



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: LUP206-2020

Permit Type: Structure
Permit Date: 07/02/2020

Applicant

Name: Andrea Gibson
Business: Bennett Farms Legacy
Address: 4790 W 500 S
Ogden, UT 84404
Phone: 801-940-6339

Owner

Name: Same
Business:
Address: , UT
Phone:

Parcel

Parcel: 150580032
Zoning: A-1 **Area:** 5.22 **Sq Ft:** 562
Address: 3500 W 1250 S Ogden, UT 84404

Lot(s): **Subdivision:**
T - R - S - QS: 6N - 2W - 21 - SE

Proposal

Proposed Structure: Agricultural Building
Proposed Structure Height: 32
of Dwelling Units: 0
Off Street Parking Reqd: 0

Building Footprint: 16000
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

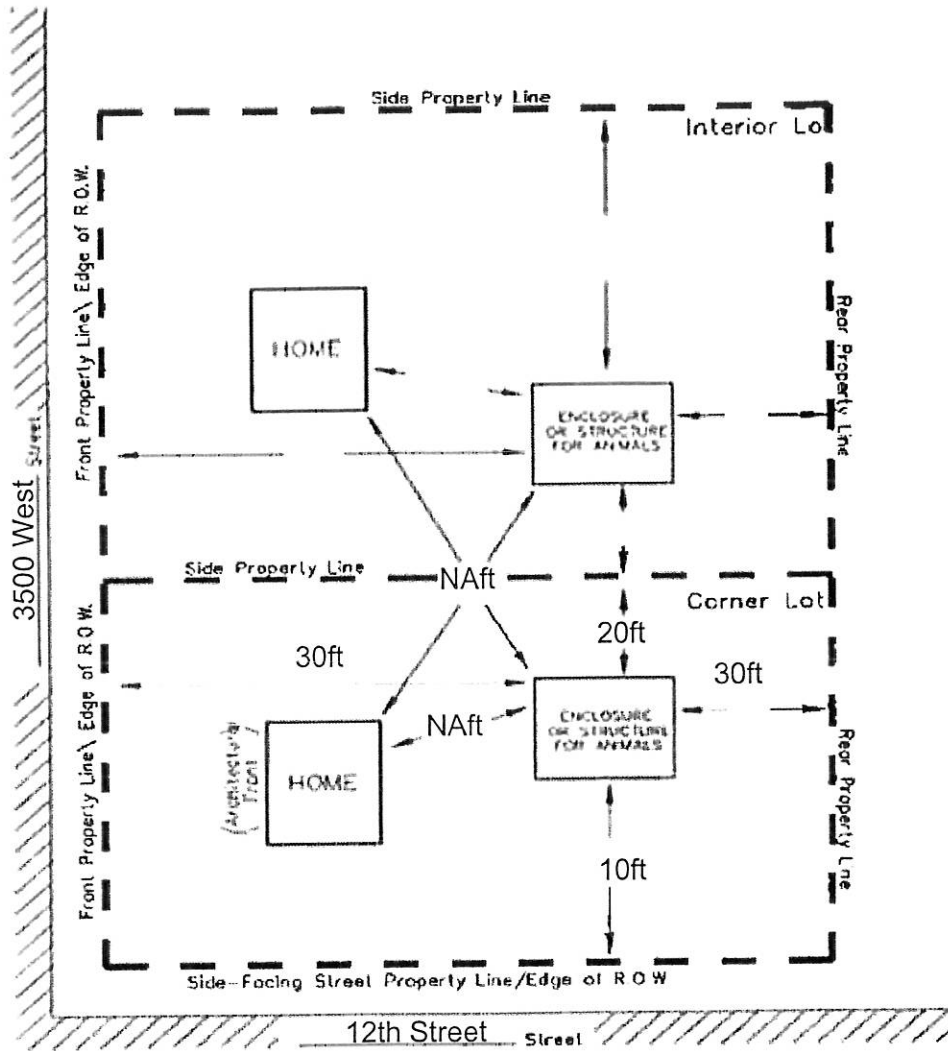
Access Type: From 3500 W
Greater than 4218 ft above sea level? N/A
Additional Setback Reqd. ? N/A
> 200 ft from paved Road? N/A
Culinary Water District: NA

Alternative Access File # NA
Wetlands/Flood Zone? N/A
Meet Zone Area Frontage? N/A
Hillside Review Reqd? N/A
Waste Water System: NA

Comments

Permit reviewed as a "main building" in the A-1 zone. This was not reviewed as an accessory building. An agricultural exemption application accompanied the application for this land use permit. The applicant anticipates the future need for electrical in the building. That was not included in this review and the applicant has been advised to work directly with the building division for utility permitting.

