

# 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 <b>04/08/2016</b>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) Neal Ward Barker		Mailing Address of Property Owner(s) 2284 Fruitland Drive North Ogden, UT 84414	
Phone (801) 710-4905	Fax		
Email Address (required) fishcstf@msn.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) Tarah Michelle Barker		Mailing Address of Authorized Person 2284 Fruitland Drive North Ogden, UT 84414	
Phone (801) 624-0585	Fax		
Email Address tarahbarker@hotmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>			
Project Name CSTF Agri-tourism	Total Acreage Approx. 13 acres	Current Zoning <b>A-1</b>	
Approximate Address 2284 Fruitland Dr. North Ogden, UT 84414	Land Serial Number(s) <b>17-082-0113</b> <b>17-082-0114</b> <b>17-075-0091</b>		
Proposed Use CSTF Agri-tourism			
Project Narrative <p><b>HISTORY:</b></p> <p>Cold Springs Trout Farm was purchased just prior to 1907 by Lyman barker from Joseph Orton. Lyman took an interest in raising trout after visiting the trout farm in Liberty, Utah, which was then owned by the Clarks.</p> <p>Lyman first built several dirt ponds after gaining ownership of the farm. The muskrats would dig in the dirt banks which caused him much trouble, so he then decided to make all cement ponds. He hired a man named Bert Barron, who with his son, Alvie built seven all cement ponds in 1924.</p> <p>L. Ward Barker was a boy of 17 at the time and put his hand in the green cement. His print can be seen to this day. L. Ward Barker took over the farm in 1950 and ran it until his son Jay Barker took charge in 1961. Jay turned it over to his son Neal Barker in 1997.</p> <p>In the early days, the fish were fed with cooked wheat shorts ground up with horse meat. The farm has seen its share of hard times and fish losses, but through it all, it has continued to progress. Cold Springs Trout Farm has grown steadily over the years due to the demand for fresh rainbow trout, and the nice family atmosphere that is experienced at the trout farm. We currently see about 40,000 customers every year.</p> <p>Cold Springs Trout Farm is family-oriented, fun, and an educational experience. We are committed to continue to create a better service and business for our customers and family so that we may continue to bring these opportunities to the public. (see attached- Exhibit A for more)</p>			

### **Basis for Issuance of Conditional Use Permit**

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.

The nature of our activity is a quiet activity and will not be expected to create noise and too loud of noise is prohibited in our facilities. Vibration will not be an issue in such activity. There will be no change in lighting from our current usage. We will have the same hours of operation so there will be no change in hours of use at our facility. Our road into the farm is paved road therefore is not expected to create dust and has not been a problem in the past. Our activity will not create any additional smoke nor create additional traffic we are not creating such facilities to bring more people rather give more options to the current customers at the farm. We have been in business since 1924 and have always had plenty of parking.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The proposal is in line with the small farm uses as designated in the code.

**Property Owner Affidavit**

I (We), Neal W. Barker, 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.

Neal W. Barker  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 8<sup>th</sup> day of April, 2016

Kary C. Serrano  
(Notary)



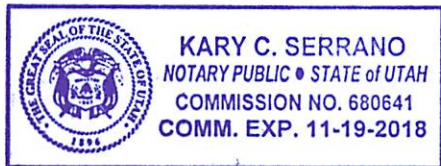
**Authorized Representative Affidavit**

I (We), Neal W. Barker, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Tarah Barker, 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.

Neal W. Barker  
(Property Owner)

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(Property Owner)

Dated this 8<sup>th</sup> day of APRIL, 2016, personally appeared before me Neal W. Barker, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Kary C. Serrano  
(Notary)

We as Cold Springs Trout Farm have always been a community-supporting business and have enjoyed the strong support of the community in return. We continuously strive to create an enjoyable experience for the public as they come to enjoy our fishing facilities. In an effort to maximize our patrons experience at Cold Springs Trout farm and to ensure the viability of our farm into the future.

According to the Agri-tourism Ordinance, a farm of our size is allowed (pending approval) to participate in the following activities: (This is a list of activities that we are interested in incorporating into our farm)

**Farm Stay (Residential and Overnight Accommodation) Uses/Activities**

- Agro-ecology research center
- Single-family dwelling

**Agriculturally Related Uses/Activities**

- Barn Dance
- Corn Maze
- Educational classes
- Harvest Market
- Nursery (Plant cultivation)
- Special event; as defined by title 38 special events
- Special occasion, agri-tourism
- U-pick operation/ pumpkin patch

**Non-Agriculturally Related Uses/Activities**

- Agricultural arts Center
- Fee fishing
- Food concessions stand
- Gift Shop (retail)
- Haunted house/hay stack/farm
- Play area, agri-tourism
- Special event as defined by title 38 special events
- Value added product processing

Our farm has been in operation since 1924 and has already been approved for and has a business license for fee fishing and corn maze. We also have a green house under construction.

We would like to open a small gift shop in our existing building first, and sell produce from the green house at a produce stand on site. In the future, we would like to tear down 2 existing buildings and a small shed and replace them with a building that could be used for educational classes/tours, gift shop, and food concessions. It is our vision that we have a place where the school groups, scout groups, families, etc. can come and learn all about fish and aquaculture in the AERC, have the opportunity to eat the food they have caught, buy souvenirs and/or have the opportunity to take home fresh organic food from our greenhouse. On our farm we have a septic tank and artesian spring water.