

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

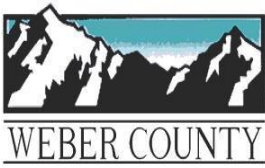
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record will be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



OGDEN VALLEY PLANNING COMMISSION

MEETING AGENDA

October 22, 2024

Premeeting 4:30pm/Regular Meeting 5:00 pm



- ***Pledge of Allegiance***
- ***Roll Call:***

1. **Minutes:** September 24, 2024

2. **Administrative items:**

2.1 CUP 2023-10: A request for approval of a conditional use permit for an Agri-tourism operation called the High Mountain Orchard.

Presenter: Felix Lleverino

4. **Public Comment for Items not on the Agenda:**

5. **Remarks from Planning Commissioners:**

6. **Planning Director Report:**

7. **Remarks from Legal Counsel**

Adjourn to Worksession

WS1: Discussion regarding a development agreement proposal for future phases (Phases 2-22) of the Gateway Estates Subdivision.

The meeting will be held in person at the Weber County Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

& Via Zoom Video Conferencing at <https://webercountyutah.zoom.us/j/89622241014> Meeting ID: 896 2224 1014

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761

Minutes of the Work Session of the Ogden Valley Planning Commission for September 24, 2024. To join the meeting, please navigate to the following weblink at <https://webercountyutah.zoom.us/j/81804940585>, the time of the meeting, commencing at 5:00 p.m.

Ogden Valley Planning Commissioners Present: Janet Wampler (Chair), Jeff Barber (Vice Chair)-on Zoom, Jeff Burton, Bryce Froerer, David Morby, Mark Schweppe, Trevor Shuman.

Staff Present: Charlie Ewert, Planner; Tammy Aydelotte, Planner; Courtlan Erickson, Legal Counsel; Marta Borchert, Office Specialist.

- **Pledge of Allegiance**

- **Roll Call:** Chair Wampler conducted roll call and indicated all Commissioners were in attendance, with Vice Chair Barber participating via electronic means.

1. Minutes: August 6 and 27, 2024.

Chair Wampler offered suggested edits to both the August 6 and 24 minutes; she noted that there are members listed in attendance that were not actually present, and staff members who are no longer employed by the County are still listed in the list of staff present. For the August 27 minutes, she requested a content change to replace the term "Planning Director" to "Land Use Authority" in the motion for agenda item 3.2 of that meeting.

Commissioner Burton then noted that on August 6, the minutes of the June 25 meeting were considered, but were tabled because Commissioner Wampler wanted to provide amendments. Commissioner Wampler stated that is correct, and she has not yet submitted her amendments to staff. Commissioner Burton stated that those minutes are not approved and should be brought back to a future meeting for consideration.

There were no additional changes to the minutes and Chair Wampler declared them approved as amended.

Chair Wampler then called for declarations of conflicts of interest; no declarations were made.

Chair Wampler then asked if the Commission would like to move consent items listed on tonight's agenda to the Administrative Items section of the meeting.

Commissioner Shumun moved to amend the agenda to move consent items 2.1 and 2.2 under administrative items. Commissioner Schweppe seconded the motion, all voted in favor.

2. Administrative Items:

2.1 CUP 2024-10: Request for approval of a conditional use permit for a new sewer lift station that will be owned and operated by Powder Mountain Water and Sewer Improvement District. Project is located at 4477 N 4000 E, Eden UT, within the Common Area boundaries of the Sheep Creek Cluster Subdivision.

A staff memo from Planner Aydelotte explained the applicant is requesting approval of a conditional use permit for the installation of a sewer lift station a "public utility substation" The proposed new infrastructure will replace an existing lift station and main line through the Sheep Creek Common Area. The FV-3 Zone allows a "public utility substation" as a conditional use. The proposal has demonstrated that the operation will comply with the applicable regulations, with reasonable conditions imposed. The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the Planning Commission to review and approve applications for conditional use permits and design reviews. Ms. Aydelotte summarized staff's analysis of the application to determine conformance with the General Plan, zoning guidelines, conditional use regulations, and design review requirements. She concluded staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements and is based on the following condition:

1. Any work within the ROW will need an excavation permit.

This recommendation is based on the following findings:

1. The proposed use is allowed in the FV-3 Zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Commissioner Morby asked where the pump station is located. Ms. Aydelotte stated for those that are familiar with where the Sheep Creek Cluster Subdivision is located, the pump station is located within their common area on the west side of 4000 East; the main line that is being replaced will be buried under the ground and run to the east. Commissioner Burton asked Ms. Aydelotte to identify the location on a map, which Ms. Aydelotte did using materials included in the staff report. Commissioner Burton asked where the sewer line runs to once it leaves the pump station. Ms. Aydelotte stated that Powder Mountain Water and Sewer has provided to her their infrastructure modification plans; she identified the location of the lift station and the road under which the sewer line will be installed. She deferred to a representative of Powder Mountain Water and Sewer to answer detailed questions.

Chair Wampler invited input from the applicant. Roy Watson, Manager of Powder Mountain Water and Sewer, indicated the existing sewer system has been in place since 1980; this is not a new project, but rather a project to repair/replace the existing lift station. The current lift station is outdated and is creating a risk for the community and the lift station is intended to serve the Sheep Creek area. This project will also potentially eliminate two other outdated lift stations that are also presenting a risk to the community. This will modernize the sewer infrastructure at the subdivision, and he is grateful the County Commission was willing to allocate American Rescue Plan Act (ARPA) funding for the project. The Homeowners Association (HOA) has identified the best location for the lift station; they wanted to relocate the lift station to a common area further to the north of the current site, and the cost of the improvements are approximately \$1.5 million. The pump station is must more robust and will keep the odors of the sewer system contained underground to prevent any nuisances to residents.

Chair Wampler inquired as to the locations of the other two pump stations that will be eliminated as a result of this project. Mr. Watson stated they are located in more remote locations further up the hill near the sewer lagoons; they are outdated and somewhat dangerous. He briefly discussed future sewer plans that would ultimately result in replacement of the sewer lagoons responsive to desires of the State of Utah.

Commissioner Schweppe asked what becomes of the water that is discharged into the lagoons, to which Mr. Watson answered it evaporates. Two other ponds are present for overflow when needed. There was brief discussion about sewer treatment processes in the Ogden Valley and the anticipated longevity of the new pump stations that are being pursued by the District.

Commissioner Burton asked if the exterior treatment of the building complies with the City's zoning ordinance or building code. Ms. Aydelotte stated that the plans were not clear that the material is a textured CMU product; staff has indicated that the material needs to be a rolled stone rather than a textured CMU. Principal Planner Ewert agreed and added that the HOA Board for the subdivision must also review the exterior material, and staff will work with the HOA and the applicant to ensure compliance. Commissioner Burton wondered if textured CMU is an in-demand building product and if the County's building regulations should be amended to allow it. Mr. Ewert stated that the County's regulations were intended to disallow the product; however, on this type of building project, he is not sure that the product would be problematic. He would be concerned about using the material on a larger building. Mr. Watson stated that he has communicated with the HOA Board and asked that they provide direction regarding the material they would like the District to use, and this is actually what they chose because they like the look of it. He stated he is willing to change to the rolled stone mentioned by Ms. Aydelotte, however.

Chair Wampler invited public input. There were no individuals appearing to be heard.

Commissioner Shuman stated he would be willing to allow the textured CMU product if that is what the HOA asked for. Mr. Ewert stated that staff was reviewing the design review code and conditional use permit code to determine if the Commission has latitude to allow a building product that is not permitted by those codes. Legal Counsel Erickson stated that the Planning Commission is under no obligation to defer to an HOA Board or other committee that is recommending something that violates the County's codes. The Code specifically states that block CMU shall not be considered acceptable material unless it is specially colored and textured to give the appearance of natural, rough stone. Mr. Ewert stated that if the Commission feels that split face CMU meets that definition, they can approve the application as submitted. Chair Wampler stated that she feels strongly that the Commission should abide by the County's codes given that public (ARPA) funds are being used for this project. Mr. Erickson noted

the Commission could chose not to address the building material aspect of the application and allow the Planning staff to determine whether the design of the building complies with County codes.

