



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for a conditional use permit for an Agri-Tourism operation identified as the Dancing Moose Farms Art & Ecology Center.

**Agenda Date:** Tuesday, February 24, 2015

**Applicant:** Dailey Family Limited Partnership

**Authorized Agent:** Daniel Dailey

**File Number:** CUP# 2015-03

### Property Information

**Approximate Address:** 13485 East Hwy 39 Huntsville, UT

**Project Area:** 17.39 Acres

**Zoning:** Forest Zone (F-5)

**Existing Land Use:** Agriculture

**Proposed Land Use:** Agri-Tourism

**Parcel ID:** 23-021-0001

**Township, Range, Section:** Township 7 North, Range 3 East, Section 32

### Adjacent Land Use

<b>North:</b> Forest Residential	<b>South:</b> Forest Residential
<b>East:</b> Agriculture	<b>West:</b> Forest Residential

### Staff Information

**Report Presenter:** **Ronda Kippen**  
rkippen@co.weber.ut.us  
801-399-8768

**Report Reviewer:** SM

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 9 Forest Zones (F-5)
- Title 104, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 104, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations
- Title 108, Chapter 16 Ogden Valley Lighting
- Title 108, Chapter 21 Agri-Tourism
- Title 110, Chapter 2, Ogden Valley Signs

## Type of Decision

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag-lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

## Summary and Background

The applicant is requesting approval of a conditional use permit for an agri-tourism operation as an accessory use to the existing agricultural uses located at approximately 13485 East Hwy 39 Huntsville, UT. The farm, known as Dancing Moose Farms, consists of approximately 17.38 acres and lies in the Forest 5 Zone (F-5) which allows Agri-Tourism only when authorized by a conditional use permit (see Map 1 on page 6 for project location).

The proposed farm has been designated as a “Small Farm” which includes agriculturally productive property consisting of ten acres or more but fewer than 20 acres. The proposed use will be beneficial to the owner as well as the residents of the Ogden Valley by allowing the owner to generate supplementary farm income while promoting the preservation of agricultural property.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application appears to meet these standards. The following is staff’s evaluation of the request.

## Analysis

General Plan: The Ogden Valley General Plan identifies agriculture as a prominent feature of the Valley and has set goals and objectives to promote and protect working farms (see the 1998 Ogden Valley General Plan §2.03 Vision Statement & 3.02 Goals and Objective, Maintain the Valley’s Rural Atmosphere and Rural Lifestyle).

Zoning: The subject property is located within the F-5 Zone which is categorized as a “Forest Zone”. The intent of the forest zones can be further described per LUC §104-9-1 as follows:

*a. The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas.*

*b. The objectives in establishing the forest zones are:*

- 1. To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;*
- 2. To reduce the hazards of flood and fire;*
- 3. To prevent sanitation and pollution problems and protect the watershed;*
- 4. To provide areas for private and public recreation and recreation resorts; and*
- 5. To provide areas for homes, summer homes, and summer camp sites.*

The F-5 Zone has specific standards identified in the LUC §104-9-4 that shall be met as part of the development process. The standards are as follows:

- Minimum lot area: 5 acres
  - LUC§108-21-3(2)(b) requires the minimum lot area for all agri-tourism parcels to consist of an area not less than twice the minimum lot area per the zone.
- Minimum lot width: 300’
- Minimum yard setbacks:
  - Front: 30’
  - Side: 20’
  - Rear: 30’
- Main Building height:
  - Maximum: 35’
- Accessory building height:
  - Maximum: 25’, unless meeting requirements of LUC §108-7-16, Large accessory buildings

Conditional Use Review: The proposed agri-tourism use is conditionally allowed in the F-5 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The applicant has provided the required material to facilitate a thorough review of the proposed project (see Exhibit A).

Agri-tourism Applicability and Review: General development standards have been established to ensure the purpose and intent of the LUC §108-21 has been met and to provide an acceptable level of assurance that authentic, agriculturally related products and experiences are offered to the public. The applicant has been working with multiple review agencies including the Natural Resources Conservation Service (NRCS), Weber Basin Water, the Weber Morgan Health Department, the Utah Department of Agriculture and Food, and UDOT to receive any required approvals for this endeavor (see Exhibit A). A condition of approval has been added to ensure that an adequate right of way access permit is approved by UDOT prior to the issuance of the conditional use permit. An ongoing working relationship will be necessary with these agencies during the development process to ensure any additional requirements have been met.

- **Narrative:** The applicant has provided an extensive narrative (see Exhibit A) that depicts the history of the farm, the overall vision for the proposed agri-tourism operation, the proposals for both agriculturally related and non-agriculturally related products, uses, activities, facilities and equipment, the anticipated daily operations, patrons, employees and parking needs.

The applicant purchased the subject property in August 1996 and has been inspired by the Weber County Agri-tourism Land Use Code to create a diverse farm that can produce a variety of products as well as preserve the agricultural open space. The three fundamental principles of the Dancing Moose Farm are care of people, care of the land and sharing of any excess. The hope for the Dancing Moose Farm is to develop a complete, sustainable permaculture farm, which has been defined as *“a set of techniques and principles for designing sustainable human settlements”*. The applicant has been working closely with the NRCS to rejuvenate the overgrazed agricultural parcel and eliminate the two species of noxious annual grasses that have taken root on the property. The applicant has created a *“Management Intensive Grazing”* (MIG) system that will maximize the utilizable forage on the property and improve the agricultural returns. The pasture seeding that is anticipated to take place in the Spring of 2015, will require some of the property to lie fallow during the growing season but weather permitting this period should not be longer than two growing seasons.

- **General site and building design/layout:** The applicant has provided a site plan for the 17.39 acre parcel; identifying both the existing and proposed uses on the site (see Exhibit B). The existing improvements located on the site are a well, a septic system, and a barn. Adequate ingress and egress to the parking area off of Highway 39 has been demonstrated on the site plan. A compacted gravel parking area, consisting of approximately 92 spaces has also been provided. This parking area will be used by both visitors and employees of the farm.

The future site improvements include a 10'x 20' farm stand, a 15'x 25' chicken coop, a 30'x 60' high tunnel green house (see Exhibit C), a 24' diameter dining yurt, three 16' diameter yurts (see Exhibit D), and a 15'x 40' RV pad for private, temporary use of the property owner.

Locations for temporary restrooms and a dumpster have also been identified on the site plan. The applicant has proposed that these areas will be screened using a combination of landscaping and wooden structures; which will enable him to incorporate the temporary facilities into the agri-tourism operation and completely screen them from the street and the adjacent property.

One *“Gate or Arch”* sign will be integrated with the entrance feature at the existing driveway entrance off of Highway 39. The sign will be constructed with unfinished steel and allowed to rust naturally. *“Dancing Moose Farm Art & Ecology Center”* along with the farm symbols will be cut out of the *“sign portion”* in the entrance feature, utilizing the natural back light of the Ogden Valley sky (see Exhibit E). Additional signage and lighting has not been requested for the proposed use.

- **Production:** The Dancing Moose Farms will be a working farm consisting of the expansive gardens, chicken coops, beehives, agricultural animals including but not limited to cows, pigs and goats, greenhouses and a full nursery stock including both trees and perennial plants. The applicant plans to have a Harvest Market/Stand to sell the produce and products from the onsite gardens and products from other local Weber County farms.
- **Agri-tourism uses/activities:** To ensure an acceptable balance and mixture of agriculture and non-agriculture related uses/activities a minimum of one-half of all uses and activities will be agriculturally related. The proposed activities and uses consist of the following:

*Educational Classes on the following topics will be provided:*

- |                                   |   |
|-----------------------------------|---|
| 1. Permaculture principles        | 12. Yoga retreats                       |
| 2. Broad scale site design        | 13. Permaculture certificate class      |
| 3. Pattern understanding (nature) | 14. Solar panel installation and design |
| 4. Structures                     | 15. Honey <i>“the art of”</i> apiary    |
| 5. Home garden                    | 16. Chickens 101                        |
| 6. Orchards                       | 17. Composting                          |
| 7. Animal forage systems          | 18. Cordwood construction               |
| 8. Urban community strategies     | 19. Cob pizza oven construction         |
| 9. Alternative building           | 20. Cheese making                       |
| 10. Summer hikes                  | 21. Canning                             |
| 11. Winter snowshoe classes       | 22. Herbs as medicine                   |

Agriculture facilities include:

1. Chicken coops
2. Barn
3. High tunnel green houses
4. Plant propagation greenhouses
5. Beehives
6. Water pump and watering stations
7. Shed

Non-agricultural facilities include:

1. Agro-ecology Research & Education Center
2. Classroom
3. Yurt (dining) dinners & events
4. Farm stays and yoga retreats
5. Family reunions and weddings
6. Music events
7. Special events
8. Kid programs (School programs, Nurture the Creative Mind, etc.)

- **Hours of operation:** During the growing season the applicant plans to have 3-5 interns (woofers) working on the farm and helping teach classes from April to October. The public hours of operation for the Dancing Moose Farms will be 8:00 am – 10:00 pm and will employ five to six farm hands per day. The applicant anticipates having a maximum of 14 students per day for the permaculture classes and approximately 20 farm visitors per week. Due to the “Small Farm” designation, a “Multi-farmer open air (farmer’s) market” is not considered a permitted use per LUC §108-21-5-Permitted uses/activities table; however, if the applicant is desirous to sponsor such an event, it could be classified as a “Special Event” which is permitted and a special event permit will be required.
- **Development agreement:** Prior to the construction of any structure intended for the purpose of accommodating non-agricultural uses, the applicant will be required to record a farm stay and a commercial development agreement provided by Weber County on all parcels utilized as part of an approved agri-tourism operation. A single family dwelling or farm house and/or any number of structures that qualify for an agricultural exemption are excepted from this requirement. The applicant will need to amend the site plan for any structures that are not currently identified on the site plan (see Exhibit B). A condition of approval has been added to ensure that a development agreement is executed and recorded prior to the issuance of any building permits as a part of the approved conditional use permit.

## Conformance to the General Plan

The proposed use conforms to the Ogden Valley General Plan by promoting agricultural property and working farms as an integral part of the Valley’s cultural heritage, by preserving and protecting the natural beauty and resources of the Valley and by maintaining the Valley’s rural atmosphere and lifestyle.

## Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in LUC §108-4-4, under “Criteria for Issuance of Conditional Use Permit”, which states:

*Conditional Uses shall be approved on a case-by case basis. The planning commission shall not authorize a conditional use permit unless evidence is present to establish:*

1. *Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke or noise.*
2. *That the proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards of use.*

The Planning Commission will need to determine if the agri-tourism operation proposal has met the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the “Criteria for Issuance of Conditional Use Permit” and other applicable ordinances been met?

