



STAFF REPORT

To: Eastern Summit County Planning Commission
From: Amir Caus, County Planner
Date of Meeting: September 4, 2014
Type of Item: Rust Barn Conditional Use Permit, Possible Action
Process: Administrative

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.

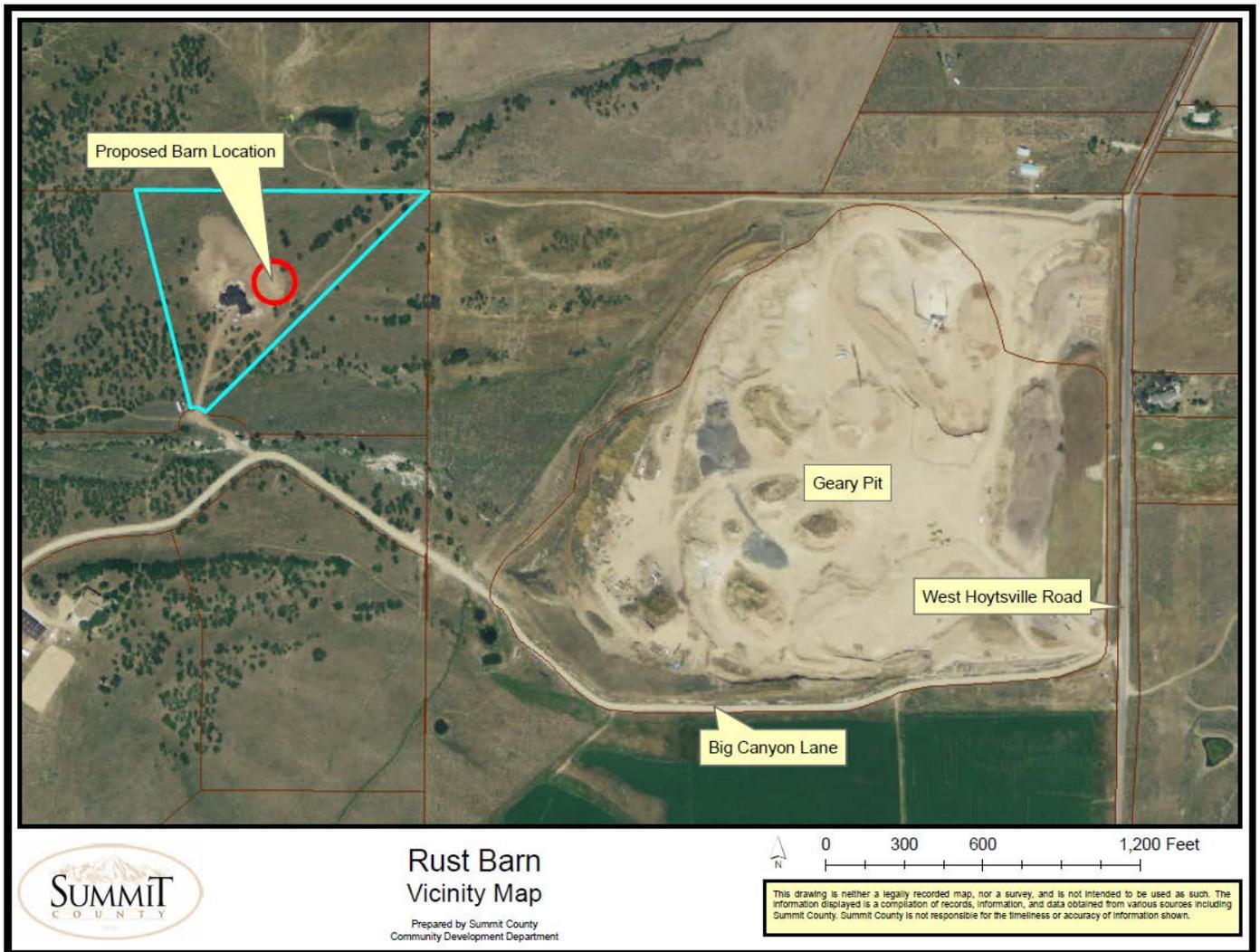
Project Description

Project Name: Rust Barn Conditional Use Permit
Applicant(s): Alan Frisby
Property Owner(s): Grant Rust
Location: 1635 S. Big Canyon Ct., Big Canyon Ranch Subdivision, Summit County, UT
Zone District: Agriculture Protection
Parcel Number and Size: BCR-2 (11.41 acres)
Type of Process: Administrative
Final Land Use Authority: Eastern Summit County Planning Commission

Proposal

The applicant, Alan Frisby, is requesting to receive approval of a Conditional Use Permit to construct a 4,000 sq. ft. (approx.) barn that is to be used for private stables and storage.

Vicinity Map



Background

The applicant constructed the existing single family residence in 2010. The applicant now is requesting to construct a 4,000 sq. ft. (approx.) barn that is to be used for private purposes.

Analysis and Findings

A Conditional Use Permit is required for all accessory buildings and uses to the principal residential dwelling unit or subdivision, exceeding 2,000 square feet within the AP Zone.

