



Planning Commission Land Use Permit

Permit Number: LUP274-2015

Applicant

Name: PACK, JUSTIN

Owner

Name: PACK, JUSTIN

Parcel

Parcel Number: 222530002

Zoning: FV-3

Total Parcel Area: 5.34

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

Address: 2261 N HWY 168
EDEN, UT 84310

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

Section: SW1/4 Township: 7N Range: 1E

Subdivision: Pack Brothers Subdivision Lot(s): 2

Proposed Structure: Agricultural Accessory Building

Structure Area Used: 840

Is Structure > 1,000 Sq. Ft.?

*If True, Need Certif. Statement

of Dwelling Units: 1

of Accessory Bldgs: 1

Off-Street Parking Req'd:



Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road? ?

< 4218 ft. above Sea Level? Yes

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

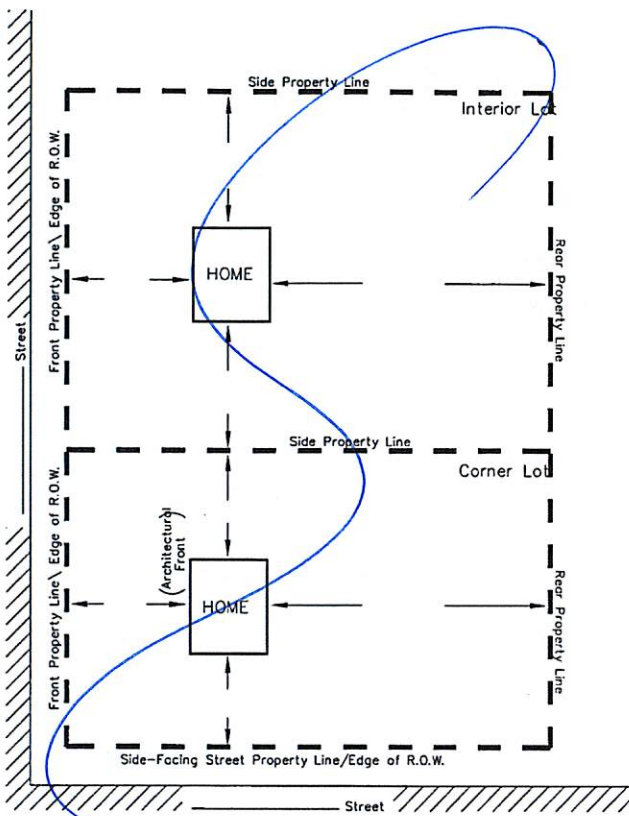
Hillside Review Req'd.? Case #

Culinary Water District: NA

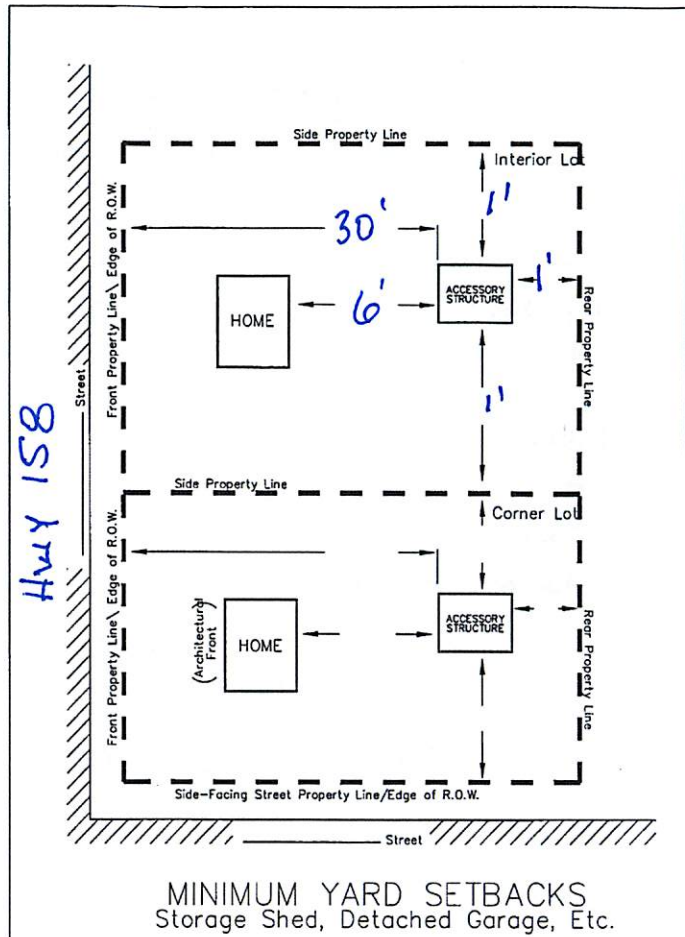
Waste Water System: NA

Comments: Issuance based on submittals.

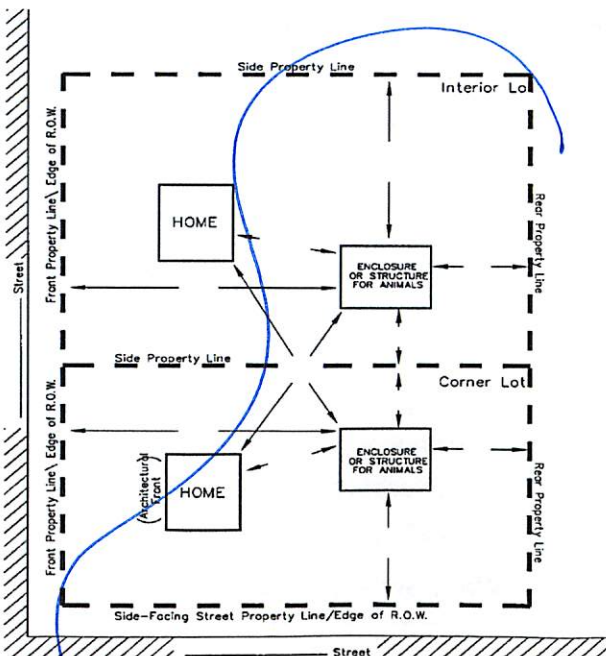
Structure Setback Graphic: Storage Shed, Det. Issuance based on submittals.



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.

Scott W. [Signature] 12/9/2015
 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.

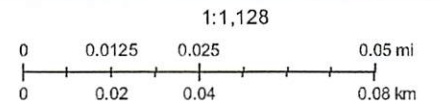
[Signature] 12-9-15
 Contractor/Owner Signature of Approval Date

Enter Your Title



December 9, 2015

- Street Labels
- Parcel Address
- City Labels





Weber County

WEBER COUNTY
AGRICULTURAL BUILDING PERMIT EXEMPTION APPLICATION

Owner's Name: <i>Justin Peck</i>		Date: <i>12-8-15</i>	Phone Number: <i>801-814-7433</i>	
Owner's Mailing Address: <i>2261 N, Hwy 158 EPEN UT 84310</i>				
Property/Building Address: <i>SAME</i>				
Parcel ID Number: <i>22253-0002</i>	Parcel Area (Acres): <i>5.34</i>	Zoning: <i>AU3</i>	Building Footprint: <i>540' 71 24 x 36</i>	Building Height: <i>13'</i>
Description/Use of Structure: <i>Farm use! Quonset structure!</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:

- JP* The proposed structure will be used only for "agricultural use" as defined in this application.
- JP* The proposed structure will be used "not for human occupancy" as defined in this application.
- JP* The proposed structure will not include electrical, plumbing, or other mechanical work.
- The proposed structure will include electrical, plumbing, or other mechanical work and required building permits have been obtained.
- JP* 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.
- JP* 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

Date

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.

