



# 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: LUP382-2019**

Permit Type: Structure  
Permit Date: 11/14/2019

### Applicant

**Name:** Tom Close  
**Business:**  
**Address:** 723 S  
Ogden, UT  
**Phone:** 8015641634

### Owner

**Name:** Jim Bowen  
**Business:**  
**Address:** , UT  
**Phone:**

### Parcel

**Parcel:** 100370042  
**Zoning:** M-1 **Area:** 37.625 Sq Ft  
**Address:** UT 723 South 7900 West  
**Lot(s):** **Subdivision:**  
T - R - S - QS: 6N - 3W - 15 -

### Proposal

**Proposed Structure:** Ag building, riding are  
**Proposed Structure Height:** 20  
**# of Dwelling Units:** 0  
**# Off Street Parking Reqd:** 0  
**Building Footprint:** 26600  
**Max Structure Height in Zone:** 35  
**# of Accessory Bldgs:** 0  
**\*Is Structure > 1,000 Sq. Ft?** Yes  
*\*If True Need Certif. Statement*

### Permit Checklist

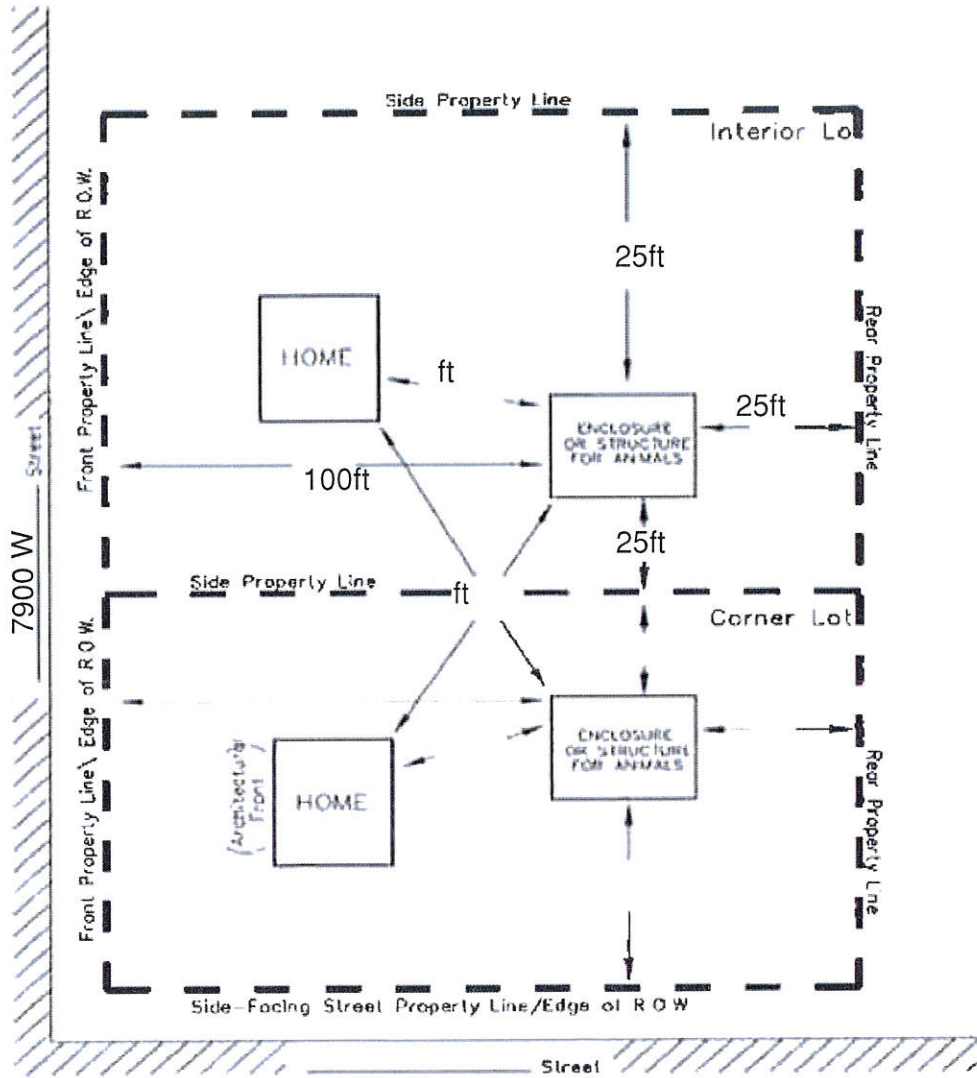
**Access Type:** Across front lot line  
**Greater than 4218 ft above sea level?** N/A  
**Additional Setback Reqd. ?** N/A  
**> 200 ft from paved Road?** N/A  
**Culinary Water District:**  
**Alternative Access File #**  
**Wetlands/Flood Zone?** N/A  
**Meet Zone Area Frontage?** N/A  
**Hillside Review Reqd?** N/A  
**Waste Water System:**

### Comments

Permit issued for ag exempt structure only, based on ag exempt application.

# Land Use Permit

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



## 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.

Steven Burton

11/14/2019

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



**Weber County**

Weber County Agricultural Building Permit Exemption Application

Owner's Name <u>Tom Close</u>		Date	Phone Number <u>801-564-1634</u>		
Owner's Mailing Address <u>723 S. 7900 S.</u>					
Property Building Address <u>723 S. 7900 S.</u>					
Parcel ID Number <u>100370042</u>	Parcel Area (Acres) <u>10</u>	Zoning <u>M-1</u>	Building Footprint <u>2660</u>	Building Height	
Description/Use of Structure <u>AGG BARS - Riding Arena</u>					

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:

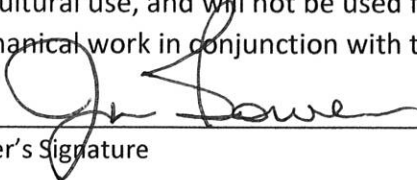
- The proposed structure will be used only for "agricultural use" as defined in this application.
- The proposed structure will be used "not for human occupancy" as defined in this application.
- The proposed structure will not include electrical, plumbing, or other mechanical work.
- The proposed structure 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 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.

