



Planning Commission Land Use Permit

Permit Number: LUP404-2016

Applicant

Name: Chris Clem
Address: 7661 W 900 S

Phone:

Owner

Name: Chris Clem
Address: 7661 W 900 S

Phone: 801-232-0162

Parcel

Parcel Number: 101300001

Zoning: A-2

Total Parcel Area: 3.01

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

Address: 7661 W 900 S

**See Diagram on Back Side for Setbacks

WEST WARREN, UT 84404

NE 1/4

Section: 22

Township: 6n

Range: 3w

Subdivision: Bar-O Subdivision Phase 3

Lot(s): 3

Proposed Structure: Outbuilding for Animals

Structure Area Used: 400

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

of Dwelling Units: 1 # of Accessory Bldgs: 1 # Off-Street Parking Req'd:



Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road? NA

< 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 Req'd.? No

OR Special Exception? Case #

Meet Zone Area & Frontage? True

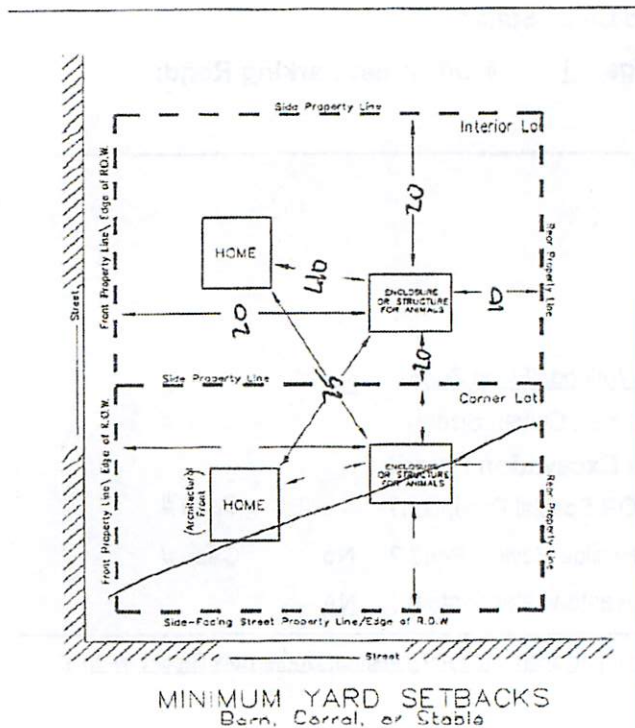
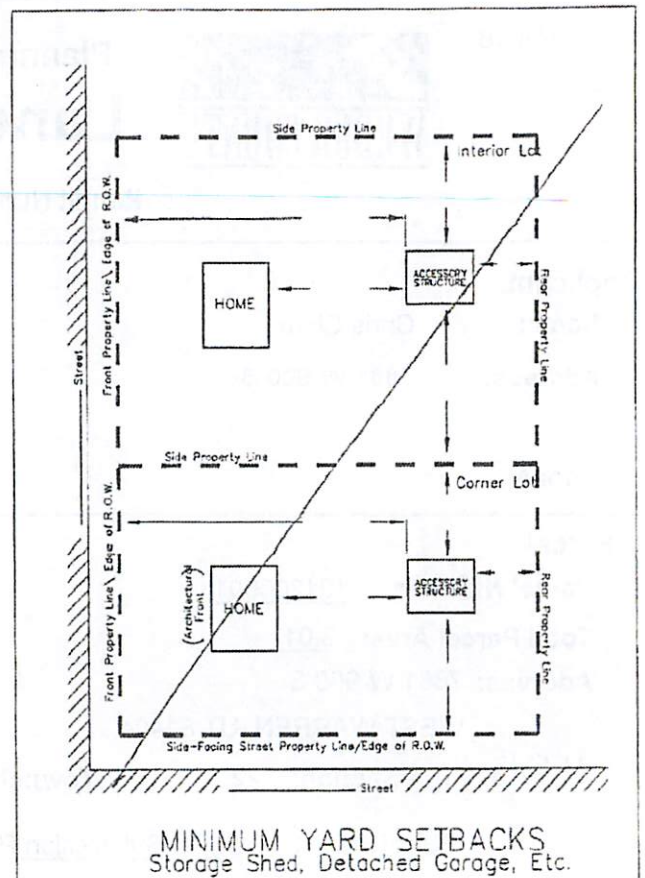
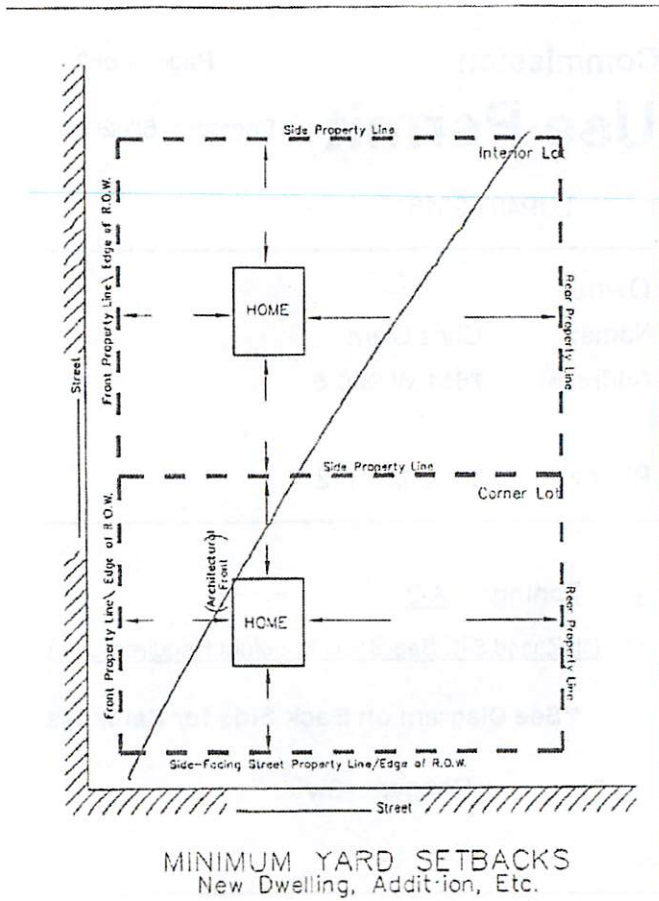
Hillside Review Req'd.? No Case #