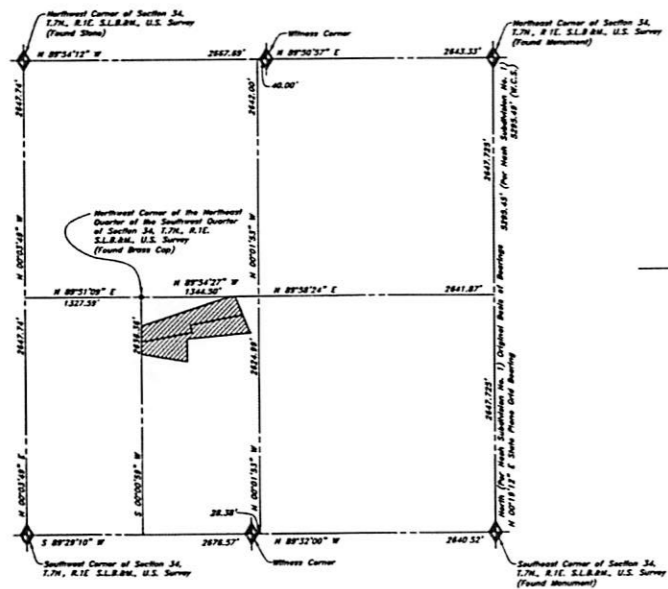
As defined by Section 15A-1-202(10) of the Utah Code "not for human occupancy" means use of a structure for purposes other than protection or comfort of human beings, but allows people to enter the structure for maintenance and repair; and the care of livestock, crops, or equipment intended for agricultural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

Pack Brothers Subdivision

All of Lots 1 & 2 of Nash Subdivision No. 1, and
A part of the Southwest 1/4 of Section 34, T7N, R1E, SLB&M, U.S. Survey
Weber County, Utah
November 2005



Section 34

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 27 day of Dec. 2005.

[Signature]
Chair, Weber County Planning Commission

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in the county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

[Signature]
State of Utah

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this 29th day of December, 2005.

[Signature] Admin. Assistant
[Signature] Attest
Chair, Weber County Commission

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems.

[Signature]
Director, Weber-Morgan Health Department

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this 6th day of Dec., 2005.
[Signature]

