



Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

Phone: (435) 843-3160 • Fax: (435) 843-3252

<http://www.co.tooele.ut.us/Building/planning.htm>

CUP 2020-089

Conditional Use Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: September 9, 2020

Parcel ID: 20-002-0-0204

Current Zone: RR-5 (Rural Residential, 5 Acre Min).

Property Address: 3438 N Moyle Ln, Erda, UT 84074

Request: Conditional Use Approval for Detached Accessory Housing Unit

Unincorporated: Erda

Planners: Trish DuClos

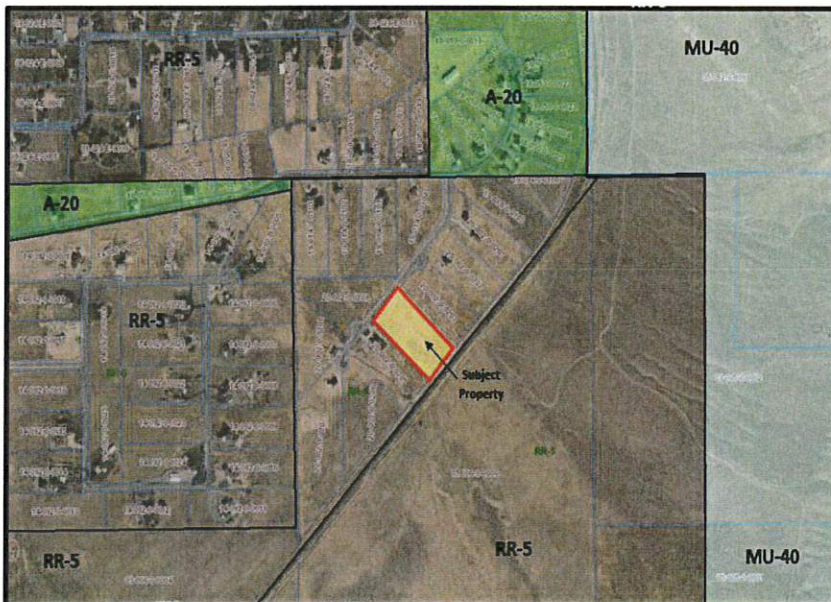
Planning Staff Recommendation: Approval with conditions

Applicant Name: Mike and Kindy Griffeth

PROJECT DESCRIPTION

Mike and Kindy Griffeth are requesting conditional use approval for a detached accessory housing unit. The property is 5.012 acres. The proposed accessory dwelling unit is 1,287 square feet with an attached 2 car garage and RV storage. Adjacent to the detached accessory housing unit will be the main dwelling. The buildings will be built simultaneously. There is an approved CUP for an agricultural use on the property with a proposed greenhouse and shop in the back.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located within the Arrowhead Subdivision and is surrounded by other parcels within the RR-5 zoning district. To the northeast there is a large area of parcels zoned A-20 (Agricultural, 20 Acre Minimum). There are railroad tracks at the back end of the property to the southeast. Across the railroad tracks is a large area of parcels zoned A-20 and MU-40 (Multiple Use, 40 Acre Minimum). Further east of the subject property is a large area of property zoned MU-40, which is currently vacant land owned and maintained by the BLM (Bureau of Land Management).

LAND USE CONSIDERATIONS (RR-1 Zone, Detached Accessory Housing Units)