Service Providers

No adverse Service Provider comments have been received. The North Summit Fire Protection

District has stated that if an Accessory Dwelling Unit is ever to be constructed within the barn that a fire suppression system would be required.

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.

The nature of the use is consistent with the surrounding uses.

2. The proposed use shall be in general compliance with the Development Evaluations Standards in Chapter 2 of this Title.

The proposed use meets the applicable requirements of Chapter 2 of the Eastern Summit County Development Code.

Chapter 2 Standards: The proposed use shall be in general compliance with the Development Evaluations Standards in Chapter 2 of this Title. **COMPLIES**

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 rural 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.	COMPLIES
2. Water and Sewage	The applicant is planning on using the existing well for water and installing a new septic system. The applicant will work with the County Health Department to determine the best and safest location for the proposed septic system.	COMPLIES
3. Natural Resources	The proposed barn is not located on any steep slopes, flood plains or any sensitive wildlife habitat areas.	COMPLIES
4. County Infrastructure, Facilities and Services	Access to the property is from Big Canyon Court via Big Canyon Lane which are privately maintained roads.	COMPLIES
5. Infrastructure Design and Maintenance	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.	COMPLIES

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

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.
The applicant has submitted an application that was signed by the owner. County records confirm that Grant Rust is the owner of the subject property.

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.
The applicant is proposing to use the building for agricultural and storage purposes.

6. The use will not adversely affect, in a significant manner, the public health, safety, and welfare.
Staff finds no evidence that the proposed barn will adversely affect public health, safety and welfare.

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.
The minimum front setback in the Agriculture Protection Zone is 30 feet from the road right-of-way, and 12 feet from the side and rear yards. All setbacks are being met with the existing agricultural barn. The barn is compatible with the rural nature of the neighborhood and the area.

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 Rust Barn Conditional Use Permit, according to the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. The Rust Barn is located at 1635 S. Big Canyon Ct., Big Canyon Ranch Subdivision, Summit County, Utah, in the Agriculture Protection (AP) zone.
2. Accessory buildings over 2,000 sq. ft. are a Conditional Use in the AP zone.
3. The proposed barn is 4,000 sq. ft. (approx.).
4. The applicant is proposing to use the barn for private agricultural and storage uses.
5. All necessary public facilities are available on site, including water, septic, and roads.
6. The building is compatible with the existing neighborhood character. It is architecturally compatible with the surrounding architecture.
7. 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 – Plans

SITE PLAN

CLIENT CONTACT

AD CONSTRUCTION
801-255-2767

LOT 2 OF THE 2003 BIG CANYON RANCH SUBDIVISION LOCATED WITHIN, SUMMIT COUNTY, UTAH. A PART OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 5 EAST, S.L.B.&M.

EROSION CONTROL NOTES

- 180 days total construction.
- Place stabilized construction entrance at drive way.
- Construct and place silt fencing and/or straw and wattle, field verify effectiveness after every storm.
- Place erosion control re-vegetation matting, on all cut and fill slopes greater than 2:1.
- Permanent seeding shall be placed on or after October 15 but before snow accumulates.
- Dust control: contractor responsible for dust control during construction period. Minimize the amount of dust raised during construction period, and periodically water disturbed areas to prevent dust. (daily during dry weather)

- BMPs for Erosion and Sedimentation
- Conduct routine inspection or grading or clearing and properly maintain all erosion and sedimentation control resources.
 - Before commencing grading or clearing, stabilize slopes, areas adjacent to water bodies, and the site perimeter to prevent erosion and sediment transport into receiving water and onto adjacent properties and roadways.
 - Before grading or clearing, provide and maintain designated stabilized site access points for vehicle entry/egress or otherwise prevent vehicle trackout of sediments.
 - Minimize site disturbance and vegetation clearing. Before commencing grading or clearing, delineate clearing limits, easements, setbacks, and vegetation to be preserved by marking in the field.

AFTER CONSTRUCTION RE-VEGETATION AND RECLAMATION PLAN

- Soil: all disturbed areas will have large rocks removed and be hand graded to match existing soil grades. Slopes will be contoured at a slope no greater than 2 feet horizontal to 1 foot vertical.
- Seed: seed will be spread on all disturbed areas at a rate of 20 pounds per acre. the seed mixture will consist or equivalent of:
 - Slender Wheat Grass 25%
 - Sheep Fescue 5%
 - Sandberg Blue Grass 5%
 - Bluebunch Wheat Grass 30%
 - Western Wheat Grass 35%
- Erosion control: slopes steeper than 2 foot horizontal, 1 foot vertical will be covered by straw erosion Control blankets pinned to the soil with staples at three foot intervals.

NOTE:

- Except as shown surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a current title insurance policy.
- See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building and use restrictions and requirements.
- Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
- All excavation, back fill, compaction shall meet the requirements and recommendations of the Geo. Technical Soils report.