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.

Charles Ewert

07/02/2020

Planning Dept. Signature of Approval

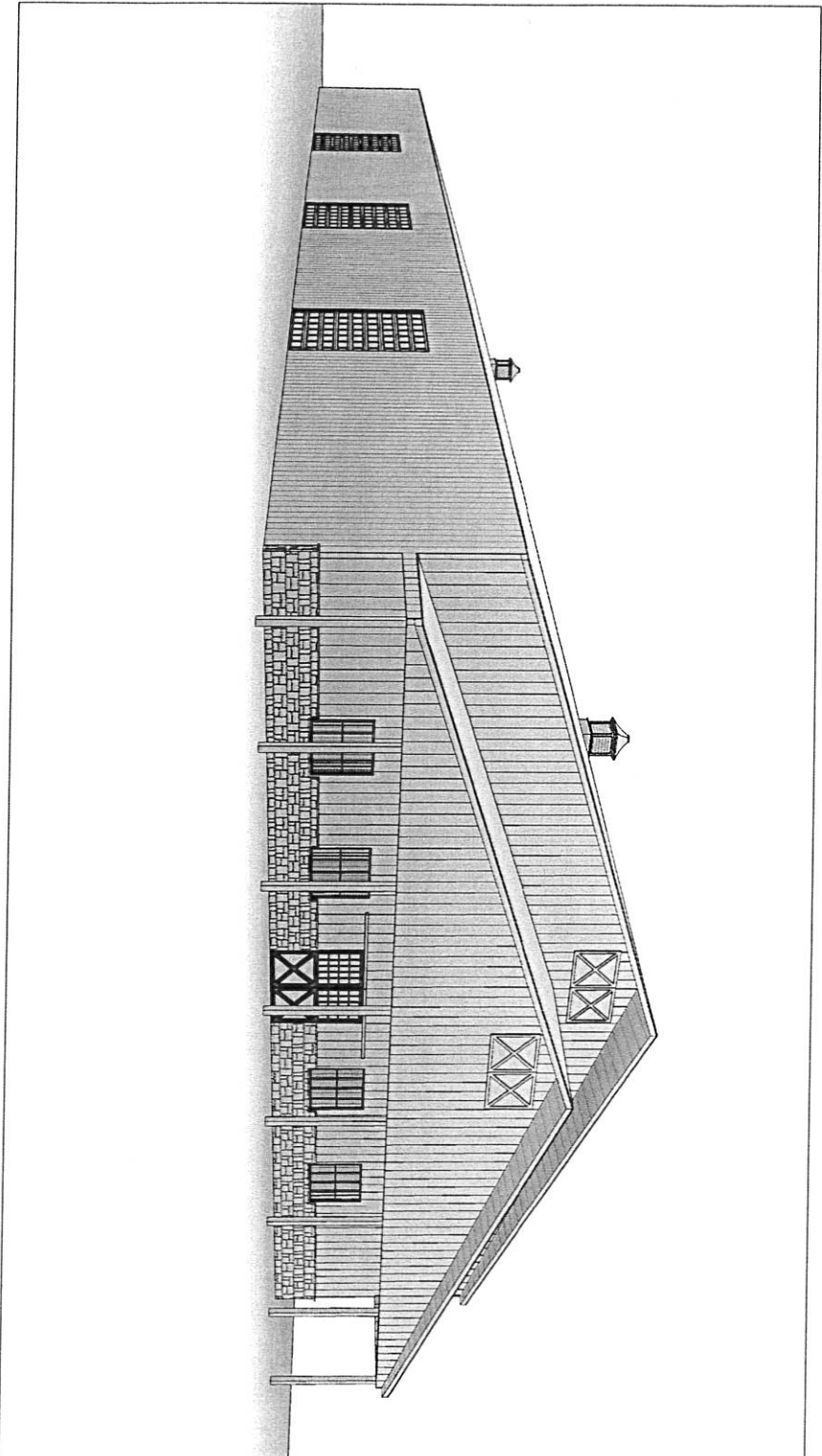
Date

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.

