

10-8-11: PRESERVATION OF HISTORIC STRUCTURES:

The purpose of these regulations is to encourage the preservation of historic structures by allowing the use of the structure and/or associated property to be converted to a new use complying with the low impact permit criteria in chapter 3 of this title, even though these uses are not specifically permitted in the applicable zone district, provided the following standards and requirements are also met. The new uses of the structure and/or associated property is not required to be considered or calculated through the Snyderville Basin development potential matrix.

A. Permits, Plans, Review: A low impact permit for the proposal shall be obtained. Depending on the nature of the proposal, other development permits may also be required. Site plans, building plans, and any other information/plans required by the county for a full review to be conducted shall be submitted by the applicant.

B. Significant Historic Value: The structure shall first be found to have a significant historical value in the community or be designated on the county historical society list of historical structures before a low impact permit is issued. Input from the county historical society or other appropriate organization shall be encouraged.

C. Integrity Maintained: The integrity of the structure, particularly the exterior, shall be maintained and the historical character enhanced through any required remodeling for the new use.

D. Low Impact Permit: The proposed use shall comply with all provisions of low impact permits, chapter 3 of this title. Enhancements to building and/or site (i.e., landscaping, berming, etc.) may be required to mitigate potential impacts.

E. Deed Or Restrictive Use Covenant Required: The property owner shall record a deed or restrictive use covenant to benefit the county, which protects the historical structure from demolition and changes contrary to the intent of the preservation of historical structures provision herein. (Ord. 323, 3-9-1998)