



# 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: LUP306-2020**

Permit Type: Structure  
Permit Date: 09/04/2020

### Applicant

**Name:** Troy Brunker  
**Business:**  
**Address:** 5268 E 2500 N  
Eden, UT 84310  
**Phone:** 801-388-9103

### Owner

**Name:** Same as applicant  
**Business:**  
**Address:** , UT  
**Phone:**

### Parcel

**Parcel:** 220450030  
**Zoning:** AV-3 **Area:** .91 **Sq Ft:**  
**Address:** 5268 E HWY 166 EDEN, UT 84310

**Lot(s):** **Subdivision:**  
**T - R - S - QS:** 7N - 1E - 34 -

### Proposal

**Proposed Structure:** Ag exempt  
**Proposed Structure Height:** 15  
**# of Dwelling Units:** 1  
**# Off Street Parking Reqd:**

**Building Footprint:** 1800  
**Max Structure Height in Zone:** 25  
**# of Accessory Bldgs:**  
**\*Is Structure > 1,000 Sq. Ft?** N/A  
**\*If True Need Certif. Statement**

### Permit Checklist

**Access Type:** Across front lot line  
**Greater than 4218 ft above sea level?** N/A  
**Additional Setback Reqd. ?** N/A  
**> 200 ft from paved Road?** N/A  
**Culinary Water District:** N/A

**Alternative Access File #**  
**Wetlands/Flood Zone?** N/A  
**Meet Zone Area Frontage?** N/A  
**Hillside Review Reqd?** N/A  
**Waste Water System:** N/A

### Comments

Ag exempt building for equipment and hay. Building is not for the keeping of animals. Building is proposed to be farther than 10 feet to each property line. Any outdoor lighting must be shielded or recessed so that no light source can be seen from off the property line.



**Weber County**

Weber County Agricultural Building Permit Exemption Application

Owner's Name <i>Troy L Brunker</i>		Date <i>9/4/2020</i>	Phone Number <i>801-388-9103</i>	
Owner's Mailing Address <i>5268 E 2500 N Eden UT 84310</i>				
Property Building Address <i>Same</i>				
Parcel ID Number <i>22-045-0030</i>	Parcel Area (Acres) <i>5+</i>	Zoning <i>AU3</i>	Building Footprint <i>1800 sq'</i>	Building Height <i>15'</i>
Description/Use of Structure <i>POLE Barn. Agriculture equipment, trailers, Hay. Animal tack.</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:

- TB The proposed structure will be used only for "agricultural use" as defined in this application.
  - TB The proposed structure will be used "not for human occupancy" as defined in this application.
  - TB 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.
  - TB 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.
  - TB 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 Agricultural Protection Area created under Title 17 Chapter 41, Agricultural and Industrial Protection Areas, of the Utah Code?

I certify that the proposed building, located at the address listed above, 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 exempt from obtaining a Building Permit.

Troy Brunker

Owner's Signature

Troy L. Brunker

Print name

9/4/2020

Date

Utah State Code References:

Utah State Code: Title 15A Chapter 1 Section 204 (15A-1-204) Adoption of State Construction Code - Amendments by commission - Approved codes – Exemptions

Utah Code Definitions:

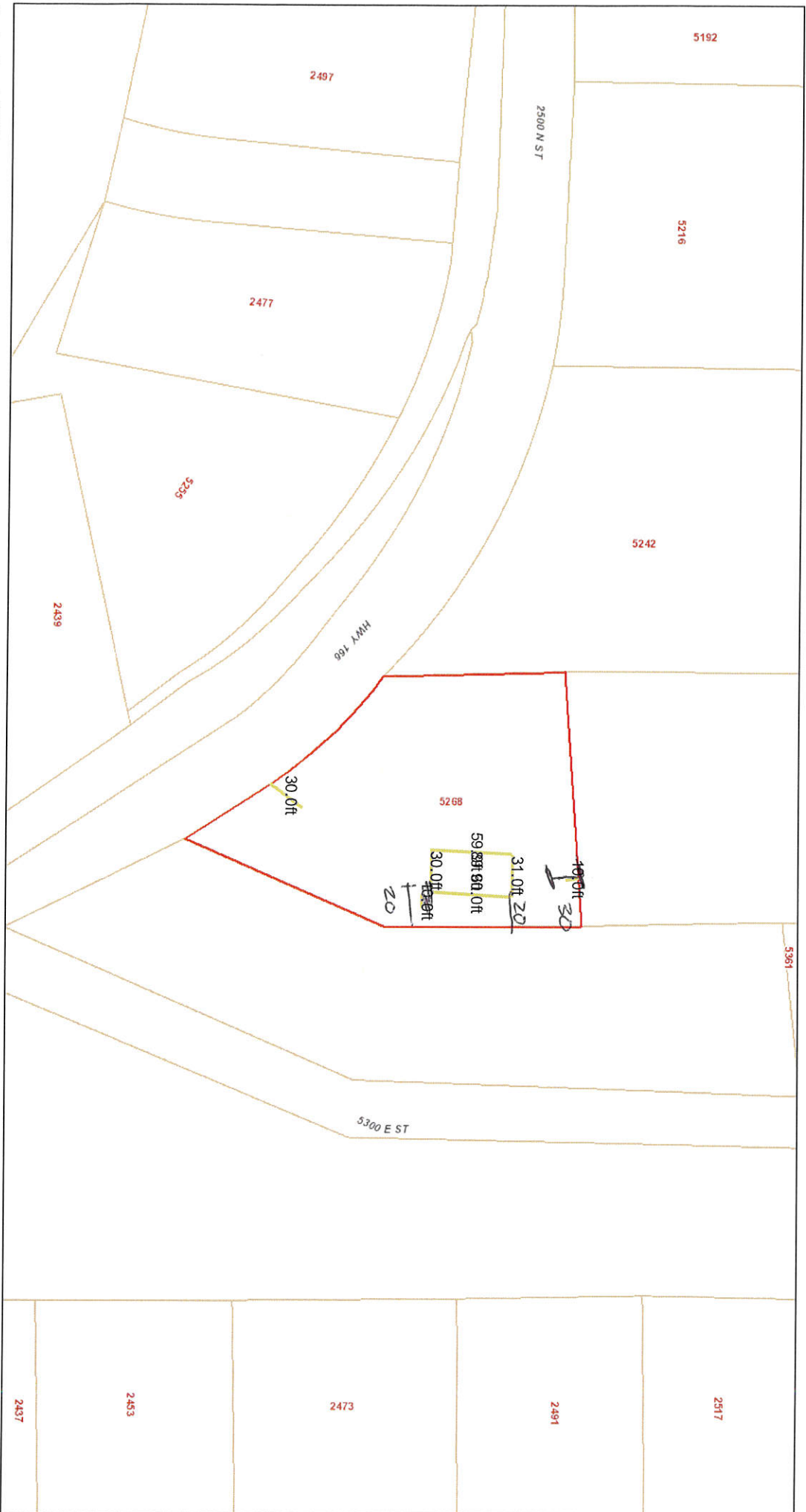
Section 15A-1-202(1) "Agricultural Use" means a use that relates to tilling of soil and raising of crops, or keeping or raising domestic animals.

Section 15A-1-202(10) "Not for Human Occupancy" means the use of a structure for purposes other than protection or comfort of human beings, but allows for people to enter the structure for maintenance and repair, and care of livestock, crops, or equipment intended for agricultural uses which are kept there.

Weber County Zoning Ordinance Definitions:

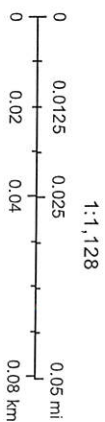
Agricultural Parcel: A single parcel of land, at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit. *This definition needs to be fulfilled in order to qualify for the agricultural building exemption.*

# ArcGIS Web Map



September 4, 2020

- Street Labels
- Parcel Address
- Parcel Master





**Weber County Corporation**

Weber County Planning  
2380 Washington Blvd, Ste 240

Customer Receipt	
Receipt Number	142926

Receipt Date
09/04/20

Received From:  
Troy Brunker

Time: 14:26:0  
Clerk: amartin

Description	Comment	Amount
ZONING FEES	CUP	\$60.00

Payment Type	Quantity	Ref	Amount
CASH			

AMT TENDERED: \$60.00  
AMT APPLIED: \$60.00  
CHANGE: \$0.00