Andrea Hubert 7/2/2020
Contractor/Owner Signature of Approval Date

ROPER BUILDINGS

BENNETT FARMS LEGACY



CONTACTS

DRAFTING:
 RAW DESIGN
 CONTACT: CHRIS CARLTON
 PHONE: (801) 879-6114

ENGINEERING:
 PRICE ENGINEERING
 CONTACT: KYLE PRICE
 PHONE: (801) 791-6274

CONTRACTOR:
 ROPER BUILDINGS
 CONTACT: DAN SCARBROUGH
 PHONE: (801) 689-3630

BUILDING INFORMATION

BUILDING INFORMATION:
 DIMENSIONS: 80' x 204' = 16,320 Sq. Ft.
 LEAN DIMENSIONS: 80' x 10'
 LEAN SQUARE FOOTAGE: 800 Sq. Ft.
 TOTAL SQUARE FOOTAGE: 17,120 Sq. Ft.

SITE INFORMATION:
 ADDRESS:
 West Weber, UT 84404

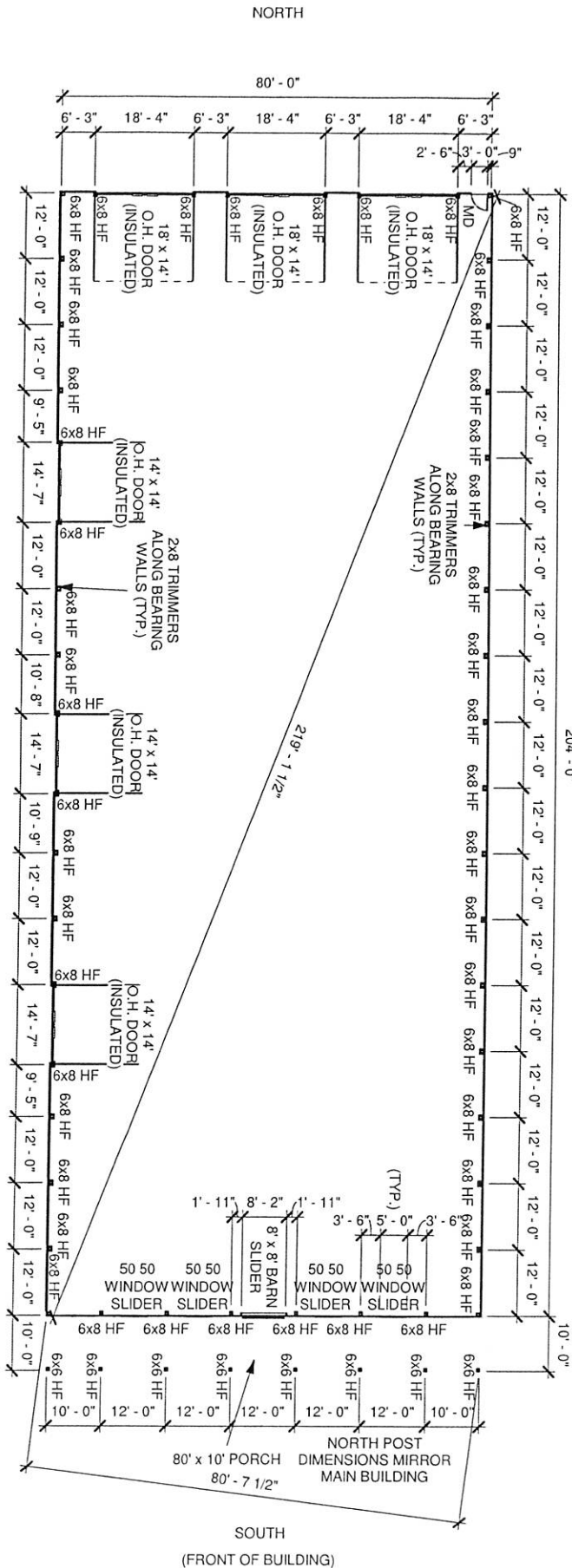