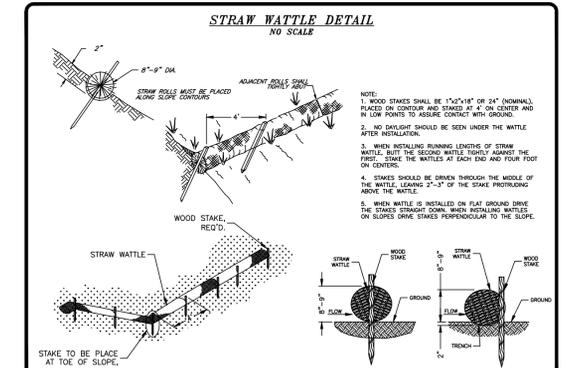
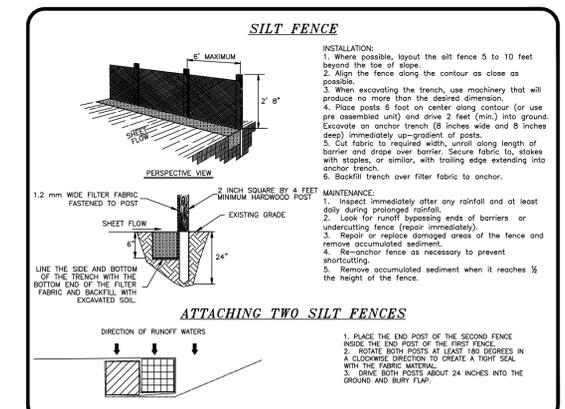
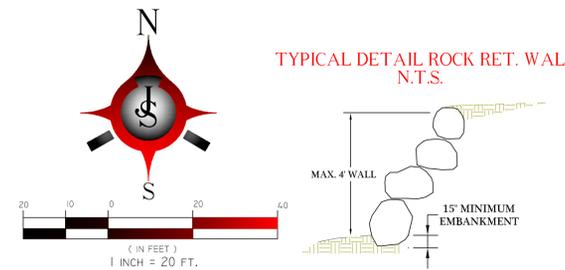