Commissioner Shuman moved to approve CUP 2024-10, conditional use permit for a new sewer lift station that will be owned and operated by Powder Mountain Water and Sewer Improvement District, project location 4477 N 4000 E, Eden UT, within the Common Area boundaries of the Sheep Creek Cluster Subdivision, subject to all review agency requirements and conditions of approval and based upon the findings listed in the staff report. Commissioner Barber seconded the motion. Commissioners Barber, Burton, Froerer, Schweppe, Shuman, and Wampler voted aye. Commissioner Morby voted nay (Motion carried on a vote of 6-1).

2.2 CUP 2024-12: Request for approval of a conditional use permit for a new booster pump and well house for water monitoring, located at 3140 E 5300 N, Liberty, UT, 84310.

A staff memo from Planner Aydelotte explained the applicant is requesting approval of a conditional use permit for the installation of a booster pump station and water monitoring (SCADA) system, a “public utility substation”. The proposed new infrastructure will replace an existing lift station and main line through the Sheep Creek Common Area. The AV-3 Zone allows a “public utility substation” as a conditional use. The proposal has demonstrated that the operation will comply with the applicable regulations, with reasonable conditions imposed. The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews. Ms. Aydelotte summarized staff’s analysis of the application to determine conformance with the General Plan, zoning guidelines, conditional use regulations, and design review requirements. She concluded staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

1. The proposed use is allowed in the FV-3 Zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Chair Wampler stated this project is also being funded with American Rescue Plan Act (ARPA) funds.

Ms. Aydelotte facilitated a review of the site plan for the subject property to identify the current buildings and the site where the new building will be located. Commissioners asked questions about the service area that the booster pump and well house will serve, and Ms. Aydelotte deferred to Liberty Pipeline to answer those questions.

Chair Wampler invited input from the applicant.

Jami Hadlock stated she is the President of the Liberty Pipeline Board. Commissioner Schweppe asked if there will be a generator at the pump station. Ms. Hadlock answered no; she noted the plan is to replace the existing building with a more solid, permanent building. The Willow Creek well is also being refurbished and the well housing and SCADA system will be located inside the pump house. All water sources will run into the pump house and will then be directed to service areas as needed.

Commissioner Shuman inquired as to the building materials to be used on this pump house, to which Ms. Hadlock answered textured concrete brick similar to the building that was built in Durfee Creek.

Chair Wampler invited public input. There were no individuals appearing to be heard.

Commissioner Burton moved to approve CUP 2024-12, a conditional use permit for a new booster pump and well house for water monitoring, located at 3140 E 5300 N, Liberty, UT, 84310 subject to all review agency requirements and conditions of approval and based upon the findings listed in the staff report, with one modification to the second finding to read as follows: because mitigation of any detrimental effects can and will be accomplished. Commissioner Shuman seconded the motion.

There was brief discussion among the Commission and staff regarding the finding stated by Commissioner Burton and whether that is enforceable or can be adequately interpreted by legal counsel. Commissioner Burton suggested that staff should always include a finding when making a recommendation regarding a CUP that if any detrimental effect is present or arises in the future,

it must be mitigated by the applicant, or the CUP can be revoked. Mr. Ewert stated he will discuss that with staff and consider the recommendation for future CUP applications.

Commissioners Barber, Burton, Froerer, Morby, Schweppe, Shuman, and Wampler voted aye. (Motion carried on a vote of 7-0).

3. Administrative Items:

3.3 CUP 2023-07: Request for a conditional use permit for an agritourism operation located at 4661 Creek View Drive, Eden.

Staff Presenter: Tammy Aydelotte.

Chair Wampler announced this item was removed from the agenda at the request of the applicant.

3.4 Request for approval of changes to a concept area plan for Area F (The Meadows) as shown in the Executed Zoning Development Agreement for Powder Mountain Development. "Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require an amendment to the ZDA." This is per the 2nd Amendment to the development agreement, recorded 11/30/2022. Staff Presenter: Tammy Aydelotte

A staff memo from Planner Aydelotte summarized the second amendment to the Zoning Development Agreement for the Powder Mountain Development; the amendment allowed for very conceptual development area plans to be amended from time to time administratively versus legislatively. The Land Use Authority shall first determine if any proposed changes to this concept development plan are only slight and inconsequential. The current proposed changes include relocation/elimination of roadways, and changes to product type (eliminating multi-family and proposing only single-family lots/dwellings in this application). Ms. Aydelotte presented maps and plans to identify the proposed changes and noted that this item is connected to the following agenda item; the Commission can choose to take action on each item separately or jointly. The Commission determined to take action separately. Ms. Aydelotte stated the matter before the Commission for this specific item is whether the proposed changes are slight and consequential; if they are not, the applicant must pursue a Development Agreement amendment. She presented the current concept area plan side by side with the proposed concept area plan in order for the Commission to gain a clear understanding of the implications of the changes.

Chair Wampler invited input from the applicant.

Brooke Hunts, Chief Development and Construction Officer for Powder Mountain, stated the plan does not include a change to the overall density in the project area and noted that units to be built in the project area are single family. She had an understanding, based upon the development agreement, that because the changes to the concept plan are so high level, a formal development agreement/concept plan amendment is not needed. The plans are not significantly different, and it would not have been possible to be more accurate or detailed with the concept plan because that is the nature of concept plans. She will try to find a way to avoid this type of situation in the future if additional changes are needed, but she does believe that the changes that are requested tonight are truly slight and consequential.

Commissioner Schweppe stated he believes the only changes pertain to the layout of the roads. Ms. Hunts stated the road system is being simplified.

Chair Wampler stated that it is her understanding that the mixed-use and multi-family uses are being combined into one section rather than remaining separate. Ms. Hunts stated that is correct.

Ms. Aydelotte clarified that the applicant has also requested to amend area D, along with area F; the proposed subdivision straddles both of the development areas within the Powder Mountain resort development.

Commissioner Froerer moved to approve proposed changes to concept area plan for The Meadows (Areas D and F), as proposed changes fall under 'slight and consequential', subject to all review agency requirements and conditions of approval and based upon the findings listed in the staff report. Commissioner Burton seconded the motion. Commissioners Barber, Burton, Froerer, Morby, Schweppe, Shuman, and Wampler voted aye. (Motion carried on a vote of 7-0).

3.5 UVS082224: Request for preliminary approval of Shelter Hill Subdivision, a 39-lot subdivision located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310. Accompanying this application is a request to approve a modified concept area plan. Staff Presenter: Tammy Aydelotte

Planner Aydelotte stated this item relates to the previous agenda item; the Planning Division recommends preliminary subdivision approval of the Shelter Hill Subdivision, conditioned upon the Planning Commission's determination that the changes to the concept area plan for this portion of the Powder Mountain Development (The Meadow Area) are slight and inconsequential. The proposed subdivision is in the DRR-1 zone and will consist of 39 single-family lots, and 60' wide private roadways. As of the date of this staff report, 229 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded January 14, 2015. Ms. Aydelotte summarized staff's analysis of the application to determine conformance with the General Plan, zoning guidelines, lot area frontage/width and yard regulations, natural hazards overlay zoning criteria, additional design standard and requirements, and review agency recommendations. She concluded staff recommends preliminary approval of the Shelter Hill Subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
2. Approval of the proposed changes to the concept area plan for The Meadow (Areas D and F).
3. Escrow, installation, or a combination of both for required improvements, shall be submitted to the County prior to scheduling for final approval.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Commissioner Froerer stated that the staff report indicates the DRR-1 zone has no minimum area or width requirements for lots and he asked what that means. Ms. Aydelotte stated lot sizes and widths are typically determined by the zoning designation that has been applied to a property; however, in the DRR-1 zone, there are no minimum lot sizes and widths. She indicated that the applicant could provide the Commission with information about the building product types they intend to offer in this project. Commissioner Schweppe stated that his concern is whether property owners will desire to build a bigger home than what is allowed, but that is unclear. He inquired as to the topography of the land in this project area. Ms. Aydelotte stated she will allow the applicant to answer that question; however, she is aware that there are many irregular shaped lots in the project area with recorded easements that limit the buildable area of the lot. This led to discussion about the potential for future landowners to seek a variance from the Board of Adjustment relative to the manner in which they wish to develop their lot.

Legal Counsel Erickson pointed out that this application also relates to area D, as well as area F.

Chair Wampler invited public input. She noted that this is an administrative item, and the Commission will be restricted to considering whether the application conforms with the General Plan and Land Use Code.

