

# Land Use Permit

Permit Number: LUP391-2016

### Applicant

Name: Cari Tagge  
 Address: 2974 Alvera Dr  
 Phone: 801-755-8031

### Owner

Name: Cari Tagge  
 Address: 2974 Alvera Drive  
 Phone: 801-755-8031

### Parcel

Parcel Number: 231270002

Zoning: F-5

Total Parcel Area: 19.728

(\*If Zoned S-1, See Specific Height Requirements)

Address: 13820 East Causey Drive  
 HUNSTVILLE, UT 84317

**\*\*See Diagram on Back Side for Setbacks**

Section: 33 (SW 1/4) Township: 7n Range: 3e

Subdivision: Red Cliff Sub Lot(s): 1

Proposed Structure: Agriculture Outbuilding

Structure Area Used: 87.92

Is Structure > 1,000 Sq. Ft.? False \*If True, Need Certif. Statement

# of Dwelling Units: 0 # of Accessory Bldgs: 0 # Off-Street Parking Reqd: 0



### Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road? No

< 4218 ft. above Sea Level? Yes

Wetlands/Flood Zone? No

Culvert Required? No

If Yes, Culvert Size:

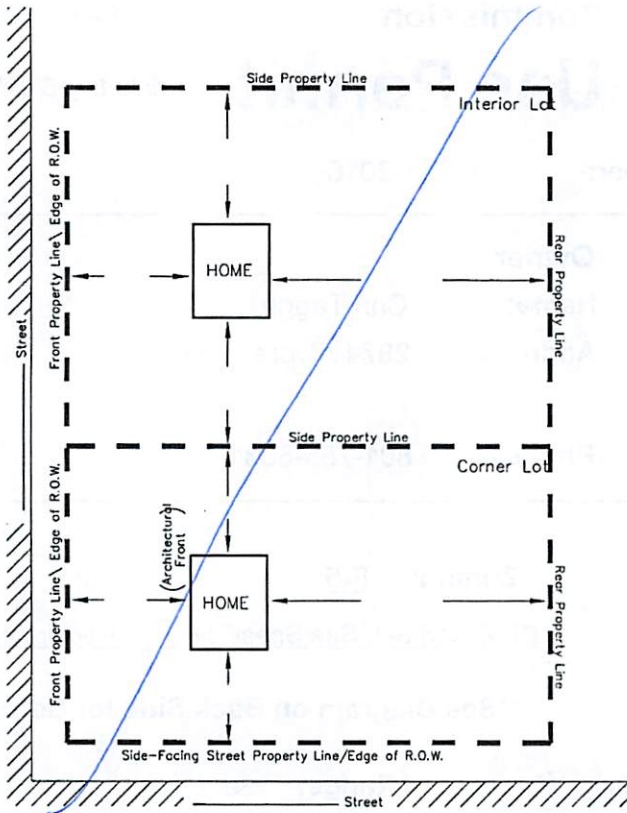
**\*Any Work in the Right of Way requires an Excavation Permit**

Additional Frontage Reqd.? No OR Special Exception? False Case #

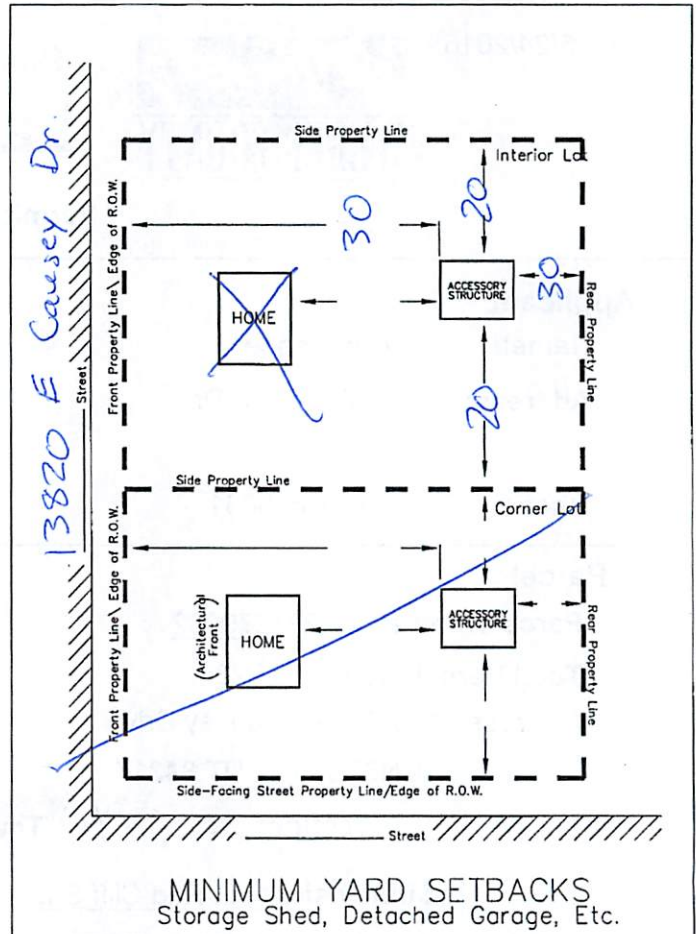
Meet Zone Area & Frontage? True Hillside Review Reqd.? No Case #

