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## **MINUTES**

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### **SUMMIT COUNTY**

Board of Adjustment

SUMMIT COUNTY COURTHOUSE, COUNCIL CHAMBERS

60 NORTH MAIN STREET, COALVILLE, UT, UT, 84017

THURSDAY, JULY 31, 2025

Meeting also conducted via Zoom.

**DRAFT**

### **Welcome/Attendance**

Clinton Benson  
Spencer Young  
Charles Anderson  
Sandy Margulies

Ryan Stack  
Jennifer Leslie  
Amy Price  
Brian Craven  
Travis Roderick

Board Member Clinton Bensen called the meeting to order at 6:03 p.m.

### **Regular Session (6:03 P.M.)**

- 1) ***Public input for items not on the agenda or pending applications.***  
(6:03 P.M.)

Board Member Benson opened the meeting for public input at 6:03 p.m.  
No one came forward to speak.

Board Member Benson closed the meeting for public input at 6:03 p.m.

- 2) ***Discussion and action regarding a front and river setback variance for development on Lots 1 and 2 of the Stewart Ranch Park Subdivision; 6382 Pine Springs Rd; Parcel ST-1-2. Applicant: Travis Roderick. Owner: Trey and Andrea Reynolds. Quasi-Judicial process. Project #25-113.*** Jennifer Leslie, County Planner. (6:03 P.M.)

Attachment: Cover Page

Attachment: Stewart Ranch Park Lot 1 and 2 Variance Staff Report

Jennifer Leslie, *Planner*, provided an overview of the request for a setback variance in the Stewart Ranch Park Subdivision. (6:03 P.M.)

Board Members Benson and Young asked brief clarifying questions to which Planner Leslie and the applicant, Travis Roderick, responded providing additional information to the discussion. (6:06 P.M.)

**Spencer Young made a motion to approve the request for a variance to reduce the front and river setbacks as shown in Exhibit A according to the findings of fact, conclusions of law, and conditions of approval found in the staff report. Clinton Benson seconded, and the motion carried, (3-1).**

**Clinton Benson voted AYE**

**Spencer Young voted AYE**

**Charles Anderson voted AYE**

**Sandy Margulies voted NAY**

- 3) ***Approval: BOA Minutes March 27, 2025.*** (6:11 P.M.)

Attachment: Cover Page

Attachment: BOA Draft Minutes 03-27-25.pdf

**Spencer Young made a motion to approve the Board of Adjustment minutes from March 27, 2025. Sandy Margulies seconded, and all voted in favor, (3-0).**

**Staff Items** (6:12 P.M.)

Planner Leslie stated that they have received another variance application and inquired about the availability of board members for the August 28th meeting.

**Adjournment** (6:13 P.M.)

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