



# Planning Commission Land Use Permit

Permit Number: LUP251-2015

### Applicant

Name: Neil Barker

### Owner

Name: BARKER, NEAL WARD &

### Parcel

Parcel Number: 170820113

Zoning: A-1

Total Parcel Area: 22.27

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

Address: 2284 N Fruitland Drive  
OGDEN, UT 84414

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

Section: W1/2 3

Township: 7N

Range: 1W

Subdivision:

Lot(s):

Proposed Structure: Agricultural

Structure Area Used: 4800

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

# of Dwelling Units: 1

# of Accessory Bldgs: 3

# Off-Street Parking Req'd: 0



### Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road? NA

< 4218 ft. above Sea Level? NA

Wetlands/Flood Zone?

Culvert Required? NA

If Yes, Culvert Size:

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

Additional Frontage Req'd.? No

OR Special Exception? False Case #

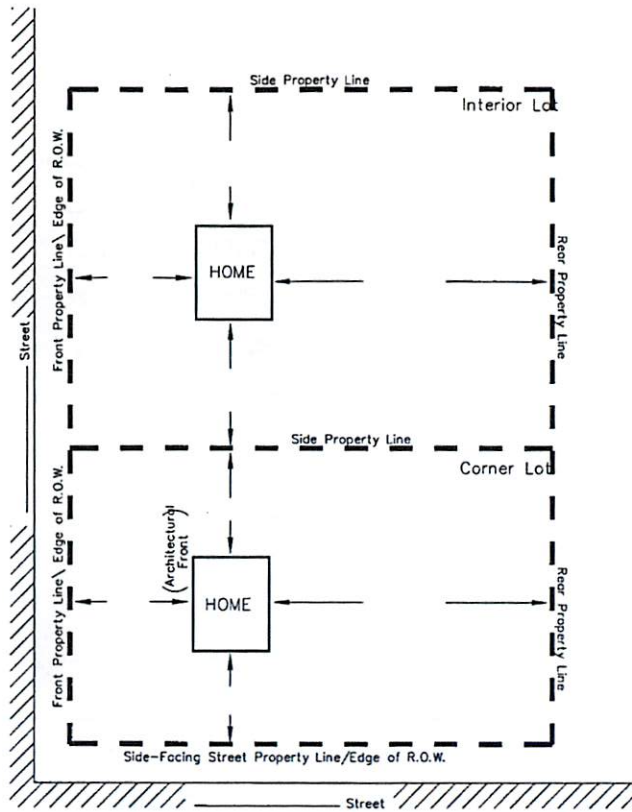
Meet Zone Area & Frontage? True

Hillside Review Req'd.? NA Case #

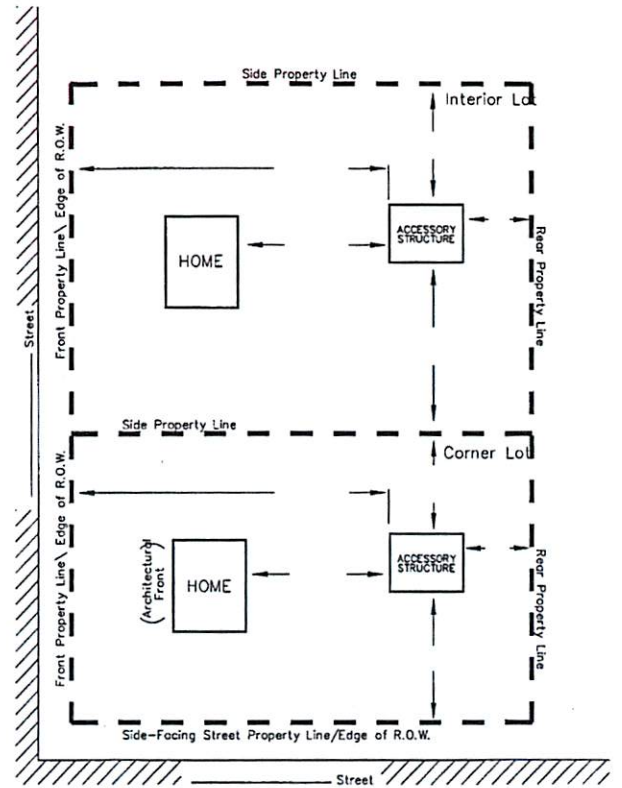
Culinary Water District: NA

Waste Water System:

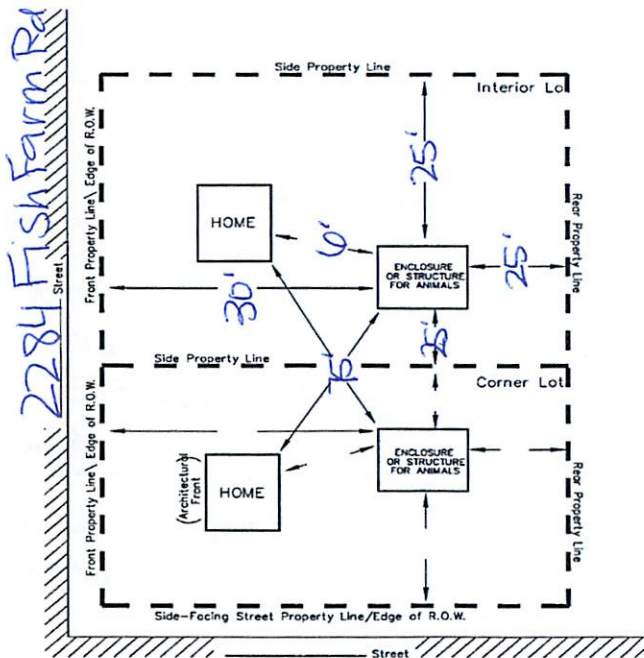
**Comments:** Agricultural structure meets all applicable yard setbacks for the housing of animals and all height requirements of 25' from existing grade. Must maintain the following setbacks: Front Yard=30', Side Yards=25', Rear Yard=25'



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.

*Paula Kipper* 10/29/15

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.

*Paul W. Bank* 10/29/15

Contractor/Owner Signature of Approval Date



Weber County

WEBER COUNTY  
AGRICULTURAL BUILDING PERMIT EXEMPTION APPLICATION

Owner's Name: <i>Neal Barker</i>		Date: <i>10/28/2015</i>	Phone Number: <i>801-710-4905</i>	
Owner's Mailing Address: <i>2284 N. Fruitland Dr, N. Ogden, UT 84414</i>				
Property/Building Address: <i>2284 N. Fruitland Dr., N. Ogden, UT 84414</i>				
Parcel ID Number: <i>170820113</i>	Parcel Area (Acres): <i>6.43</i>	Zoning: <i>1A</i>	Building Footprint: <i>60' x 80'</i>	Building Height: <i>17'</i>
Description/Use of Structure: <i>Aquaponics system (this a recirculating water system to grow plants and warm water fish indoors)</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:

*A.B.* The proposed structure will be used only for "agricultural use" as defined in this application.

*A.B.* The proposed structure will be used "not for human occupancy" as defined in this application.

       The proposed structure will **not** include electrical, plumbing, or other mechanical work.

*A.B.* The proposed structure will include electrical, plumbing, or other mechanical work and required building permits have been obtained.

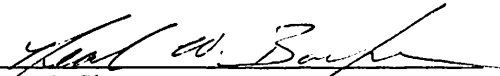
*A.B.* The proposed structure will be located in unincorporated Weber County on a parcel of land at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit.

*A.B.* 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

10/28/2015  
Date

Neal W. Barker  
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:**

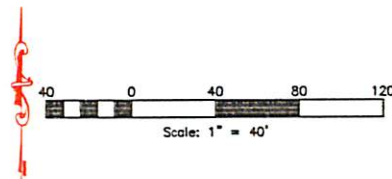
**Agricultural Parcel:** A single parcel of land, at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit. This definition needs to be fulfilled in order to qualify for the agricultural building exemption.

