

# 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 12/2/16	Fees (Office Use)	Receipt Number (Office Use)
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## Property Owner Contact Information

Name Justen Selman	Mailing Address 2666 S. 4050 W. Taylor, UT
Phone 435-421-9533	Fax
Email Address Jselman@wsd.net	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

## Authorized Representative Contact Information

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

## Property Information

Address 2547 S. 4700W Taylor, UT 84401	Land Serial Number(s) 150790116		
Subdivision Name	Lot Number	Current Zoning A1	Acreage
Culinary Water Provider	Secondary Water Provider	Waste Water Provider	Frontage

Detailed Description of Proposed Use/Structure

## Property Owner Affidavit

I (We), JUSTEN + LAUREL SELMAN, 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.

  
(Property Owner)

  
(Property Owner)

Subscribed and sworn to me this 2 day of Dec, 2016

(Notary)



Weber County

WEBER COUNTY  
AGRICULTURAL BUILDING PERMIT EXEMPTION APPLICATION

Owner's Name: <b>Justen Selman</b>		Date: <b>12/2/16</b>	Phone Number: <b>435-421-9533</b>	
Owner's Mailing Address: <b>2666 S. 4050 W. Taylor, UT 84401</b>				
Property/Building Address: <b>2347 S 4700 W. Taylor UT 84401</b>				
Parcel ID Number: <b>150790116</b>	Parcel Area (Acres)	Zoning:	Building Footprint:	Building Height:
Description Use of Structure: <b>Barn - <del>to</del> Hay Shed Chicken coop Lambing barn</b>				

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:

-  The proposed structure will be used only for "agricultural use" as defined in this application.
-  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.
-  The proposed structure will include electrical, plumbing, or other mechanical work and required building permits have been obtained.
-  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 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?



**Weber County**

**Incoming Application Processing Form**

Project Name: Selman Farm Buildings  
Date Submitted: 12/2/16 Zoning: A-1 Received by: Charlie

**Project Type:**

- Alternative Access
- Board of Adjustment
- Building Parcel Designation
- Conditional Use Permit
- Design Review
- Hillside Review
- Land Use Permit
- Subdivisions:
  - Subdivision (Small/Amendment)
  - Subdivision-(Prelim/Final)
  - Subdivision-Cluster
- Zoning Text Amendment
- Zoning Map Amendment
- Zoning Development Agreement
- Vacation
- Other

Project Description: Barn, chicken coop, shed, sheep barn

**Applicable Ordinances:**

- Accessory Apartments
- Airport Zones and Height Regulations
- Cluster Subdivision
- Design Review
- Drinking Water Source Protection
- Hillside Development Review and Procedures and Standards
- Home Occupation
- Land Use Permit, Building Permit and Certificate of Occupancy
- Natural Hazards Overlay Districts
- Nonconforming Buildings, Uses and Parcels
- Ogden Valley Architectural, Landscape and Screening Standards
- Ogden Valley Lighting
- Ogden Valley Pathways
- Ogden Valley Sensitive Lands Overlay District
- Ogden Valley Signs
- Parking and Loading Space, Vehicle Traffic and Access Regulations
- Petitioner Requirements-Rezoning Procedure Development Agreement
- Planned Residential Unit Development
- Public Buildings and Public Utility Substations and Structures
- Signs
- Standards for Single Family Dwellings
- Supplementary & Qualifying Reg
- Time Share
- Zones & Districts

**Weber County Review Agencies:**

- Weber-Morgan Health Department-Drinking Water Division
- Weber-Morgan Health Department-Waste Water Division
- Weber County Animal Services
- Weber County Assessor's Office
- Weber County Board of Adjustment
- Weber County Building Inspection
- Weber County Commission
- Weber County Economic Development Partnership
- Weber County Engineering Division
- Weber County GIS
- Weber County CED
- Weber County Planning Division
- Weber County Recorder's Office
- Weber County Recreation Facilities
- Weber County Roads Division
- Weber County School District-Transportation Division
- Weber County Sheriff
- Weber County Special Events
- Weber County Surveyor's Office
- Weber County Treasurer's Office
- Weber Fire District
- Other \_\_\_\_\_