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

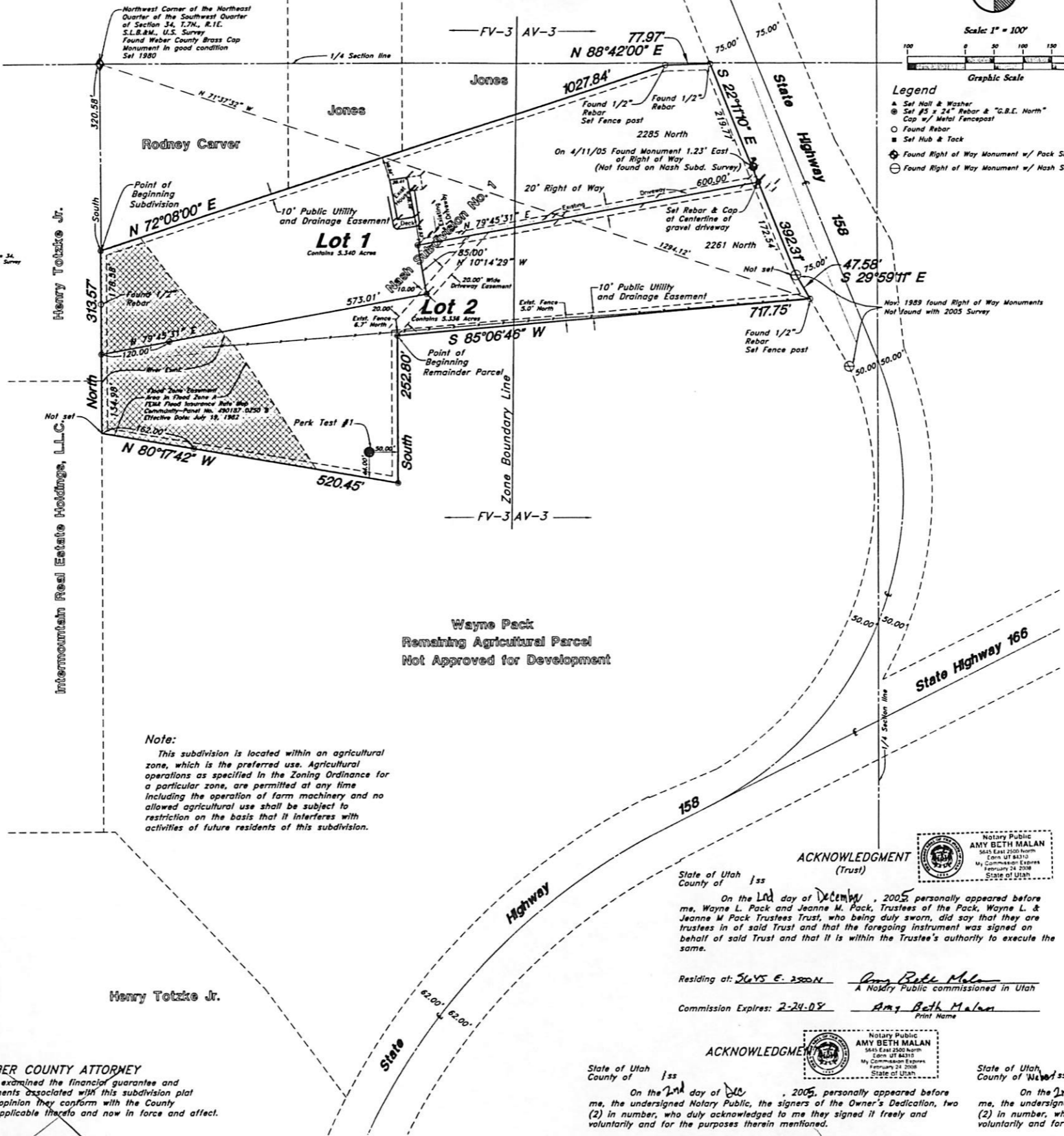
Signed this ___ day of ___, 200__.
Signature

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)294-4515 Salt Lake City (801)251-0222 Fax (801)292-7544



Legend

- ▲ Set Nail & Washer
- ⊙ Set #3 x 24" Rebar & "G.B.E. North" Cap w/ Metal Fencepost
- Found Rebar
- ⊠ Set Hub & Tack
- ⊕ Found Right of Way Monument w/ Pack Subd. Survey
- ⊖ Found Right of Way Monument w/ Nash Subd. Survey



Note:
This subdivision is located within an agricultural zone, which is the preferred use. Agricultural operations as specified in the Zoning Ordinance for a particular zone, are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision.

Wayne Pack
Remaining Agricultural Parcel
Not Approved for Development

SURVEYOR'S CERTIFICATE
I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Pack Brothers Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.
I also certify that all the lots within Pack Brothers Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.
Signed this 23rd day of November, 2005.

[Signature]
GARY L. NEWMAN
Registered Land Surveyor
No. 4778
License No. 4778

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract Pack Brothers Subdivision and do hereby dedicate, to public use all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals, or for the perpetual preservation of water drainage channels in their natural state, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
Signed this 2nd day of Dec., 2005.