  
\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

11/13/2019

\_\_\_\_\_  
Print name

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.*





**Weber County Corporation**

Weber County Planning  
2380 Washington Blvd, Ste 240

**Customer Receipt**

Receipt Number **121776**

**Receipt Date**  
**11/13/19**

Received From:

C-3 RANCH

Time: 08:52:1  
Clerk: amartin

Description	Comment	Amount
ZONING FEES	LUP	\$60.00

Payment Type	Quantity	Ref	Amount
CHECK		2165	

AMT TENDERED: \$60.00

AMT APPLIED: \$60.00

CHANGE: \$0.00



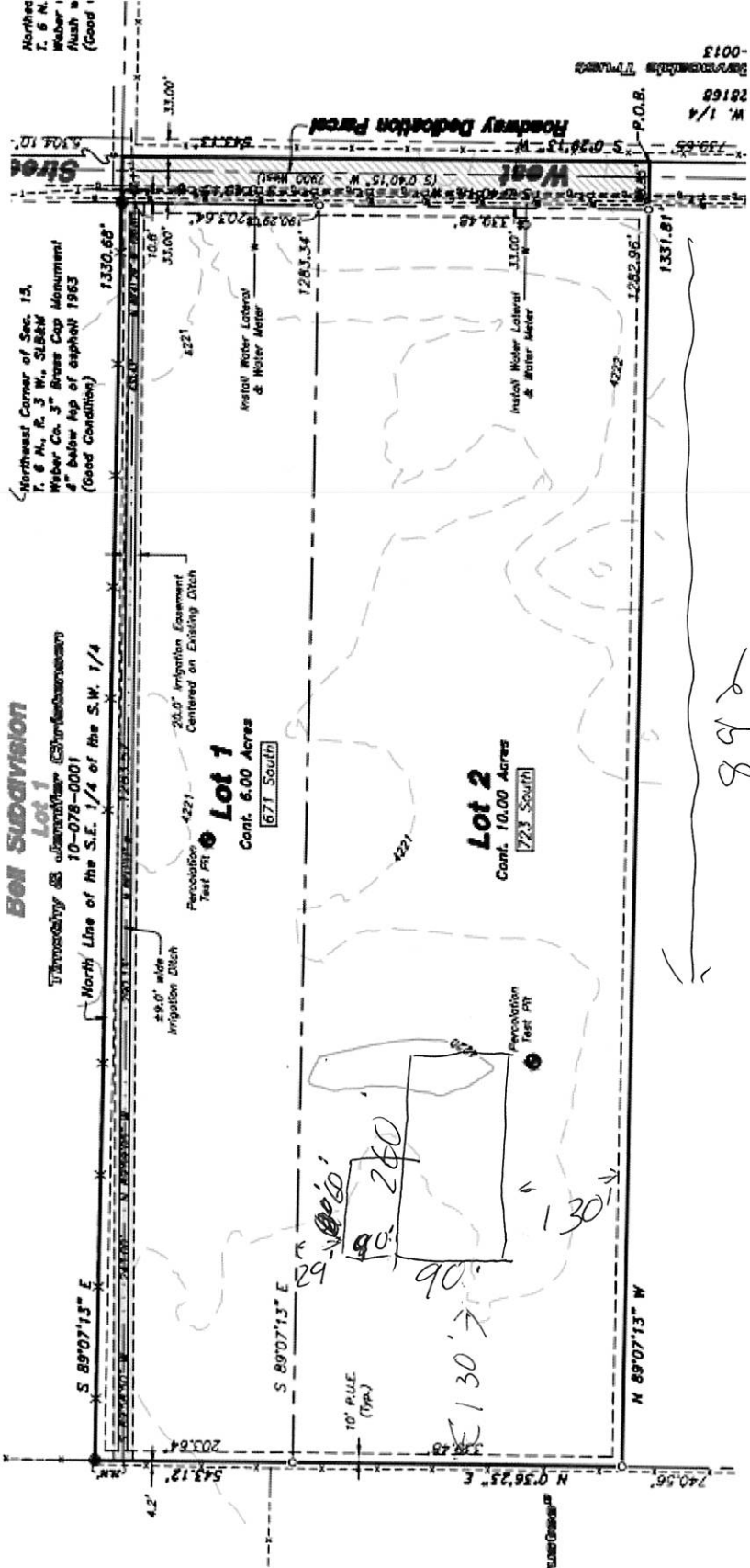


**Bel Subdivision**

Lot 1  
Tract No. 10-078-0001  
North Line of the S.E. 1/4 of the S.W. 1/4

Northed  
T. 6 N.  
Weber  
Flush  
(Good)

Northeast Corner of Sec. 15,  
T. 6 N., R. 3 W., S18E14  
Weber Co. 3" Brass Cap Monument  
4" below top of asphalt 1963  
(Good Condition)



**Lot 1**  
Cont. 6.00 Acres  
[671 South]

**Lot 2**  
Cont. 10.00 Acres  
[723 South]

88

898

W. 1/4  
28168  
-0013

Highway Dedication Parcel

Site

P.O.B.

42'

543.12'

203.64'

16.8'

33.00'

183.29'

203.64'

1330.68'

10.8'

33.00'

1283.34'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

119.48'