Culinary Water District: NA Waste Water System: NA

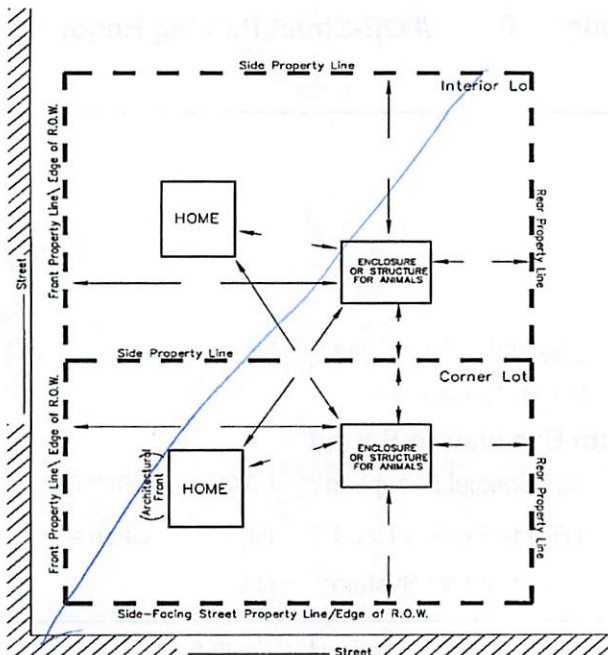
**Comments:** Agricultural exempt structure meeting the following setbacks for the F-5 zone which is 30 ft. front setback, 20 ft side and 30 ft rear.



MINIMUM YARD SETBACKS  
New Dwelling, Addition, Etc.



MINIMUM YARD SETBACKS  
Storage Shed, Detached Garage, Etc.



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 the Weber County Health Department prior to installation.

*[Signature]* 5-24-2016  
 Planning Dept. Signature of Approval Date

This permit becomes null and void if use or construction authorized has not commenced within 180 days or if there is a zone change affecting this property. 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. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

*[Signature]* 5/24/16  
 Contractor/Owner Signature of Approval Date

LUP391-2016

Pue



Weber County

WEBER COUNTY  
AGRICULTURAL BUILDING PERMIT EXEMPTION APPLICATION

Owner's Name: Cari Tagge		Date: 5/23/2016	Phone Number: 801-755-8031	
Owner's Mailing Address: 2974 Alvera Drive SLC Utah 84117				
Property/Building Address: 13820 East Causey Drive Huntsville ut. 84317				
Parcel ID Number: 23-127-0002	Parcel Area (Acres): 19.728	Zoning: F-5	Building Footprint: Silo 87.92' x 14' Diameter	Building Height: 17'
Description/Use of Structure: place a silo on property for farm tools and use				

Qualifying Conditions: tagge@xmmission.com

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.
- N/A 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.

Cari Tagge  
Owner's Signature

5/23/2016  
Date

Cari Tagge  
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:**

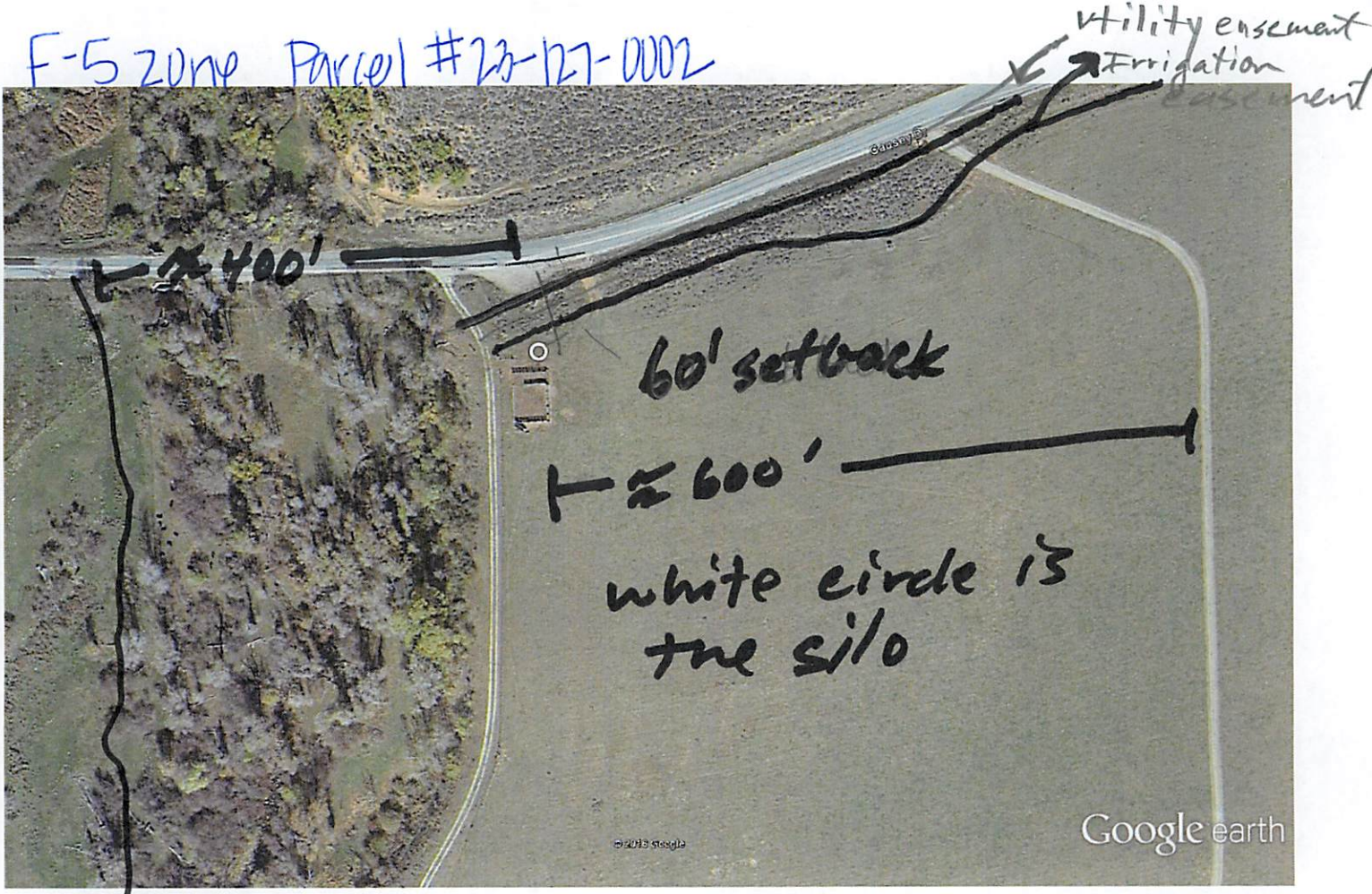
As defined by Section 15A-1-202(1) of the Utah Code "agricultural use" means a use that relates to the tilling of soil and raising of crops, or keeping or raising domestic animals.

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.

F-5 zone Parcel #23-127-0002



Google earth



1. Set back from front property line will be 60'. And placed after 16' Irrigation easement.
2. Side set backs to the east ≈ 600' side set back from the west ≈ 400'
3. Place 14' diameter silo for farm use for farm storage of tools
4. Height



**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

<b>Customer Receipt</b>	
Receipt Number	<b>13725</b>

<b>Receipt Date</b>
<b>05/24/16</b>

Received From:  
thayne tagge

Time: 09:28  
Clerk: amartin

Description	Comment	Amount
land use	land use	\$20.00

Payment Type	Quantity	Ref	Amount
CASH			

AMT TENDERED: \$20.00  
 AMT APPLIED: \$20.00  
 CHANGE: \$0.00