

Iverson Accessory Building Low Impact Permit -- Appeal of a Low Impact Permit Denial

9 February 2017

ADDENDUM: Additional applicant documents, exhibits and documentary evidence



Neighbors Barn >> over 92' feet straight

Closer View



Neighbors
Barn >> over
92' feet
straight

Another barn seen from applicants home/deck/
bedroom/etc., also larger than proposed and
straight/rectangular (SS-18)



Recently (June) SL-C-149 received a low impact permit, structure was straight and in excess of 60' (had no 10' change in facade)



June 9, 2016

Jay Shotwell
9306 Cottonwood Trail
Park City, Utah 84098

via e-mail: jshotwell2@gmail.com

Re: Low Impact Permit, structure in the Ridgeline Overlay zone and Accessory Building over 2,000 square feet for property located at 9306 Cottonwood Trail, Silver Creek Estates, Parcel SL-C-149, File #2016-111

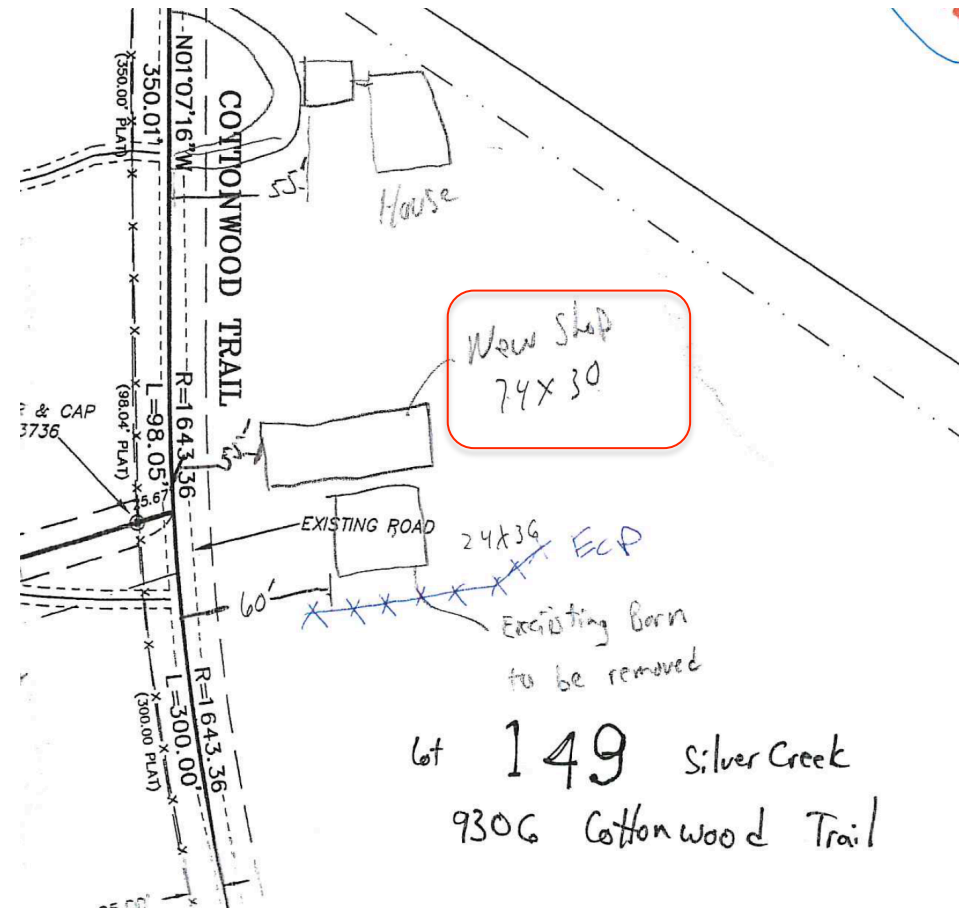
Dear Mr. Shotwell:

This letter confirms approval of your application for a Low Impact Permit for a structure in the Ridgeline Overlay zone 2,000 sq. ft. Accessory Building, located 9603 Cottonwood, Silver Creek Estates SL-C-149, Summit County, Utah, per the submitted information.