**Outside Review Agencies:**

- Bona Vista Water Improvement District
- Causey Estates Lot Owners Assoc.
- Central Weber Sewer Improvement
- Cole Canyon Water Company
- Eden Irrigation Company
- Hooper Irrigation Company
- Hooper Water Improvement District
- Nordic Mountain Water Inc.
- Ogden Valley Starry Nights
- Powder Mountain Water & Sewer District
- Questar Gas Company
- QWEST
- Rocky Mountain Power
- Taylor Geotechnical
- Taylor-West Weber Water District
- Uintah Highlands Water & Sewer District
- US Forest Service
- Utah Department of Transportation
- Utah Division of Air Quality
- Utah Division of Drinking Water
- WC3
- Weber Pathways
- West Warren-Warren Water & Sewer
- Wolf Creek Water and Sewer Improvement District
- Centurylink
- Other \_\_\_\_\_

# Land Use Permit Checklist

Name of Owner / Contractor \_\_\_\_\_

Zone \_\_\_\_\_ Parcel # \_\_\_\_\_ Address \_\_\_\_\_

Subdivision Name \_\_\_\_\_ Lot# \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ feet Rear \_\_\_\_\_ feet Side \_\_\_\_\_ / \_\_\_\_\_ feet Parcel/Lot Area \_\_\_\_\_ acres / ft<sup>2</sup>

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Qtr. \_\_\_\_\_ Footprint of building \_\_\_\_\_ ft<sup>2</sup>

## Yes No NA

- Is the parcel within a Geologic or Natural Hazards study area?
- If the property is within a Geologic or Natural Hazards study area, are the required documents included with the submittal (e.g. site reconnaissance, geologic report, geotechnical report)?
- Lot of Record (Legally created lot)?
- Is there an Agriculture Protection Area recorded on the parcel?
- Subdivision file pulled and reviewed dedication plat (if applicable) for notices, restrictions, easements, buildable area, etc.?
- Are the subdivision improvements installed i.e., hydrants, turnarounds, road improvements, etc.
- Verified that structure(s) meets additional setback if parcel/lot is adjacent to a collector or arterial street requiring an increase in future ROW width?
- Site located outside of a Stream Corridor/Pineview Reservoir setback area or meets additional setback requirements?
- Compliance with yard setbacks demonstrated on site plan?
- Access across own front lot line?
- Is the location appropriate for clear-view triangle, other accesses, no-access lines?
- Building height complies with zone standard? *\*DOCUMENT HEIGHT ON PERMIT*
- Site located outside of a Drinking Water Source Protection Zone or meets applicable Drinking Water Code standards?
- Site located outside of an Important Wildlife Habitat Area? If no, attach principles of limits of disturbance. (Section 104-28-3)
- Site located outside of a Scenic Corridor? If no, see Development Standards.
- Site located off of a Ridgeline? If no, see Development Standards.
- Site is free of Historic, Prehistoric, and/or Cultural Resources?
- Site located outside of a floodplain? If no, are the requirements met?
- Is the site *>4218* in elevation? If no, are requirements met?
- Do the plans for the home meet the standards for Single Family Dwelling e.g. roof slope, storage area, full kitchen? (Section 108-15)
- Is there one kitchen? If no, is a Second Kitchen Covenant is required.
- Are the large accessory building requirements met? (See Section 108-7-16)
- Are the animal setback and/or other requirements met? *\**
- Is the shed/structure 200 ft. or under? If yes, send Tiffany Ophiekens, Assessor's Office a copy of the LUP.
- If agriculture, will structure be built without Agricultural Exemption Form? If no, send Tiffany Ophiekens, Assessor's Office a copy of LUP.

Land Use Permit Issued? If **no**, see comments below:

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Owner / Contractor contacted? If **yes**, see comments below:

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Additional comments:

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