

Date: 8/25/2016



Planning Commission

Land Use Permit

Page 1 of 2

Printed: 8/25/2016

Permit Number: LUP507-2016

Applicant

Name: Lowell Farr

Approx. Address: 3701 W 900 S

Phone:

Owner

Name: FARR, LOWELL

Address: 3500 W 900 S

Phone:

Parcel

Parcel Number: 150580002

Total Parcel Area: 5.44

Address:

Zoning: A-1

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

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

NE 1/4 Section: 21

Township: 6N

Range: 2W

Subdivision:

Lot(s):

Proposed Structure: Agricultural

Structure Area Used: 720

Is Structure > 1,000 Sq. Ft.?

*If True, Need Certif. Statement

of Dwelling Units:

of Accessory Bldgs:

Off-Street Parking Req'd:



Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road?

NA

< 4218 ft. above Sea Level?

No

Wetlands/Flood Zone?

NA

Culvert Required?

NA

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?

Hillside Review Req'd.? No

Case #

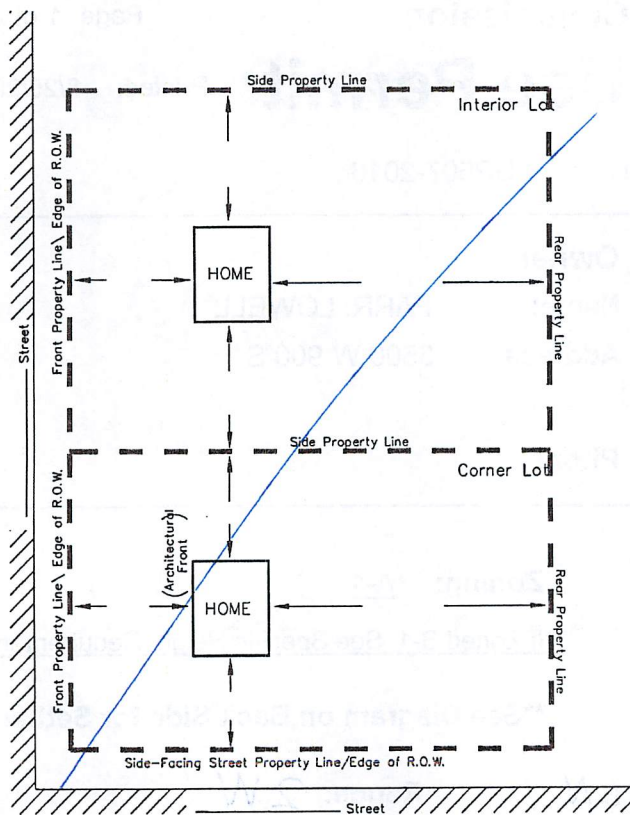
Culinary Water District:

Waste Water System: NA

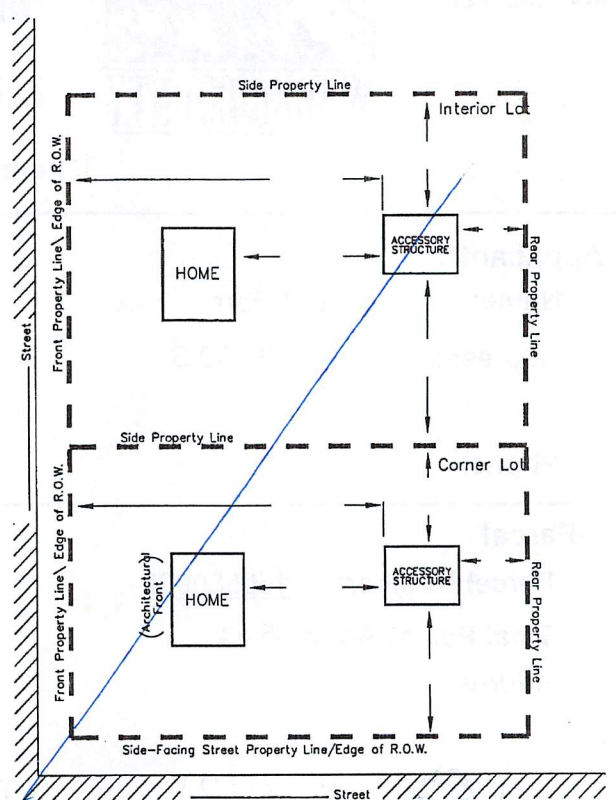
Comments: Agricultural exempt 24X30 pole barn for storing hay.