This approval is based upon the materials submitted to Summit County and the finding that the application met the criteria of Section 10-3-4 (Low Impact Permits) of the Snyderville Basin Development Code. This approval is subject to the following findings, conclusions, and conditions:

Findings of Fact:

1. Parcel SL-C-149 is located at 9306 Cottonwood Trail, Silver Creek Estates, Summit County, Utah.
2. The property is located in the Hillside Stewardship (HS) zone and the Ridgeline Overlay (RO) zone.
3. Silver Creek States Unit C was recorded in 1963.
4. The subject property is developed with a single family residence and barn.
5. Section 10-2-13 states "If any portion of a lot in an existing subdivision falls within the Ridgeline Overlay Zone, any development on that parcel shall be subject to the Low Impact Permit Process."
6. "Accessory buildings between 2,000 square feet and 10,000 square feet" are reviewed as a Low Impact Permit under Section 10-2-10 of the Snyderville Basin Development Code.
7. The intent of the proposal is to construct a 2,920 square foot shop for personal, non-commercial use.



Lot 149 Silver Creek
9306 Cottonwood Trail

Also in June SL-B-128 received a low impact permit, once again the structure was straight and in excess of 60' (had no 10' change in façade) specifically 98'



SNYDERVILLE BASIN LOW IMPACT PERMIT

June 15, 2016

Greg and Mindy Holbrook
8725 Brookwood Drive
Park City, Utah 84098

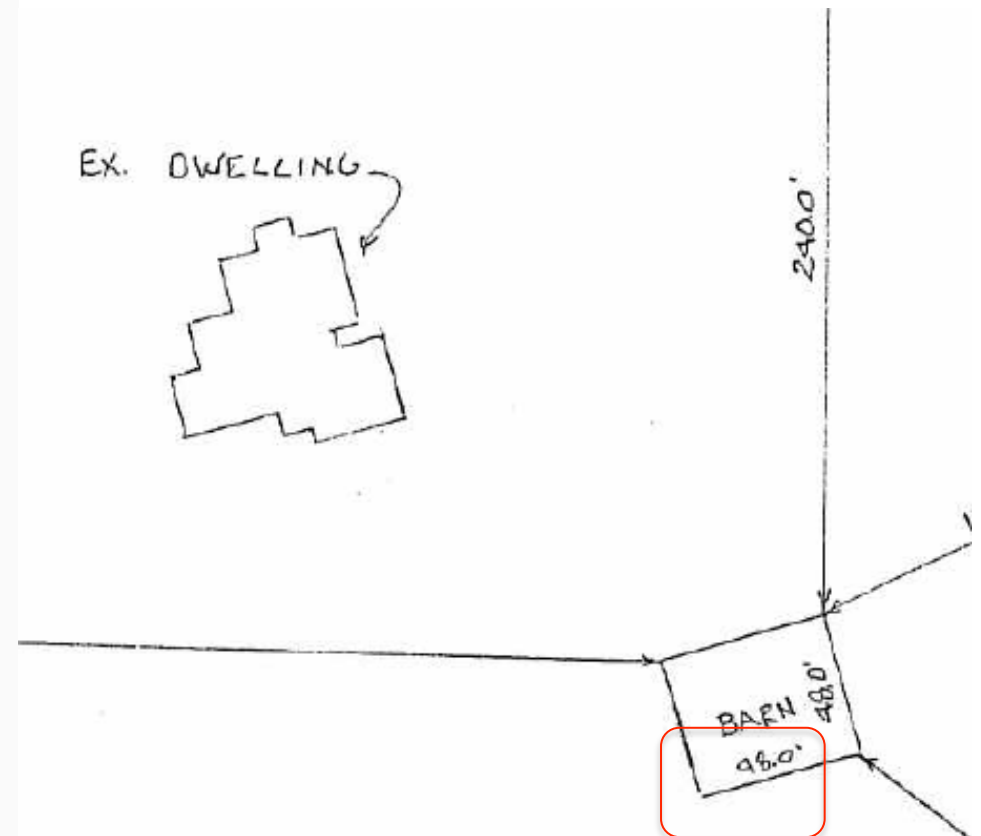
Re: Low Impact Permit for property located at 8725 Brookwood Drive, File #2016-124