Culinary Water District: NA

Waste Water System: NA

Comments: Lean-to built for a hog meets set-backs and distance from adjacent property dwelling. Under new State Law this project qualifies for an Aq-Exempt.

Structure Setback Graphic:



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] 6/2/2016
 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] 6-2-16
 Contractor/Owner Signature of Approval Date

\$50⁰⁰

LUP 404-2016

Weber County Land Use Permit Application

Application submittals are recommended to be submitted with an appointment.
(801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed <u>6-1-16</u>	Fees (Office Use)	Receipt Number (Office Use)
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Property Owner Contact Information

Name <u>Chris Clem</u>		Mailing Address <u>7661 W. 900 S. West Warren, UT 84404</u>	
Phone <u>801-232-0162</u>	Fax		
Email Address <u>Chris@3cbsi.com</u>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <u>Chris Clem</u>		Mailing Address of Authorized Person <u>7661 W. 900 S. West Warren, UT 84404</u>	
Phone <u>801-232-0162</u>	Fax		
Email Address <u>Chris@3cbsi.com</u>		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Address <u>7661 W. 900 S. West Warren, UT 84404</u>		Land Serial Number(s) <u>10-130-0001</u>	
Subdivision Name <u>Bar-0</u>	Lot Number <u>3</u>	Current Zoning <u>A-2</u>	Acreage <u>3.01</u>
Culinary Water Provider	Secondary Water Provider	Waste Water Provider	Frontage <u>151.50</u>

Detailed Description of Proposed Use/Structure
20' x 20' lean-to over pig pen.

Property Owner Affidavit

I (We), Chris Clem, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Chris Clem
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 1 day of June, 20 16.

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)



Weber County Corporation

-----TOTALS-----

Customer Receipt

Receipt
Number

Receipt Date

Received From:
Chris Clem

Time:
Clerk:

Description	Comment	Amount
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Payment Type	Quantity	Ref	Amount
CASH			

AMT TENDERED: \$50.00

AMT APPLIED: \$50.00

CHANGE: \$0.00



Weber County

WEBER COUNTY
AGRICULTURAL BUILDING PERMIT EXEMPTION APPLICATION

Owner's Name: <i>Chris Clem</i>		Date: <i>June 1, 2016</i>	Phone Number: <i>801-732-0162</i>	
Owner's Mailing Address: <i>7661 W. 900 S.</i>				
Property/Building Address: <i>West Warren, UT 84404</i>				
Parcel ID Number: <i>10-130-0001</i>	Parcel Area (Acres): <i>3.01</i>	Zoning: <i>A-2</i>	Building Footprint: <i>20'x20'</i>	Building Height: <i>10'</i>
Description/Use of Structure: <i>20' x 20' Lean-to roof structure to cover existing concrete slab with 4' fence around it for pig pen.</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:

CRC The proposed structure will be used only for "agricultural use" as defined in this application.