## Staff Recommendation

The Planning Division recommends approval of file# CUP 2015-03, a conditional use permit for an agri-tourism operation identified as the Dancing Moose Farms Art & Ecology Center located at 13485 East Hwy 39 Huntsville, UT. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Proof of an approved right of way access permit is issued by UDOT will be provided to the Planning Division prior to the issuance of the conditional use permit.
2. A farm stay and a commercial development agreement will be executed and recorded prior to any construction of any structure intended for the purpose of accommodating non-agricultural uses, with the exception of a single family dwelling or farm house and/or any number of structures that qualify for an agricultural exemption as defined in the Weber County Land Use Code.
3. Actual dimensions for the entrance ground sign will be provided for review and approval prior to the issuance of the conditional use permit to ensure that the proposed signs do not exceed the allowed height and width.
4. Requirements of the Weber County Building Inspection Division.
5. Requirements and recommendations of the Weber Fire District.
6. Requirements of the Weber County Engineering Division.
7. Requirements of the Weber County Health Department.

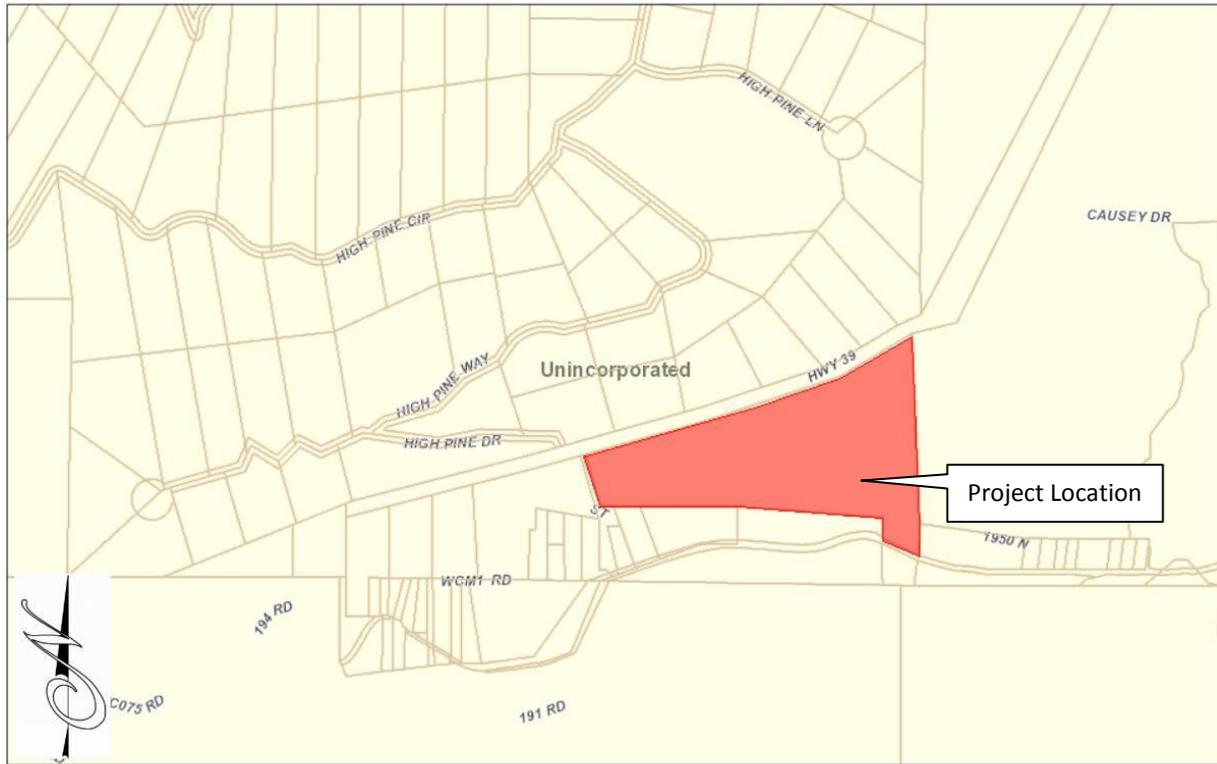
This recommendation is based on the following findings:

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

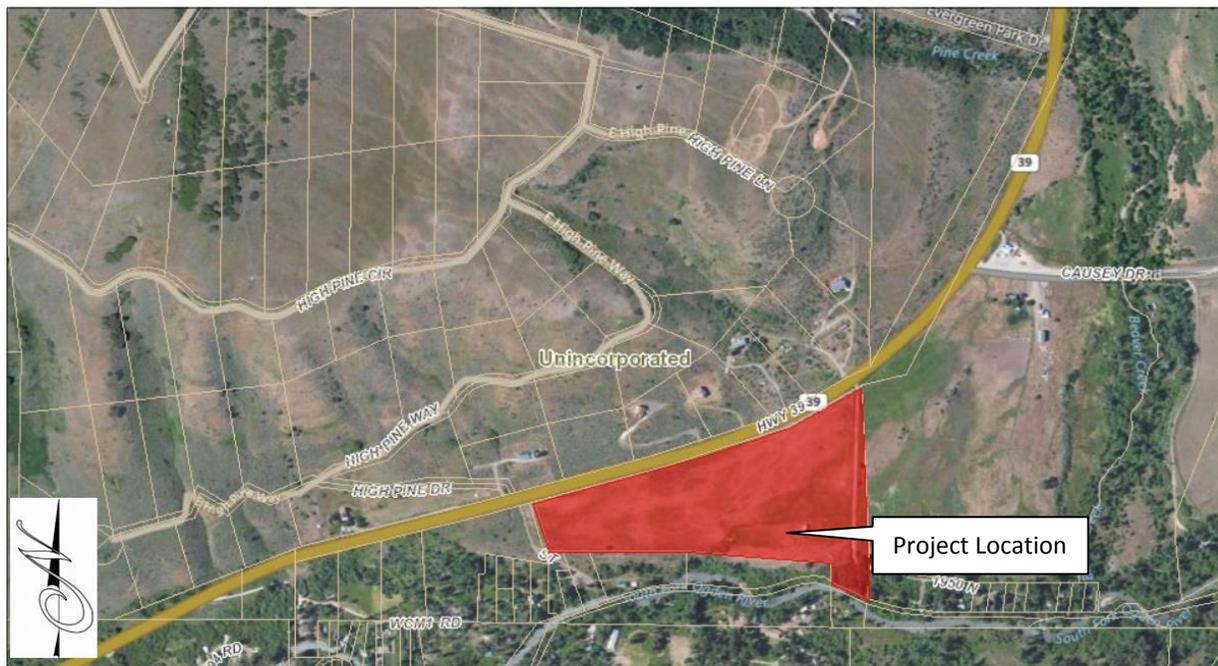
## Exhibits

- A. Application
- B. Site Plan
- C. Green House Information
- D. Yurt Information
- E. Signage Plan

Map 1



Map 2



## 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](http://www.permaculturenews.org))
2. Broad scale site design
3. Pattern understanding (nature)
4. Structures
5. Home garden

## Exhibit A-Application

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.)

## Exhibit A-Application

### 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](http://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 tourist.

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.

## Exhibit A-Application

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

## Exhibit A-Application

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)



Natural Resources Conservation Service  
Coalville Field Office  
PO Box 526  
Coalville, UT 84017  
435-336-5853

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September 24, 2014

To: Dan Dailey/ Dailey Family Limited Partnership  
Ag operator/ Land Owner

From: Thomas Hoskins  
Rangeland Management Specialist  
USDA-NRCS  
Coalville Field Office

Subject: Prescribed Grazing Objective Statement

Purpose:

I met with Dan Dailey on the property owned by the Daily Family Limited Partnership which lies in Weber County along the Ogden River, high in the Wasatch Mountains. The property has been overgrazed with horses for the last 10 years, and the vegetative community has degraded during that time.

The soil types for the property are Sub-irrigated wet meadow. These soil types are expected to produce 3000-6000 lbs. of forage per acre per year in good condition; however this property is no longer in good condition. Because of the overgrazing there has been a drastic change in the plant community in the pastures, which currently produce between 1000 – 1500 lbs. of forage per acre per year. The plants that would be expected to be on this site are deep rooted perennial grasses, but due to overgrazing the perennial grasses have disappeared and been replaced with two species of noxious annual grasses, Bulbous Blue Grass and Cheatgrass. Both of these grass species produce very little vegetation/forage, and they diminish soil health over time.

Because of the small size of the property (50 ac), it cannot support livestock year round without continuing to degrade the plant condition and causing damage to the Ogden River. It is Dan Dailey's objective to improve his forage base by implementing a Management Intensive grazing (MIG) system. I have worked with Dan to create a MIG system that will maximize the utilizable forage on the property, and improve profitability and agricultural returns. It is my expectation that the vegetation in the pastures will begin improving, and that the improvement will continue for years to come. At this time Dan and I are working on installing a livestock watering system, rejuvenation of the pastures by doing pasture seeding, implementing a MIG grazing system, planting trees, and installing hoop house growing systems on his small acreage.

The pasture seeding will require some of his acres to lie fallow during the growing season for the period of seed establishment, but weather permitting this period will not be longer than 2 growing seasons. Dan will be broadcasting seed onto the existing plant community and will be

## Exhibit A- Supporting Information

utilizing livestock hoof action to create the necessary soil disturbance for the seed to get the appropriate amount of seed soil contact. This is essentially a no-till system that will not increase erosion or increase the already significant amount of weeds. A system of electric fences will be installed to aid the rotation of livestock, and improve the forage utilization and distribution of manure and nutrients on the pastures.

The ground is currently being deferred, and nutrient management (proper fertilizer application) and Pest management (weed spraying) are being conducted to prepare the ground for planting in the spring of 2015.

### Final Objective

- Increase Perennial grass production. Current Production 1000 lbs/ac, 4000 lbs/ac goal
- Improve management of pasture by implementing a MIG system
- Plant trees to stabilize the soil and increase wildlife habitat
- Install livestock watering system
- Implement pasture planting and Fertilizer Management system.

See the attached Prescribed Grazing Plan for reference to the Management Intensive grazing specifications.



**FINAL APPROVAL OF INDIVIDUAL WASTEWATER SYSTEM**

477 23rd Street  
Ogden, Utah 84401  
OFFICE (801) 399-7160  
FAX (801) 399-7170

October 04, 2010

DANIEL DAILEY  
1546 E SUNNYSIDE  
SALT LAKE CITY, UT 84105-

Permit No. **W100802**      **ABSORPTION FIELD**

Land Serial No. **23-021-0001**

This is to certify that on **October 01, 2010** the Weber-Morgan Health Department made a final inspection of the individual wastewater disposal system installed at the construction site address of: **14005 E HWY 39** in **WEBER COUNTY, UTAH**.

