**CUP # 2023-07**

**Jason Fuller**

**Sec 108-21-1 Purpose and Intent**

**The purpose of this chapter is to provide support and economically feasible land use alternatives to local and enterprising farm owners who are devoted to their land and are committed to providing authentic, agriculturally related products and experiences to the public. Agriculture is a very important part of Weber County’s rich cultural heritage; therefore, it is the county’s desire to create an environment in which agriculture is not only encouraged but can thrive. It is intended to benefit farm owners and the residents of Weber through its ability to generate supplementary farm income while promoting the preservation of agricultural open space and significantly enhancing leisure, recreational, educational, and gastronomic opportunities for those in pursuit of such experiences in a rural farmland setting.**

**MARKET GARDEN PERMITTED USES:**

**B&B Farm Retreat (seven guest rooms)**

**Setbacks: 100 feet of agritourism’s perimeter boundary / 300 feet to an adjacent existing dwelling**

**Can reduce up to half with landscape screening - 50 feet from perimeter and 150 feet from adjacent dwelling**

**Accessory Dwelling Units**

**Setbacks: 150 feet of agritourism’s perimeter boundary / 300 feet to an adjacent existing dwelling**

**Can reduce up to half with landscape screening- 75 feet from perimeter and 150 feet from adjacent dwelling**

**AREC Agro-Ecology Research and Education Center**

**Setbacks: 50 feet of agritourism’s perimeter boundary / 100 feet to an adjacent existing dwelling**

**Can reduce up to half with landscape screening- 25 feet from perimeter and 50 feet from adjacent dwelling**

**\*Glamping Luxury Cabin\***

**NOTE THE INCONSISTENCIES OF THE SETBACKS FOR LARGER ALLOWABLE STRUCTURES VS THOSE FOR THE PROPOSED GLAMPING CABIN/ NOT TENTS**

**Setbacks: 300 feet of agritourism’s perimeter boundary / 500 feet to an adjacent existing dwelling**

**Can reduce up to half with landscape screening- 150 feet from perimeter and 250 feet from existing dwelling**

**Only 40 feet too close to agritourism’s perimeter boundary with the adequate screening**

**Only 22 feet too close to adjacent existing dwelling**

**Sec 108-21-6 Use/Activity Standards And Limitations**

**To ensure considerate integration of agri-tourism operations into established reighborhoods the uses listed below shall be subject to additional standards beyond any any provided within other, expressed and/or unexpressed, codes, ordinances, statutes, rules, or requirements. One or more of these additional standards and/or limitations may be waived by the Planning Commission upon finding that either: a proposed use can be mitigated to an acceptable leveldue to the imposition of other more appropriate, site specific, conditions that justify the use’s / activity’s approval**