CRC The proposed structure will be used "not for human occupancy" as defined in this application.

CRC The proposed structure will not include electrical, plumbing, or other mechanical work.

NA The proposed structure will include electrical, plumbing, or other mechanical work and required building permits have been obtained.

will not 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. *- due to building code. See Craig Brown. For more info*

CRC 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

Date

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.

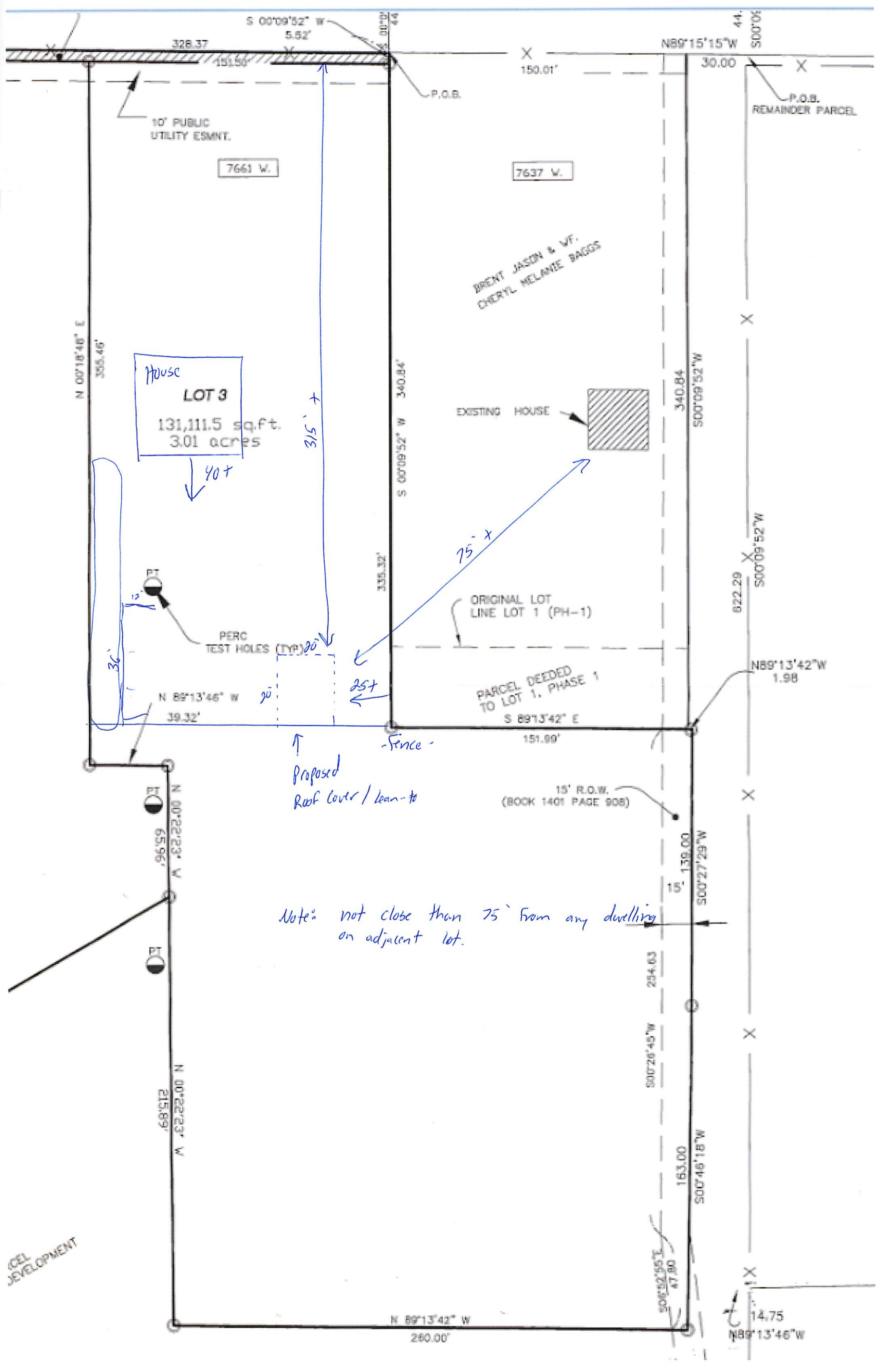
Utah Code Definitions:

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.



House
LOT 3
 131,111.5 sq.ft.
 3.01 acres

EXISTING HOUSE

PERC TEST HOLES (TYP)

PARCEL DEEDED TO LOT 1, PHASE 1

Proposed Roof Cover / lean-to

Note: not close than 75' from any dwelling on adjacent lot.

CELESTIAL DEVELOPMENT

