



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: LUP151-2017

Permit Type: Structure
Permit Date: 06/07/2017

Applicant

Name: Jake Meibos
Business:
Address: 8041 W 900 S
West Warren, UT 84401
Phone: 801-920-9070

Owner

Name: Jake Meibos
Business:
Address: 8041 W 900 S
West Warren, UT 84401
Phone: 801-920-9070

Parcel

Parcel: 100880001
Zoning: A-2 **Area:** 5.25 **Sq Ft:**
Address: 8041 W 900 S OGDEN, UT 84404

Lot(s): 1 **Subdivision:** Meibos Ranch
T - R - S - QS: 6N - 3W - 22 - NW

Proposal

Proposed Structure: Ag Building
Proposed Structure Height: 16
of Dwelling Units: 0
Off Street Parking Reqd:

Building Footprint: 864
Max Structure Height in Zone: 25
of Accessory Bldgs: 1
***Is Structure > 1,000 Sq. Ft?** N/A
***If True Need Certif. Statement**

Permit Checklist

Access Type: Public Own Front
Greater than 4218 ft above sea level? Yes
Additional Setback Reqd. ? No
> 200 ft from paved Road? Yes
Culinary Water District: N/A

Alternative Access File #
Wetlands/Flood Zone? No
Meet Zone Area Frontage? Yes
Hillside Review Reqd? No
Waste Water System: N/A

Comments

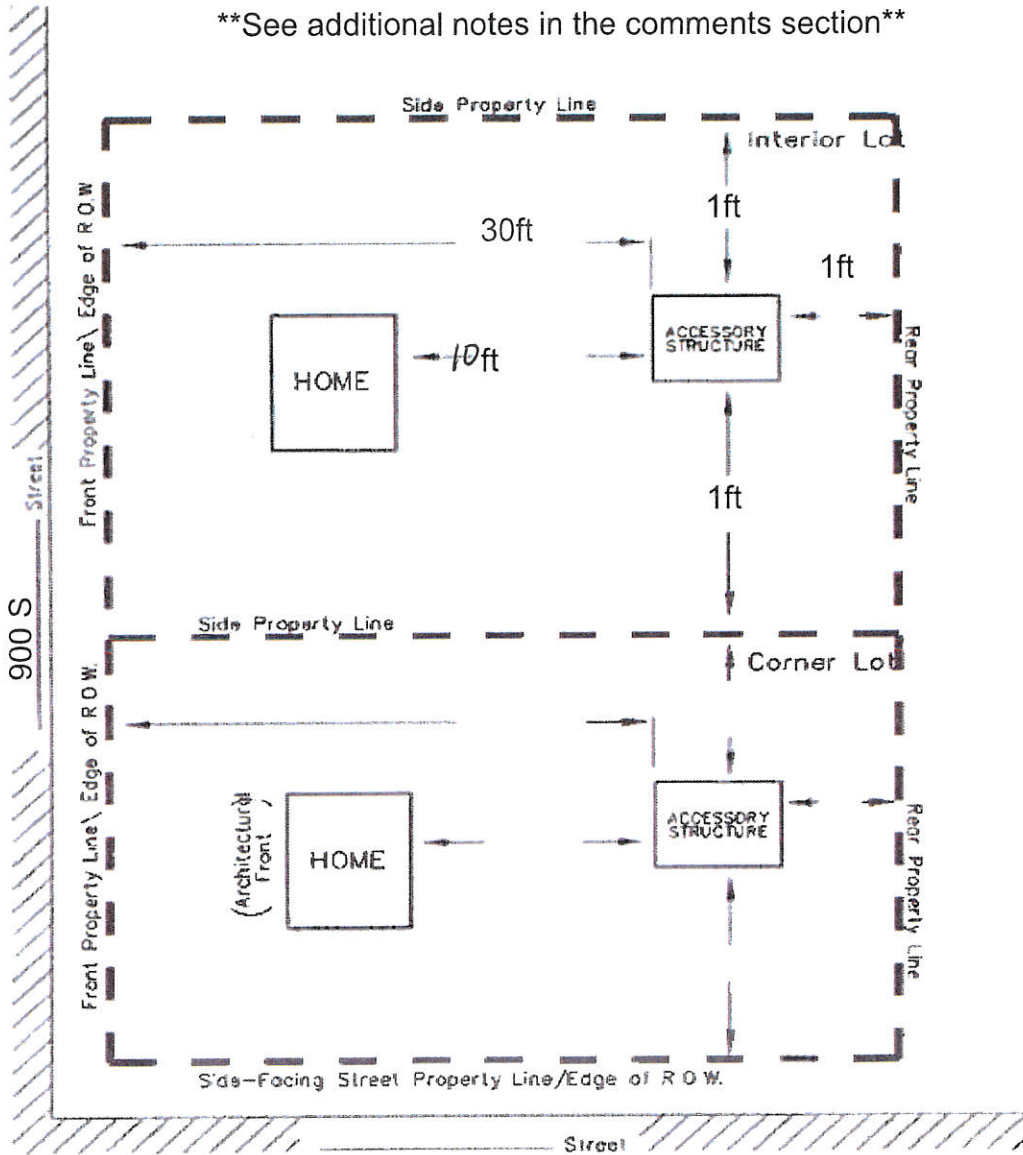
Land use requirements for this ag-building on a 5.25 acre parcel have been shown to be met.



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.

Felix Lleverino

06/07/2017

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.


Contractor/Owner Signature of Approval


Date



Weber County

WEBER COUNTY
AGRICULTURAL BUILDING PERMIT EXEMPTION APPLICATION

Owner's Name: <i>Jake Mesbos</i>		Date: <i>6/7/17</i>	Phone Number: <i>801-920-9070</i>	
Owner's Mailing Address: <i>8041 W. 900 S. West Warren</i>				
Property/Building Address: <i>same</i>				
Parcel ID Number: <i>100430083</i> <i>10881</i>	Parcel Area (Acres): <i>5.25</i>	Zoning:	Building Footprint: <i>24'x36'</i>	Building Height: <i>16'</i>
Description/Use of Structure: <i>Agricultural use</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:

- 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?

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

6/7/17

Date

Jake Meibos

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.