At the time of the final inspection, the wastewater system was found to be in compliance with the requirements of the Weber-Morgan Health Department. Approval to place the above-referenced wastewater system into service is hereby granted to **DANIEL DAILEY**.

This individual wastewater disposal system will require periodic maintenance to keep the system working properly. In addition, care must be taken not to disturb or damage the **ABSORPTION FIELD**.

If you have any questions or need further assistance please contact this office at (801) 399-7160.

  
\_\_\_\_\_  
Representative, Weber-Morgan Health Department



# Earthtec Engineering, Inc.

133 North 1330 West  
Orem, Utah - 84057  
Phone (801) 225-5711  
Fax (801) 225-3363

1596 W. 2650 S. #108  
Ogden, Utah - 84401  
Phone (801) 399-9516  
Fax (801) 399-9842

November 4, 2009

Dan Dailey  
3005 Harrison Blvd.  
Ogden, UT 84401

**Subject: Capping Fill Wastewater System Design  
Dailey Proposed Cabin  
Huntsville, UT**

Dear Mr. Dailey:

Earthtec Engineering, Inc. has completed the design of a conventional capping fill wastewater treatment system. Our design is attached as Figures 1 through 4. This system is designed utilizing a standard trench system comprised of clean angular gravel and 4 inch perforated pipe.

We have called for specific products within the design of the system that have been found to improve the ease of installation and maintenance. If equivalent products are used, they should be approved by the supervising health department prior to installation. During construction the limiting factor of the system will be the allowable depth of the absorption field. All elevations including the "stub-out" from the foundation wall should be set to meet this requirement. Also a private culinary well on the property and slopes exceeding 30 to 35 percent will require buffer set backs as described on the attached figures. Fill material will be needed to gain adequate cover over the system after installation. It is required that the top of the septic tank be no more than 6 inches from finish grade or access risers shall be installed within 6 inches of finish grade. All landscaping should be designed to limit the amount of water introduced to the system. This will improve the systems effectiveness in treating effluent and lengthen the life-span of the system.

It has been a privilege working with you on this project if you have any questions in regard to this design or require further information, please contact our office at (801) 399-9516.

Respectfully,  
EARTHTEC ENGINEERING, INC.

Corey A. Park  
Staff Geologist  
Wastewater Cert# 02225-OSP-1

- Attachments: Figure 1 Site Plan  
Figure 2 Absorption Field Layout  
Figure 3 Trench Details  
Figure 4 System Schematic

4 copies



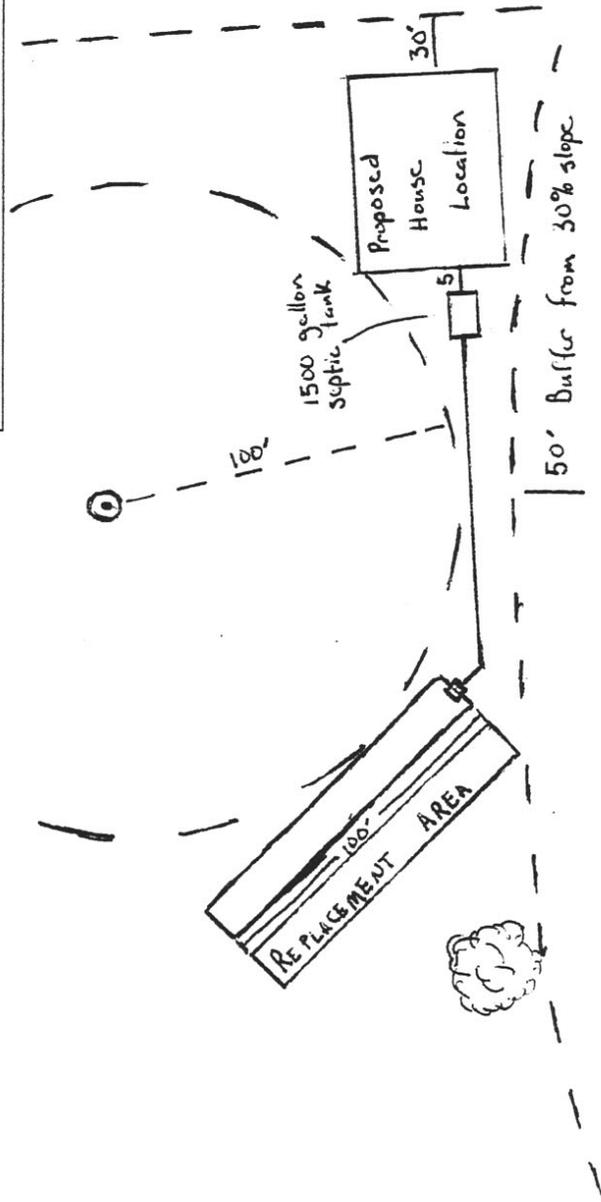
EARTHTEC ENGINEERING, Inc.

Notes:

1. Septic Tank shall be placed at least 5 feet from residence foundation
2. Distribution box shall be placed 5 feet from septic tank outlet
3. All water seeping plants should be planted a minimum of 50 feet from the septic system
4. The septic system shall be backfilled with 12 to 18 inches of capping fill (sandy loam preferred to allow aeration) and vegetated as soon as possible
5. This is a closed loop system and shall be installed according to the plans provided
6. A signed wet stamp copy provided by the reviewing Health Department shall be on site at all times during construction and final inspection of the system
7. NOT TO SCALE, all confining distances shall be staked by installer prior to beginning installation.
8. Installation to begin with drain field as determining elevation. Minimum 2% fall from septic tank to drain field.



Existing SHED



GENERAL SITE PLAN

EEl Job No. 09-1121G

Figure 1



**PERMIT TO CONSTRUCT AN ONSITE WASTEWATER TREATMENT SYSTEM**

**ISSUED BY THE WEBER-MORGAN HEALTH DEPARTMENT**

**477 23rd Street, OGDEN, UTAH 84401**



Permit No. : **W100802**

Issued: **September 3, 2010**

Expires: **September 3, 2011**

This is to certify that **DANIEL DAILEY** is hereby issued a permit to install an onsite wastewater treatment system for the property with the Property Identification Number **23-021-0001** with the following specifications and provisions:

Approximate construction site address: **14005 E HWY 39, HUNTSVILLE**

Lot: **N/A** of the **CABIN** subdivision in **Weber** county Utah.

Water supply will be provided by: **WELL (PRIVATE)**.

Type of System will be **SEEPAGE TRENCH** with an absorption area of **570 Sq. Ft.**

Septic tank capacity must be at least **1000** gallons. System is designed for a **3** bedroom home.

Maximum depth of trench bottoms must be limited to **12** inches from original ground surface.

**\*\*\* IMPORTANT - PLEASE READ CAREFULLY \*\*\***

**MAXIMUM DEPTH TO BOTTOM OF TRENCH FROM ORIGINAL GROUND SURFACE IS 12 INCHES.**

**THREE FOOT MAXIMUM BACKFILL OVER SEPTIC TANK.**

**MAINTAIN 100 FOOT SEPARATION FROM DITCHES AND WELLHEAD.**

**INSTALL ACCORDING TO COONSTRUCTION PLANS REVIEWED BY THIS OFFICE.**

**WASHED 3/4 TO 2 1/2 INCH GRAVEL MUST BE USED. 1 INCH MINUS WILL NOT BE ACCEPTED**

**WATER TIGHTNESS TEST REQUIRED. TANK MUST BE FULL AT TIME OF INSPECTION.**

**NOTIFY WMHD OF INSTALLER'S NAME PRIOR TO BEGINNING INSTALLATION.**

**LOCATE SYSTEM 50 FEET FROM ANY SLOPE GREATER THAN 35%.**

**Please provide the permit number and address when requesting the final inspection or any additional information regarding this system. Final inspection to be completed prior to any backfilling of installed system.**

This permit may be revoked or altered if the site is found to be in a flood hazard or other geologic hazard area. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the installed system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards.

*Brian Cowan jr*

# Louis K. Cooper, R.S.

Registered Environmental Health Specialist

---

DATE: 8/6/98

TO: DAN DAILY  
\_\_\_\_\_  
\_\_\_\_\_

ITEM: Percolation tests 14005 E  
Hwy 39 3 test at 100<sup>00</sup> Ea  
\_\_\_\_\_

AMOUNT: \$ 300.<sup>00</sup> Pd LKB

---

PLEASE REMIT TO:

Louis K. Cooper  
690 North 9000 East  
Huntsville, UT 84317

Thank you,



**PERCOLATION TEST CERTIFICATE AND SOIL EXPLORATION RESULTS**

**Information Required for Determining Soil Suitability**

**Exhibit A- Supporting Information** for Individual Wastewater Disposal Systems

Name: DAN DAULEY  
 Location of Property: 14005 2 Hwy 39  
South Fork Wehner Co. Ut.

I certify that percolation tests have been conducted on the above property, in accordance with requirements specified in R317-511, Utah Administrative Code, and that percolation rates, calculated as specified by said rule, are as follows (use reverse side or additional sheets if necessary):

Test Hole Number	Test Hole Depth	Saturation Period (hrs & min)	Swelling Period (hrs & min)	Inches Drop Final 30 min. Period* Period	Final Stabilized Percolation Rate** (min/inch)
1 <sup>East</sup>	36	4 hrs	20m 30min	10m = 1"	10mpI
2	24	4 hrs	20m 30min	10m = 1"	10mpI
3 <sup>West</sup>	32	4 hrs	20m 3 min	30m = 1"	30mpI

Statement of soil conditions obtained from soil explorations to a depth of 10 feet. In the event that absorption systems will be deeper than 6 feet, soil explorations must extend to a depth of at least 4 feet below the bottom of the proposed absorption field, seepage trench, seepage pit, or absorption bed. A descriptive log of each exploration hole should be given:

Conducted by the Wehner County Health Dept  
(WCHD)

Date soil exploration(s) conducted: WCHD

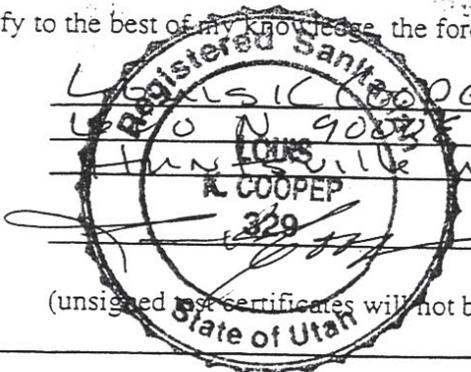
Statement of present and maximum anticipated ground water table throughout the property and area of the proposed soil absorption system: WCHD

Date ground water table determined: \_\_\_\_\_

I hereby certify to the best of my knowledge, the foregoing information is correct.