The Wayne L. & Jeanne M. Pack Family Trust
[Signature] Wayne L. Pack Trustee
[Signature] Jeanne M. Pack Trustee
Cord Pack & Lisa Pack - Husband & Wife with full rights of survivorship
[Signature] Cord Pack
[Signature] Lisa Pack
Justin Pack & Tessa M. Pack - Husband & Wife with full rights of survivorship
[Signature] Justin Pack
[Signature] Tessa M. Pack

BOUNDARY DESCRIPTION

All of Lots 1 & 2 of Nash Subdivision No. 1, Weber County Utah and part of the Southwest Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 320.58 feet South of the Northwest corner of the Southwest Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, said point being the Northwest corner of said Nash Subdivision No. 1, and running thence the following five (5) courses along the North, East and South boundaries of said Nash Subdivision No. 1: North 72°08'00" East 1027.84 feet; North 88°42'00" East 77.97 feet, to a point on the West line of State Highway 158; South 22°11'10" 392.31 feet, along said West line; South 29°59'11" East 47.58 feet along said West line; South 85°06'46" West 717.75 feet; thence South 252.80 feet; thence North 80°17'42" West 520.45 feet to a point on the West line extended South of the said Nash Subdivision No. 1; thence North 313.57 feet along the West line and West line extended South to the point of beginning. Contains 10.68 Acres

BOUNDARY DESCRIPTION

Remainder Description prepared by Great Basin Engineering from existing description but not surveyed
A part of the Southwest Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 512.95 feet South and 514.87 feet North 85°06'46" East from the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 34, and running thence North 85°06'46" East 717.75 feet to the West line of State Highway 162; thence Southwesterly along said West line 1800 feet, more or less to a point which is 1320.68 feet more or less South, 20 feet Easterly, 375.81 feet more or less South 43°50'35" East, 248.00 feet more or less South 36°33'09" East, from the said Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 34; thence North 36°33'09" West 248.00 feet, more or less; thence North 43°50'35" West 375.81 feet, more or less; thence West 20 feet; thence North 807.73 feet, more or less to the point of beginning. Contains 26 acres, more or less

NARRATIVE

This survey and subdivision was requested by Mr. Justin Pack for the purpose of replating two (2) residential lots.
Found rebar at the Southeast corner of Lot 2 and a Weber County brass cap monument at the Northeast corner of the Northeast quarter of the Southwest quarter of Section 34. A line bearing North 71°37'32" West between these two points was used to restate the lots. The original Basis of Bearings was North between the Southeast & the Northeast corners of section 34. (W.C.S. Bearing along this line is North 0°19'12" East)
Lot corners were monumented as depicted on this plat.

ACKNOWLEDGMENT

State of Utah
County of _____
I ss
On the 1st day of December, 2005, personally appeared before me, Wayne L. Pack and Jeanne M. Pack, Trustees of the Pack, Wayne L. & Jeanne M. Pack Trust, who being duly sworn, did say that they are trustees in said Trust and that the foregoing instrument was signed on behalf of said Trust and that it is within the Trustee's authority to execute the same.
Residing at: 5645 E. 2500 N. *[Signature]*
Amy Beth Malan
A Notary Public commissioned in Utah
Commission Expires: 2-24-08 *[Signature]*
Amy Beth Malan
Print Name

ACKNOWLEDGMENT

State of Utah
County of _____
I ss
On the 2nd day of Dec., 2005, personally appeared before me, the undersigned Notary Public, the signers of the Owner's Dedication, two (2) in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.
Residing at: 5645 E. 2500 N. *[Signature]*
Amy Beth Malan
A Notary Public commissioned in Utah
Commission Expires: 2-24-08 *[Signature]*
Amy Beth Malan
Print Name

ACKNOWLEDGMENT

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County of _____
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Commission Expires: 2-24-08 *[Signature]*
Amy Beth Malan
Print Name

WEBER COUNTY RECORDER
ENTRY NO. 2168174
FILED FOR RECORD AND RECORDED 23-MAR-2006 at 3:28 P.M. IN BOOK 63 OF OFFICIAL RECORDS, PAGE 43 RECORDED FOR JUSTIN PACK
DOUG CROFTS
WEBER COUNTY RECORDER
BY: KARLA LITTLE
DEPUTY