

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)

Property Owner Contact Information

Name

Justen Selman

Mailing Address

2666 S. 4050 W.

Phone

435-421-9533

Fax

Taylor, UT

Email Address

Justselman@wsd.net

Preferred Method of Written Correspondence



Email



Fax



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



Email



Fax



Mail

Property Information

Address

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

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:

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

Weber County Review Agencies:

- | | | |
|---|--|---|
| <input type="checkbox"/> Weber-Morgan Health Department-Drinking Water Division | <input type="checkbox"/> Weber County Economic Development Partnership | <input type="checkbox"/> Weber County School District-Transportation Division |
| <input type="checkbox"/> Weber-Morgan Health Department-Waste Water Division | <input type="checkbox"/> Weber County Engineering Division | <input type="checkbox"/> Weber County Sheriff |
| <input type="checkbox"/> Weber County Animal Services | <input type="checkbox"/> Weber County GIS | <input type="checkbox"/> Weber County Special Events |
| <input type="checkbox"/> Weber County Assessor's Office | <input type="checkbox"/> Weber County CED | <input type="checkbox"/> Weber County Surveyor's Office |
| <input type="checkbox"/> Weber County Board of Adjustment | <input checked="" type="checkbox"/> Weber County Planning Division | <input type="checkbox"/> Weber County Treasurer's Office |
| <input type="checkbox"/> Weber County Building Inspection | <input type="checkbox"/> Weber County Recorder's Office | <input type="checkbox"/> Weber Fire District |
| <input type="checkbox"/> Weber County Commission | <input type="checkbox"/> Weber County Recreation Facilities | <input type="checkbox"/> Other _____ |
| | <input type="checkbox"/> Weber County Roads Division | |

Outside Review Agencies:

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

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 / ft²

Township _____ Range _____ Section _____ Qtr. _____ Footprint of building _____ ft²

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:

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

Additional comments:
