



DANCING MOOSE FARM
HUNTSVILLE ART & ECOLOGY CENTER
HUNTSVILLE, UTAH

APPLICATION



Conditional Use Permit Application

A conditional use application is required for conditional uses listed in the Weber County Zoning Ordinance zone regulations. This Conditional Use application identifies submittal requirements and processes for each desired conditional use.

22C-2. Conditional Use Permit

A Conditional Use Permit shall be required for all uses listed as Conditional Uses in the zoning regulations.

The applicant of a conditional use proposal shall be the recorded owner(s) or an authorized agent. The applicant must demonstrate that the contemplated use is compatible with the zoning ordinance standards and that the use would be essential or desirable to the public convenience or welfare in that area, that it will not impair the integrity and character of the surrounding property, or that the use can be made compatible by imposing conditions. These conditions may include, but are not limited to, the size, shape, location and topography of the site, the hours and days of operation, how to minimize environmental impacts such as noise and air pollution, location of vehicle access points, outdoor lighting, landscaping standards, fencing, water and wildlife protection, etc.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: _____ Time: _____

- **Staff member assigned to process application:** _____

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesday of the month.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.



- A site plan showing details and other requirements as outlined in the Weber County Zoning Ordinance Chapter 22C (Conditional Uses) Chapter 36 (Design Review), Chapter 24 (Parking and Loading Spaces), Chapter 25 (Motor Vehicle Access) Chapter 18C (Architectural, Landscape and Screening Design Standards).
- Written information demonstrating how the proposed conditional use permit meets the criteria found in 22C-5 and other review criteria (see *Review Criteria*).

Fee Schedule

Property Zoning _____ Fee Required _____

- Conditional Use Permit (Less than 5,000 sq. ft.) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225
- Conditional Use Permit (5,000 sq. ft. or greater) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225 + \$15 per 1,000 sq. ft.
- Conditional Use Permit for Planned Residential Unit Development (P.R.U.D.) \$500
- Conditional Use Permit for Home Occupation \$85
- Conditional Use Amendments \$125

Purpose and Intent of Conditional Uses

The purpose and intent of Conditional Uses is to provide for additional review of uses to ensure compatible integration with the surrounding area.

Review Criteria

The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use based on findings of fact with respect to each of the following criteria found in the Weber County Zoning Ordinance 22C-5-1-5 as follows:

22C-5. Basis for Issuance of Conditional Use Permit

The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community, and
2. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs, and
3. That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and
4. That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County



5. That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole.

Appeal Process

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the decision of the Planning Commission.

The County Commission may uphold or reverse the decision of the Planning Commission and impose any additional conditions that it may deem necessary in granting an appeal. The decision of the County Commission shall be final.

For Your Information

Other Weber County Zoning Ordinance chapter requirements may apply to this Conditional Use as determined in the pre-application meeting.

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Planning Commission, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Planning Commission.

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning. Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 01/22/2015	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Dailey Family Limited Partnership		Mailing Address of Property Owner(s) 1546 East Sunnyside Ave. Salt Lake City, UT 84105	
Phone 801-633-7254	Fax N/A		
Email Address daileyjava@aol.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Daniel Dailey		Mailing Address of Authorized Person 1546 East Sunnyside Ave. Salt Lake City, UT 84105	
Phone 801-633-7254	Fax N/A		
Email Address daileyjava@aol.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Huntsville Art & Ecology Center	Total Acreage 17.5	Current Zoning F5
Approximate Address 13485 East HWY 39 Huntsville, UT	Land Serial Number(s) #23-021-0001	

Proposed Use
Farm & Agri-Tourism (under Weber County Farm stay & Development Agreement)

Project Narrative
SEE EXHIBIT A

Dancing Moose Farms

Huntsville Art & Ecology Center

Weber County Conditional Use Permit Application

EXHIBIT A

The Huntsville Art & Ecology Center will live these three values;

1. Care of the earth
2. Care of people
3. Share excess

In keeping with these values the DMF Huntsville Art & Ecology Center will follow strict design guidelines by:

- Building structures that follow Ogden Valley Architectural and Landscaping screening standards
 - Portable restrooms will be painted a neutral color to blend in with natural surroundings
 - Portable restrooms and dumpsters will be screened using a combination of natural screening (i.e. trees & shrubs) and wooden structures.
- Using natural materials, colors and designs
- Providing adequate parking (see site plan)
- Mitigating and controlling traffic (currently working with UDOT)
- Having Carbon Architects provide building and site design services
- Following Ogden Valley ordinances for landscaping and signage
- Following estimated number of users guidelines as per Weber County Code of Ordinances Part II – Land Use Code/Title 108 – Standards/Chapter 21 Agri-Tourism;
 - 5-6 farm staff per day (SEC. 108-21-5)
 - Public hours of operation will be 8:00am – 10:00pm
 - 14 students during 14 day permaculture classes
 - Approximately 20 farm visitors per week
 - Approximately 20-30 vendors on Saturdays during the Farm Stand/Market season (most produce will be sold to local restaurants and/or at Grounds for Coffee.