Requirement	Standard	Proposed	Compliance Verified
Height	22 Feet (1.5 to 2 story detached accessory housing unit) and variance to match pitch of existing home.	29 feet	Yes
Front Yard Setback (same as Main Building)	30 Feet	More than 30 Feet	Yes
Rear Yard Setback (same as Main Building)	50 Feet	More than 50 Feet	Yes
Side Yard Setback (same as Main Building)	20 Feet	25 Feet	Yes
Lot Coverage	20 %	Less than 20%	Yes
Lot Area	Five Acre	5.012 Acres	Yes
Table 15-5-3.3.b.1	Exterior design of the accessory housing unit shall be compatible with the existing family dwelling on the lot through architectural use of building forms, construction, materials, colors, landscaping, and other methods that conform to acceptable construction practices	The proposed detached accessory housing unit will match the existing single-family residence in the usage of building materials and design. Landscaping materials can comply	Yes
Table 15-5-3.3.b.2	The accessory housing unit shall be subordinate to the single-family dwelling. A single-family dwelling exists or will be constructed in conjunction with the accessory housing unit	The buildings will be built simultaneously.	Yes
Table 15-5-3.3.b.3	The accessory housing unit shall not result in excessive noise, traffic, or parking congestion	The accessory housing unit shall have minimal impacts on the surrounding neighbors and must abide by existing noise ordinances	Yes
Table 15-5-3.3.b.4	The location and design of the accessory housing unit shall be in close proximity to the primary residence and maintain a compatible relationship to adjacent properties and does not significantly	Proposed accessory housing unit meets the minimum setback requirements of a Main Dwelling as required by Table 15-5-3.3.b.8	Yes

	impact the privacy, light, air, solar access or parking of adjacent properties	Other requirements can comply	
Table 15-5-3.3.b.5	The accessory housing unit shall have the same address as the single-family dwelling	Can Comply	Yes
Table 15-5-3.3.b.6	There shall be one parking space provided on-site for each studio and one-bedroom accessory housing unit. Two parking spaces shall be provided on-site for each two bedroom accessory housing unit. Parking for the accessory housing unit is in addition to the required parking for the primary residence	2+ Parking Stalls in garage	Yes
Table 15-5-3.3.b.7	The floor area for the accessory housing unit shall not exceed 1,500 square feet or 30% of the primary residence, whichever is greater, for lots between 1 and 4.69 acres	1,287 Square Feet	Yes
Table 15-5-3.3.b.8	Accessory housing units shall meet the same setbacks as a single-family dwelling in the zoning district	Proposed setbacks meet the same setback requirements as a single-family dwelling (Main Building) in the RR-5 zone	Yes
Table 15-5-3.3.b.9.b and d	A one and one-half to two story detached accessory housing unit shall be no more than twenty-two feet in height measured to the roof peak . The accessory dwelling unit roof may exceed the allowed height to match the main dwelling roof if the main dwelling has a special roof design.	29 feet	Yes

Table 15-5-3.3.b.10	The accessory housing unit shall not be sold separately or converted to a condominium or any other form of legal ownership different from the ownership of the primary residence. The Engineering Department (now known as Community Development) shall record a notice of this limitation against the property upon issuance of the permit	Planning Staff will record the required notice upon issuance of the permit	Can Comply
Table 15-5-3.3.b.11	The use permit for the accessory housing unit shall be in effect only so long as the single-family dwelling is occupied by the owner of record as the principal residence	Can Comply	Yes
Table 15-5-3.3.b.12	The above conditions are binding upon any successor in ownership of the property; lack of compliance shall be cause for ordinance enforcement and revoking the conditional use permit	Can Comply	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed request.

NEIGHBORHOOD RESPONSE

Planning Staff has not received any comments from the surrounding neighbors or the general public. Any comments that are received will be presented to the Planning Commission prior to September 2, 2020.

PLANNING STAFF ANALYSIS

Planning Staff has reviewed the proposed conditional use and has found that it is cohesive with surrounding uses, the Tooele County General Plan Update 2016, and the Tooele County Land Use Ordinance.

PLANNING STAFF RECOMMENDATION

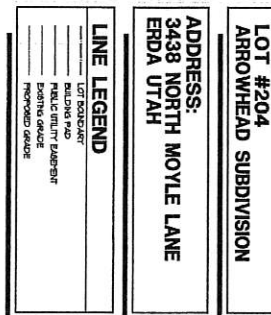
Staff recommends that the Tooele County Planning Commission makes a motion to grant approval for the proposed conditional use, subject to the following conditions of approval:

1. The applicant complies with the requirements outlined in Table 15-3.3.b1-12.
2. Planning Staff records the required notice in Table 15-3.3.b.10 upon issuance of the permit.