Structure Setback Graphic:

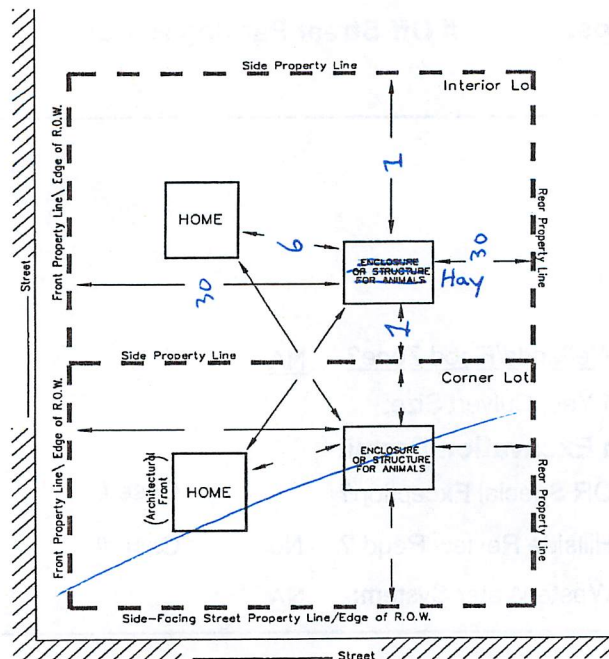
Agricultural Outbuilding



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] 8-25-2016
Planning Dept. Signature of Approval Date

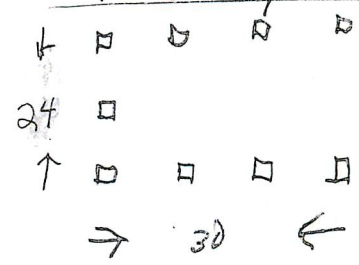
This permit becomes null and void if use or construction authorized has not commenced within 180 days or if there is a zone change affecting this property. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing 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.

Contractor/Owner Signature of Approval Date

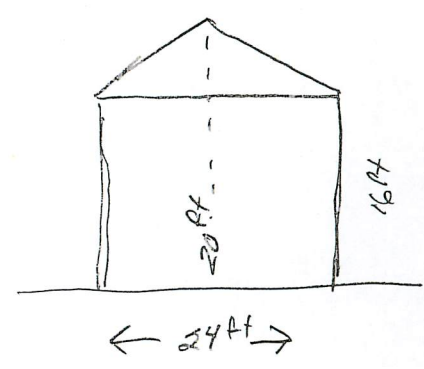
15-058-0002

5.44
Acres

Accessory



Ht 16 ft
Foot 20 ft



Side Yard Set-back
Side 4ft+
Easy

existing
(Main Use)

Accessory
(Proposed)

side Yard
24'

24ft x 30ft

15 ft

3691

3733

900 S ST

3752

3631

363



Weber County

**WEBER COUNTY
AGRICULTURAL BUILDING PERMIT EXEMPTION APPLICATION**

Owner's Name: <i>Lowell Farr</i>		Date: <i>8, 25, 16</i>	Phone Number: <i>801 7211330</i>	
Owner's Mailing Address: <i>3605 W 900S</i>				
Property/Building Address:				
Parcel ID Number: <i>150580002</i>	Parcel Area (Acres): <i>5.44</i>	Zoning: <i>A1</i>	Building Footprint: <i>24x30</i>	Building Height: <i>20ft</i>
Description/Use of Structure: <i>Hay Barn</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:

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

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

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

No The proposed structure will include electrical, plumbing, or other mechanical work and required building permits have been obtained.

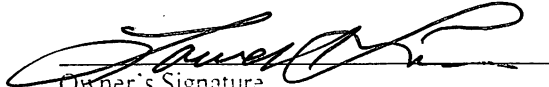
Yes The proposed structure will be located in unincorporated Weber County on a parcel of land at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit.

Yes 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

8, 25, 16
Date

Lowell Farr
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.



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt

Receipt Number **21709**

Receipt Date

08/25/16

Received From:
Lowell Farr Construc

Time: 14:37
Clerk: tbennett

Description	Comment	Amount
Land Use Permit	land Use Permit	\$50.00

Payment Type	Quantity	Ref	Amount
CHECK		2809	

AMT TENDERED:	\$50.00
AMT APPLIED:	\$50.00
CHANGE:	\$0.00