Dear Greg and Mindy,

This letter is to confirm that on June 15, 2016, the Summit County Community Development Department approved a Low Impact Permit for a barn, as identified on the attached, approved site plan. Staff found the application complies with the criteria outlined in Section 10-3-4 of the Snyderville Basin Development Code, as articulated in the following Findings of Fact and Conclusions of Law and by satisfying the Conditions of Approval.

Findings of Fact

1. On June 17, 2009, Greg Holbrook submitted a Building Permit Agricultural Exemption Form to construct a pole barn on Parcel SL-B-128, consisting of 1,920 square feet.
2. The Agricultural Exemption law allows a property owner to construct an agricultural building without obtaining a Building Permit; however, this exemption does not include zoning provisions.
3. Section 10-2-10 of the Snyderville Based Development Code requires accessory structures exceeding 2,000 square feet to obtain a Low Impact Permit.
4. On June 7, 2016, Greg and Mindy Holbrook submitted a Low Impact Permit construct a second floor in the existing barn, consisting of 768 square feet.
5. The addition of the second floor to the existing barn increases the size of the structure to 2,688 square feet.
6. The property is located at 8725 Brookwood Drive and contains 7.62 acres.
7. The property is zoned Rural Residential (RR).
8. The second floor of the barn will be utilized by the property owners for their private use.
9. There is not an accessory dwelling unit proposed in the barn.
10. The minimum setbacks required in the RR zone district are 55' from the centerline of a road, 12' on the sides, and 12' in the rear.
11. The maximum building height in the RR zone is 32'.



SL-B-117 received approval of conditional use impact permit in July for a 6400 sqft gym + 18,500 sqft riding area (and already had large home + rectangular barn), straight façade much, much longer than proposed



SNYDERVILLE BASIN CONDITIONAL USE PERMIT

July 12, 2016

Ivan Broman
8536 Highfield Rd.
Park City, UT 84098

Re: Conditional Use Permit for property located at 857 Westwood Rd, File #16-105

Mr. Broman,

This letter is to confirm that on June 28, 2016, the Snyderville Basin Planning Commission Voted to approve a Conditional Use Permit for Accessory Buildings greater than 10,000 square feet in size on Parcel SL-B-117, as identified on the attached, approved site plan. Staff found the application complies with the criteria outlined in Section 10-3-5 of the Snyderville Basin Development Code, as articulated in the following Findings of Fact and Conclusions of Law and by satisfying the Conditions of Approval.

Findings of Fact:

1. The applicant proposes to build an ~6,400 square foot basketball gym including lounge, office, and fitness space; and an ~18,500 square foot riding arena including stalls on Parcel SL-B-117.
2. Gregory M. Dell is the listed fee title owner of Parcel SL-B-117.
3. Parcel SL-B-117 is 8.74 acres in size.
4. Parcel SL-B-117 is located at 857 E Westwood Road.
5. Parcel SL-B-117 is located in the Rural Residential zoning district.
6. The setback requirements of the Rural Residential Zoning District are: Front setback, 30 feet; Side setback, 12 feet; Rear setback, 12 feet.
7. The proposed structures are shown on the submitted site plan to be setback 350 feet or more from the south (front) property line; 95 feet from the east (side) property line; 170 feet from the west (side) property line; and 32 feet from the north (rear) property line.
8. Parcel SL-B-117 is located in the Silver Creek Neighborhood planning area as identified in the Snyderville Basin General Plan.
9. The Snyderville Basin General Plan states, "Because of the equestrian and open nature of the area, future development should occur in a manner that takes into consideration the need for equestrian uses, such as trails and other facilities and maintaining a low density residential use."
10. The proposal is equestrian and private recreation in nature and does not increase residential density in the area.