\$BP13570-20

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Date and time:



LOT# 204 SUBDIVISION ARROWHEAD

GRIFFETH GARAGE
 CUSTOM GARAGE

1. ALL DECKING LAYERS SHALL HAVE A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 1500 PSI 10 DAYS AFTER PLACING. COMPRESSIVE STRENGTH SHALL BE TESTED AT 10 DAYS AFTER PLACING. JOINTS AND FOLDOUTS SHALL MEET TENSILE STRENGTH OF 4500 PSI.
2. ALL JOINTS SHALL BE PROTECTED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH THE FOLLOWING:
3. ALL REINFORCING BARS SHALL BE SECURELY ANCHORED TO THE PILES AND SPACED NOT LESS THAN 4" TO 6".
4. ALL REINFORCING BARS SHALL BE PROTECTED DIRECTLY TO THE GROUND OR WEATHER BY 1" IN ALL DIRECTIONS.
5. b) FROM CONCRETE EXPOSED TO THE GROUND OR WEATHER, 3/4" IN ALL DIRECTIONS.
6. ALL REINFORCING BARS SHALL BE PROTECTED BY 1" IN ALL DIRECTIONS. ALL BARS EXPOSED SHALL BE COVERED IN A REGION OF COMPRESSION HELD IN PLACE BY BRACES OR OTHERING BARS. ALL CONCRETE SHALL BE LAYED AT LEAST 4" IN THICK.
7. PROVIDE 3" IN X 4" IN X 2" CONCRETE IN ALL WALL FORMWORKS ABOVE GRADE WITH A MINIMUM OF 10% OF THE VOLUME OF CONCRETE IN ALL WALL FORMWORKS SHALL BE LAYED WITHIN 3" IN EITHER DIRECTION.
8. LAYER SHALL BE LAYED IN ONE BOLT OR BOLTED BARS SHALL NOT EXCEED 12" IN EITHER DIRECTION.
9. FORMWORK SHALL BE PROTECTED FROM ALL PROTECTIVE BY 1" IN ALL DIRECTIONS.
10. COORDINATE WITH THE DESIGN OF ALL REINFORCING BARS. ALL REINFORCING BARS SHALL BE LAYED WITHIN 3" IN EITHER DIRECTION.
11. PROVIDE 3" IN X 4" IN X 2" CONCRETE IN ALL WALL FORMWORKS ABOVE GRADE WITH A MINIMUM OF 10% OF THE VOLUME OF CONCRETE IN ALL WALL FORMWORKS SHALL BE LAYED WITHIN 3" IN EITHER DIRECTION.
12. PROVIDE 3" IN X 4" IN X 2" CONCRETE IN ALL WALL FORMWORKS ABOVE GRADE WITH A MINIMUM OF 10% OF THE VOLUME OF CONCRETE IN ALL WALL FORMWORKS SHALL BE LAYED WITHIN 3" IN EITHER DIRECTION.

NOTE: ALL REINFORCING BARS SHALL BE PROTECTED BY 1" IN ALL DIRECTIONS. ALL BARS EXPOSED SHALL BE COVERED IN A REGION OF COMPRESSION HELD IN PLACE BY BRACES OR OTHERING BARS. ALL CONCRETE SHALL BE LAYED AT LEAST 4" IN THICK.

ALL JOINTS SHALL BE PROTECTED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH THE FOLLOWING:

ALL REINFORCING BARS SHALL BE SECURELY ANCHORED TO THE PILES AND SPACED NOT LESS THAN 4" TO 6".

ALL REINFORCING BARS SHALL BE PROTECTED DIRECTLY TO THE GROUND OR WEATHER BY 1" IN ALL DIRECTIONS.