Name: LESLIE COOPER  
 Address: 6210 N 9000 E  
Huntsville Utah

Signed: [Signature] Date: 8/4/98



(unsigned test certificates will not be accepted)

\*Ten minute time intervals between percolation test measurements may be used only for certain circumstances – refer to detailed instructions for conducting percolation tests as referenced above. If a 10 minute time interval is used for tests, so indicate.

\*\*Percolation rate is equal to period of time used in minutes, divided by distance water dropped in inches and fractions thereof.



## WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.  
Health Officer / Director

September 3, 2010

Division Directors  
KAY LARRISON, Administration  
CLAUDIA PRICE, Nursing & Health Promotion  
LOUIS K. COOPER, Environmental Health  
COLLEEN JENSON, WIC

Daniel Dailey  
1546 E. Sunnyside Ave.  
Salt Lake City, UT 84102

RE: **Private Well Approval at:**  
14005 E. Hwy 39  
Huntsville, UT 84317  
Parcel # 23-021-0001

Dear Mr. Dailey:

The application for approval of the above referenced well has been submitted for review to determine conformance to the Weber-Morgan District Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections.

The following have been submitted:

1. The Water Right Number: E4188 (35-AREA)
2. Well driller license #724
3. The well is 150 feet deep with a clay layer greater than 15 feet.
4. The well yields greater than 10 GPM in 1 hour with a 70 foot drawdown.
5. The water samples for the partial inorganic analysis was submitted to Chem Tech Ford Laboratory on August 16, 2005.
6. A bacteriological water sample was collected by staff of this department on August 31, 2010. The water analysis was satisfactory.
7. This is not a shared well.

The required 100 foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feed lots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes.

Please contact our office at 399-7160 if you have further questions.

Sincerely,



Michela Gladwell, LEHS  
Division of Environmental Health

**Drinking Water Primary Standards:**

**Bacteria:** Water tested positive for Coliform bacteria indicating surface contamination  
**Pesticides:** If pesticides are detected we will contact you and resample your water. Otherwise none have been detected.  
**Nitrate:** Acceptable

**Specific Elements and Compounds:** These elements may be toxic if they exceed the Primary Standard  
**Arsenic (As):** Acceptable                      **Beryllium (Be):** Acceptable                      **Cadmium (Cd):** Acceptable  
**Chromium (Cr):** Acceptable                      **Copper (Cu):** Acceptable                      **Lead (Pb):** Acceptable  
**Selenium (Se):** Acceptable                      **Sulfate (expressed as sulfur (S) on the report) :** Acceptable

**Electrical Conductivity (TDS):** Water has acceptable TDS.

**Drinking Water Secondary Standards:** affects aesthetic quality like: taste, odor, color, and

**Specific Elements: (The terms after "EXCEEDED" describe aesthetic problems with water)**  
**Aluminium (Al):** Acceptable                      **Chloride (Cl):** Acceptable  
**Copper (Cu):** Acceptable                      **Iron (Fe):** Acceptable  
**Manganese (Mn):** Acceptable                      **Zinc (Zn):** Acceptable  
**Sulfate (expressed as sulfur (S) on the report):** Acceptable

**pH:** pH is within acceptable range.

**Hardness:** Water is classified as MODERATE.

**Water Temperature:** 58.28 Degrees F.

**Irrigation Standards:**

**Electrical Conductivity:** Salinity Class is C2 and water is suitable for most plants, 5-15% leaching requirement needed.

**Sodium Adsorption Ratio (SAR):** SAR value does not limit use of water for irrigation.

**Sodium (Na):** Acceptable for all irrigation.

**Bicarbonate (HCO3):** Bicarbonate is extremely high (> 2.5). It will impact all crops and may increase the SAR hazard.

**Specific Toxic Elements (most of these elements are needed by plants but are toxic if too plentiful)**

<b>Aluminium (Al):</b> Acceptable	<b>Arsenic (As):</b> Acceptable	<b>Beryllium (Be):</b> Acceptable
<b>Boron (B):</b> Acceptable for all plants.		
<b>Chloride (Cl-):</b> Acceptable for all irrigation methods and plants.		
<b>Cadmium (Cd):</b> Acceptable	<b>Chromium (Cr):</b> Acceptable	<b>Copper (Cu):</b> Acceptable
<b>Cobalt (Co):</b> Acceptable	<b>Lithium (Li):</b> Acceptable	<b>Manganese (Mn):</b> Acceptable
<b>Iron (Fe):</b> Acceptable	<b>Nickel (Ni):</b> Acceptable	<b>Lead (Pb):</b> Acceptable
<b>Molybdenum (Mo):</b> Acceptable	<b>Vanadium (V):</b> Acceptable	<b>Zinc (Zn):</b> Acceptable
<b>Selenium (Se):</b> Acceptable		

**Livestock Standards:**

**Electrical Conductivity:** This water is excellent for livestock.

**Sulfur (S) or Sulfate:** Water is acceptable for livestock use.

**Nitrate:** Nitrate does not exceed livestock standards.

**Specific Toxic Elements**

<b>Aluminium (Al):</b> Acceptable	<b>Arsenic (As):</b> Acceptable	<b>Beryllium (Be):</b> Acceptable
<b>Boron (B):</b> Acceptable	<b>Cadmium (Cd):</b> Acceptable	<b>Chromium (Cr):</b> Acceptable
<b>Cobalt (Co):</b> Acceptable	<b>Copper (Cu):</b> Acceptable	<b>Lead (Pb):</b> Acceptable
<b>Selenium (Se):</b> Acceptable	<b>Vanadium (V):</b> Acceptable	<b>Zinc (Zn):</b> Acceptable

PO Box 146500, 350 North Redwood Road,  
Salt Lake City, Utah 84114-6500

**State Ground-Water Program Analysis Report**

"Where Ideas Connect"

Dan Dailey  
1546 E Sunny Side Drive  
Salt Lake City, UT 84105

August 29, 2005

Dear Dan Dailey,

Thank you for allowing us to sample your water. Attached to this letter are the **TEST RESULTS** of your water for drinking, irrigation, and livestock uses. The **TEST RESULTS** sheet gives details of the tests done on your water. The **TABLE SUMMARY** show the results of other samples taken in your area for your comparison. Your test results are highlighted for easy reference and those tests that exceed drinking water, irrigation, or livestock standards are underlined.

**Drinking Water Standards**

EPA has established two drinking water standards, Primary and Secondary. Primary standards are used to determine if the water is healthy, whereas Secondary standards address the aesthetics of the water (color, taste, odor, staining etc.). The following parameters were measured to see if they exceed the Primary Standard: TDS (total dissolved solids, expressed as electrical conductivity (EC) on the table), arsenic (As), barium (Ba), beryllium (Be), cadmium (Cd), chromium (Cr), copper (Cu), nickel (Ni), nitrate (NO<sub>3</sub>), lead (Pb), selenium (Se), sulfur (S), indicator bacteria (coliform and E. coli), and commonly used pesticides in Utah. The Secondary parameters tested are: TDS, aluminum (Al), chloride (Cl<sup>-</sup>), iron (Fe), manganese (Mn), sulfur (S), and zinc (Zn). We have also measured and reported the temperature and hardness of your water.

**Irrigation Standards**

Water used for irrigation can be classified by its EC and sodium adsorption ratio (SAR). Electrical conductivity is an estimate of the total dissolved solids (salts) in water and is obtained by measuring how much electricity can flow through it. The more salts in the water the more electricity can be conducted through it. Electrical conductivity classes range from C1 to C4 with C1 being acceptable for all plant life and C4 NOT being acceptable. The SAR is the ratio of sodium (Na) to calcium and magnesium in the water. A high SAR can destroy soil structure preventing the movement of air and water through the soil. The SAR classes are dependent upon the EC of the water and the amount of bicarbonate (HCO<sub>3</sub>) in the water.

Several elements are toxic to plants, whereas some elements that plants need may also be toxic in too high a concentration. The following elements that can be toxic to plants were measured: aluminum (Al), arsenic (As), boron (B), beryllium (Be), cadmium (Cd), chloride (Cl<sup>-</sup>), cobalt (Co), chromium (Cr), copper (Cu), iron (Fe), lithium (Li), manganese (Mn), molybdenum (Mo, this is not toxic to plants but can cause problems for livestock which eat plants irrigated with water high in this element), sodium (Na), nickel (Ni), lead (Pb), selenium (Se), vanadium (V), and zinc (Zn).

**Livestock**

Livestock can tolerate lower water quality standards than plants or humans. The following parameters are reported that can adversely affect livestock health: TDS, aluminum (Al), arsenic (As), beryllium (Be), boron (B), cadmium (Cd), chromium (Cr), cobalt (Co), copper (Cu), lead (Pb), selenium (Se), sulfur (S), vanadium (V), and zinc (Zn).

If you have any questions or concerns please contact Mark Quilter at (801)538-9905.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Charles Quilter".

Mark Charles Quilter  
Ground-Water Specialist  
Utah Department of Agriculture and Food

# WELL DRILLER'S REPORT

*Pats Plumb  
CAF  
295-4477  
PH 11/10*

State of Utah  
Division of Water Rights

For additional space, use "Additional Well Data Form" and attach

**Well Identification** EXCHANGE APPLICATION: E4188 (35-AREA)

**Owner** *Note any changes*  
Dailey Family Limited Partnership  
1546 East Sunny Side  
Salt Lake City, UT 84105

Contact Person/Engineer: \_\_\_\_\_

**Well Location** *Note any changes*  
COUNTY: Weber  
NORTH 500 feet WEST 150 feet from the SE Corner of  
SECTION 32, TOWNSHIP 7N, RANGE 3E, SLB&M.

Location Description: (address, proximity to buildings, landmarks, ground elevation, local well #) \_\_\_\_\_

**Drillers Activity** West of Red Rock Outcitters  
Start Date: JANUARY-21-2003 Completion Date: FEBRUARY-12-2003

Check all that apply:  New  Repair  Deepen  Clean  Replace  Public Nature of Use:  
If a replacement well, provide the location of the new well. \_\_\_\_\_ feet north/south and \_\_\_\_\_ feet east/west of the existing well.

