Sunnyfield, LLC has been dedicated to the preservation of agriculture and agricultural land here in the Ogden Valley. As part of that Sunnyfield has worked diligently and spent a lot of resources to restore existing structures at Sunnyfield Farm including the restoration of the farm shop (old milk barn) and the continued restoration of the large barns. Sunnyfield has devoted 36 developable acres to agricultural uses. Sunnyfield continues to work along side of a 5th generation local farmer to help facilitate the operation of a working farm that is becoming a destination and also a source of local farm raised product for the families within the Ogden Valley. The dream of Sunnyfield LLC is to continue to re-invigorate a long-standing working farm that had been a part of the community since 1868 so it can be here for the community to enjoy for many generations to come.

Sunnyfield requests to transfer 8 development rights from Weber County Parcel # 220470060, this would leave a remaining 3 development rights on that described property.

The 8 development rights are to be transferred to Weber County Parcel # 220500017 which is approx. 22.94 acres. Under current land use code the 22.94 acres would allow 7 current development rights. The 8 TDR’s along with the existing 7 development rights would then allow for 15 development rights on Weber County Parcel #220500017.

This TDR will help Sunnyfield to continue using its current land for agricultural uses. Additionally removing density in this area provides an excellent agricultural gateway into the Old Town Eden village node and moves the density into an area that is already developed on all sides including an existing subdivision (Eden Acres) which consists of higher density 1 acre lots.

Sec 104-22-11 Form-Based Zone Transferrable Development Rights discusses the ability to transfer development rights as provided in the Ogden Valley General Plan. The 8 TDRs would be transferring within the village node to an area that is designated for higher density and would be contiguous with and connected to an existing subdivision (Eden Acres) that consists of 1 acre lots. See map illustration below taken from the Land Use Code Sec 104-22-8. Weber County Parcel #220500017 is already zoned FB.

The transfer of TDRs is not adding any overall density to the village node. Rather it transfers existing development rights to an already established higher density area, preserves open agricultural open space in the gateway to Old Town Eden and helps support the viability of keeping an agricultural farm in the Ogden Valley. The transfer of TDR’s fits within the guidelines and goals of the Ogden Valley General plan and would be beneficial to the community