FROM CONCRETE EXPOSED TO THE GROUND OR WEATHER, 3/4" IN ALL DIRECTIONS.

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MARK	WIDTH	LENGTH	THICK	CROSSWISE REIN.			LENGTHWISE REIN.			REMARKS	
				NO.	SIZE	LENGTH	SPACED NO.	SIZE	LENGTH		SPACED
F-1	1'-0"	CONT.	10"	NOE	—	—	(7)	1/4	CONT.	14"	PERFORMER TIG.
F-2	1'-0"	CONT.	10"	NOE	—	—	(2)	1/4	CONT.	14"	MINOR JOINTS JETCO & J.
F-3	3'-0"	CONT.	10"	NOE	—	—	(1)	1/4	CONT.	9"	PERFORMER TIG.
F-4	2'-6"	CONT.	10"	NOE	—	—	(14)	1/4	CONT.	8"	PERFORMER TIG.
F-5	3'-0"	3'-0"	10"	(3)	1/4	2'-6"	(13)	1/4	2'-6"	10"	SPOT TIG.
F-6	4'-0"	4'-0"	10"	(3)	1/4	3'-6"	(10)	1/4	3'-6"	10"	SPOT TIG.
F-7	3'-0"	3'-0"	10"	(3)	1/4	4'-6"	(13)	1/4	4'-6"	10"	SPOT TIG.
F-8	4'-0"	CONT.	10"	NOE	—	—	(5)	1/4	CONT.	10"	PERFORMER TIG.

