

Planning Commission Land Use Permit

Permit Number: LUP133-2015

Applicant

Name: Boyd Talbot
Address: 2155 S 7500 W

Phone:

Owner

Name: Boyd Talbot
Address: 2155 S 7500 W

Phone:

Parcel

Parcel Number: 100480012

Total Parcel Area:

Address: 2193 S 7500 W
OGDEN, UT 84404

Zoning:

(*If Zoned S-1, See Specific Height Requirements)

****See Diagram on Back Side for Setbacks**

Section:

Township:

Range:

Subdivision:

Lot(s):

Proposed Structure: Agriculture Outbuilding

Structure Area Used: 1200

Is Structure > 1,000 Sq. Ft.? True *If True, Need Certif. Statement

of Dwelling Units: 0 # of Accessory Bldgs: 1 # Off-Street Parking Req'd: 2



Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road? Yes

< 4218 ft. above Sea Level? No

Wetlands/Flood Zone? No

Culvert Required? No

If Yes, Culvert Size:

***Any Work in the Right of Way requires an Excavation Permit**

Additional Frontage Req'd.? No

OR Special Exception? Case #

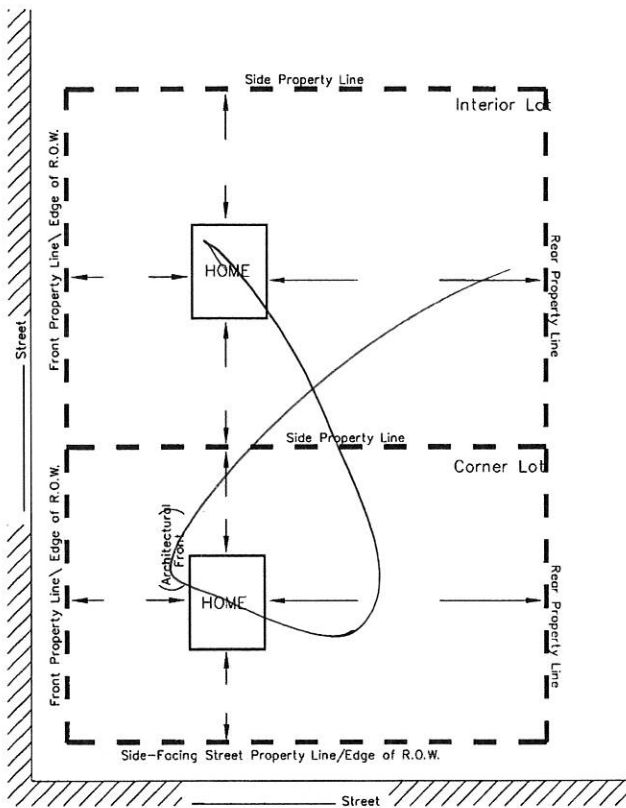
Meet Zone Area & Frontage? True

Hillside Review Req'd.? No Case #

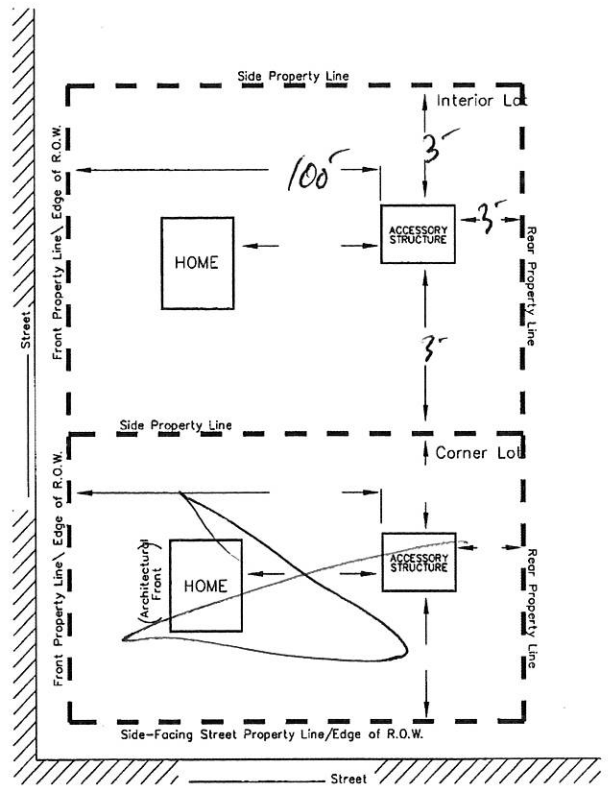
Culinary Water District: NA

Waste Water System: NA

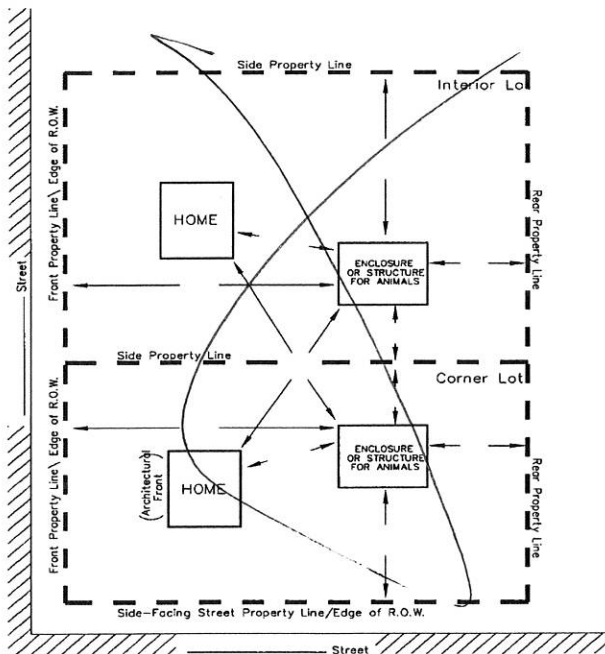
Comments: Agricultural building for hay and tractor storage.