# Barker Green House Exhibit

SECTION 33, T.7N, R1W., S.L.B. & M  
 NORTH OGDEN CITY, WEBER COUNTY, UTAH  
 OCTOBER, 2015



Vicinity Map  
 NOT TO SCALE



**Reeve & Associates, Inc.**  
 525 OGDEN STREET, SUITE 111 OGDEN, UTAH 84403  
 UTAH (801) 782-1886 FAX (801) 782-1886 WWW.REEVE-ASSOCIATES.COM  
 CIVIL ENGINEERING • SURVEYING • LAND SURVEYING  
 GEOTECHNICAL ENGINEERING • EROSION CONTROL



REVISIONS	DESCRIPTION
DATE	

**Barker Green House Exhibit**  
 NORTH OGDEN CITY, WEBER COUNTY, UTAH

**Site Plan**

Blue Stakes Location Center  
**Call: Toll Free**  
**1-800-662-4111**  
 Two Working Days Before You Dig

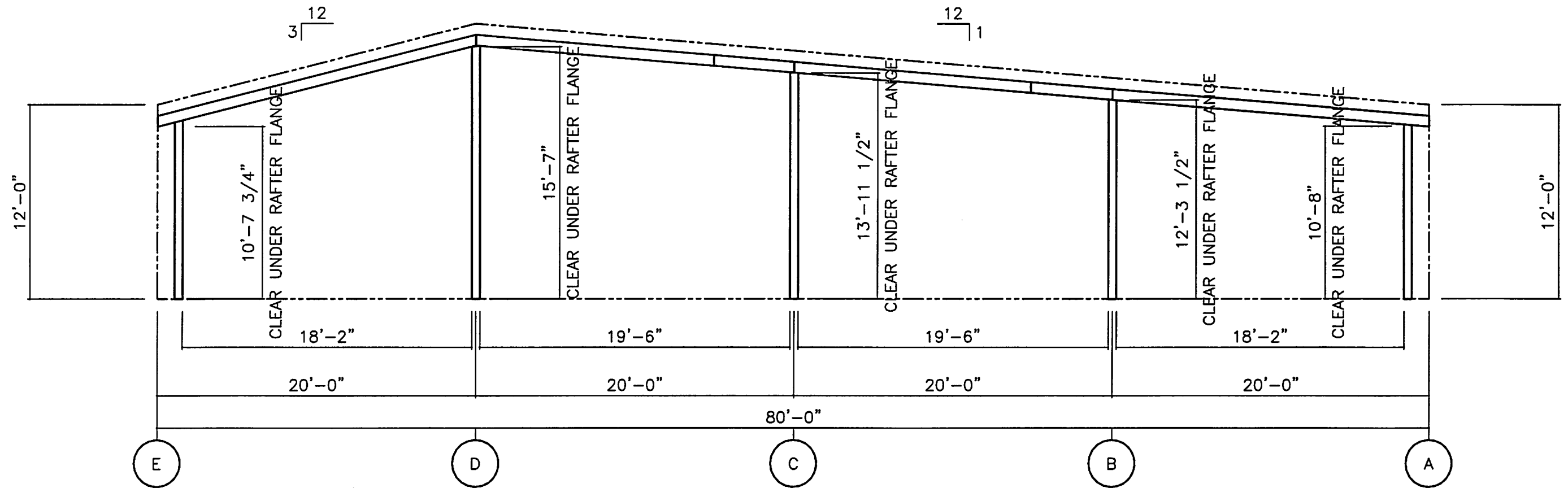
**Owner/Developer:**  
 Neal Barker  
 2287 N. Fruitland Dr.  
 North Ogden, Utah 84414  
 PH: (801) 782-1886

**Engineer's Notice To Contractors**  
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

**Project Info.**  
 Engineer: NATE REEVE P.E.  
 Designer: WJS  
 Begin Date: October 21, 2015  
 Name: GREEN HOUSE EXHIBIT  
 Number: 3718-08

Sheet	1
1	1
	Sheets

Revised 10-28-15



FRAME @ LINE(S) 4

\*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,  
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.