Ron Gleeson stated it is clear that the access to trails in this area will be maintained; however, page two of the application materials indicate that a portion of Summit Pass Road is intended to be private. The current access to the nearby trail is from a parking area that is very close to the village ski lift. He asked if the parking area will still be maintained and if the public will be able to park in that area and access the trail.

There were no additional persons appearing to be heard.

Chair Wampler asked the applicant to answer Mr. Gleeson's question. Brook Hunts stated that the area referenced by Mr. Gleeson may be temporarily closed in the future as improvements are underway in the area, but the intent is for public access to the area to be maintained. There are also plans to add to and enhance the public trail system in the area and find other opportunities for the public to gain access to those areas.

Commissioner Morby moved to approve UVS082224, preliminary approval of Shelter Hill Subdivision, a 39-lot subdivision located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310. Accompanying this application is a request to approve a modified concept area plan, subject to all review agency requirements and conditions of approval and based upon the findings listed in the staff report, and with the stipulation that the applicant examine the density and increase the square footage of the single units.

The motion died for lack of a second.

Ms. Hunts reapprached and referred to the plat for the project area; she commented on plans to include in the design guidelines for the project limitations on the ability of a future property owner to seek a variance regarding the development of their lot. Additionally, the HOA for the project area has approval authority over any adjustment to the buildable area of a lot. The smallest lot in the project area are just under a half-acre and the remainder are all larger than that.

Commissioner Froerer asked if the area referenced by Ms. Hunts is relatively flat. Ms. Hunts answered yes; it is the flattest area of the project and should be very easy to develop. She acknowledged the need for adequate setbacks for building on the lots in order to preserve view corridors and ensure the development is aesthetically pleasing.

Commissioner Burton asked who will determine the building envelope of each lot. Ms. Hunts stated that will be part of the work done by the HOA on the design guidelines for the project area. Commissioner Burton asked if the building envelope will be shown on the plat. Ms. Hunts answered no; this will help to provide flexibility to the HOA and future landowners. Commissioner Burton asked if a potential buyer would have clear communication regarding the building envelope on the property they are interested in purchasing. Ms. Hunts answered yes; a buyer will receive a copy of the design guidelines that identify the building envelope. However, if the Commission wants to include the building envelope on the final plat for the project area, she is agreeable.

Commissioner Froerer moved to approve UVS082224, preliminary approval of Shelter Hill Subdivision, a 39-lot subdivision located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310. Accompanying this application is a request to approve a modified concept area plan, subject to all review agency requirements and conditions of approval and based upon the findings listed in the staff report, and with the additional condition that the building envelope for each lot be included on the final plat for the project.

Commissioner Schweppe offered a friendly amendment to clarify that the proposed changes to the concept plan apply to areas D and F. Commissioner Froerer accepted the friendly amendment. Commissioner Schweppe seconded the motion. Commissioners Barber, Burton, Froerer, Morby, Schweppe, Shuman, and Wampler voted aye. (Motion carried on a vote of 7-0).

4. Public Comment for Items not on the Agenda:

There were no public comments.

5. Remarks from Planning Commissioners:

Commissioner Burton noted that for future applications similar to items 3.4 and 3.5 on tonight's agenda, it would be helpful if staff provides a side-by-side comparison of the current version of a plan along with the proposed changes to the plan. Chair Wampler agreed.

6. Planning Director Report:

Planning Director Grover was not present.

7. Remarks from Legal Counsel

Legal Counsel did not provide remarks.

**Commissioner Morby moved to adjourn, all voted in favor.
The meeting adjourned at 6:47 p.m.**

Respectfully Submitted,
Cassie Brown
Weber County Planning Commission



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: CUP 2023-10 - Consideration and/or action on a conditional use permit for an Agri-tourism operation called the High Mountain Orchard.

Agenda Date: Tuesday, October 22, 2024

Applicant: Tyson Lloyd, Owner

Property Information

Approximate Address: 9356 E 200 S, Eden, UT, 84310

Project Area: 96.5 acres

Zoning: Agricultural Valley (AV-3), Forest (F-5)

Existing Land Use: Residential, agricultural

Proposed Land Use: Agri-tourism

Parcel ID: 21-22-0050, 21-011-0005, 21-011-0006

Township, Range, Section: T6N, R2E, Sections 9, 16

Adjacent Land Use

North:	Vacant	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: TA

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 2 (AV-3 Zone)
- Weber County Land Use Code Title 104 Chapter 28 section 3 Important Wildlife Habitat Areas
- Weber County Land Use Code Title 108 Chapter 4 Conditional Uses
- Weber County Land Use Code Title 108 Chapter 8 (Parking and Loading)
- Weber County Land Use Code Title 108 Chapter 21 Agri-tourism

History

This application is vested under the agri-tourism code dated June 2023. The code which this application is vested under is attached as Exhibit E.

Summary and Background

The applicant is requesting approval of a conditional use permit for an agri-tourism operation fronting on Highway 39. The operation would be centered around sustainable agricultural and community engagement.

The long-term vision of the operation includes a u-pick field that grows fruits, berries, and vegetables. The u-pick operation would invite members to participate in the harvest. A health farm with a two-story pole barn will serve as an area for indoor produce processing and accommodations for seasonal workers. A motor-coach caravan area will offer visitors a place to park and sleep in recreational vehicles when visiting.

Tree windbreaks will be planted in areas along the boundaries of the property to reduce evaporation, invite wildlife habitation and mitigate potential disturbances to the neighboring properties.

Analysis

General Plan: The Ogden Valley General Plan identifies the property a significant open space area important for preservation.

Zoning: The subject property is located within the Agricultural Valley AV-3 zone, further described in LUC §104-2-1 as follows:

"The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

- 1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
- 2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
- 3. Direct orderly low-density residential development in a continuing rural environment.*

Design Review: A review of the general layout and appearance is complete to ensure that the agri-tourism operation would not impair the orderly and harmonious development of the neighborhood. The applicable design review criteria that are not covered by a conditional use review are as follows:

Outdoor advertising: The applicant intends to install a ground sign at the entrance. Following approval of the sign plan the conditional use permit acts as the permitting document.

Landscaping: An agri-tourism operation is exempt from this section.

Building and Site Layout: The owner intends to develop a Health Farm and a two-story pole barn. The pole barn will be used for processing farm produce and accommodating housing for seasonal workers. The locations of the new structures will comply with the minimum yard set-backs of the zone code. The location of the motor coach and caravan area site were selected to be close to the agricultural areas, to minimize their visibility from the highway, and to create a peaceful setting for the visitors.

Before operating any commercial uses within existing or new buildings, proper permitting and inspections must be completed. Structures built for this operation must be inspected and permitted by the Weber County Building and Planning Division before the operation can begin.

Agri-tourism Applicability and Review: The owner has plans to offer agricultural education and activities. See Exhibit A for the narrative and the list of requested uses.

Agri-tourism will take place on a property that has a combined total of 95.7 acres. The animal grazing site will occupy the northern portion of the property which is mostly hillside. The approximate 29 acres south of the canal are currently being farmed, the remaining 66 acres is used for grazing.

The activities requested by the owner are included with the acreage-based agricultural activities listed in the agri-tourism code under an operation that has 80+ acres.

- **Hours of operation:** LUC §108-21-3(9) states that "Agri-tourism uses/activities, not including residential overnight accommodations and/or those conducted within a completely enclosed building, shall be limited to operating during the daily hours of 8:00 AM to 10:00 PM.
- **Number of daily guests:** 20-30 patron daily
- **Outdoor Lighting:** No exterior lighting is planned for the operation, however, upon applying for building permits the owner will submit an outdoor lighting plan compliant with the Outdoor Lighting Code.
- **Visitor Parking:** The Parking lot is designed to accommodate for approximately 60 vehicles. According to section 108-8-7 (b) agri-tourism operations are exempt from the pavement and asphalt requirement.

Conditional Use Review: Agri-tourism is conditionally allowed in the AV-3 Zone and the F-5 Zone. A Planning Division review has been conducted to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects.

Conditional Use Standards: The planning commission shall consider the following points as a basis for issuing additional conditions that would mitigate harmful impacts to the surrounding area:

Considerations relating to traffic safety and traffic congestion: There is currently one entry point to this property, the construction of an additional entry and the improvement made to the existing entrance shall be made according to the requirements from UDOT and an access permit is required before issuance of a conditional use permit. The UDOT access design criteria are found in Exhibit C.

