



Special Exception Application before the Appeal Authority

Fee \$150.00

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

Section 26 Township 35 Range 4W S.L.B. & M.
Parcel # 3-35-27 Lot # 1 through #4
Subdivision Name: Zions Farm Minor Subdivision

**You MUST include a parcel map obtained from the Tooele County Recorder's Office
with this application!**

Property Owner(s) Information

Name(s): Zions Farm LC, Tom L. Buzianis & Peter L. Buzianis
Address per tax rolls: 1407 E. Middle Canyon Road
City/County: Tooele State: Utah Zip: 84074
Office/home phone: 435-882-5471 Fax: _____
Mobile phone: (801)726-0789 Message phone: _____
Email address: tomlbuzi@aol.com

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

(For Office Use Only)

SPE #: _____ Fee \$ 150.00 Receipt #: 15595

RECEIVED
OCT 03 2011

SUBMITTAL #: _____

Agent for the Property Owner(s) Information

Name(s): Zions Farm LC - Tom L. Buzianis & Peter L. Buzianis

Address per tax rolls: 1407 E. Middle Canyon Road

City/County: Tooele State: Utah Zip: 84074

Office/home phone: (435) 882-5471 Fax: _____

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Application for a special exception under the provisions of Title 13-7-2 TCC

Section 13-7-2 of the Tooele County Code allows the appeal authority to grant a special exception to a lot that is divided by a publicly dedicated or maintained road existing prior to January 10, 1975, which creates a substandard lot that cannot be absorbed into another parcel or lot under the same ownership on the same side of the road in order to create a stand alone standard sized lot or parcel. The special exception must be applied for and issued prior to application for final plat being submitted. Upon issuance of a special exception, the appeal authority may:

(i) allow a connection across the road to combine with the acreage of a larger parcel increasing the total acreage; or

(ii) make the lot buildable by classifying it as a legal non-conforming lot. If the board determines that the lot is to be a legal nonconforming lot, it shall issue setbacks in proportion to the minimum lot size in the zoning district where the lot is located.

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

See attached statement #1

2. What special circumstances are attached to the property?

Zions Farm is a 750 Acre Family Run Farm, that has been in the family for 3 generations (owned since 1920's) and are trying to keep it in the family. Access off middle Canyon Road is very steep, so one access road (where it currently exists, is the only logical access).

Include a copy of the survey or concept plan that shows the configuration of land and the number of acres in each lot to include those acres that are segregated by the road.

Tom L. Buzianis
SIGNATURE OF OWNER(S) OR AGENT(S)

Oct. 2, 2011
DATE

(For Office Use only)

Date received in Engineering Office: October 3rd, 2011

Fee Paid: \$ 150.00

Received by: MJH Hearing Date: _____

Number assigned for reference: _____

Date Board of Adjustments made decision: _____

Decision of the Board of Adjustments: _____

Date decision is mailed to applicant: _____

Attachment #1 – Oct. 2, 2011 Zions Farm 4 lot minor Subdivision

We would like the Tooele County Appeal Authority to grant approval for this “Special Exception” for the 4 lot Minor Subdivision my Brother and I have been trying to get approved for over 6 years now. We have had two different Engineering firms redraw the proposed Subdivision 4 different times (in 6 years), because each time we’ve presented plans to the County, the requirements change (which has cost us an additional \$12,000. in survey and engineering fees). Our initial plan consisted of 4 (5) acre lots, with one right-of- way roadway access shared by all 4 lots, which makes sense due to the steep slope off Middle Canyon Road (main access road), which we would not need to request a “special exception”. Nicole Cline and Don Rosenberg approved this method of access years ago (after inspecting the site). They initially wanted each lot to front Middle Canyon Road, until they inspected the site in person, and then agreed with us in having one access road. The County now insists on the 4 lots fronting Middle Canyon Road, which has now forced us to have almost 10 acre lots, in order to meet the regulations. So, the bottom line is that we now have to request a “Special Exception” (see Chapter 4 “Supplementary and Qualifying Regulations” Section 4-3 “Lot Standards” item 3) because **the current County Zoning and Regulations conflict with each other. The only way to get lots to front Middle Canyon Road, is to have lots which meet the “5 times as deep as it’s wide” rule, in order for them to fit the existing land terrain.**



TOOELE COUNTY CORPORATION 2010 REAL PROPERTY TAX NOTICE

PROPERTY PARCEL NUMBER

TAXING DISTRICT

03-035-0-0027 / 152375
ZIONS FARM LC

19 - NO TOOELE CO FIRE DIST

PROPERTY LEGAL DESCRIPTION

DELINQUENT TAX STATUS

No Back Taxes Outstanding

COM 3 FTE OF A PT 330 FT FR CTR OF NW 1/4 OF SEC 26, T3S, R4W, S
14°15' W OF CTR, TH S 15°30' W 100 FT, S 43°30' W 100 FT, S 60° W 189.7
FT, S 43°34' E 100 FT, S 36°42' E 1144 FT ALG E BDRY OF CO RD, N 73° E
317.9 FT, N 68° E 219 FT, N 61°45' E 1072 FT, N

TAXES MAY BE PAID BY THE FOLLOWING COMPANY

NONE

PROPERTY TYPE	ACRES COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT
BR01 RESIDENTIAL BUILDING	1334.00	\$57,933	\$31,863	\$327.14
LH01 HOMESITE GREENBELT	2.00	\$75,000	\$41,250	\$423.51
LG01 LAND GREENBELT	46.51	\$70,773	\$1,609	\$16.52
BA01 AGRICULTURE IMPROVEMENTS		\$5,500	\$5,500	\$56.47
		\$209,206	\$80,222	\$823.64
TAXING UNITS/ENTITIES				
BUDGET HEARING DATE, TIME & LOCATION				
SCHOOL LOCAL LEVY			.007069	567.09
SCHOOL BASIC LEVY			.001495	119.93
COUNTY GENERAL			.000641	51.42
MULTI-COUNTY/ASSESS-COLLECT			.000162	13.00
COUNTY/ASSESS-COLLECT			.000316	25.35
NO. TOOELE COUNTY FIRE DIST.			.000584	46.85
TOTALS			.010267	\$823.64
SPECIAL LEVY				0.00
PREPAYMENTS				0.00
ABATEMENTS/CREDITS				0.00
BALANCE DUE				\$823.64

PLEASE FORWARD THIS NOTICE TO NEW OWNER IF PROPERTY HAS BEEN SOLD. THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY TAXES ON PROPERTY OTHER THAN YOUR OWN. TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE BY NOVEMBER 30, 2010

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON



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