



Land Use Permit

Weber County Planning Commission

2380 Washington Blvd. STE 240
Ogden, UT 84401
Phone: (801) 399-8791 FAX: (801) 399-8862
webercountyutah.gov/planning

Permit Number: LUP53-2017

Permit Type: Structure
Permit Date: 03/28/2017

Applicant

Name: Stephen Turner
Business:
Address: 8850 E Pineview Dr
Huntsville, UT 84317
Phone: 801-458-6958

Owner

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Business:
Address: 8850 E Pineview Dr
Huntsville, UT 84317
Phone: 801-458-6958

Parcel

Parcel: 210780001
Zoning: F-5 **Area:** 25.78 **Sq Ft:** **Lot(s):** 116 **Subdivision:** Green Hill
Address: 8850 E PINEVIEW DR HUNTSVILLE, UT 84317 **T - R - S - QS:** 6N - 2E - 08 - NW

Proposal

Proposed Structure: Agriculture Storage	Building Footprint: 750
Proposed Structure Height: 17	Max Structure Height in Zone: 35
# of Dwelling Units: 0	# of Accessory Bldgs: 2
# Off Street Parking Reqd:	*Is Structure > 1,000 Sq. Ft? No
	*If True Need Certif. Statement

Permit Checklist

Access Type: Own Front	Alternative Access File #
Greater than 4218 ft above sea level? Yes	Wetlands/Flood Zone? No
Additional Setback Reqd. ? No	Meet Zone Area Frontage? Yes
> 200 ft from paved Road? Yes	Hillside Review Reqd? No
Culinary Water District:	Waste Water System:

Comments

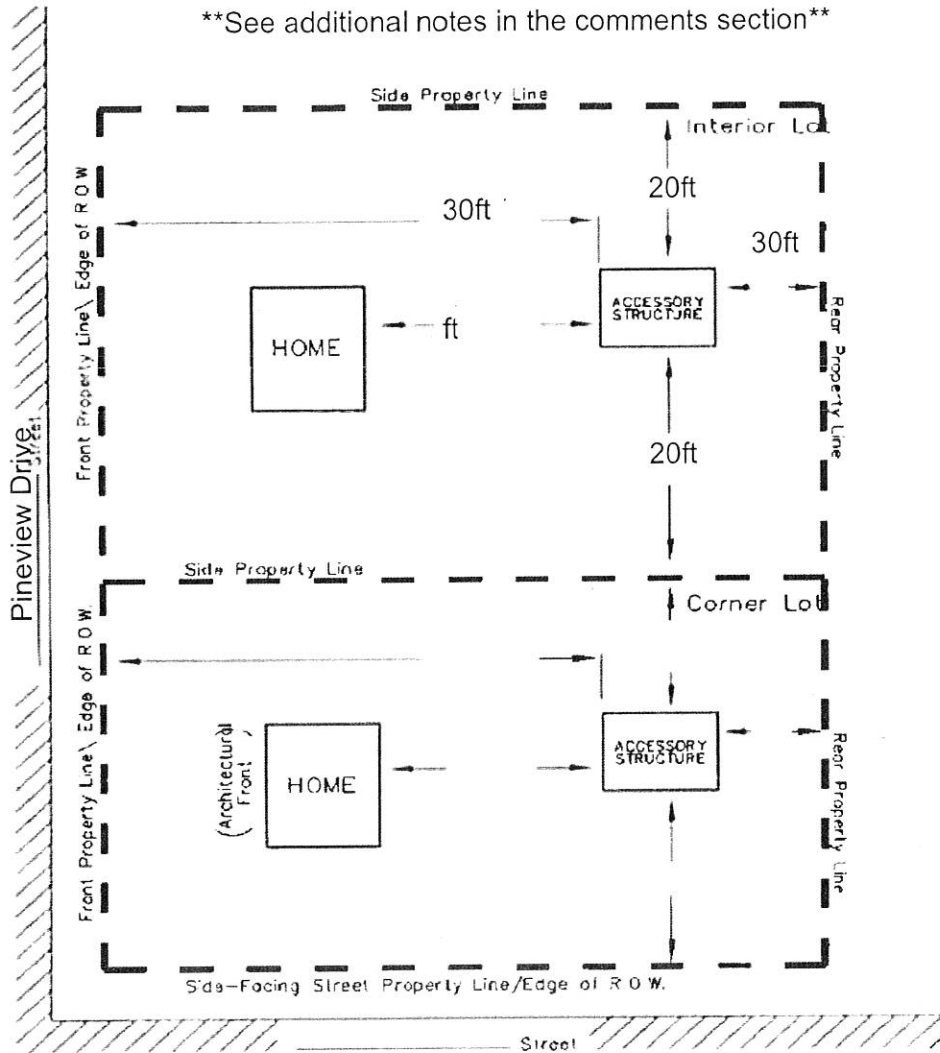
Land use requirements have been met for this agricultural structure designed for tractor storage and maintenance.



Land Use Permit

Structure Setback Graphic: Storage Shed, Detached Garage, Etc.

See additional notes in the comments section



MINIMUM YARD SETBACKS Storage Shed, Detached Garage, Etc.

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 Weber County Health Department prior to installation.

[Signature]

03/28/2017

Planning Dept. Signature of Approval

Date

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.

[Signature]

3-30-2017

Contractor/Owner Signature of Approval

Date



Weber County

WEBER COUNTY
AGRICULTURAL BUILDING PERMIT EXEMPTION APPLICATION

Owner's Name: <i>Stephen Turner</i>		Date: <i>3-21-2017</i>	Phone Number: <i>801-458-6958</i>	
Owner's Mailing Address: <i>8850 E Pinedview Dr Huntsville UT 84317</i>				
Property/Building Address: <i>same as above</i>				
Parcel ID Number: <i>210780001</i>	Parcel Area (Acres): <i>25.78</i>	Zoning: <i>F-5</i>	Building Footprint: <i>25' x 30'</i>	Building Height: <i>17' average height</i>
Description Use of Structure: <i>Tractor storage and maintenance</i>				

Qualifying Conditions:

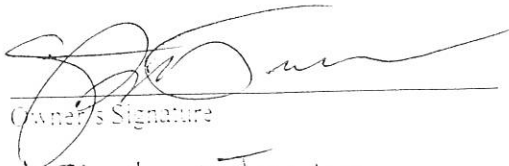
Please verify compliance with each applicable statement below with your initials to show that the requirements for an agricultural exemption have been met:

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

Print Name

3-21-2017

Date

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:

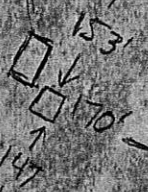
Agricultural Parcel: A single parcel of land, at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit. This definition needs to be fulfilled in order to qualify for the agricultural building exemption.



8850

F-5

Existing Survey
620 x 140



Pineview Dr

8936

8950

8893

8942

8957

8995

8848

8892

8888

8958

8946

8855

PINEVIEW Dr

8863

8893

8927

Ogden