DEPTH (feet) FROM TO	BOREHOLE DIAMETER (in)	DRILLING METHOD	DRILLING FLUID
0' 150'	8" INCH	CABLE TOOL	WATER

Well Log	DEPTH (feet) FROM TO	W A T E R	P E R M E A B L E		UNCONSOLIDATED							CONSOLIDATED	ROCK TYPE	COLOR	DESCRIPTIONS AND REMARKS (e.g., relative %, grain size, sorting, angularity, bedding, grain composition, density, plasticity, shape, cementation, consistency, water bearing, odor, fracturing, mineralogy, texture, degree of weathering, hardness, water quality, etc.)
			high	low	C L A Y	S I L T	S A N D	G R A V E L	C O B B L E S	B O U L D E R	O T H E R				
	0' 3'											X		BLACK	TOP SOIL
	3' 18'						X	X	X	X				BROWN	
	18' 34'				X									BROWN	
	34' 52'				X		X							BROWN	
	52' 89'										X	CONGLO.	BROWN		
	89' 104'										X	SHALE	RED		
	104' 141'										X	CONGLO.	BROWN		
	141' 150'	X									X	SHALE	RED		

**Static Water Level**  
Date FEBRUARY-12-2003 Water Level 1' feet Flowing?  Yes  No  
Method of Water Level Measurement TAPE If Flowing, Capped Pressure \_\_\_\_\_ PSI  
Point to Which Water Level Measurement was Referenced GROUND Ground Elevation (If known) \_\_\_\_\_  
Height of Water Level reference point above ground surface \_\_\_\_\_ feet Temperature \_\_\_\_\_  °C  °F



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Park City

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Secretary - Treasurer  
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Layton

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West Point

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Huntsville

SCOTT F. PETERSON  
Morgan

MAX B. RIGBY  
Kaysville

## WEBER BASIN WATER CONSERVANCY DISTRICT

2837 EAST HIGHWAY 193 • LAYTON, UTAH 84040 • PHONE (801) 771-1677 • (SLC) 359-4494 • FAX (801) 544-0103

February 9, 1999

Dan Dailey  
1546 E. Sunnyside Avenue  
Salt Lake City, UT 84105

RE: Dan Dailey replacement water contracts: #14036 for 1 a.f., #14037 for 2.0 a.f.

Dear Mr. Dailey:

We wish to inform you that your recent replacement water contracts, one for 2.0 a.f. which was transferred from Doug Taylor and another for 1.0 a.f. which was a new purchase, was approved at our January 29, 1999 board meeting. We are presently in the process of preparing these documents for recording. After we obtain necessary signatures from our officials, you will receive a fully executed copy of these contracts.

If you should have any further questions, please contact Sherrie Mobley of our office.

Sincerely,

Ivan W. Flint  
General Manager

IWF/sm  
encl.



# Online Permit System

## Customer Application List

### Notes

\*\* Click on underlined labels for additional help.

### Applications for Customer

**Daniel Schmeling**  
139 25th Street  
Ogden, UT 84401

### Recent Applications

App#	Type	Cust W.O.	Location	Begin Date	Status	Status Date	Approvals
63796	Access		13485 E. HWY. 39	04/13/2015	New Application	02/03/2015	[Doc] [Fees] [Limitations]

1 - 1

[Edit Customer Information](#)

[New Permit Application](#)



*The entryway to the Sunflower Community Garden*

"GIVE A MAN A FISH, YOU FEED HIM FOR A DAY;  
TEACH A MAN TO FISH AND YOU FEED HIM FOR A  
LIFETIME."

-MAIMONIDES

# The Dailey Project

Midwestern transplants procure gardens of community and education in Ogden, UT

## Exhibit A- Narrative and Vision

Dan Dailey is a transplant to the Western United States. He grew up in Detroit, Michigan, an area of the country focused more on industry than agriculture. Dan's memories from childhood revolve more around hunting and fishing than farming. He can clearly recall his early childhood contact with farm animals as a traveling petting zoo that visited his elementary school. Those animals did not appear healthy, but mangy and underfed. His interest in farming and procurement of the land did not come from his upbringing. Like most farmers, his love of the land is inherent, and his knowledge is self-taught through reading, trial, and error. Dan Dailey means to share the knowledge he has accrued over his lifetime with a new generation of urban farmers, to plant seeds and aspirations that will permeate generations on the Wasatch Front, and to provide spaces for educational opportunities that are alive with creativity and wonder.

Dan attended Northwood University in Midland, Michigan, where he met his lovely wife, Suzy, and graduated with a Bachelors in Marketing and Management. He then began his career as a corporate banker, suit, tie, and the whole nine yards. There came a point, however, when that life became unfulfilling. He entered the small business community in 1991 with the Grounds for Coffee on Harrison Boulevard in Ogden, Utah. He dropped the suit and tie for espresso and an embroidered apron. He abandoned corporate associates for young adults that needed a job and a mentor, which is what he has provided, even if unintentionally.

In 1999, Dan and Suzy bought a piece of property near Causey Reservoir in Ogden Valley. The property was the first step in the development of this dream of sustainability. Dan had been reading about straw bale construction and eco-friendly design. He built a small, energy efficient shed on this property that fit the model of his research and reading on the subject. The



*Dan Dailey working on the compost heap.*

## Exhibit A- Narrative and Vision

shed is complete with a loft to sleep in, a wood burning stove for heat, solar panels, and an outhouse. Dan has also introduced a colony of honey bees to his property, a fire pit for gatherings, and a rope swing near the river.

The lot behind Grounds for Coffee was abandoned and a bit of a wreck. Dan and Suzy decided to plan and procure the Sunflower Community Garden, which came to fruition in the growing season of 2010, complete with installations from local artists, a composting program, and a whole lot of love. This was the first project for the public that the Daileys launched, outside of the gathering place created with Grounds for Coffee, of course. The garden has been a huge success. Gardening classes are offered by the Daileys and local farmers, to teach the community how to work the land themselves. Free compost is available by the bucketful. Garden plots are offered for \$25 per season. 9 plots are reserved for local non-profit organizations, demonstrating the Daileys' commitment to strengthening the community. Along the public sidewalks and the parking strip outside the front entrance to the coffee shop, public herb gardens have been planted. Passers-by are welcome to pick and enjoy fresh strawberries, flowers, and herbs. Not your everyday walk in the city.



*Community event at the Sunflower Community Garden  
where children made their own chia pets.*

Community gardens offer more than just vegetables. Gardening Matters, a nonprofit establishment in Minnesota, put together a helpful resource on the benefits of community including reduced carbon emissions, municipal savings and increased property values due to beautification, and reduced crime rates. Community gardens offers an opportunity for gardeners to grow fresh, organic produce on their own. This act alone “reduces

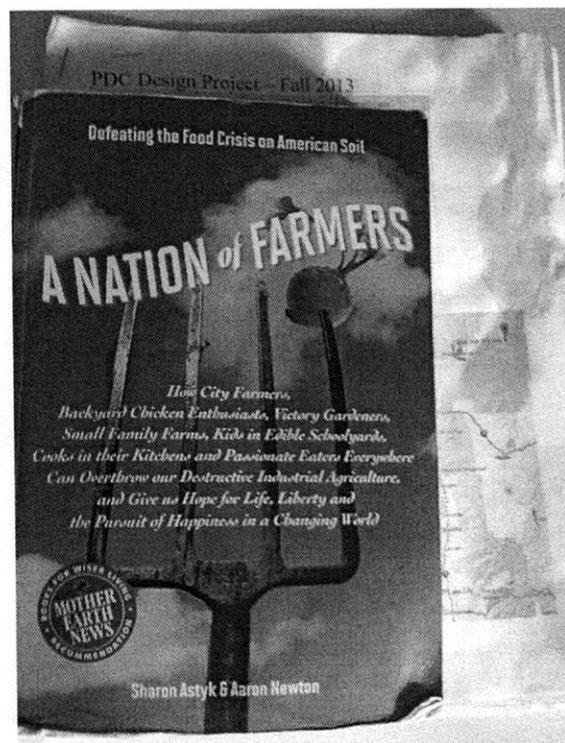
exposure to chemical fertilizers and pesticides.” (“Multiple Benefits of Community Gardening” pg. 2) Gardening can also provide physical activity and stress reduction. Community gardens offer a chance to educate youth on the importance of growing food. “Community gardens can serve as an outdoor classroom where youth can learn valuable skills, like those involving practical math, communication, responsibility and cooperation. They also provide the

## Exhibit A- Narrative and Vision

opportunity to learn about the importance of community, stewardship and environmental responsibility.” (“Multiple Benefits of Community Gardening” pg. 4) It seems that what is growing in the Sunflower Community Garden is more than just vegetables, and it shows.

Dan has always talked with his baristas about the things he has read and learned about farming and sustainable building, among other things. He read books like Michael Pollan’s *Omnivore’s Dilemma*, and *In Defense of Food*, Barbara Kingsolver’s *Animal, Vegetable, Miracle*, *Bioshelter Market Garden: A Permaculture Farm* by Darrell Frey, *Plowing with Pigs* by Oscar H. Will III and Karen K. Will, and William F. Engdahl’s *Seeds of Destruction: The Hidden Agenda of Genetic Manipulation*.

The book that was his primary inspiration, however, is *A Nation of Farmers* by Sharon Astyk and Aaron Newton. Dan learned of this book while listening to USU’s own KUER, the Doug Fabrizio Show entitled “RadioWest.” Dan heard a broadcast of Fabrizio’s on the book and he immediately went out, bought it, read it, and reread it. Dan offered his copy of the book and the master plan for his next contribution to the greater community of Ogden, and its youth, for the purpose of this paper. The book is dog eared and the plans wear coffee stains, which represents how much thought and attention Dailey has paid to this venture. These are his companions on the road to what lies ahead, the “Dancing Moose Farm.”



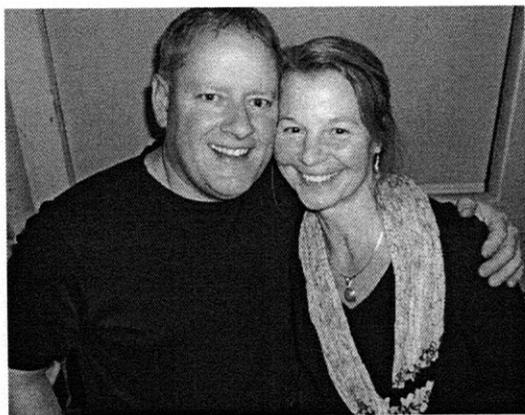
Dog eared inspiration

Originally, Dan and Suzy were working to open a farm-to-table restaurant at the site of a standing restaurant near the property they own in Ogden Valley. In researching the definition of the farm-to-table movement, the best description of what it means came from an olive oil company, Herdade de Vale de Arca, that reads, “Farm-to-Table (or farm-to-fork) refers to, in

## Exhibit A- Narrative and Vision

the food safety field, the stages of the production of food: harvesting, storage, processing, packaging, sales, and consumption. Farm-to-Table also refers to a movement concerned with producing food locally and delivering that food to local consumers.” (“Farm to Table, The Movement.”) Farm-to-table establishments may operate in different ways, but share similar motivations due to the unsustainable practices of factory farming, the poisonous chemical fertilizers and pesticides, the vanishing family farms, poor flavor, use of genetically modified organisms (GMO’s) without public notice, and the list goes on and on.