The DMF Huntsville Art and Ecology Center will be a working farm consisting of expansive gardens, chicken coops, beehives, a variety of animals (cows, pigs, goats, etc.), greenhouses and full nursery stock (trees & perennial plants).

We plan to have a Harvest Market/stand to sell local products and produce from the gardens as well as products from the local Weber County Farms.

In the future we plan on building a permanent farm house for owners and guests.

During the growing season we would have 3-5 interns (woofers) working on the farm and helping teach classes from April to October.

Besides being a working farm we plan on being an educational facility. We will provide classes on the following topics.

1. Permaculture principles (www.permaculturenews.org)
2. Broad scale site design
3. Pattern understanding (nature)
4. Structures
5. Home garden

6. Orchards
7. Animal forage systems
8. Urban community strategies
9. Alternative building
10. Summer hikes
11. Winter snowshoe classes
12. Yoga retreats
13. Permaculture certificate class (14 day intensive)
14. Solar panel installation and design
15. Honey "the art of" apiary
16. Chickens 101
17. Composting
18. Cordwood construction
19. Cob pizza oven construction
20. Cheese making
21. Canning
22. Herbs as medicine

Agriculture facilities;

1. Chicken coops
2. Barn
3. High tunnel green houses
4. Plant propagation greenhouses
5. Agro-ecology Research and Education Center
6. Beehives
7. Water pump and watering stations
8. Shed

Non-agricultural facilities;

1. Classroom
2. Yurt (dining) dinners & events
3. Farm stays and yoga retreats
4. Family reunions and weddings
5. Music events
6. Special events
7. Kid programs (i.e. school programs, Nuture the Creative Mind, etc.)

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

The Weber County Agri-Tourism code inspired the owner to create a diverse farm that can produce a variety of products which will make more of a contribution to the public's well being. Especially when compared to a one product hay farm or a 6-lot subdivision.

The proposed use will help to preserve an agriculturally productive open space. A similar project/model would be the Occidental Art & Ecology Center (www.oaec.org)

The proposed use will contribute financially to Weber County.

The proposed use will provide education and recreational activities to the various visitors from Weber County and beyond. The DMF Huntsville Art & Ecology Center will be a one of kind facility that will help to bring in out of town tourists.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

The proposed use will encourage the property to remain in an agricultural state while at the same time providing a service to the County and the surrounding land owners. This service is to educate and promote sustainable farming and building practices that will help to protect the natural resources of air, soil, and water.

Best practices of animal care and interaction will be followed to insure the health and safety of both guest as well as the animals.

We are currently working with UDOT to establish the best access and traffic control methods.

All BMP's will be followed to insure that any hard surface (parking or building roof) will not adversely affect the South Fork of the Ogden River.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

The application has been prepared by a professional (Carbon Architects) and designed in conformance to the County's Agri-Tourism zoning and other applicable codes.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

The Huntsville Art & Ecology Center will be an asset and work well with Ogden Valleys mission to create an environment in which agriculture can continue to thrive while preserving open space and enhancing recreational, educational, and gastronomic opportunities in a rural farmland setting. The location of the Art & Ecology Center is ideal because it will not cause any disturbance to neighboring properties, will enhance property values, will enhance Weber Counties tourism mix, will be a model for the future of Agri-Tourisms value and success. As an educational facility it will help to train a new generation of farmers, cooks and environmentally dedicated individuals.

We currently have a long range plan in place with the USDA/NRCS to conserve water and build the soil fertility on the site, protect the South Fork River and reduce Fire damage exposure. (see attached NRCS letter).

The mission of the Art & Ecology Center encompasses three values;

1. Care of the earth
2. Care of people
3. Share excess

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

The proposed use will enhance the ecology and environment of the area by creating a bio-diverse agricultural system, build soil fertility, build a variety of food system, no use of pesticides, and by planting food forests to support human and animal food needs. It will also help to protect the river corridor by helping to mitigate soil erosion.

We are currently working with the USDA/NRSC to accomplish the following; (SEE ATTACHED NRSC LETTER)

- Restore the property to a productive farm using conservation techniques
- Build quality soil
- Protect water resources
- Protect the area from fire and general abuse
- Protect wildlife habitat
- Increase productivity of the land
- Generate abundant food sources

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____,

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)