JOHANSON ENGINEERING
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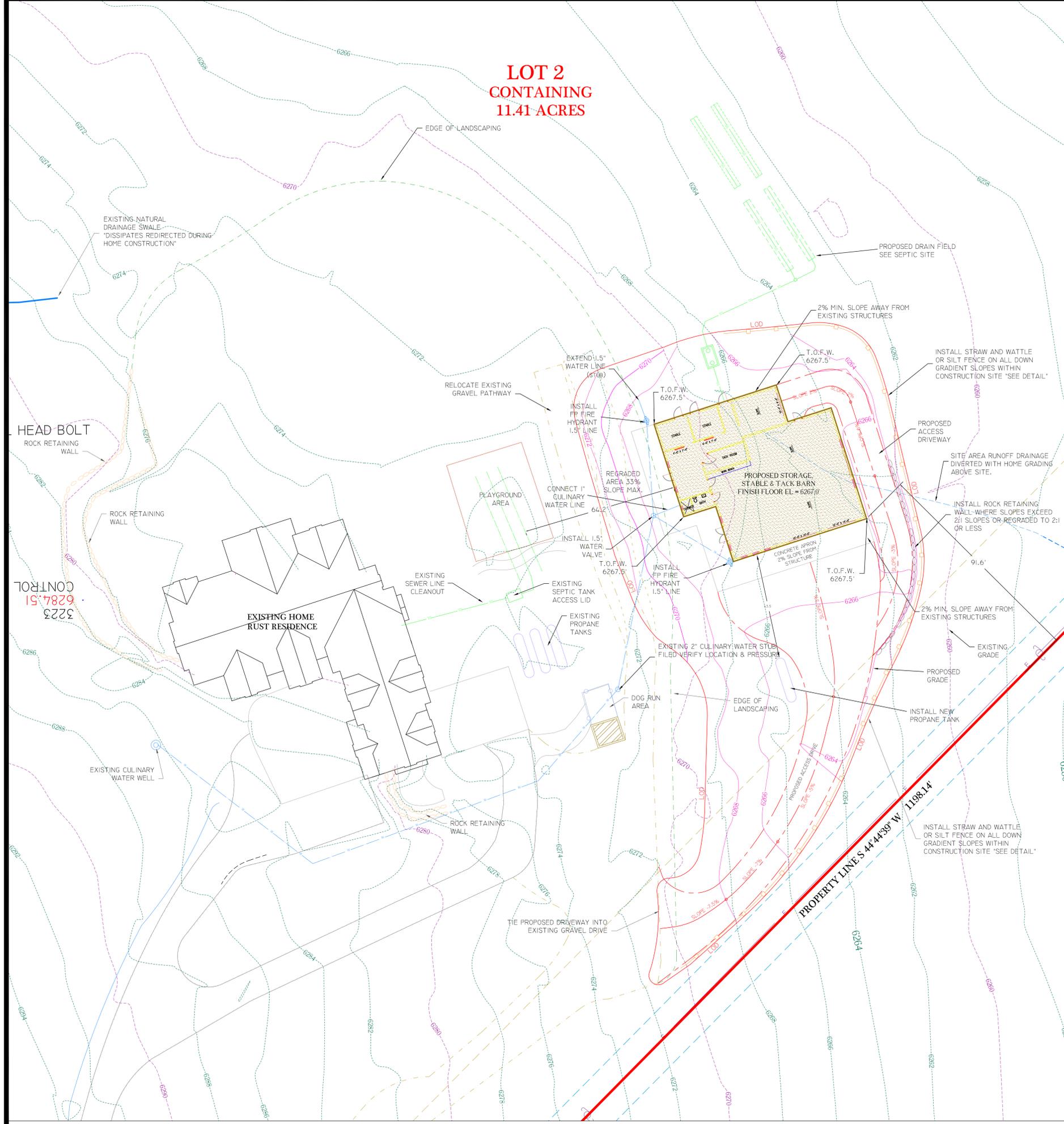
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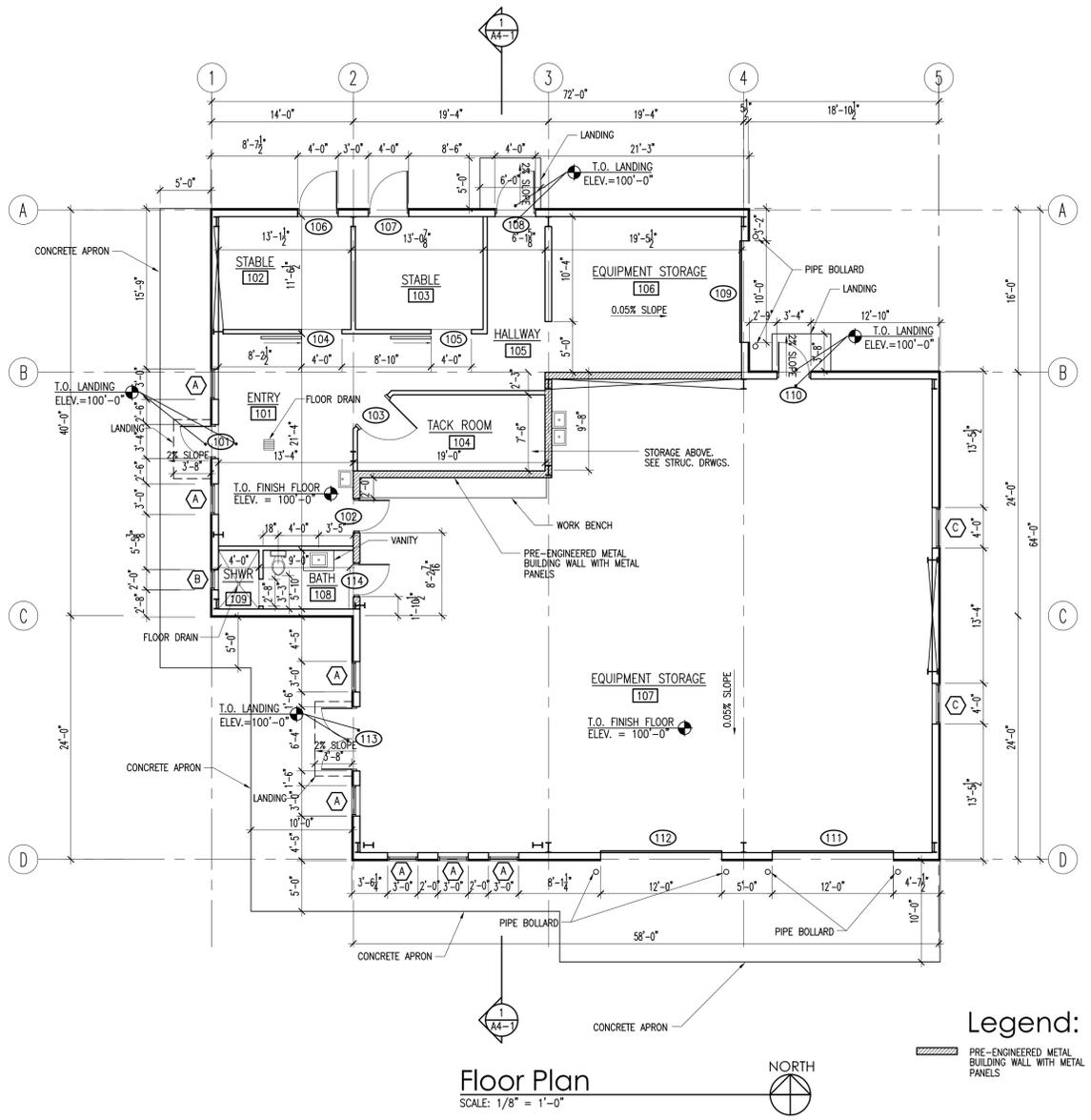