Boulder, Utah boasts one such farm-to-table establishment, Hell’s Backbone Grill, that served as a source of great inspiration for Dan and Suzy. This establishment is run by two friends, Jen Castle and Blake Spalding, dedicated to bringing the community delicious, fresh, organic foods grown under a no harm philosophy. The farm sits on 6 acres and uses only environmentally friendly pest and weed control methods, organic farming practices, and ensures that no activity conducted in the process of farming will upset the natural balance of the earth it sits on. The Daileys have visited Hell’s Backbone Grill in the town of Boulder, Utah



*Dan and Suzy Dailey*

many times over the past few years and grew very fond of the owners and the idea of the farm-to-table movement.

While on their visits, the Daileys pulled weeds in the freezing rain, dug up potatoes, collected eggs from the chickens, and loved it. For dinner, they would dine on exactly what they had harvested from the

Earth that day. Hell’s Backbone Grill accepts the contribution of WWOOFers, farm workers willing to trade their hands in the soil for lodging, education, and meals. This offers a chance for anyone interested in learning the art of organic farming a chance to experience and absorb it first hand.

The Leopold Center for Sustainable Agriculture studied 16 commonly found produce items and found that each one traveled an average of 1,500 miles to reach the produce section of the grocery market, not to mention the other items that were imported from other

## Exhibit A- Narrative and Vision

countries. “We found that locally grown produce traveled an average 56 miles from farm to point of sale; the average distance was 1,494 miles – nearly 27 times farther – if those items had come from conventional sources within the continental United States. Another perspective on this comparison is that the locally grown food spent about an hour in transport (assuming an average truck speed of 55 miles per hour) compared to 27 hours for the conventional produce.” (Pirog, “Checking the food odometer”)

The idea of investing in and utilizing as many local things as possible is not new for the Daileys. Aside from all of their other activities, Suzy Dailey heads up the Ogden chapter of Local First Utah, a non profit organization in Utah aimed at educating people on all matters of buying local and its effects on the community. These two individuals, on their own, are dedicated to the causes that speak to them. Together, they have made amazing strides in perpetuating an educational opportunity for anyone that comes into contact with them.

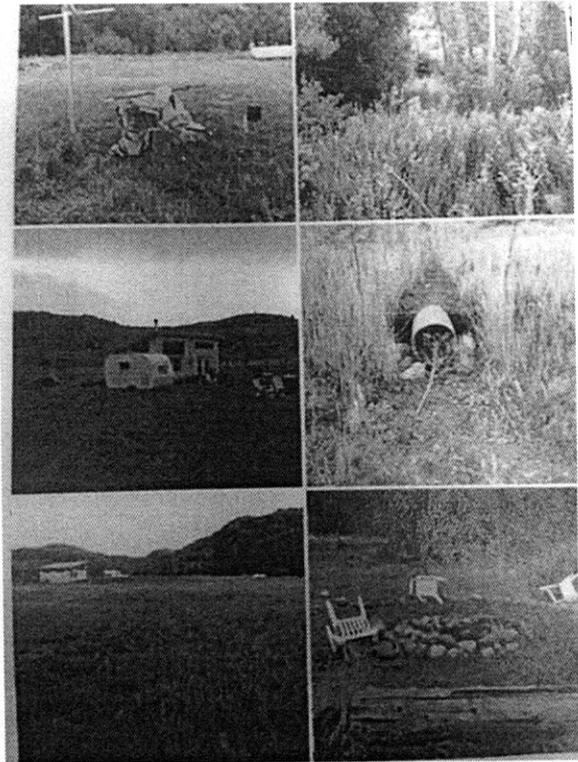
In Dan’s copy of *A Nation of Farmers*, he has underlined, starred, dog eared, and highlighted the passages that speak to him. Not many pages go by without one such mark. An interesting statistic cited, and underlined, in the book reads “In 1900 roughly 38% of the population of the United States was actively involved in growing food. By 1950 that number had been reduced to just more than 12%. Today less than 2% of the American population does that work.” (Astyk,Newton, pg.17) This passage illustrates the gaping hole between today’s generations understanding of where their food comes from and how it ends up on their plate. It is alarming. Enter the culmination of the Daileys’ passions and efforts here, “The Dancing Moose Farm.”

On the very first page of the preface in Dan’s copy of *A Nation of Farmers*, the underlining begins with this quote from Clayton Brascoupe, “You know, when you farm, your hands are dirty at the end of the day, but your hands are clean.” It continues on through the Introduction (Astyk,Newton pg. xii) to bring in the idea of those humans that have stood for something they believed in and resisted the pressures of the social norms, those that took part in “reimagining their society” (Astyk,Newton pg. xii) to reflect their hopes and put down the untruths they were being told. The next words underlined are “re-envision our society.”

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(Astyk,Newton pg. xii) That is what the Dancing Moose Farm means to do through permaculture education, creative learning techniques and community building aimed at the next generation.

As long as I've known Dan Dailey, he has been looking for his niche in working with at risk youth. Local child welfare employees that frequent his shop have approached him on many occasions to participate in mentoring programs. His baristas, usually in their early 20's, stay for years and look to Dan and Suzy for support and mentorship. Nothing has really stuck, except the Daileys' relationship with the youth that have worked for them. The Dancing Moose Farm provides the opportunity Dan and Suzy have been looking for outside of simply employing people. Partnering with The Nurture the Creative Mind Foundation, Carbon Architects, and local Permaculture designer, Josh Jones, the Daileys' mean to create the living, creative Dancing Moose farm and a non-profit ecology center for youth called The Huntsville Arts and Ecology Center.

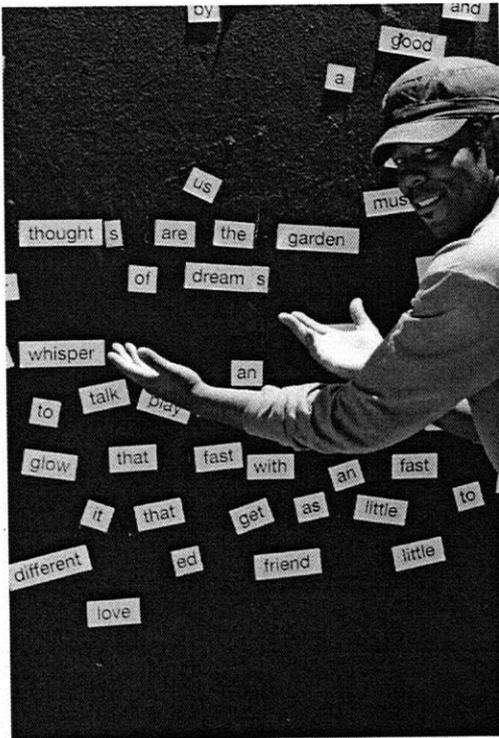


Site of the Dailey property, future home of the Dancing Moose Farm. Straw bale structure visible near yellow trailer.

The hope for the Dancing Moose Farm is to develop a complete, sustainable permaculture farm. Permaculture, as defined in *A Nation of Farmers*, "is a contraction of "permanent agriculture" and "permanent culture," and is defined by author Toby Hemenway as, "a set of techniques and principles for designing sustainable human settlements."" (Astyk,Newton pg. 291, reference 285) Permaculture is based on ecology and humanity at its core. The three fundamental principles of the Dancing Moose Farm, and of permaculture, according to Dailey, are care of people, care of the land, and sharing of any excess.

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Geoff Lawton founded the Permaculture Research Institute. His expansion on the subject of permaculture includes “the conscious design and maintenance of agriculturally productive ecosystems which have the diversity, stability, and resilience of natural ecosystems. It is the harmonious integration of landscape and people — providing their food, energy, shelter, and other material and non-material needs in a sustainable way.” (“Permaculture Research Institute: About Permaculture and the Permaculture Research Institute”) Josh Jones, permaculture advisor on the project, worked with Geoff Lawton. Josh Jones is an Ogden, Utah local. His profile on the Worldwide Permaculture Network talks about the installation in Huntsville, where he will be working with Dan, exhibiting his excitement at the opportunity to share his knowledge of these holistic techniques.



*Amir Jackson, founder of Nurture the Creative Mind Foundation. The quote in the picture reads “thoughts are the garden of dreams.”*

Another contributor to the Dancing Moose Farm is Amir Jackson, founder of the Nurture the Creative Mind Foundation in Ogden, Utah. Amir specializes in creating artistic, educational opportunities for youth. The first project that Dan and Amir will be spearheading together is dubbed “Learn to Play.” The focus of this program will be to remove kids from the city, and their phones and other electronic devices, and remind them, even teach them, how to play. Its shocking that this kind of program even needs to exist; however, it is a truth relevant to our day and age.

Without the time and energy spent on farming and working the land, human hands have fallen idle. The inspiration for this project comes from the documentary titled “Play Again.” This documentary explores the costs of raising a generation divorced from nature. It is eye-opening. A very poignant part of the film discusses the relationship between the current generation and the land, “What they do not value they will not protect, and what they do not protect, they will lose.” (“Charles Jordan, Play Again”.) Dan and Amir mean to mitigate these effects in their corner of the world by teaching at

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risk, Ogden youth to play...again. The youth are not permitted to bring any electrical devices, they must play. This opens worlds of opportunities, such as a relationship with nature and an introduction to urban farming.