Standards relating to infrastructure, amenities, and services: Culinary and septic system infrastructure exist for the single-family dwelling. If the owner intends to build additional structures with additional habitable space and sanitary facilities for the visitors, approval from the Health Department is necessary for an additional septic system and a water well. If approved, this operation may commence with the current facilities in place however, the owner understands that approval for uses that require additional infrastructure, such as the construction of permanent structures, expanded parking, or sanitation facilities, will be subject to obtaining the necessary permits and inspections from the Weber-Morgan Health Department, Weber County Fire Marshal, and Engineering Department. No high-impact or infrastructure-dependent uses shall commence until all required approvals and inspections for those specific uses are obtained.

Standards relating to the environment: Impact to the environment will be minimal for area intended for development. The agricultural operations that are currently taking place are in conformity with the intended uses specified by the Agricultural Valley (AV-3) Zone.

Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan: The surrounding area is largely occupied by agricultural and residential uses. This operation does include some small commercial related elements centered around agri-tourism that can be sufficiently mitigated through landscape screening, and shoulder improvements to Highway 39. The Planning Division also recognizes that the nature of this operation is cohesive with the surrounding uses.

Standards relating to performance: As stated in the owner's narrative, Tyson Lloyd is a longtime producer of vegetables who shares his vision of sustainable farming and land stewardship with Hans Ehrbar, the previous owner.

Standards generally: The Planning Commission may apply additional conditions that would mitigate harmful impacts to the surrounding area.

Review Agencies:

The County Engineering Department has posted several comments related to site preparations and permitting.

The Planning Division comments are addressed in writing as seen in Exhibit C, with conditions stated in the Staff's recommendation.

Michelle Cook from the Weber-Morgan Health Department requires that food handler's permits are obtained for restaurants, food concessions, bakeries, or food trucks.

The Fire Marshall will require that additional information regarding fire protection. The access road will need to be designed and approved to support 75,000 lbs year-round.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2023-10, a conditional use permit for an agri-tourism operation identified as the High Mountain Orchard located at 9356 East 200 South, Huntsville, UT. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The sign may be placed no closer than ten feet from the property line adjacent to a street.
2. Access construction requirements from UDOT must be followed
3. The owner shall obtain the appropriate permits.
4. The owner applies for and keeps a valid business license
5. All Weber County Engineering requirements are satisfied.
6. All Fire Marshal requirements are satisfied.
7. All Weber-Morgan Health Department requirements are satisfied before infrastructure-dependent uses shall commence.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will protect and preserve agricultural property in Weber County.
3. The proposed use will not be detrimental to public health, safety, or welfare.
4. The proposed use will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment or the general area to negatively impact surrounding properties and uses.

Exhibits

- A. Narrative
- B. Site Plan
- C. UDOT documents
- D. Example photos
- E. Applicant Response

Map 1

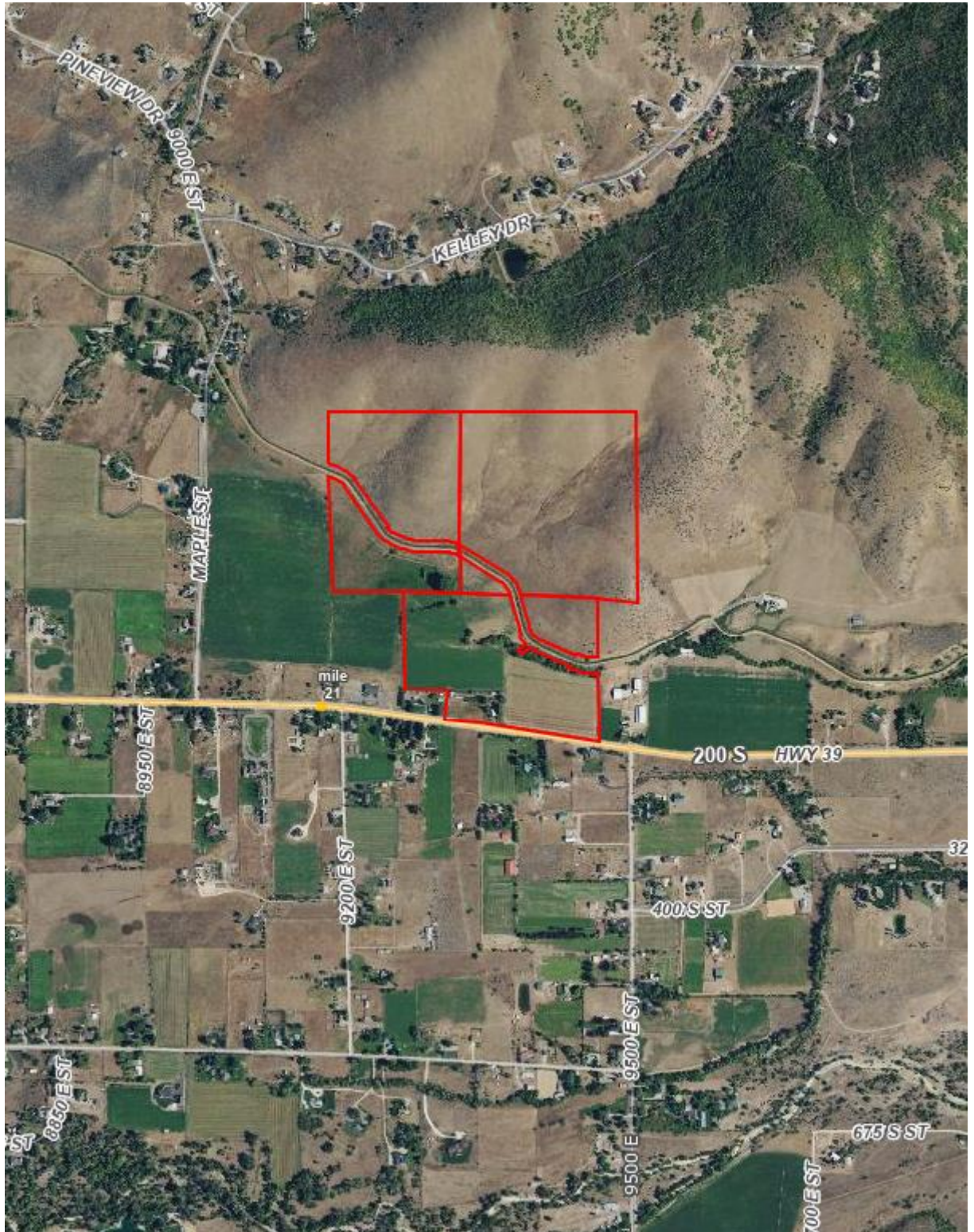


Exhibit A

High Mountain Orchard Agritourism CUP Narrative

Vision:

Welcome to High Mountain Orchard! Our journey embodies a vision that, while requiring time and effort to fully realize, is deeply rooted in a commitment to sustainable agriculture and community engagement. Before investing our resources, we prioritize securing the necessary regulatory approvals, ensuring a clear path forward for our endeavor.

Inspired by Weber County's advocacy for agritourism (Chapter 108-21 Agri-Tourism), we have crafted a comprehensive vision that aligns with these principles. Tyson Lloyd's journey in vegetable farming began in Uintah City five years ago, spanning several parcels of borrowed land, including that of Jacqueline's relatives with a century-old heritage. Recognizing the temporary nature of borrowed land, we embarked on a search for a permanent farm within a convenient distance from Jacqueline's workplace at McKay D Hospital.

After extensive research and outreach, we were fortunate to acquire 96.5 acres of land from Hans Ehrbar, who shared our vision of preserving agricultural heritage. Our goal is to transform this land into a beacon of sustainable farming and land stewardship, ensuring its vitality for generations to come.

Presently, our farm primarily yields alfalfa and grass hay, albeit with limited productivity and high water consumption. Our aim is to enhance productivity by transitioning towards perennial food crops and greenhouses, thereby reducing water usage and fostering wildlife habitat. Plans include establishing u-pick berry and fruit operations, alongside elderberry cultivation, while also partnering with rotational grazers for cattle management.

To further connect with our community, we plan to introduce a Community U-Pick Club, inviting members to participate in the harvest of berries, apples, and other produce. This club will not only foster a deeper connection between people and their food sources but also create a shared sense of ownership and pride in the land.