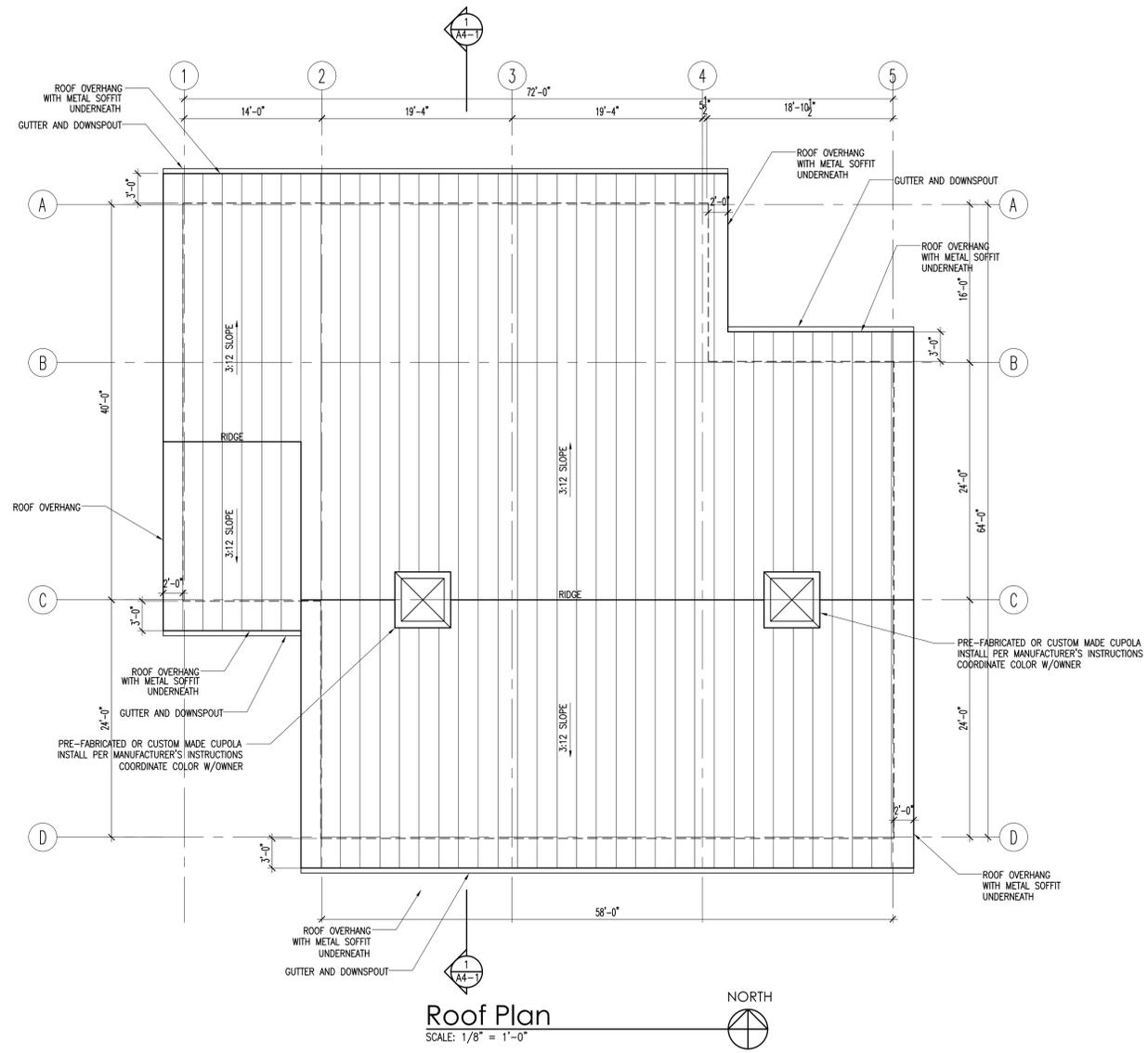
This drawing is and at all times remains the exclusive property of Johanson Engineering shall not be used with out complete authorization and written support.