DRAWING INDEX

ID	Title	Page
A0	First Floor Plan	
A1	Elevations	
A2	Foundation Plan	
A3		

DATE: 7/2/2020

FLOOR PLAN
1" = 20'-0"

WEST



SOUTH
(FRONT OF BUILDING)

INSULATION: R19 IN CEILING
AND WALLS. VAPOR BARRIER
(TYPER) ON ALL EXTERIOR
WALLS

- NOTES:
1. 6x6 HF #1 TREATED POST.
 2. 6x8 HF #1 TREATED POST.
 3. EMBED POST INTO CONCRETE PIER. SEE DETAIL ON SHEET A7.
 4. WALLS: COMMERCIAL GIRTS, 29 GA. STEEL PANEL.

BENNETT FARMS LEGACY

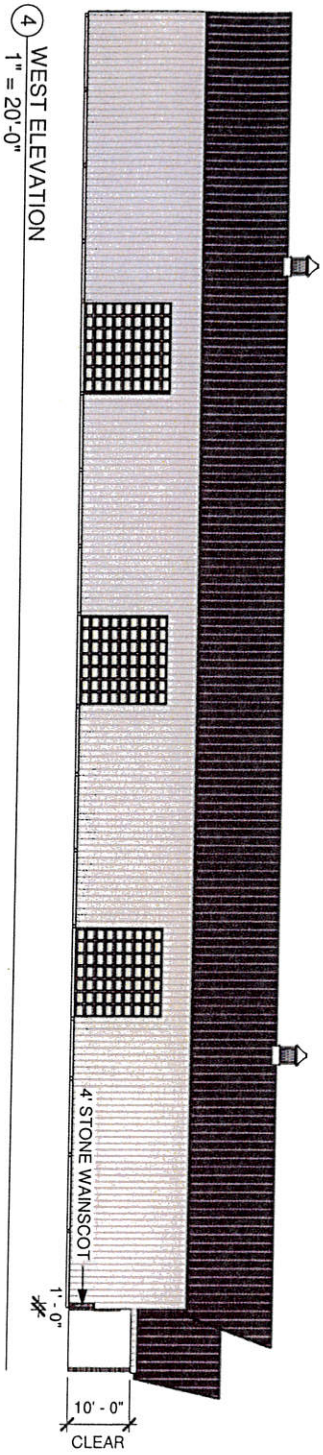
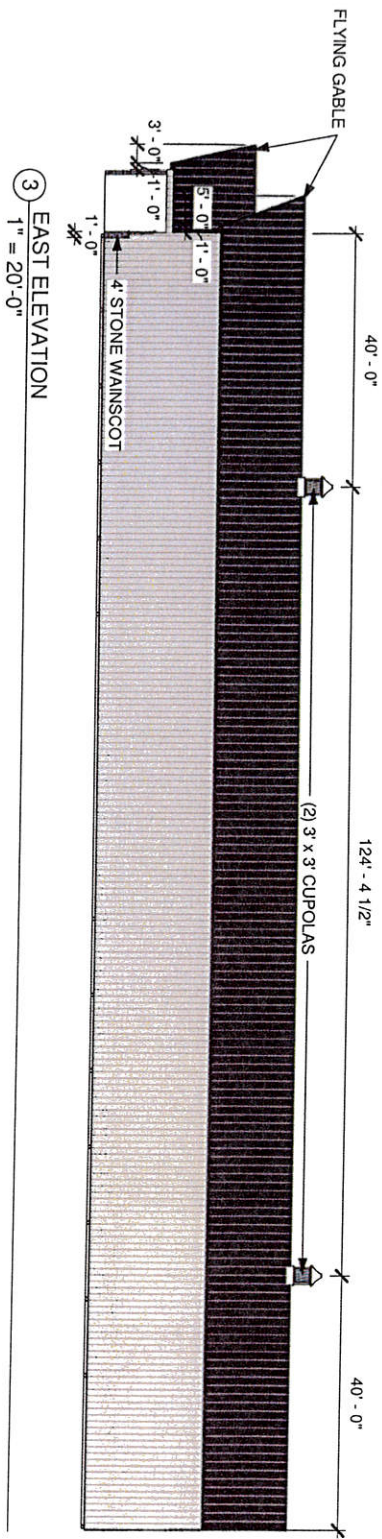
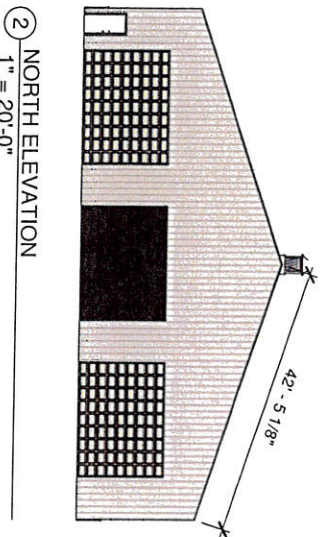
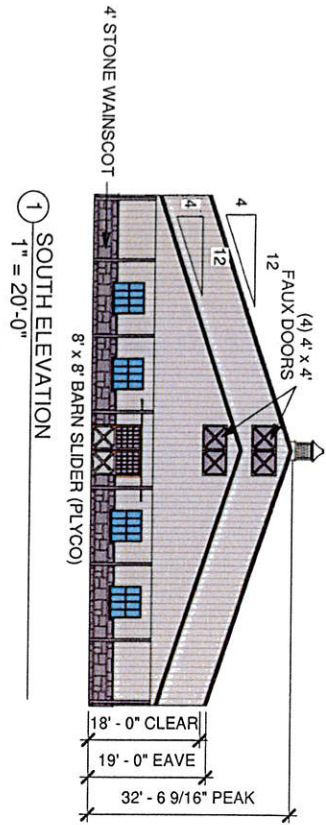
West Weber, UT 84404