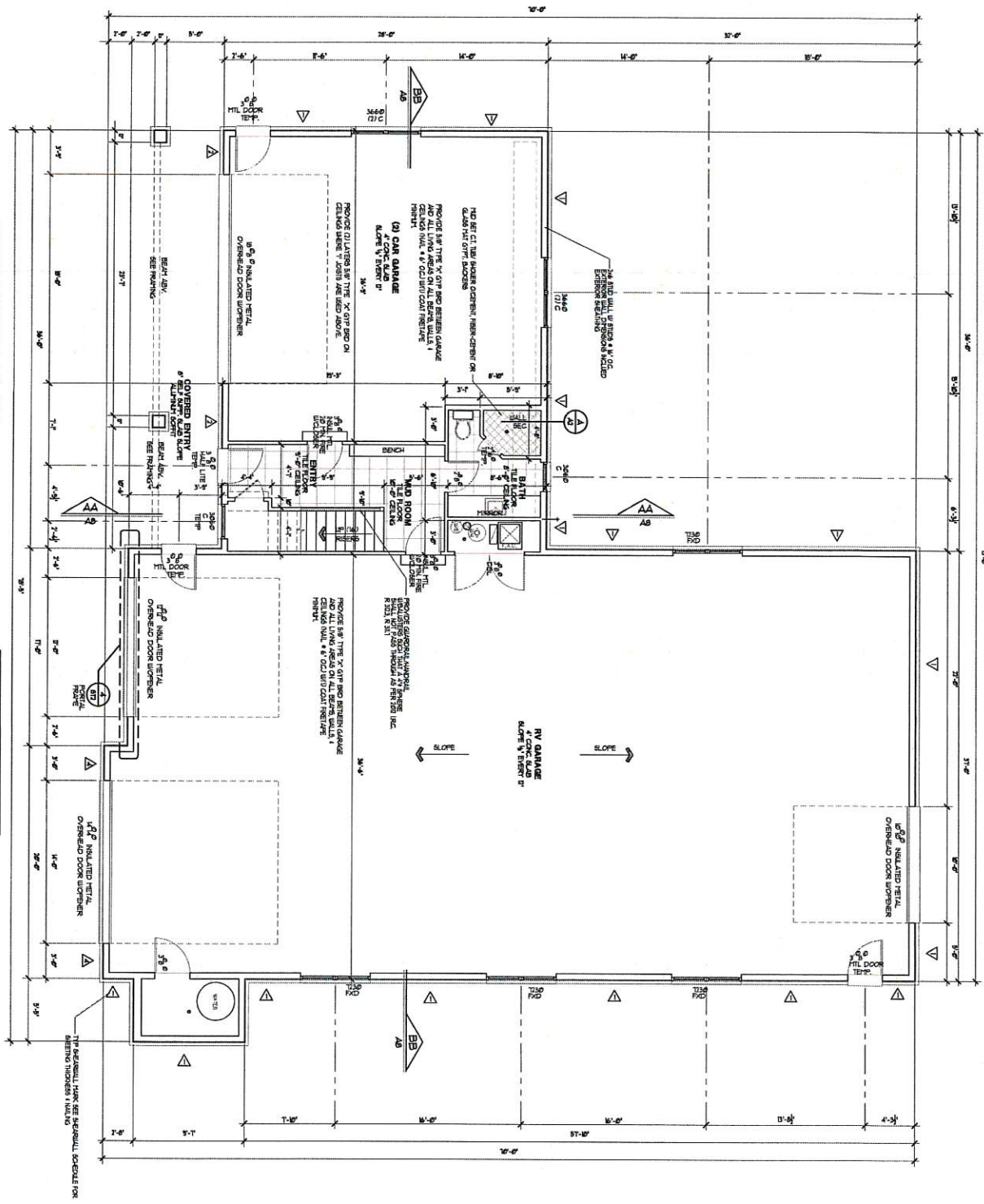
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TYPE		MATERIALS		TREATMENT		TESTS		RESULTS		COMMENTS	
1	STAINLESS STEEL	304	316	304	316	304	316	304	316	304	316
2	ALUMINUM	5052	6061	5052	6061	5052	6061	5052	6061	5052	6061
3	COPPER	110	110	110	110	110	110	110	110	110	110
4	BRASS	360	360	360	360	360	360	360	360	360	360
5	STEEL	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018
6	ALUMINUM	5052	6061	5052	6061	5052	6061	5052	6061	5052	6061
7	COPPER	110	110	110	110	110	110	110	110	110	110
8	BRASS	360	360	360	360	360	360	360	360	360	360
9	STEEL	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018
10	ALUMINUM	5052	6061	5052	6061	5052	6061	5052	6061	5052	6061
11	COPPER	110	110	110	110	110	110	110	110	110	110
12	BRASS	360	360	360	360	360	360	360	360	360	360
13	STEEL	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018
14	ALUMINUM	5052	6061	5052	6061	5052	6061	5052	6061	5052	6061
15	COPPER	110	110	110	110	110	110	110	110	110	110
16	BRASS	360	360	360	360	360	360	360	360	360	360
17	STEEL	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018
18	ALUMINUM	5052	6061	5052	6061	5052	6061	5052	6061	5052	6061
19	COPPER	110	110	110	110	110	110	110	110	110	110
20	BRASS	360	360	360	360	360	360	360	360	360	360
21	STEEL	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018
22	ALUMINUM	5052	6061	5052	6061	5052	6061	5052	6061	5052	6061
23	COPPER	110	110	110	110	110	110	110	110	110	110
24	BRASS	360	360	360	360	360	360	360	360	360	360
25	STEEL	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018
26	ALUMINUM	5052	6061	5052	6061	5052	6061	5052	6061	5052	6061
27	COPPER	110	110	110	110	110	110	110	110	110	110
28	BRASS	360	360	360	360	360	360	360	360	360	360
29	STEEL	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018
30	ALUMINUM	5052	6061	5052	6061	5052	6061	5052	6061	5052	6061
31	COPPER	110	110	110	110	110	110	110	110	110	110
32	BRASS	360	360	360	360	360	360	360	360	360	360
33	STEEL	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018
34	ALUMINUM	5052	6061	5052	6061	5052	6061	5052	6061	5052</	



MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"