Additionally, we envision the development of a Health Farm and a two-story pole barn. The pole barn will serve dual purposes: processing farm produce and providing accommodation for seasonal workers. The Health Farm will serve as a community hub for education on farming, well-being, and physical health, fostering connections between visitors, food, and nature.

We also plan to include a motor coach caravan area, offering a unique experience for travelers to stay on the farm, immerse themselves in the agricultural lifestyle, and explore the surrounding areas. Alongside this, we will establish a farm store, providing visitors with fresh produce, homemade goods, and other local products, further enhancing their connection to the farm and the local food economy.

To enhance the property's sustainability and aesthetics, we will establish vegetative windbreaks along its boundaries, conserving water, supporting wildlife, and preserving scenic beauty. This will also mitigate any potential disturbances to neighboring properties.

With a long-term commitment to this land, we aim to pass on our legacy to future generations. This includes plans for a second house to facilitate succession and accommodate our evolving needs. Our approach prioritizes sustainable land use, conserving water and soil while increasing agricultural productivity and enhancing the property's intrinsic value.

While this journey will require time and investment, the Health Farm and our other initiatives will serve as catalysts for realizing our vision. As we work towards our goals, we remain dedicated to the principles of sustainability, community engagement, and responsible stewardship of the land.

Proposed Uses:

Accessory Dwelling Unit	Farm tours	Agritourism Play area
Single family dwelling	Nursery	Agritourism Value added product processing
Motor Coach/Caravan Area	Petting farm/zoo	U-Pick
Community Garden/Rent a Row	Sleigh/hayride	Yoga
Community Supported Agriculture	Special Events	Personal wellbeing classes
Educational Classes	Special Occasions	Personal health classes
Agro-ecology research and education center	agritourism	Agriculture/Farming classes
	U-pick operation/pumpkin patch	
	On-farm store/retail market	

Exhibit B

Site Plan:



Health Farm Offsets:



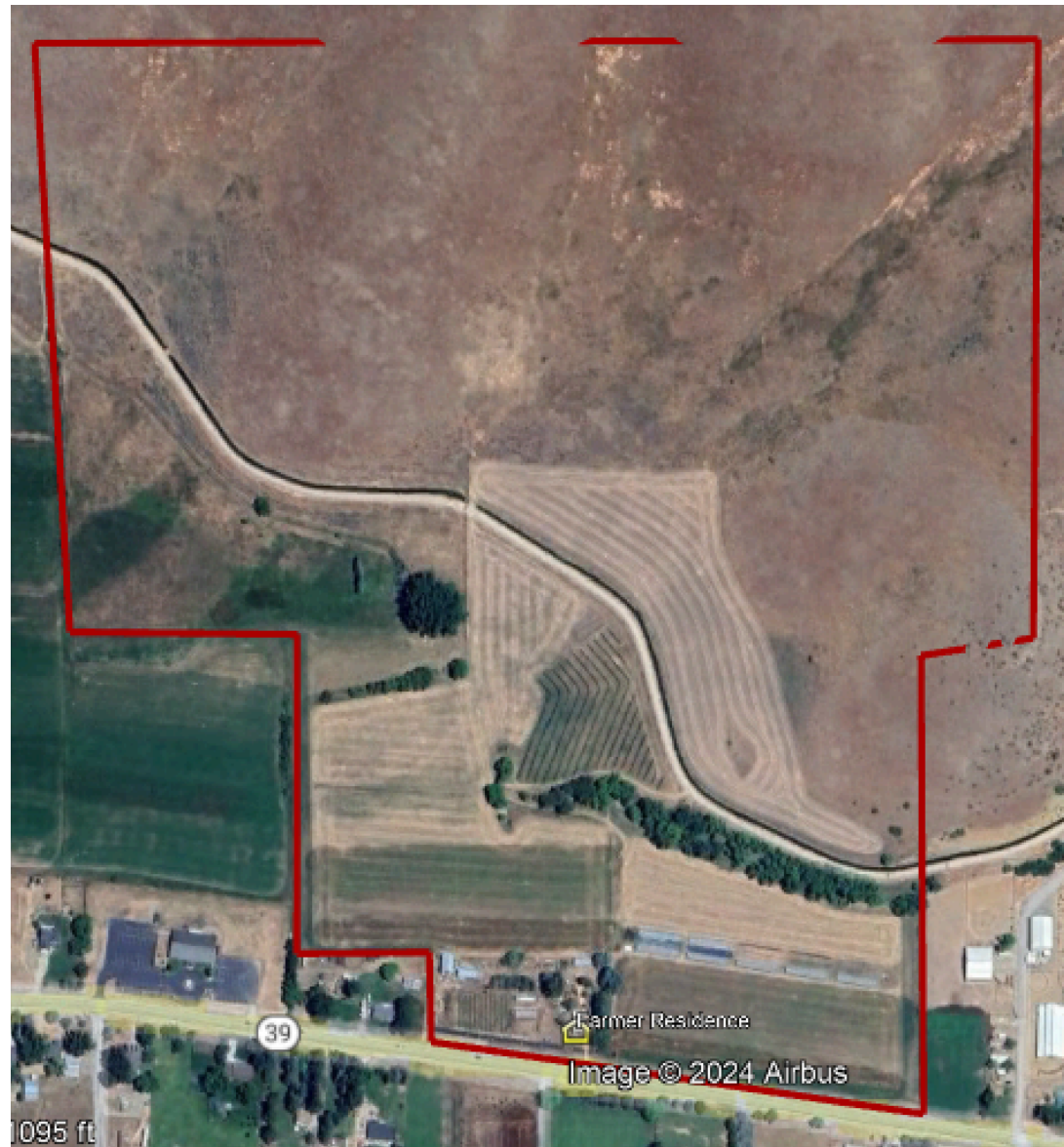
Motor Coach Offsets:



AREC Offsets:



Property Boundary:



Site Plan

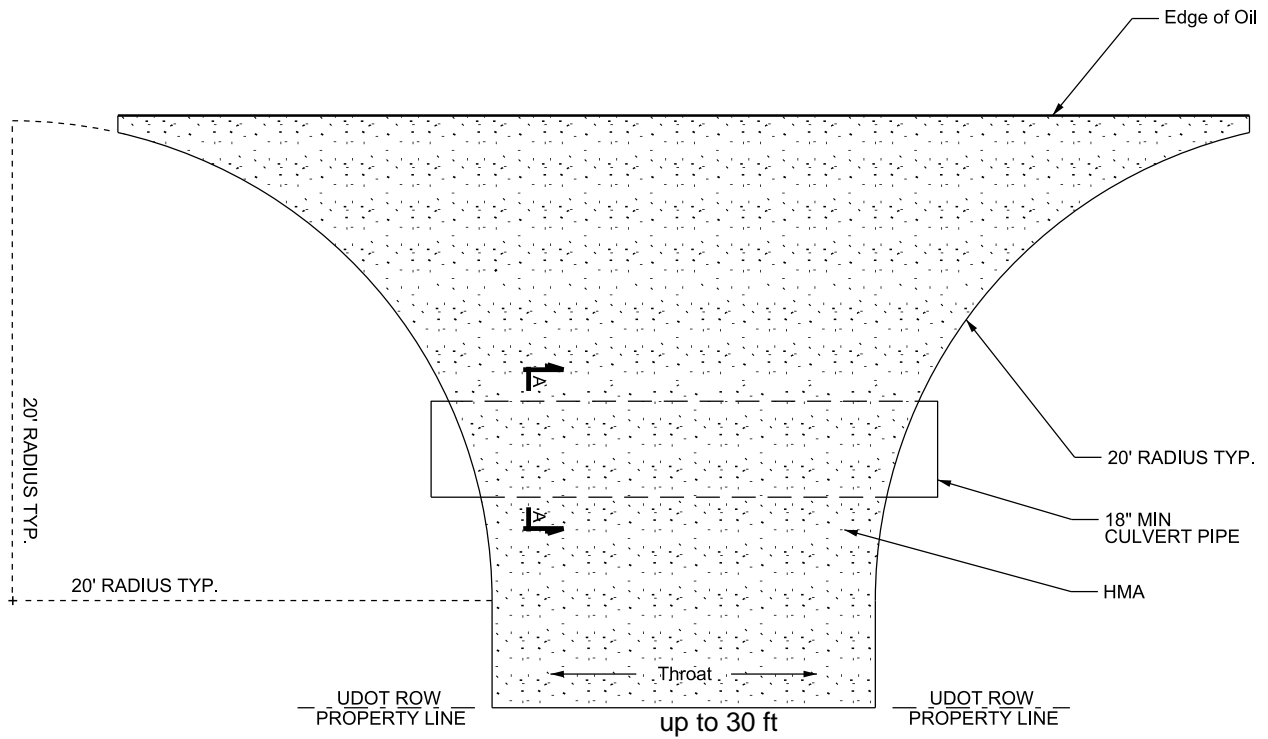
UDOT Notes

1. All construction within the UDOT right-of-way shall conform to the most current UDOT standard (including supplemental) drawings and specifications.
2. The contractor is to obtain an encroachment permit from the applicable UDOT Region Permit office prior to commencing work within UDOT right-of-way. Working hour limitations will be listed in the limitations section of the encroachment permit.
3. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
4. Owner, developer, and contractor are responsible for any damages directly or indirectly within the UDOT right-of-way as a result of development activities.
5. Owner, developer, and/or contractor is required to hire an independent company for all testing within the UDOT right-of-way.
6. All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
7. Comply with the requirements of Utah Code 17-23-14 (Disturbed Corners - County surveyor to be notified – Coordination with certain state agencies).



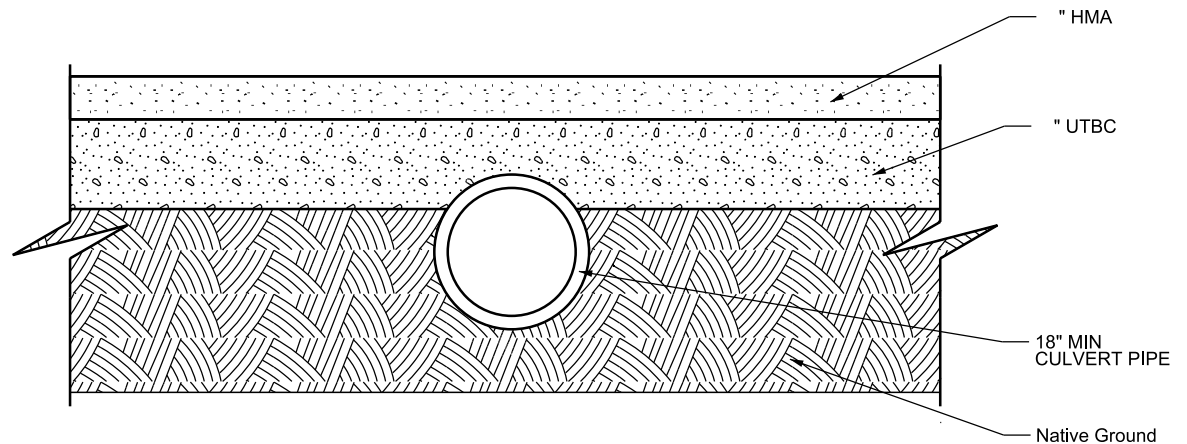
Remove existing
access points
(driveways)

Align new access
points (driveways)
with one or both
existing driveways
across the
highway.



NOTE: End Section required where traffic is closest to the culvert to meet grading requirements.

CULVERT PIPE DETAIL



Section AA

NOTE: HMA may be substituted for rolled rotomill tailings if desired. Owner is responsible for all maintenance of the culvert and asphalt section.

NOTES:
1. PLACE CULVERT IN EXISTING FLOW LINE



TYPE #2 CONNECTOR

CORRUGATED METAL PIPE CONNECTION



STEEL SAFETY END SECTIONS FOR ARCHED PIPE									
PIPE SIZE (INCHES)		MIN METAL THICK INCH/GAUGE	DIMENSIONS (INCHES)						
SPAN X RISE	EQUIV DIA		A	H	W	OVERALL WIDTH	SLOPE = 4	SLOPE = 6	SLOPE = 10
21 X 15	18	0.064/16	8	6	27	43	20	30	70
28 X 20	24	0.064/16	8	6	34	50	40	60	120
35 X 24	30	0.079/14	12	9	41	65	56	84	160
42 X 29	36	0.109/12	12	9	48	72	76	114	210
49 X 33	42	0.109/12	16	12	55	87	92	138	

STEEL SAFETY END SECTIONS FOR CIRCULAR PIPE								
PIPE DIA (INCHES)	MIN METAL THICK INCH/GAUGE	DIMENSIONS (INCHES)						
		A	H	W	OVERALL WIDTH	L		
						SLOPE = 4	SLOPE = 6	SLOPE = 10
18	0.064/16	8	6	24	40	32	48	100
24	0.064/16	8	6	30	46	56	84	160
30	0.109/12	12	9	36	60	80	120	220
36	0.109/12	12	9	42	66	104	156	280
42	0.109/12	16	12	48	80	128	192	

1. PROVIDE SLOTTED HOLES FOR SAFETY BAR ATTACHMENT.
2. NUMBER OF BARS REQUIRED VARIES DEPENDING ON THE LENGTH AND WIDTH OF THE END SECTION.
3. ADD LONGITUDINAL BAR WHEN WIDTH EXCEEDS 30 INCHES. WELD BARS TO CREATE ONE PIECE STRUCTURE.
4. USE GALVANIZED HARDWARE FOR CONNECTIONS.

STEEL SAFETY
END SECTIONS

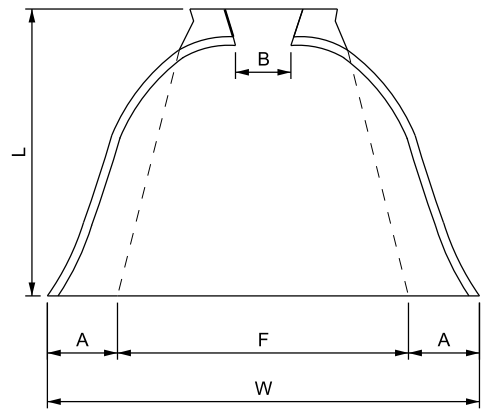
STD. DWG. NO.

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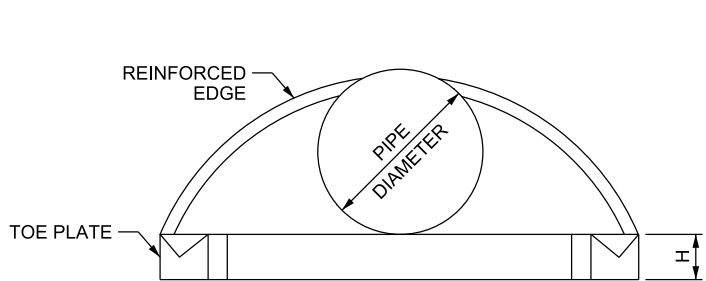
STANDARD DRAWING TITLE

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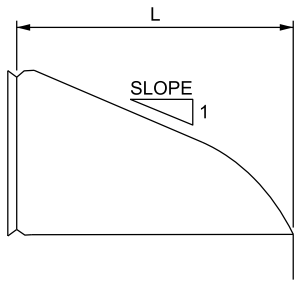
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PLAN



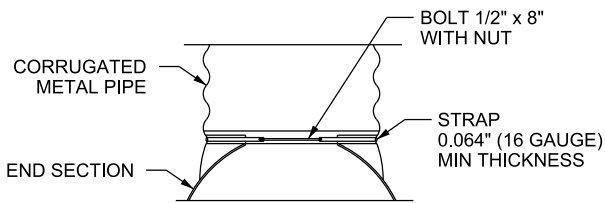
ELEVATION



TYPICAL CROSS SECTION

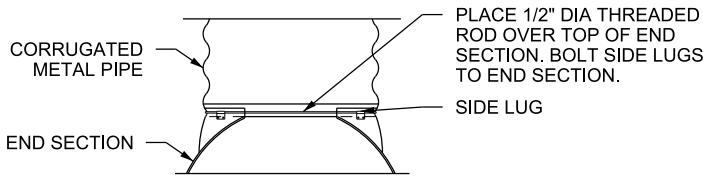
STEEL END SECTIONS FOR ARCHED PIPE									
PIPE SIZE (INCHES)		MIN METAL THICK INCH/GAUGE	APPROX. SLOPE	DIMENSIONS (INCHES)					
SPAN X RISE	EQUIV DIA			A	B	H	F	L	W
21 X 15	18	0.064/16	2	6	11	6	34	24	58
28 X 20	24	0.064/16	2	7	16	6	46	32	66
35 X 24	30	0.079/14	1.9	9	16	6	58	39	72
42 X 29	36	0.079/14	1.9	11	18	7	73	46	88
49 X 33	42	0.109/12	1.8	12	21	9	82	53	105