STAMP	PROJECT NO.
	S-14-035
	DATE: 6-26-2014
	DRAWN BY: SHANE R. JOHANSON P.L.S.
	CHKD BY: SHANE R. JOHANSON P.L.S.
	SHEET NUMBER SURVEY-001



INSPECTION DESCRIPTION	REQUIREMENTS	CONTACT
DRIVEWAY SITE STAKING	REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. LOCATE/ STAKE THE DRIVEWAY AT THE STREET AND AT THE ROAD RIGHT OF WAY/PROPERTY LINE AND LOCATE/STAKE ALL PROPERTY CORNERS WITH A 4 FOOT STEEL FENCE POST.	ENGINEERING
ROUGH GRADING	REQUIRED PRIOR TO SCHEDULING A FOOTING INSPECTION. SITE EROSION CONTROL MEASURES MUST BE INSTALLED AND DRIVEWAY MUST BE ROUGHLY GRADED ACCORDING TO PLANS.	ENGINEERING
FOOTING	SCHEDULE AFTER STEEL IS IN PLACE AND BEFORE THE CONCRETE IS POURED	BUILDING
FOUNDATION	SCHEDULE AFTER STEEL IS IN PLACE IN THE FORMS AND BEFORE CONCRETE IS PLACED/ BUILDING	BUILDING
UNDER SLAB PLUMBING & HEATING	BEFORE CONCRETE IS POURED OR PLUMBING HAS BEEN BACK FILLED/ BUILDING	BUILDING
CERTIFICATE OF ELEVATION AND/OR SURVEY	PERFORMED BY A LICENSED SURVEYOR. REQUIRED PRIOR TO SCHEDULING A FLOOR FRAMING INSPECTION. SEE REQUIREMENTS BELOW.	BUILDING
FLOOR FRAMING INSPECTION	REQUIRED PRIOR TO PLACING FLOOR SHEETING AND INCLUDES FOOTING/ DRAIN INSPECTION.	BUILDING
SHEAR WALL	AFTER THE BUILDING IS UP TO THE SQUARE AND ALL SHEAR WALLS HAVE BEEN WALLED AND ALL TIE DOWN AND SHEAR WALL CONNECTIONS HAVE BEEN INSTALLED.	BUILDING
FIRE SPRINKLERS	REQUIRED PRIOR TO FOUR-WAY INSPECTION, WHEN REQUIRED BY THE LOCAL FIRE DISTRICT INSPECTOR OFFICER.	BUILDING
FOUR-WAY	THIS INSPECTION IS PERFORMED AFTER ALL ROUGH ELECTRICAL, PLUMBING, AND MECHANICAL HAS BEEN INSTALLED. ALL FRAMING IS COMPLETE, SHEAR WALLS PREVIOUSLY INSPECTED, AND TRUSS SPECIFICATIONS ARE ON THE JOB FOR THE INSPECTOR TO READ. PLUMBING SHALL HAVE EITHER AN AIR OR WATER PRESSURE TEST ON THEM WHEN THE INSPECTOR ARRIVES.	BUILDING
WEATHER BARRIER/STUCCO LATH	WEATHER BARRIER SHALL BE INSPECTED PRIOR TO APPLYING VENEER. APPROVED STUCCO (I.C.C. RESEARCH REPORTS ON SITE)	BUILDING
GAS METER SET	BEFORE GAS METER CLEARANCE IS GIVEN TO QUESTAR/ BUILDING	BUILDING
MASONRY WALL/BOND BEAM	STEEL IN MASONRY AND BEFORE CONCRETE/FOOTING IS POURED/ BUILDING	BUILDING
INSULATION	PRE SHEATHING INSULATION CERTIFICATE REQUIRED/ BUILDING	BUILDING
CRYPHAL WALLING	THIS IS DONE BEFORE DRINKING IS TAPPED/ BUILDING	BUILDING
POWER TO PANEL	BUILDING MUST BE UP WITH PERMANENT ROOF- INSTALLED/ BUILDING	BUILDING
DRIVEWAY PRE-SURFACING	SITE EROSION CONTROL MEASURES MUST BE INSTALLED AND DRIVEWAY GRADED TO IT'S FINAL CONFIGURATION.	ENGINEERING
FINAL DRIVEWAY AND SITE	REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY AND/OR BOND RELEASE. DRIVEWAY SURFACED AND SITE MUST BE REVEGETATED (INSPECTIONS MAY BE SCHEDULED SEPARATELY).	ENGINEERING
FLOOD PLAN ELEVATION CERTIFICATE	FEMA ELEVATION CERTIFICATE (IF APPLICABLE) REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY. FORM MUST BE FILED WITH FEMA AND A COPY PROVIDED TO THE ENGINEERING DEPARTMENT.	ENGINEERING
FINAL	FINAL ALL WORK IS DONE AND BUILDING COMPLETE. BUILDING	BUILDING
CERTIFICATE OF OCCUPANCY	REQUIRED PRIOR TO ANYONE OCCUPYING THE STRUCTURE. A CERTIFICATE OF OCCUPANCY WILL BE ISSUED ONCE THE FINAL CLEARANCES HAVE BEEN OBTAINED BY THE BUILDING AND BROUGHT TO THE BUILDING DEPARTMENT'S OFFICE IN COALVILLE (1) SNEYDENVILLE BASIN RESIDENTIAL: FINAL FROM BUILDING DEPARTMENT, FINAL FROM ENGINEERING DEPARTMENT, FINAL LETTER FROM SNEYDENVILLE BASIN WATER RECLAMATION DISTRICT, FINAL WATER CONCURRENCY LETTER FROM APPROPRIATE WATER COMPANY, FINAL FROM PLAIN CITY FIRE DISTRICT (ON REQUESTED SUBDIVISIONS). (2) EASTERN SUMMIT COUNTY: FINAL FROM BUILDING DEPARTMENT, FINAL FROM ENGINEERING DEPARTMENT, FINAL FROM FIRE DISTRICT AND FINAL FROM HEALTH DEPARTMENT	BUILDING
ECP BOND RELEASE INSPECTION	REQUIRED TO VERIFY THAT THE SITE HAS BEEN FULLY REVEGETATED INSPECTION IS REQUIRED PRIOR TO APPLICANT RECEIVING A RELEASE OF THEIR EROSION CONTROL BOND. APPLICANT MUST PROVIDE A WRITTEN REQUEST FOR THE RELEASE OF THE BOND.	ENGINEERING