CONSTRUCTION NOTES AND DETAILS

GRIFFETH GARAGE
CUSTOM GARAGE

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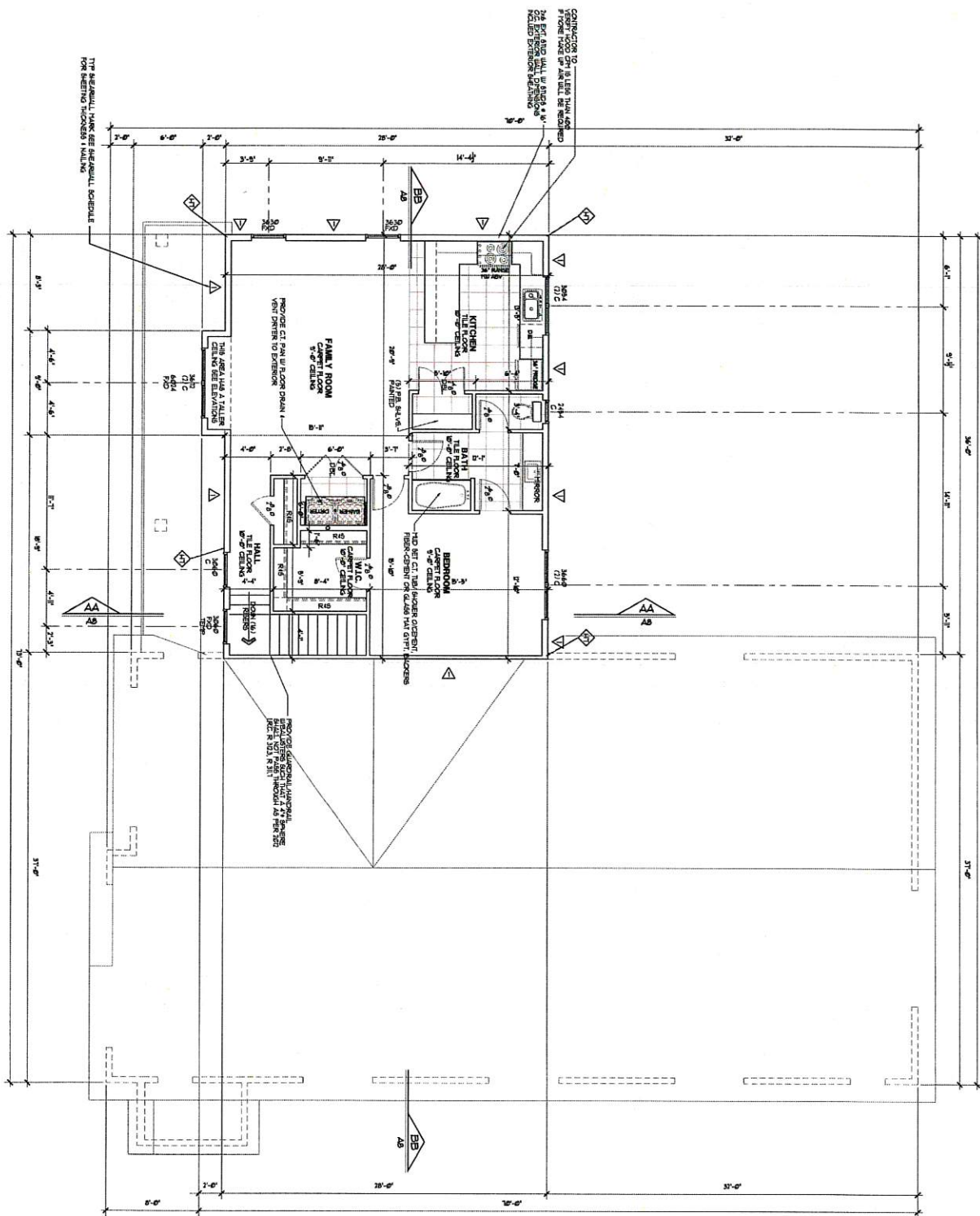
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REVISION	DATE	BY	CHKD
1	8-8-20	LANDFORMS	LANDFORMS

UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

326 S.F.



UPPER FLOOR PLAN GRIFFETH GARAGE CUSTOM GARAGE

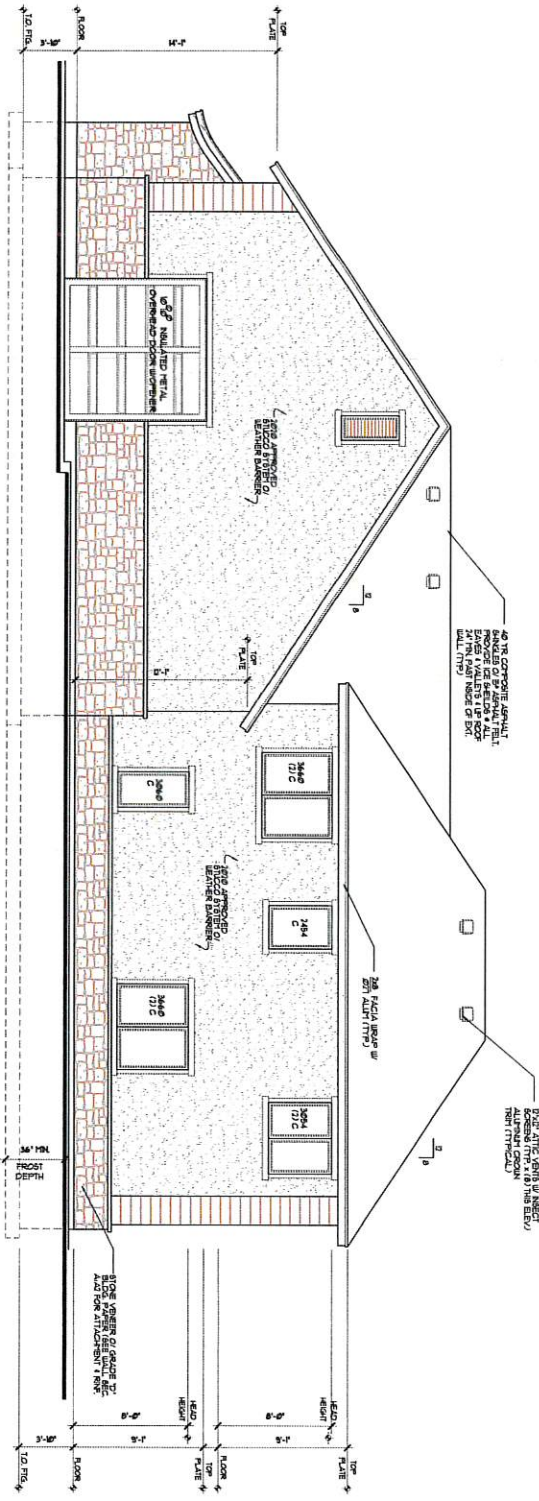
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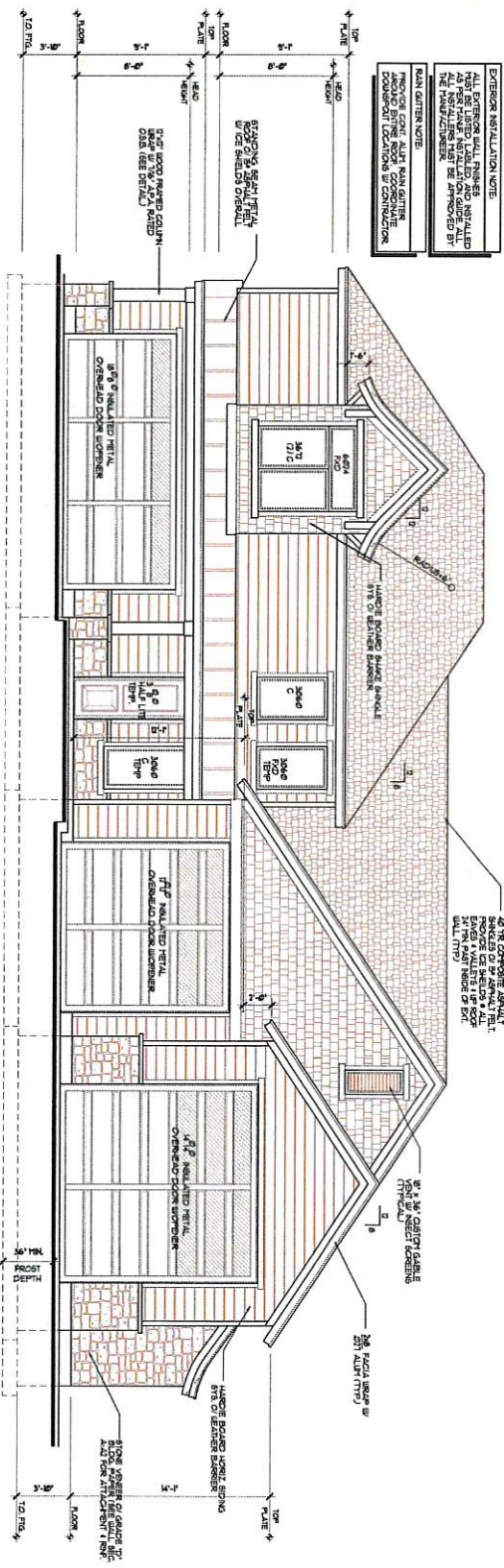
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A4