ROPER BUILDINGS

DAN SCARBROUGH
(801) 540-5586

Date: 7/2/2020
Scale: 1" = 20'-0"
Drawn by: CBC
Job: AT TRAIN
First Floor Plan

A1



Date: 7/2/2020
 Scale: 1" = 20'-0"
 Drawn by: CBC
 Job: AT TRAIN
 Elevations

BENNETT FARMS LEGACY

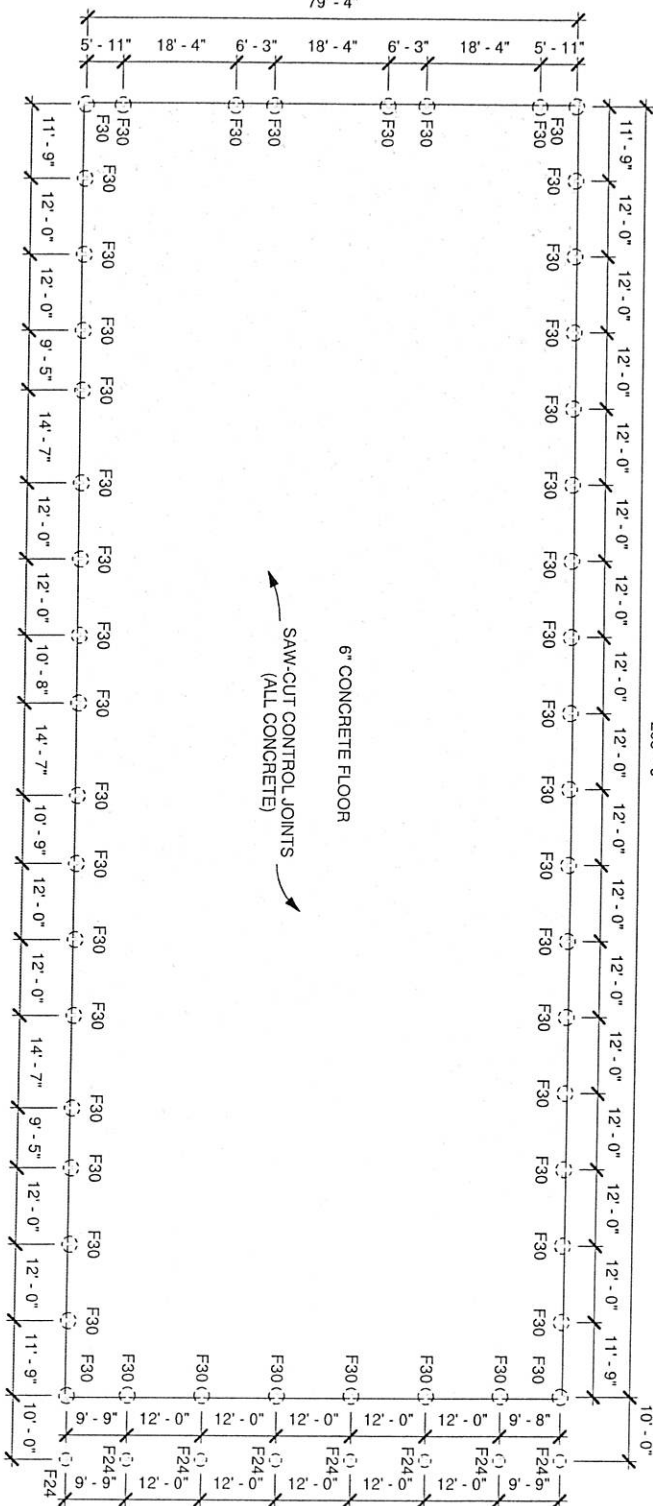
West Weber, UT 84404

ROPER BUILDINGS

DAN SCARBROUGH
 (801) 540-5586

NORTH

79' - 4"



SOUTH
(FRONT OF BUILDING)

FOUNDATION PLAN
1" = 20'-0"

WEST

EAST

203' - 6"

6" CONCRETE FLOOR
SAW-CUT CONTROL JOINTS
(ALL CONCRETE)

- PIERS:**
 1. F24: 24" DIA. X 36" DEEP CONCRETE PIER.
 2. F30: 30" DIA. X 54" DEEP CONCRETE PIER.

BENNETT FARMS LEGACY

West Weber, UT 84404

ROPER BUILDINGS

DAN SCARBROUGH
(801) 540-5586

Date: 7/2/2020

Scale: 1" = 20'-0"

Drawn by: CBC

Job: AT TRAIN

Foundation Plan

A3

1178

3500 W ST

1051 S 3500 W

1231

SOUTHERN PACIFIC RAILROAD RR

76 FT

0.4ac
562.0ft

B: 201328

30

1200 S ST 250 S



Weber County

Weber County Agricultural Building Permit Exemption Application

Owner's Name Bennett Farms Legacy LLC		Date July 2, 2020	Phone Number 8019406339	
Owner's Mailing Address 4790 W 500 S Ogden UT 84404				
Property Building Address 3500 W 12th Street Ogden UT 84404				
Parcel ID Number 15 058 0032 * 15 060 0165	Parcel Area (Acres) 5.65 acres	Zoning	Building Footprint 80' x 200'	Building Height 32'
Description/Use of Structure onion/produce storage				

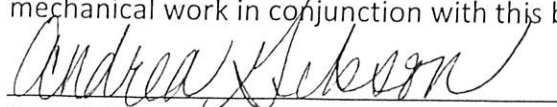
Qualifying Conditions:

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

Andrea Gibson
Print name

7-2-2020
Date

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	138004

Receipt Date
07/02/20

Received From:
Andrea Gibson

Time: 15:45:2
Clerk: amorby

Description	Comment	Amount
ZONING FEES	Land Use Permit	\$60.00

Payment Type	Quantity	Ref	Amount
CHECK		1402	

AMT TENDERED: \$60.00

AMT APPLIED: \$60.00

CHANGE: \$0.00

