



Special Exception Application

Required to go before the Administrative Hearing
Officer/Appeal Authority

Fee \$250.00

Property information and Case number must be provided.

Parcel # _____

Lot # _____

Address of property: _____

(For office use only)

Fee \$250.00 Receipt #: _____ Date received: _____ Received by: _____

Hearing Date: _____

Application Determination:

Hearing Officer decision:

Grant Special Exception ☐ Application denied ☐

Conditions imposed? Yes ☐ No ☐

Date of decision: _____

Property Owner(s) Information

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

Responsible Person(s) Information

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

Please check which Tooele County Land Use Code applies to the requested special exception.

4-2. Substandard lots at time of ordinance passage.

- (1) Any legal substandard lot created prior to January 10, 1975, or having been granted a special exception by the administrative hearing officer pursuant to Tooele County Code 13-7-2, and having less than the requirements for lot area or width for the zoning district in which it is located, may be used for a single family dwelling if it is located in a zoning district that permits single family dwellings.
- (2) The method for determining side yard setback distances for lots described in Subsection (1) is to: (a) determine the area of the lot; (b) determine the equivalent zone by using Table 4-A; (c) compare the actual front width with the equivalent zone frontage requirement; (d) if the actual frontage equals or exceeds the equivalent zone frontage, use the setback distance of the equivalent zone; and (e) if the actual frontage is less than the equivalent zone frontage, then use Table 4-B to determine the adjusted side yard setback. (3) All setbacks other than side yard setbacks shall remain as stated in the equivalent zone. (4) Notwithstanding anything to the contrary in this section, side yard setbacks in lots described in Subsection (1) shall not be less than eight feet.

4 - 3. Lot standards.

- (3) In the residential and rural residential zoning districts, no lot shall be created which is more than three times as deep as it is wide. In rural residential zoning districts, a special exception thereto may be granted by the appeal authority if it can be shown by the applicant that a deeper lot represents the most judicious configuration of the property, but in no case shall the exception be granted for more than five lots in any subdivision, neither shall it create a lot more than five times as deep as it is wide.

1. State what action you would like the appeal authority to take in response to your request:

2. What special circumstances are attached to the property?

Include a copy of the survey or concept plan that shows the configuration of land and the number of acres in each lot/parcel and any significant features on each lot (houses, barns, structures, wells, septic, etc.).

I (We) understand that if the responsible person fails to comply with the listed code(s) above, the hearing officer shall not accept this application and it will be denied.

The fees associated with this application will NOT be refunded or returned once the notice of this application is submitted to the Hearing Officer, or upon denial. I (We) will attend the appeal hearing on the date provided above. Any party whose property or actions are the subject of this application and who fails to appear at the appeal hearing is deemed to waive the right to a hearing and will result in denial.

PROPERTY OWNER’S SIGNATURE

DATE

RESPONSIBLE PERSON’S SIGNATURE

DATE

MORE INFORMATION MAY BE REQUIRED