



# Land Use Permit

## Weber County Planning Commission

2380 Washington Blvd. STE 240  
Ogden, UT 84401  
Phone: 801-399-8374 FAX: 801-399-8862  
webercountyutah.gov/planning

**Permit Number: LUP191-2024**

Permit Type: Structure  
Permit Date: 05/29/2024

### Applicant

**Name:** Courtney Brown  
**Business:**Roper Buildings  
**Address:**  
, UT  
**Phone:** 8016893630

### Owner

**Name:** EJ Harris  
**Business:**  
**Address:** 4627 East 2650 North (Clark Lane)  
Eden, UT 84310  
**Phone:** 8013888500

### Parcel

**Parcel:** 220400039  
**Zoning:** AV-3 **Area:** 68.59 **Sq Ft:**  
**Address:** 4627 E 2650 N EDEN, UT 84310

**Lot(s):** **Subdivision:**  
**T - R - S - QS:** 7N - 1E - 33 - NE

### Proposal

**Proposed Structure:** Agricultural Pole Build  
**Proposed Structure Height:** 19  
**# of Dwelling Units:** 0  
**# Off Street Parking Reqd:** 0

**Building Footprint:** 1440  
**Max Structure Height in Zone:** 35  
**# of Accessory Bldgs:** 0  
**\*Is Structure > 1,000 Sq. Ft?** N/A  
**\*If True Need Certif. Statement**

### Permit Checklist

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

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

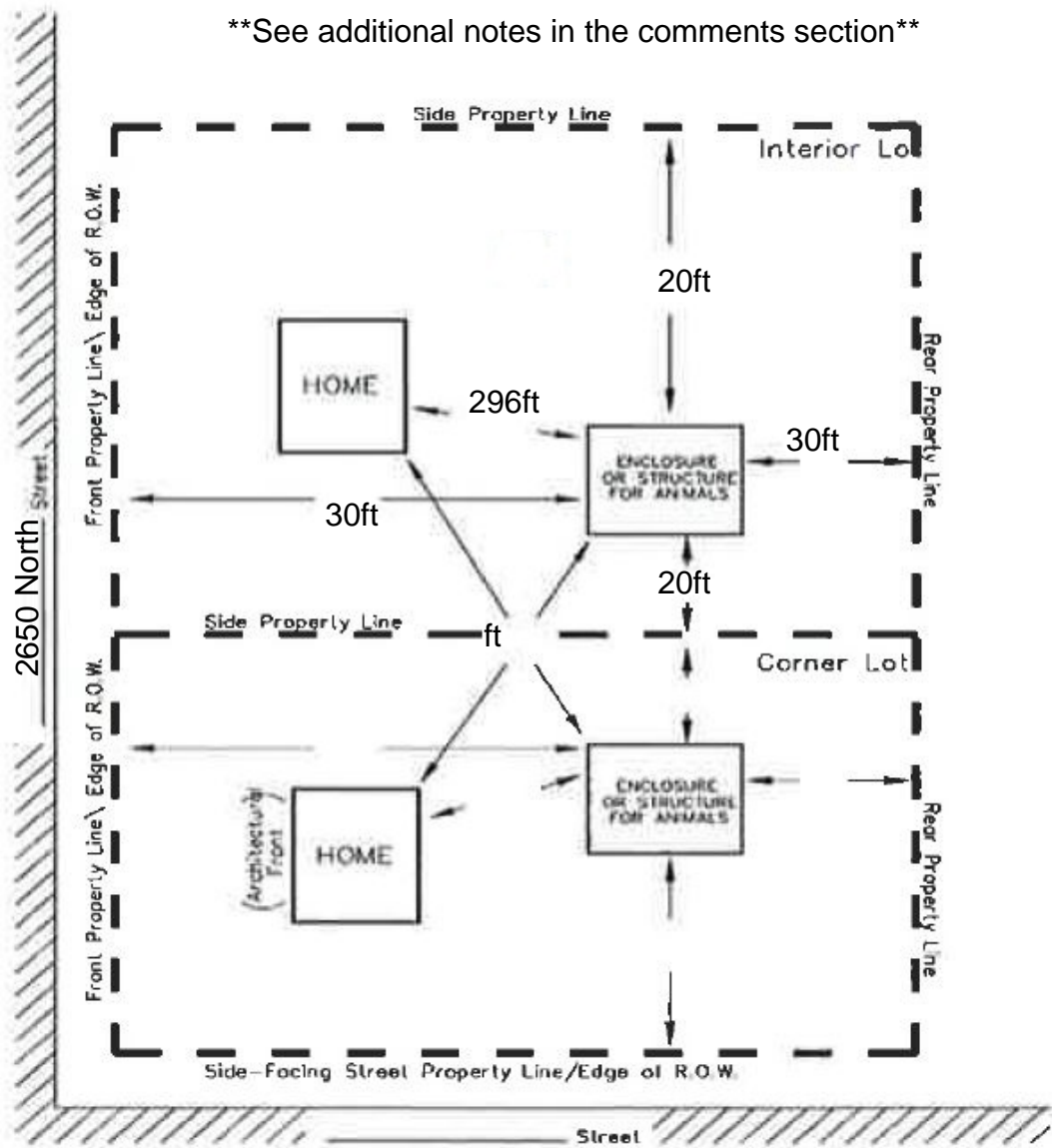
### Comments

Sec 108-7-35 Agricultural Building Exemption  
Agricultural buildings are exempt from the permit requirements of the state construction codes, except plumbing, electrical, and mechanical permits may be required when that work is included in the structure. There appears to be a fault line underneath the proposed building site. However, due to this being strictly an ag building planning is not requiring a geologic hazard study with this application. Location is adjacent to a flood zone. The parcel does contain a geologic hazard area. However, the structure does not contain habitable area. A hazard report is not required at this time.

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## Structure Setback Graphic: Barn, Corral, or Stable

**\*\*See additional notes in the comments section\*\***



## MINIMUM YARD SETBACKS Barn, Corral, or Stable

### 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.

Tiffany Snider

05/29/2024

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