- General Notes:**
1. CONSTRUCTION SHALL CONFORM TO IBC 2006 AND TO ALL ADOPTED PRACTICES OF THE COMMUNITY OR AREA IN WHICH CONSTRUCTION TAKES PLACE
 2. ALL DIMENSIONS ARE SHOWN TO FINISH FACE OF GYP BD
 3. UNLESS NOTED OTHERWISE ALL INTERIOR WALLS TO BE 3 5/8" 22 GA METAL STUDS AT 16" O.C. WITH 5/8" GYP BD ON BOTH SIDES
 4. PROVIDE 1/4" PER FOOT SLOPE TO DRAIN IN ALL ROOMS WITH FLOOR DRAINS
 5. ALL GYP BOARD WALLS TO BE PRIMED AND PAINTED WITH (2) COATS. COORDINATE COLOR W/ OWNER
 6. PROVIDE SOUND INSULATION FOR ALL BATHROOM WALLS AND CEILINGS
 7. PROVIDE FIRE TREATED SOLID WOOD BLOCKING IN ALL WALLS WITH PLUMBING FIXTURES AND ACCESSORIES FOR ATTACHMENT
 8. UNLESS NOTED OTHERWISE ALL DOOR JAMBS TO BE 4" FROM ADJACENT PERPENDICULAR WALL
 9. GYP BOARD SHELL BE NAILED 16" O.C. AT EDGES AND 12" O.C. IN THE FIELD OF EACH SHEET.

A.D. CONSTRUCTION
CONTRACTORS - ERECTORS PRE-ENGINEERED BUILDINGS
(801) 255-2767
Fax: (801) 255-4707
1436 West 8040 South
West Jordan, Utah 84088

