



# 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: LUP372-2020**

Permit Type: Structure  
Permit Date: 10/15/2020

### Applicant

**Name:** Seth Hadlock  
**Business:**  
**Address:** 3416 E 4100 N  
Liberty, UT 84310  
**Phone:** 801-814-2459

### Owner

**Name:** Same as applicant  
**Business:**  
**Address:** , UT  
**Phone:**

### Parcel

**Parcel:** 220120009  
**Zoning:** AV-3 **Area:** 3.75 **Sq Ft:**  
**Address:** 3416 E 4100 N EDEN, UT 84310

**Lot(s):** **Subdivision:**  
T - R - S - QS: 7N - 1E - 20 -

### Proposal

**Proposed Structure:** Ag storage, hay  
**Proposed Structure Height:** 18  
**# of Dwelling Units:** 1  
**# Off Street Parking Reqd:** 0

**Building Footprint:** 912  
**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:** Across front lot line  
**Greater than 4218 ft above sea level?** Yes  
**Additional Setback Reqd. ?** N/A  
**> 200 ft from paved Road?** N/A  
**Culinary Water District:** N/A

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

### Comments

Any outdoor lighting must be shielded or recessed so that no outdoor lighting can be seen from off the property.

✓ *Lot, irregular shaped.* The term "irregular shaped lot" means any building lot whose boundaries are:

Comprised of three or more than four lot lines;

A lot in which the side lot lines are not radial or perpendicular to the front lot line; or

In which the rear lot line is not parallel to the front lot line.

Where an irregular shaped lot occurs, the interior angle of intercepting lot lines with an angle of 135 degrees or greater shall be considered the same lot line and yard designation. If the angle is less than 135 degrees, the yard designation shall be determined to be different and the applicable yard requirements would apply.



**Weber County**

Weber County Agricultural Building Permit Exemption Application

Owner's Name		Date	Phone Number		
Seth & Shandel Hadlock Family Trust		10/09/20	801-814-2459		
Owner's Mailing Address					
3416 E 4100 N Liberty UT 84310					
Property Building Address					
3416 E 4100 N Liberty UT 84310					
Parcel ID Number	Parcel Area (Acres)	Zoning	Building Footprint	Building Height	
22-012-0009	3.75	Residential/ Agriculture	912 sq ft	18 ft	
Description/Use of Structure					
Agricultural out building for hay and 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.

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.

SETH HADLOCK      Shandel Hadlock

Owner's Signature  
Seth Hadlock & Shandel Hadlock

10/09/20  
Date

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.*

41U

410.96'

3.75 AC±

116.7'

N01°10'37"W

190.54'

90.00'

KEVIN S PARSON  
& wf REBECCA S

220120018

94.20'

S0°35'40"E 18,075 SQ.FT.

60.00' 32.68' S0°35'40"E

71.00'

110.89'

KEVIN S PARSON & wf REBECCA S  
21,261 SQ.FT. 2201200

38'x24'

20'

N86°18'12"E

20'

10'

5' H

121'

N02°5

N00°35'42"W

312.05'

3462 E

150.01'

4100 NO. ST.