*A Nation of Farmers* directs the readers attention to Cuba to define urban farming. Cuba experienced trade embargoes resulting in a nation cut off from the rest of the world, which resulted in hunger for the citizens of Havana. The salvation for this isolation and the subsequent starvation boiled down to urban farming. Planting gardens in their yards, working with their neighbors to cooperatively plant crops, and raising small farm animals on their property became a way of life. "By 1994 hundreds of Havana residents were involved in food production." (Astyk and Newton pg. 278) The world at large is at risk of experiencing the same shortages of food that Cuba experienced; however, such shortages probably will not be the result of trade embargoes; but drought, climate change, and loss of opportunity. "As other urban areas around the world begin to grapple with intertwined increases of food and fuel costs, cities are likely to need flexibility and adaptability. In all likelihood some combination of the tools used by Cuba to address their famine will be needed in most of the world's cities." (Astyk and Newton pg. 279)

Urban farming is not abnormal to a lot of the world's countries, even our own. The book provides statistics for the rates of urban farming in places like Hong Kong, Moscow, and China. "Urban farming is a norm -there are 200 million urban farmers world-wide, and they produce food and income for 700 million people." (Astyk and Newton pg. 279) The United States has historically participated in urban farming and, in fact, we are only a mere two generation removed from our nation being required to practice urban farming and those gardens were called victory gardens! "In 1943, 44% of all vegetables eaten in the US were produced in home Victory Gardens, and 20 million American families worked in gardens, in addition to the one-fifth of the population living on farms." (Astyk and Newton pg. 58) These are the lessons and the values Dan Dailey is looking to instill in the youth of Ogden through this farm and the non-profit he and his wife are creating.

## Exhibit A- Narrative and Vision

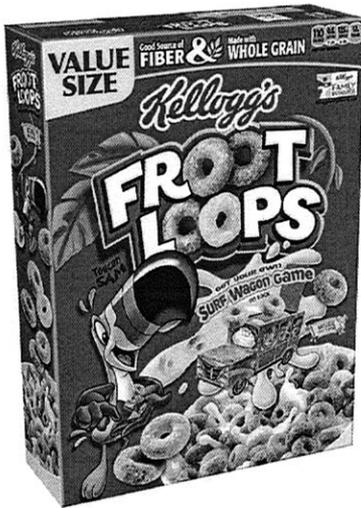
The dedication that Dan, Suzy, Amir, and Josh show for their passions in life is inspiring. The operation at Hell's Backbone Grill could be the status quo instead of a speciality. The need for farming is imperative. The root of the issue lies in what we are putting in our bodies, into our children's bodies. Micheal Pollan's *In Defense of Food, An Eater's Manifesto* outlines what has gone awry with the food industry and the industrialization of our food, our livestock, and our lives. Some farms are now themselves called factories. Some of the foods we eat are genetically modified for durability during travel, since the food travels so far to reach our plates. Pollan references all the fad foods, the low-fat this and the sugar-free that, all of those hyphenated foods that have really brought us nothing but trouble with our body's natural rhythms and digestive functions. Pollan hypothesizes that "What we need now, it seems to me, is to create a broader, more ecological-and more cultural-view of food." (Pollan, pg. 102)



World War II Victory Garden Poster

The first place we can look, we can also dig our hands in... the dirt. Chemical fertilizers became prevelant in the 1950's and employ nitrogen, phosphorus, and potassium, "the big three macronutrients." (Pollan, pg. 114) Yes, these three nutrients can assist in the growing of plants, vegetables and fruits; however, plants also need the other things naturally found in the dirt, the microbes, the mycorrhizal fungi, the squiggly earthworms, the natural rhythms of the soil and the ecosystem. These things cannot be sprayed on from nitrogen fertilizers derived from fossil fuels. Its like trying to squeeze blood from a turnip. It can't be done.

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Package of popular kids' cereal, Fruit Loops, boasting fiber and whole grains, with natural flavors.

The over processed foods that come in neat cardboard boxes with colorful pictures and animated mascots do a poor job at impersonating the natural world they claim to come from. The trouble with the processing of once nutrient rich foods is that the very process “depletes them of many nutrients, a few of which are then added back: B vitamins in refined flour, vitamins and minerals in breakfast cereal and bread. Fortifying processed foods with missing nutrients is surely better than leaving them out, but food science can add back only the small handful of nutrients that

food science recognizes as important today.” (Pollan, pg. 115) It is impossible to truly understand and absolutely know what is taken out through food processing, the sunshine, the energy of the farmer that procured the original specimens, the dirt, the rain, the thing that cannot be recreated in a laboratory or in a factory. That is what is missing from the food.

The loss of the farm and heirloom vegetables also equates to a loss of biodiversity. According to *The Merriam-Webster Dictionary*, biodiversity is defined as “biological diversity in an environment as indicated by numbers of different species of plants and animals.” (pg. 71) As we learned from the Irish; however, biodiversity is crucial to survival. The Pacific Biodiversity Institute recognizes monoculture, the absence of biodiversity, as a “contributing factor to the Irish potato famine, the European wine industry collapse in the late 1800’s, and the US Southern corn leaf blight epidemic of 1970.” (“What is Biodiversity?” When all the plants, crops, fruits, what have you, are exactly the same, they are all vulnerable to exactly the same things, like the potato fungus in Ireland. It decimated the island and the human population. It was a catastrophe and could have been avoided, to some extent, through biodiversity.

It is not simply the peace and good feelings that getting your hands dirty can bring that needs a renaissance in this world. It is the nutrients in the foods that we are putting in our bodies and the bodies of our children, it is the community effort of working together for the

## Exhibit A- Narrative and Vision

greater good, it is the return to the land and the reconnection to the place that affords our existence, that farming can bring. That is what Dan is after, that is what I am after.

If ever there was a relevant work of farm literature, it would be *A Nation of Farmers* and Dan Dailey would be the picture of the farmer painted therein, the modern version of our early predecessors, interested in the land and watching things grow. Dan is a mentor. Dan is a farmer. In my interview with him we talked about how the Dancing Moose Farm got its name, it was some what serendipitous, a happy accident if you will. He told me the story of how he came to acquire the land: "The farm will be named the Dancing Moose Farm because fifteen years ago when I was looking for property in Huntsville, Utah I drove past a field that had two moose that looked like they were playing, chasing each other, and looking goofy as can be. I watched them for what seemed to be a half hour or more and returned back to Grounds for Coffee. Upon my arrival, one of my customers who lived up Hunstville, was in the shop and I told him about the moose and it turned out that they were on his property. I told him I was looking for property to buy and he told me he was selling. Two weeks later we were proud owners of a piece of property. If it wasn't for the moose I would have never made this purchase. Hence the name Dancing Moose Farms!"

If it wasn't for the moose, there would be no Dancing Moose Farm, if it wasn't for the Daileys, my life would be much different. My Grandfather and my Mother offered me my first connection to gardening. Without them, I wouldn't have had any introduction to gardening at all, let alone farming, even though I grew up in the corn belt. These three individuals offered me the chance to get my hands dirty. My mother planted a small garden when I was a child and asked me and my siblings help her. I remember picking the peas and eating them straight from their pods on Indiana summer days. My grandfather found sanctuary in his garden following his time as a paratrooper in World War II. He had the most peaceful gardens I have ever experienced. I remember so many nights the adults talked and the children ran around, innocently catching fireflies on warm summer evenings in those gardens.

Through my research about the Dailey project and my experience in this course, I have procured my own seeds of rememberence for the connection between humans and their food.

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I spent hours digging in the dirt in my backyard recently with my youngest son, Henry. We dug and dug, we talked about the worms doing their dirty jobs, the dead leaves of last fall nourishing the ground, and we talked over what kinds of vegetables to plant in our garden. The past fifteen years of my own life, I have known Dan Dailey. We have talked over books he's read and ideas he's had. I've visited his strawbale house in Huntsville, the future site of the Dancing Moose Farm, and I've soaked up the solace that piece of land provides. I've entered into my own realm of understanding about how I want to live my life and what kinds of foods I am willing to put in the bodies of my young boys.

My intentions mirror that of my Grandfather, my Mother, and Dan Dailey, my unsuspecting boss at a coffee shop in Ogden, Utah. Who knew Dan Dailey and I would still know each other fifteen years later, let alone that I would be writing a paper about how he inspired me to live a life closer to the Earth. Dan and Suzy Dailey have mentored me



My Mother, far right, and her siblings in their Father's garden in Lansing, Illinois.

through my twenties and through opening, and closing, a coffee shop of my own in Ogden. They have been a part of my life for fifteen years, which seems impossible. I plan to take my family to Hell's Backbone Grill in Boulder, Utah, so that my children might understand how their food gets to their plate. Our garden is already underway here in the Uintah Basin, shovels are covered in dirt, shoes are stained orange from the soil here. My interest in Michael Pollan is piqued from the two books I have read of his from this course, *In Defense of Food* and *The Botany of Desire*. Dan has loaned me *A Nation of Farmers*, which I look forward to completing. I look forward to taking my two boys to the Dancing Moose Farm where they can see their friends, Dan and Suzy, and we can clean our hands in the dirt.

## Exhibit A- Narrative and Vision

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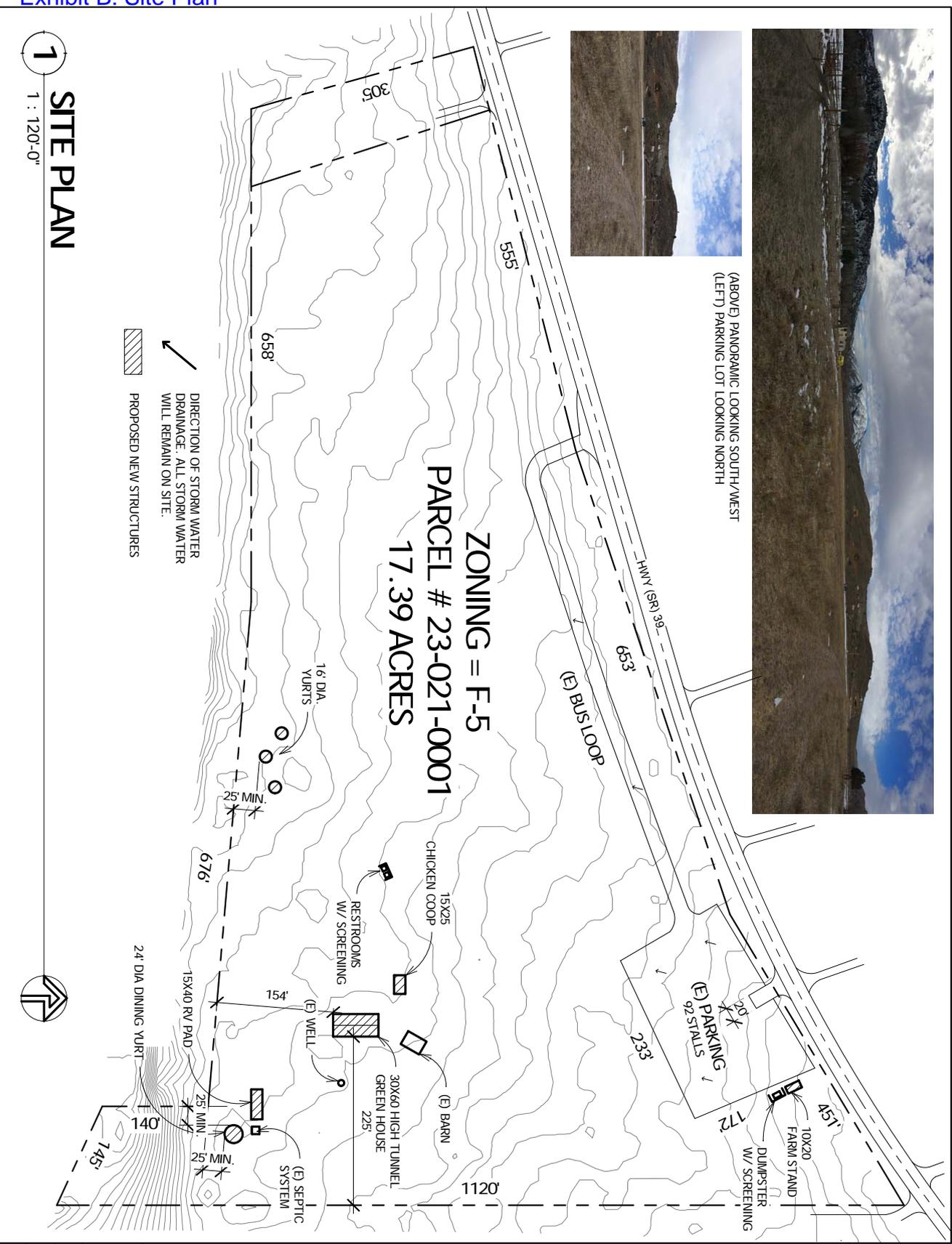
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(ABOVE) PANORAMIC LOOKING SOUTH/WEST  
(LEFT) PARKING LOT LOOKING NORTH