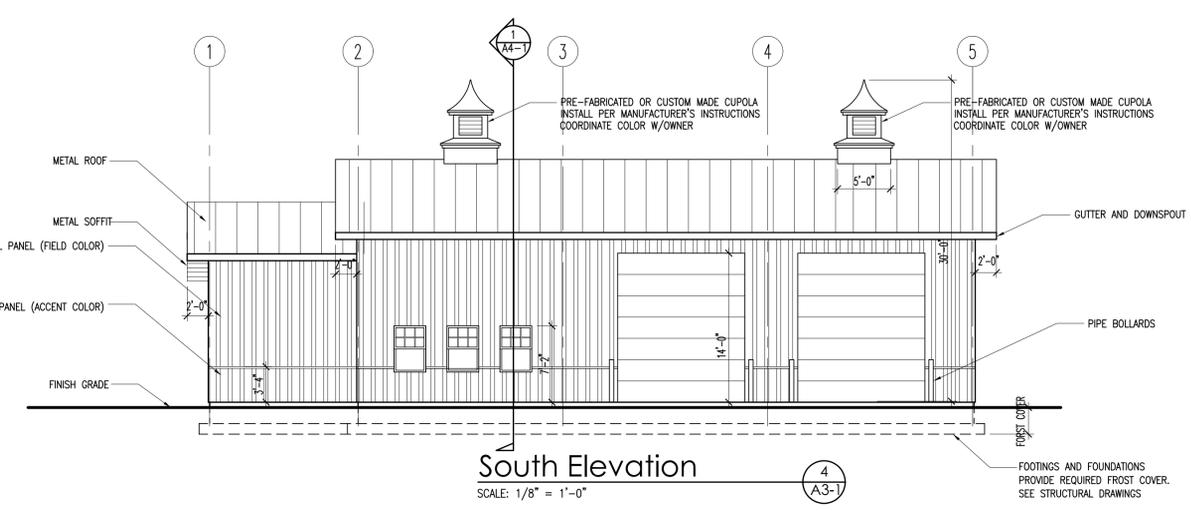
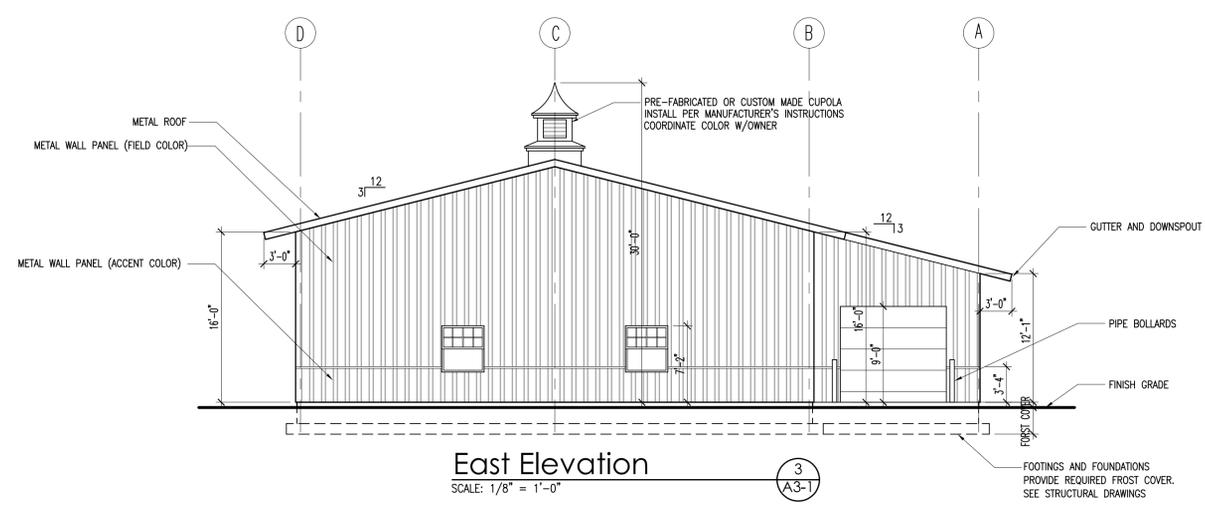
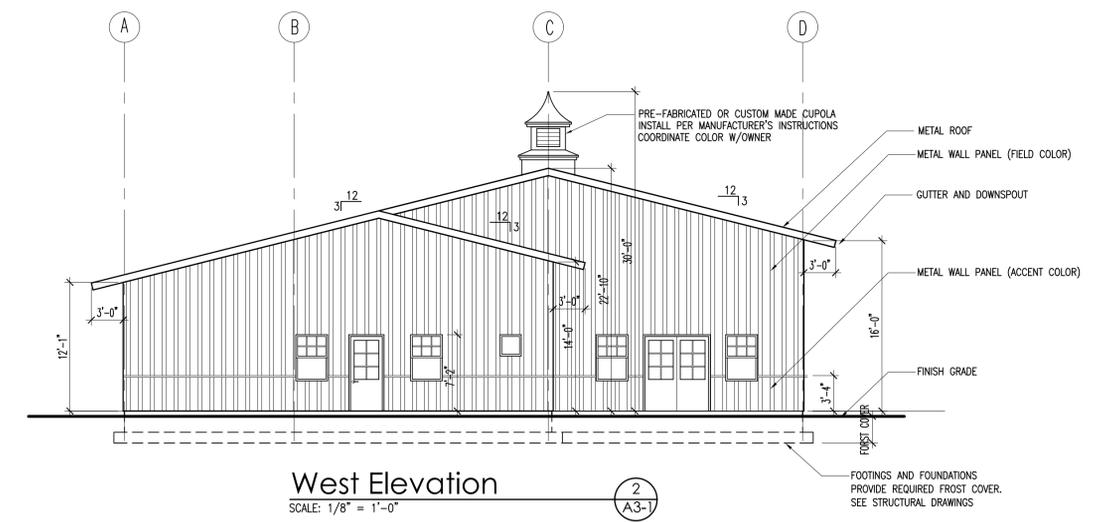
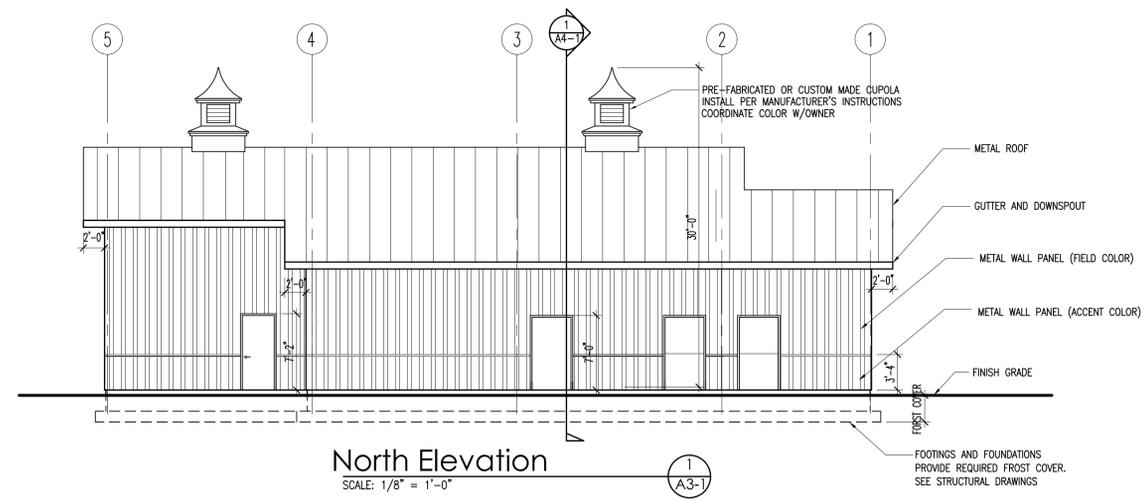
DATE: 22 JUNE 2014
 PROJECT No. 2014-101
 DRAWN BY: ALEX PROTASEVICH

Arc / Artel
 architecture
 4133 Redwood Avenue, Suite 1003
 Los Angeles, California 90066 Tel: 310.822.6630

Barn and Trailer Storage
 274 East Big Canyon Lane
 Wanship, Utah 84107

Building Elevations

A3-1



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