input was given.

Board member Shawn Wiest closed the meeting for public input at 6:00 PM.

- 2) ***Public hearing and action regarding a variance application to reduce the front setback from 15 feet to 10 feet at 101 Crestview Lane, parcel SU-H-68 (0.34 acres). Applicant, Natalie Prystash.***

***Quasi-Judicial review. Project # 24-003. Madlyn McDonough, County Planner. (6:01 PM)***

Attachment: 24.003\_Staff Report\_FINAL.pdf

Attachment: BOA\_24.003

Madlyn McDonough, *County Planner*, presented information on the setback variance request at 101 Crestview Lane.

Board members asked clarifying questions, to which *County Planner*, Madlyn McDonough responded.

Applicant, Natalie Prystash, provided further information on the property and intent for requested setback variance.

Board member Shawn Wiest opened the meeting for public hearing at 6:17 PM.

Lyle Nay was called to speak.

Board member Shawn Wiest closed the meeting for public hearing at 6:19 PM.

**Clinton Benson made a motion to approve the 101 Crestview Cir variance per the findings of facts, conclusions of law, and amended conditions of approval addressing the amendments to the variance found in the staff report. The motion did not receive a second and was lost.**

The motion did not receive a seconded and was lost.

- 3) ***Continued discussion and action regarding a building height variance request for a single-family home located at 115 Saint Moritz Terrace, Parcel SU-M-2-9 (1.07 acres). Applicant, Davis Quist. Quasi-Judicial Process. Project #23-176. Laura Kuhrmeyer, County Planner. (6:26 PM)***

Attachment: 115 Saint Moritz Terrace Height Variance BOA Continued 3.28.24.docx

Attachment: Exhibit A: Project Description

Attachment: Exhibit B: Proposed Site Plan

Attachment: Exhibit C: Existing Conditions Survey

Attachment: Exhibit D: Proposed Plans

Attachment: Exhibit E: Applicant Presentation

Attachment: Exhibit F: Additional Height Options

Attachment: Exhibit G: Public Comment Email 1.16.24 Mark and Kristi

Attachment: Exhibit H: Public Comment Email 1.19.24 Joan Danninger

Attachment: Exhibit I: Public Comment Email 1.24.24 Dean Duncan

Attachment: Exhibit J: Public Comment Email 2.8.24 Dean Duncan

Laura Kuhrmeyer, *County Planner*, provided an update on the building height variance request at 115 Saint Moritz Terrace.

Applicant, Thomas Foster presented further information and explanation on the height variance request.

Board members voiced appreciation and asked follow-up questions. Applicant, Thomas Foster responded to commissioners.

**Clinton Benson made a motion to approve the height variance per the findings of facts and conditions of approval outlined in the staff report with the amendments to numbers 1 and 3, which outlines the maximum building height on the property shall be no more than 55 feet above existing grade, however, the maximum height of the building as seen from the public right-of-way shall not exceed 13 feet and number 3, the exception of the number of trees that shall be removed will be minimized to the greatest extent possible. Spencer Young seconded, and all voted in favor, (4-0).**

**-Break-**

- 4) ***Discussion regarding a river setback variance for a single-family home located at 2650 South Lakeside Dr, Parcel WS-10 (0.23 acres). Applicant, Bret Bullough. Quasi-judicial Process. Project #23-193. Jennifer Leslie, County Planner. (7:05 PM)***

Attachment: 23-193 Staff Report 3.28.24.pdf

Attachment: 23-193 BOA Presentation 3.28.24

Jennifer Leslie, *County Planner*, provided an update and background information on setback variance request at 2650 South Lakeside Dr.

Board members had clarifying questions, to which *County Planner*, Jennifer Leslie responded.

Applicant, Bret Bullough provided further information on variance request.

**Spencer Young made a motion to approve the applicant's requested variance for reducing the Weber River setback from 100 feet to 45-50 feet as depicted in Exhibit A in the staff report subject to the findings of fact, conclusions of law, and conditions of approval as outlined in the staff report. Clinton Benson seconded, and all voted in favor, (4-0).**

**Board Items (7:55 PM)**

Board member terms were discussed.

Ryan Stack, *Civil Deputy Attorney*, informed board members that the County Council reappointed Susan Kutcher and Spencer Young to serve another term and a new board member, Kristen Zimmerman has been appointed. Board member Shawn Wiest asked about his position on the board, *Civil Deputy Attorney*, Ryan Stack informed Mr. Wiest that more than likely he would be replaced.

**Staff Items (7:59 PM)**

No staff items were discussed.

**Adjournment (7:59 PM)**

**Susan Kutcher made a motion to adjourn. Clinton Benson seconded, and all voted in favor, (4-0).**