STEEL END SECTIONS FOR CIRCULAR PIPE								
PIPE DIA (INCHES)	MIN METAL THICK INCH/GAUGE	APPROX. SLOPE	DIMENSIONS (INCHES)					
			A	B	H	F	L	W
18	0.064/16	2.1	7	10	6	34	31	58
24	0.064/16	2.1	9	13	6	46	41	72
30	0.079/14	2.1	11	16	8	55	51	88
36	0.079/14	2	13	19	9	70	60	105
42	0.109/12	2.1	15	25	10	82	69	122



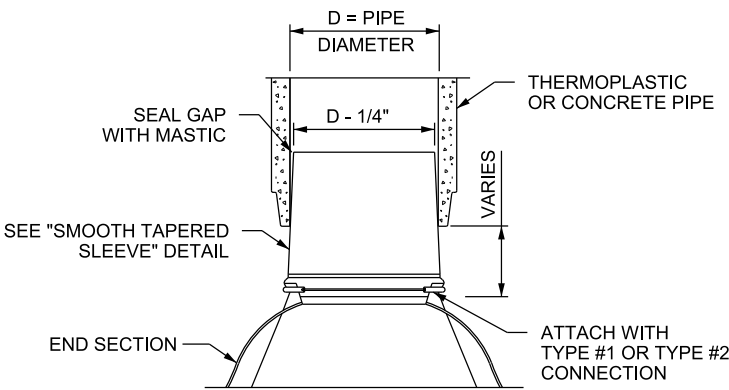
TYPE #1 CONNECTOR

FOR USE ON CORRUGATED METAL PIPE ≤ 24" DIA

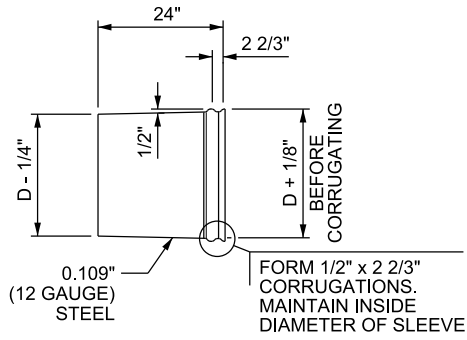


TYPE #2 CONNECTOR

FOR USE ON CORRUGATED METAL PIPE ≥ 30" DIA



THERMOPLASTIC OR CONCRETE PIPE CONNECTION



SMOOTH TAPERED SLEEVE

- NOTES:
- DO NOT USE THESE END SECTIONS WITHIN THE CLEAR ZONE.
 - DIMENSIONS OF END SECTION CAN VARY FROM THOSE SHOW IN THE TABLES DUE TO DIFFERENT MANUFACTURER'S CONFIGURATIONS.
 - USE GALVANIZED HARDWARE FOR CONNECTIONS.

REVISIONS

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL
CHAIRMAN STANDARDS COMMITTEE
APPROVED
DEPUTY DIRECTOR

STEEL END SECTIONS

STANDARD DRAWING TITLE

STD. DWG. NO.
DG 7

2023 Standard Drawing

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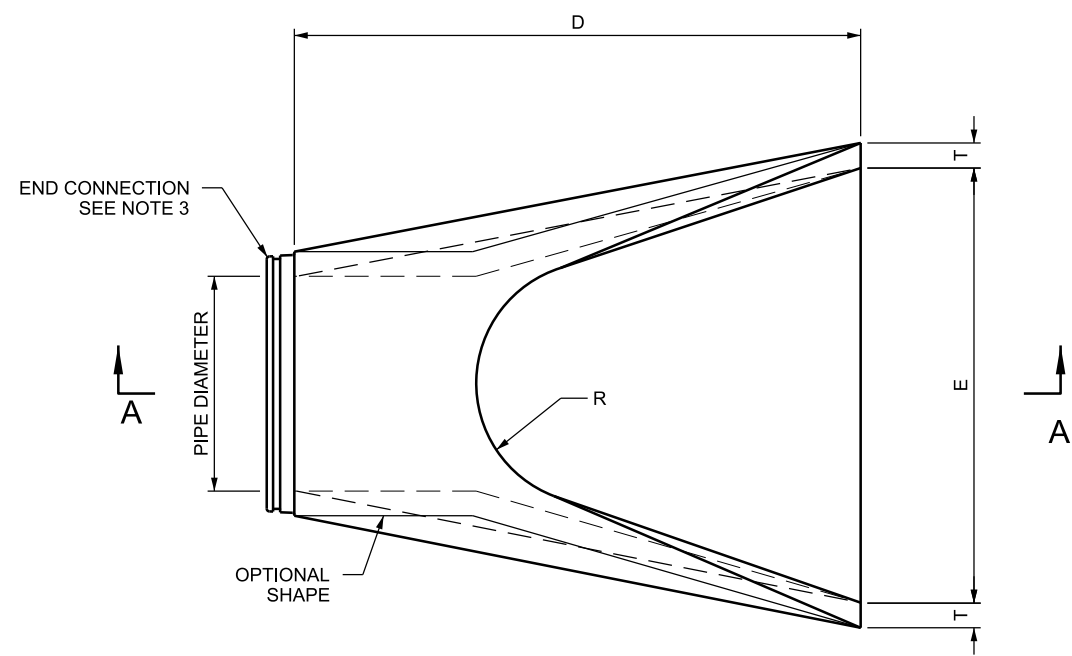
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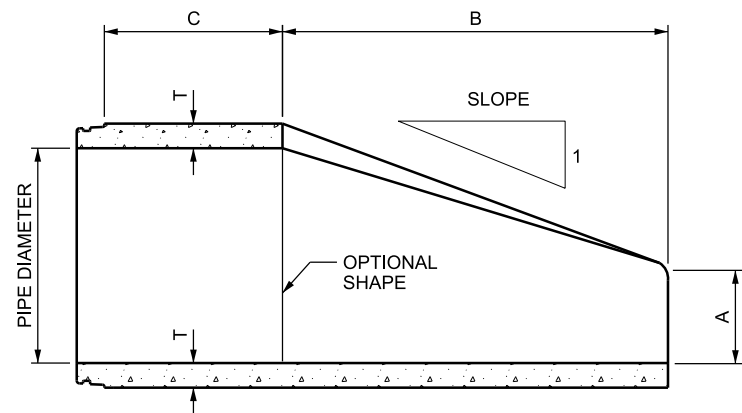
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REMARKS

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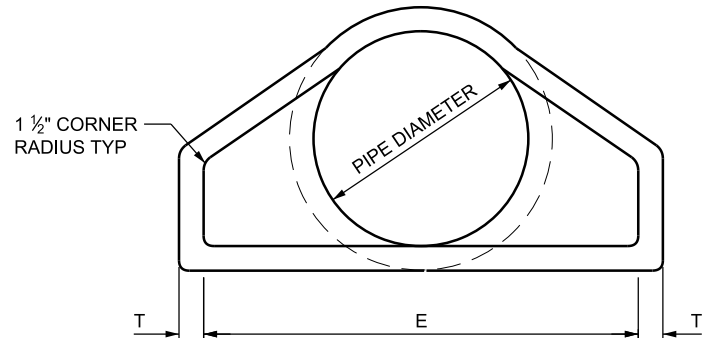
PLAN



SECTION A-A

CONCRETE END SECTIONS FOR ELLIPTICAL PIPE									
PIPE SIZE (INCHES)		APPROX. SLOPE	DIMENSIONS (INCHES)						
SPAN X RISE	EQUIV DIA		A	B	C	D	E	R	T
23 X 14	18	3.1	8	27	45	72	36	6	2 ¾
30 X 19	24	2.8	8 ½	39	33	72	48	7	3 ¼
38 X 24	30	2.9	9 ½	54	18	72	60	9	3 ½
45 X 29	36	2.7	11 ¼	60	36	96	72	12	4 ½
53 X 34	42	2.6	15 ¾	60	36	96	78	13	5

CONCRETE END SECTIONS FOR CIRCULAR PIPE									
PIPE DIA (INCHES)		APPROX. SLOPE	DIMENSIONS (INCHES)						
			A	B	C	D	E	R	T
18		2.4	9	27	46	73	36	12	2 ½
24		2.5	9 ½	43 ½	30	73 ½	48	14	3
30		2.5	12	54	19 ¾	73 ¾	60	15	3 ½
36		2.5	15	63	34 ¾	97 ¾	72	20	4
42		2.5	21	63	35	98	78	22	4 ½



END VIEW

NOTES:

- DO NOT USE THESE END SECTIONS WITHIN THE CLEAR ZONE.
- DIMENSIONS OF END SECTION CAN VARY FROM THOSE SHOW IN THE TABLES DUE TO DIFFERENT MANUFACTURER'S CONFIGURATIONS.
- USE THE SAME JOINT MATERIAL AND CONNECTION AS IN THE ADJOINING PIPE. DRAWING INDICATES SPIGOT STYLE JOINT ONLY, OTHER TYPES OF JOINTS (TONGUE, GROOVE, BELL) ARE TO BE FURNISHED AS REQUIRED.

