



# Conditional Use Permit Application- Accessory Dwelling Unit (detached)

Required to go before planning commission

## Fee \$300.00

\*\*\*unless amendment

Property information and location  
(all lines applicable to this site must be filled in)

Parcel # \_\_\_\_\_ Address: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Lot # \_\_\_\_\_

(For office use only)

CUP #: \_\_\_\_\_ Fee \$300.00 Receipt #: \_\_\_\_\_

Is this an amendment to previous CUP? Yes No Is this a temporary CUP? Yes No

\*\*\* Planning Commission amendment fee – 50% of Normal Fee

### Application Determination:

Approved ☐ Denied ☐

Conditions imposed? Yes No

By: \_\_\_\_\_ Date: \_\_\_\_\_

### Property Owner(s) Information

Name(s): \_\_\_\_\_

Address per tax rolls: \_\_\_\_\_

City/County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office/home phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone: \_\_\_\_\_ Message phone: \_\_\_\_\_

Email address: \_\_\_\_\_

### Applicant's Information if different than Property Owner(s)

\*Property Owner's Authorization notarization needed.

Name(s): \_\_\_\_\_

Address per tax rolls: \_\_\_\_\_

City/County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office/home phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone: \_\_\_\_\_ Message phone: \_\_\_\_\_

Email address: \_\_\_\_\_

**Each application for a conditional use permit shall have all required submittals before it is accepted as a complete application. All required information in this application must be completely filled out and signed with required paperwork submitted or application will be denied.**

There shall be no presumption of approval of any aspect of the process.

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT: (Describe the purpose of the ADU)

Total acreage of parcel: \_\_\_\_\_ Square footage of the ADU: \_\_\_\_\_

Current zoning designation: \_\_\_\_\_

**Include the following with the application: (Everything MUST be included in order to be considered a complete application or it will be denied.)**

- Applicant      County
- Site Plan with the following:
1.

A north arrow, the scale of the drawing, and the date of the drawing.
2.

Street names and addresses.
3.

**Property lines with dimensions.**
4.

All sidewalks, driveways, curbs and gutter, and parking areas (if any).
5.

**All existing easements, rights-of-way, and any other significant features on the site.**
6.

**Existing buildings** and significant features located on adjacent properties with 50 feet (50') of the subject property boundaries.
7.

When required by the County Planner, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

Responses to the following questions (N/A answers will not be accepted):

1.

How does your proposed project fit in with surrounding properties and uses? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_
2.

In what ways does the project not fit in with surrounding properties and uses? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_
3.

What is your plan to mitigate the potential conflicts/nuisances with surrounding properties and use, if any exist?

\_\_\_\_\_

\_\_\_\_\_

Applicant County

Applicant must provide printed labels from the Tooele County Recorder's office of adjacent property owners of this property (and immediately across the street).

Property owner County

Provide confirmation and verification (initial boxes below) of all code requirements listed in Land Use Table 15-5-3.3 (and attached below).

1. No more than one ADU may be located on any parcel.
2. The primary dwelling must be occupied as the primary residence of an owner of record.
3. The detached ADU must be, or must be located in, a structure that is subordinate to the primary dwelling.
4. The detached ADU cannot be converted to an autonomous dwelling and cannot be partitioned or conveyed separately from the primary dwelling.
5. The detached ADU must use the same house number as the primary dwelling.
6. Each studio or one bedroom detached ADU must have at least one on parcel parking space, which must be in addition to the parking space(s) required for the primary dwelling.
7. Each two or more bedroom detached ADU must have at least two on parcel parking spaces, which must be in addition to the parking space(s) required for the primary dwelling.
8. The detached ADU must not exceed 1,500 square feet of gross floor area.
9. The exterior design (architectural style, construction, materials, colors, landscaping, etc.) of the detached ADU must be compatible with the exterior design of the primary dwelling.
10. The location of the detached ADU must not significantly impair the privacy, light, air, solar access, access or parking of adjacent properties.
11. The total of all structures on the parcel must not exceed the maximum building coverage allowed in the zoning district.
12. The detached ADU must meet the setback requirements of the zoning district.
13. The height of the detached ADU must not exceed the height of the primary dwelling.
14. No detached ADU may be rented for a period of less than 30 consecutive days.
15. Detached ADUs must comply with all applicable building, health, and fire codes.
16. The county will record a notice stating that the parcel includes a detached ADU and that the detached ADU may only be used in accordance with the county's regulations.

I (We) as the owner(s) of this property have read and do hereby agree to and understand the above terms and conditions without reservation and place my signature below as an act of such agreement. It is further agreed and understood that should I (we) violate any of the above conditions, this permit shall become null and void without further process and such use will not be permitted upon the property. This permit is issued site specific and not transferable to another property but may be transferred to a new owner.

I (We) understand that the Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Tooele County Land Use Ordinance for such use.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PROPERTY OWNER'S SIGNATURE

\_\_\_\_\_  
DATE

**AFFIDAVIT**

**PROPERTY OWNER'S AUTHORIZATION**

I (we), \_\_\_\_\_ the owner(s) of the real property located as follows: \_\_\_\_\_ and further described in the attached application, do authorize the applicant listed in this application permissions to use this property as listed in this CUP application. I (We) understand that if the use is granted it will stay with the property if new residence(s) move in. We further understand that if this use is discontinued for a year or more the use is no longer allowed on the property and a new CUP application will be required. Any violations regarding this CUP will be addressed with the property owner.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

**Notary**

STATE OF UTAH    )

:ss

County of Tooele    )

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Notary Public