MINIMUM YARD SETBACKS
New Dwelling, Addition, Etc.



MINIMUM YARD SETBACKS
Storage Shed, Detached Garage, Etc.



MINIMUM YARD SETBACKS
Barn, Corral, or Stable

NOTICE FOR APPLICANT (Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by the Weber County Health Department prior to installation.

[Signature] 6/8/15
 Planning Dept. Signature of Approval Date

This permit becomes null and void if use or construction authorized has not commenced within 180 days or if there is a zone change affecting this property. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

[Signature] 6/8/15
 Contractor/Owner Signature of Approval Date

LUP #133-2015

Weber County Land Use Permit Application

Application submittals are recommended to be submitted with an appointment.
(801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed <i>6/18/15</i>	Fees (Office Use) <i>\$ 50.00</i>	Receipt Number (Office Use)
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Property Owner Contact Information

Name <i>Boyd Talbot</i>		Mailing Address	
Phone <i>721-8143</i>	Fax	<i>2155 So. 7500 W.</i>	
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>Same</i>		Mailing Address of Authorized Person	
Phone <i>Same</i>	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Address <i>next to Above Address.</i>		Land Serial Number(s) <i>10-048-0012</i>	
Subdivision Name	Lot Number	Current Zoning <i>A-3</i>	Acreage <i>7.5</i>
Culinary Water Provider	Secondary Water Provider	Waste Water Provider	Frontage

Detailed Description of Proposed Use/Structure
Hay & Tractor Storage

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]

 (Property Owner)

 (Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____.

 (Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)



Weber County

WEBER COUNTY
AGRICULTURAL BUILDING PERMIT EXEMPTION APPLICATION

Owner's Name: <i>Boyd Talbot</i>		Date: <i>6/8/15</i>	Phone Number: <i>721-8143</i>	
Owner's Mailing Address: <i>2155 So. 7500 W.</i>				
Property/Building Address: <i>Next to Home</i>				
Parcel ID Number: <i>10-048-0012</i>	Parcel Area (Acres): <i>7.5</i>	Zoning: <i>A-3</i>	Building Footprint: <i>1200 ft</i>	Building Height: <i>30'</i>
Description/Use of Structure: <i>Hay & tractor storage for agricultural purposes.</i>				

Qualifying Conditions:

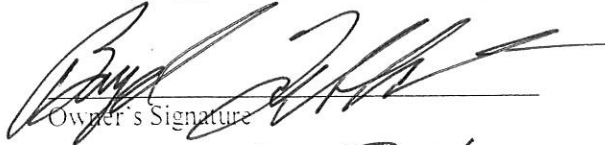
Please verify compliance with each applicable statement below with your initials to show that the requirements for an agricultural exemption have been met:

- BT* The proposed structure will be used only for "agricultural use" as defined in this application.
- BT* The proposed structure will be used "not for human occupancy" as defined in this application.
- BT* The proposed structure will not include electrical, plumbing, or other mechanical work.
- BT* The proposed structure will include electrical, plumbing, or other mechanical work and required building permits have been obtained.
- BT* The proposed structure will be located in unincorporated Weber County on a parcel of land at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit.
- BT* A site plan showing the proposed structure's location on the parcel, setbacks from other structures on the parcel, and setbacks from property lines has been submitted.

Yes No

Will the proposed structure be located on property included in an Agriculture Protection Area created under Title 17, Chapter 41, Agriculture and Industrial Protection Areas, of the Utah Code?

I certify that the proposed building, located at the address listed above, is located within unincorporated Weber County, will be used solely in conjunction with agricultural use, and will not be used for human occupancy. I also understand that any plumbing, electrical, or mechanical work in conjunction with this building is not exempted from obtaining a Building Permit.


Owner's Signature

6-8-15
Date

Boyd Talbot
Print Name

Utah State Code: Title 15A Chapter 1 Section 204 (15A-1-204) Adoption of State Construction Code -- Amendments by commission -- Approved codes -- Exemptions

- (7) (a) Except as provided in Subsection (7)(b), a structure used solely in conjunction with agriculture use, and not for human occupancy, is exempt from the permit requirements of the State Construction Code.
- (b) (i) Unless exempted by a provision other than Subsection (7)(a), a plumbing, electrical, and mechanical permit may be required when that work is included in a structure described in Subsection (7)(a).
- (ii) Unless located in whole or in part in an agricultural protection area created under Title 17, Chapter 41, Agriculture and Industrial Protection Area, a structure described in Subsection (7)(a) is not exempt from a permit requirement if the structure is located on land that is:
 - (A) within the boundaries of a city or town, and less than five contiguous acres; or
 - (B) within a subdivision for which the county has approved a subdivision plat under Title 17, Chapter 27a, Part 6, Subdivisions, and less than two contiguous acres.

Utah Code Definitions:

As defined by Section 15A-1-202(1) of the Utah Code "agricultural use" means a use that relates to the tilling of soil and raising of crops, or keeping or raising domestic animals.

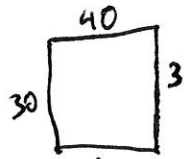
As defined by Section 15A-1-202(10) of the Utah Code "not for human occupancy" means use of a structure for purposes other than protection or comfort of human beings, but allows people to enter the structure for maintenance and repair; and the care of livestock, crops, or equipment intended for agricultural use which are kept there.

Weber County Zoning Ordinance Definitions:

Agricultural Parcel: A single parcel of land, at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit. This definition needs to be fulfilled in order to qualify for the agricultural building exemption.

10-048-0012

7.5



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