REVISIONS

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

CONCRETE END SECTIONS

STD. DWG. NO.
DG 8

STANDARD DRAWING TITLE

RECOMMENDED FOR APPROVAL
CHAIRMAN STANDARDS COMMITTEE
APPROVED
DEPUTY DIRECTOR

2023 Standard Drawing

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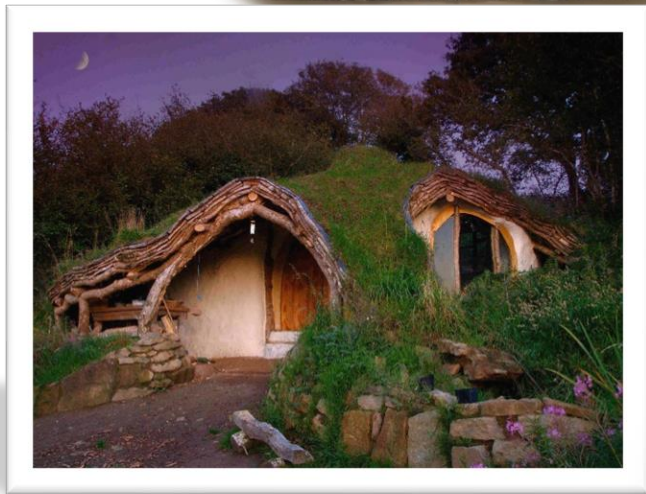
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Exhibit D

Barn/AREC/Greenhouse Renderings



Yurt Renderings-Samples/Ideas



Market Store Renderings



U-pick em operations



Yoga/Special Occasions



Farm to Table/Food Truck Ideas





HIGH MOUNTAIN ORCHARD AGRITOURISM CUP RESPONSE LETTER

8-23-2023

Planning Comments:

High Mountain Orchard, Tyson Lloyd, Agri-tourism CUP

1. *Please include the times of normal day-to-day operations. You should also include the seasons of operation and hours from each season.*

Response: 8:00 am to 10:00 pm daily per the code

2. *Include the anticipated number of daily patrons*

Response: approximately 25-30 patrons daily

3. *Show the location and type of lights*

Response: No exterior lighting will be installed except for lighting on the exterior of any outbuildings. If there will be exterior lighting, it will be identified during the building permit process. All lighting will be in conformance with the Ogden Valley Lighting Ordinance

4. *If applicable, show where the sign will be placed and include the sign design with dimensions.*

Response: An entrance ground sign will be installed at the approved entrance point. The maximum sign height will be 14 feet with a maximum width of 12 feet.

5. *State the exact number of acres used for the agri-tourism operation. Also, state the number of acres that are currently producing a crop.*

Response: 95.76 acres are currently being considered for the agri-tourism operations. 0.77 acres are being withheld for residential purposes. Approximately 29 acres are currently farmed for crop production with the remaining 66.76 acres being utilized for open grazing.

6. *Have you applied for assessment under the FAA with the County Assessor's office? 108-21-3 requires that the land is or will be within the next growing season.*

Response: Yes, approximately 96 acres are currently in greenbelt (currently being assessed for the Farmland Assessment Act).

7. Please include the color architectural drawings for the:

- Farm store = *see attached*
- Motor coach area = *see attached*
- Farm residents (*future residence TBD, farmhouse -see attached*)
- Pole barn = *see attached*
- Glamping restrooms = *see attached*

8. Show the entrance to the property Sec 108-8-9

Response: Currently working with UDOT to identify entrance and required improvements.

9. The parking area may not be within the 30' front yard setback area. Sec 108-2-5 and sec 108-2-6 require that a 20' space between the parking area and the street shall consist of the following landscaping:

Response: Agri-tourism is exempt from landscaping requirements. Parking lot meets required setbacks.

10. Please show the site plan where the dumpsters will be located. The site shall conform to the following:

Response: The dumpsters will be located behind the restaurant. This will provide a natural screening and additional screening will not be necessary.

11. The parking area for each agritourism use shall not be more than 500' from the use. In other words, if you designate a glamping area with multiple sites, the glamping parking lot cannot be more than 500' away from the glamping sites 108-8-7 (a). The site plan should indicate compliance with this standard.

Response: Site plan has been revised to meet this standard

12. How do you plan to connect the various activities together? Typically, a mix of vehicular accesses and pathways serve as connections between attractions.

Response: Site plan has been revised to address this concern

13. Increased traffic from UDOT Highway will require their approval.

Response: Currently working with UDOT to procure the appropriate permitting.

14. Please state what existing infrastructure is in place, if applicable (culinary water, secondary water, irrigation water, sanitary sewer, or septic infrastructure).

Response: Culinary and septic infrastructure currently exist for the single-family dwelling. Irrigation water is available throughout the lower 30 acres.

15. "Temporary sanitary facilities are discouraged; however, if found necessary, they shall be discretely incorporated into the agri-tourism operation and completely screened from the street and adjacent property view 108-21-3 (e)."

Response: Temporary sanitary facilities will be properly screened from the public right of way and adjacent properties until such time that a permanent sanitary facility can be constructed-see building rendering for conceptual idea.

16. Animal grazing must be fenced in a designated area to avoid interfering with visitor activities. Please show, on the site plan, where the grazing will be fenced in.

Response: All large animals will be properly fenced on site for grazing purposes.

Fire Comments:

- What do you propose for fire protection?
- As discussed in yesterday's ARC meeting, we will need hydrants installed throughout, and all buildings will need to be sprinkled.

Response: A fire hydrant has been identified on the site plan. The site plan has been modified to bring all activities within 500' of the parking lot. All structures that the fire chief deems necessary will be sprinkled and will be verified during the building permit process.

- Roads and parking areas will need to be an approved drivable surface that supports 75k lbs and is maintainable year round.

Response: All road ways and parking lots will be improved and maintained to support a 75,000 lb. fire apparatus.

Engineering Comments:

I have had a chance to review the plan(s) and have the following comment(s):

- Please provide a more detailed site plan showing parking, number of parking, roadways and other improvements.

Response: Site plan has been modified to bring all activities closer to the parking area (within 500'). The parking area will be constructed out of all-weather material and compacted to withstand a 75,000 lb. fire apparatus. The parking lot will be large enough to handle approximately 60 cars. An access road has been added that will be 20' wide and will be constructed out of road base and compacted and maintained to withstand a 75,000 lb. fire apparatus.

- Please provide a cross section for the roadway, including width and material depths.

Response: See attached

- Please provide an access permit from UDOT.

Response: Currently working with UDOT for permit

- You will need to talk with the irrigation company to make sure you are placing the correct size pipe where you will be crossing the irrigation ditch.

Response: Once the UDOT permit has been obtained, the location of the culvert can be determined.

Health Department Comments:

Any proposed restaurant, food concessions, bakery or food trucks, must be approved through the Weber-Morgan Health Department.

Response: All structures that require health department sign off will be designed and built to the health department standards and will be verified during the building department phase of the process since this is a long-range process.

I have tried to address all the questions and comments to the best of our ability currently. Please contact me with any additional questions.

Respectfully submitted,

Ronda Kippen