**1**  
**SITE PLAN**  
1 : 120'-0"



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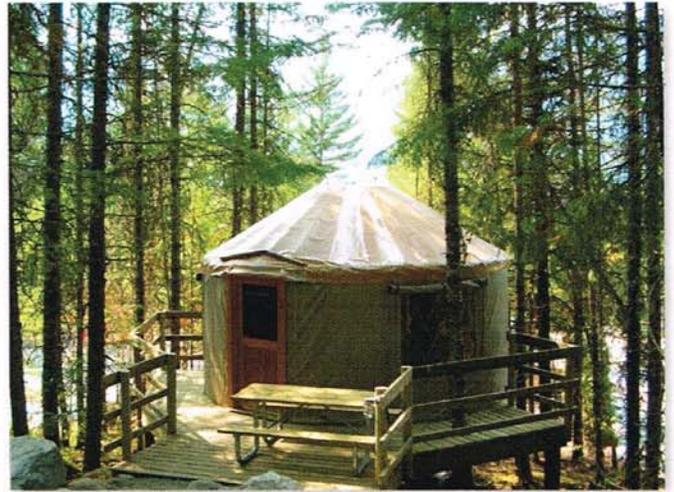
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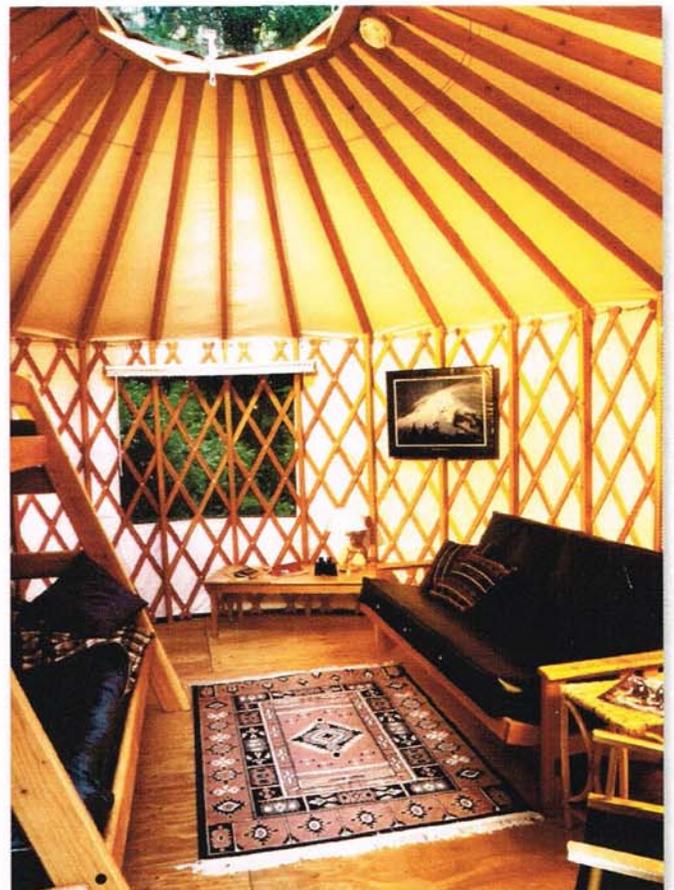
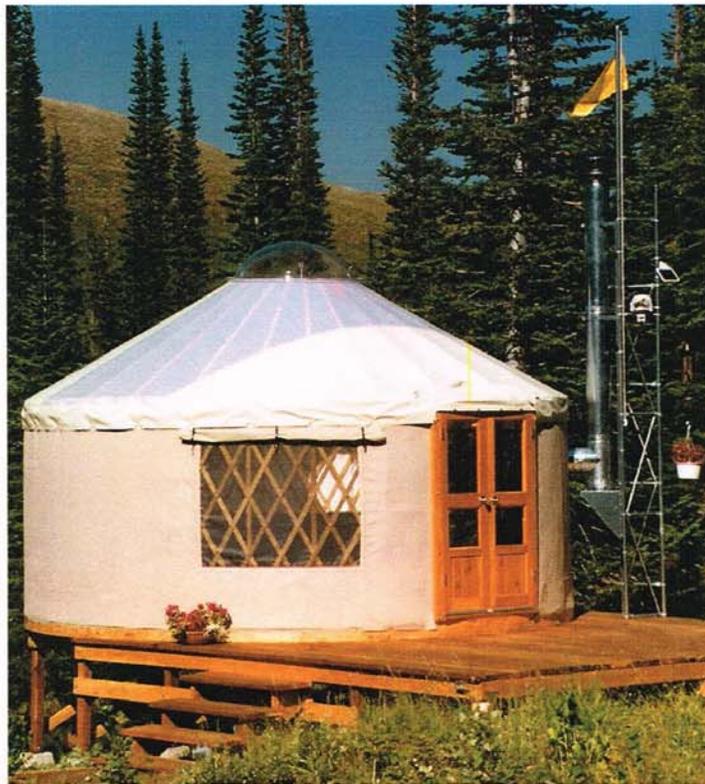
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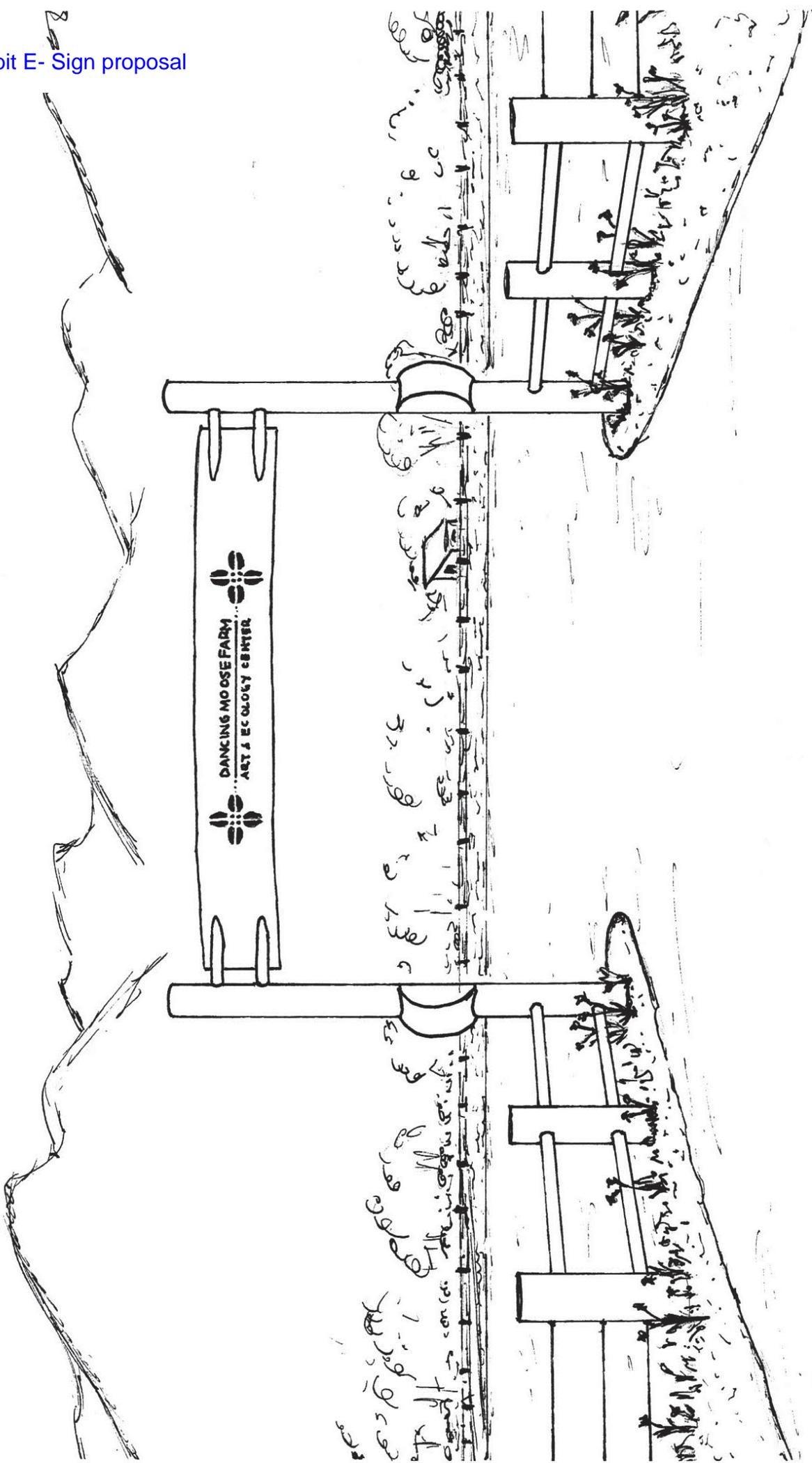
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SIGN -

UNFINISHED STEEL (NATURAL RUST)

UNFINISHED STEEL (NATURAL RUST)

UNFINISHED STEEL (NATURAL RUST) WITH CUT OUT LETTERS AND SYMBOLS