DESIGNER	WORK
REVISION	REVISION
DATE	DATE
2-4-20	2-4-20



REAR ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS
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CUSTOM GARAGE
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CITY: ERDA DATE: 8-8-20
PLEASE NOTIFY LANDFORMS DESIGN OF ANY UNLAWFUL USE.

A5

DESIGNER	TOOK
REVISION	THAK
CAD TECH	THAK
DATE	3-4-20



40 TR. COMPOSITE ASPHALT
SHEETES OF 8" ASPHALT FELT,
PROVIDE ICE BIELDS • ALL
EAVES & VALLEYS & UP ROOF
24" MIN. PAST EDGE OF EXT.
EAVE (TYP)

ALUMINUM CROWN
TRIM (TYPICAL)

40 YR. COMPOSITE APPROVAL
DANIELS OR BY APPROVAL FELT
PROVIDE ICE SHIELDS & ALL
EAVES & VALLETS & UP ROOF
24" MIN. PAST NOSE OF EXT.
WALL (MP)

5"x8" ATTIC VENTS W/ INSECT
SCREENS (TYP. X (Ø) THIS ELEV.)
ALUMINUM CROWN
TRIM (TYPICAL)

MADE BOARD HOIST \$6
BTS. O/ LEATHER BARBER

100

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CITY ERDA DATE 4-8-20
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LOT# 204 SUBDIVISION ARROWHEAD
CITY ERDA DATE 4-8-20
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"

40 TR. COMPOSITE ASPHALT
SHEETES OF 8" ASPHALT FELT,
PROVIDE ICE BIELDS • ALL
EAVES & VALLEYS & UP ROOF
24" MIN. PAST EDGE OF EXT.
EAVE (TYP)

ALUMINUM CROWN
TRIM (TYPICAL)

40 YR. COMPOSITE APPROVAL
DANIELS OR BY APPROVAL FELT
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EAVES & VALLETS & UP ROOF
24" MIN. PAST NOSE OF EXT.
WALL (MP)

5"x8" ATTIC VENTS W/ INSECT
SCREENS (TYP. X (Ø) THIS ELEV.)
ALUMINUM CROWN
TRIM (TYPICAL)

MADE BOARD HOIST \$6
BTS. O/ LEATHER BARBER

100

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

A6

ENGINEER OR RECORD	YONK
CAD TECH	PLUM
RELEASE DATE	3-6-20