

Weber County General Plan or Text Amendment Application

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

Date Submitted

12/2/10

Received By (Office Use)

Z02010-15

Added to Map (Office Use)

Receipt # 20252

Property Owner Contact Information

Name of Property Owner(s)

Patricia Dickens

Mailing Address of Property Owner(s)

P.O. Box 100
Huntsville, UT 84317

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415-577-5655

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Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Ordinance Proposal

Ordinance to be Amended

Describing the amendment and/or proposed changes to the ordinance:

Amendment of text for AV-3 zoning

See attached:

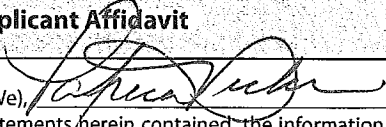
Cover letter

Text amendment

Supporting documentation - Examples of use

Ordinance Proposal (continued...)

Applicant Affidavit

I (We), , depose and say that I (we) am (are) the interested member(s) of 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.

(Signature)

(Signature)

Subscribed and sworn to me this 3rd day of Dec, 20 10

(Notary)

December 1, 2010

Weber County Planning Division
2380 Washington Blvd., Ste. 240
Ogden, UT 84401

Dear Planning Commission and Staff:

Thank you for accepting my application to amend text for A V-3 zoning. Attached is my application and supporting documents along the application fee of \$300.00.

In this economy, it is becoming increasingly more difficult for local farmers to maintain a profitable or "break even" operation, forcing many to sell to land developers and investors. By providing alternatives to farm land use, while preserving farming operations, farmers can retain their lands and protect against overdevelopment and enhance sustainable land use.

New concepts for alternative use, such as "agri-tourism" and "agri-entertainment" are already being utilized in this country as well as by some of our foreign neighbors. From "farm stays" to "farmers markets" and "corn maize's" to "special events", farmers are finding new ways to supplement their production.

Care should be taken in regulating this use to protect the surrounding communities and insure continued agriculture use of the land. Weber County already has a "Special Events" permit requirement and application that can apply to some of the mixed uses proposed. Minimum acreage, off-site parking, liability and neighborhood sensitivity should all be addressed and considered when amending the A V-3 text. The attached application and amendment suggestions address these concerns.

If you have questions or wish to discuss this application further, I am at your disposal.

Sincerely,



Patricia Dickens

P. O. Box 100, Huntsville, UT 84317 - 465 N. 9000 E., Huntsville, UT
801-745-2535 or 415-577-5655 www.kelleycreekfarm.com



Agritourism

From Wikipedia, the free encyclopedia

Agritourism, as it is defined most broadly, involves any agriculturally-based operation or activity that brings visitors to a farm or ranch. Agritourism has different definitions in different parts of the world, and sometimes refers specifically to farm stays, as in Italy. Elsewhere, agritourism includes a wide variety of activities, including buying produce direct from a farm stand, navigating a corn maze, picking fruit, feeding animals, or staying at a B&B on a farm.

Agritourism is a form of niche tourism that is considered a growth industry in many parts of the world, including Australia, Canada, the United States, and the Philippines.

Agritourism overlaps with geotourism, ecotourism, and culinary tourism. Other terms associated with agritourism are "agritainment", "value added products," "farm direct marketing", and "sustainable agriculture".

Agritourism in the United States

Agritourism is widespread in America. Agritourists can choose from a wide range of activities that include picking fruits and vegetables, riding horses, tasting honey, learning about wine and cheesemaking, or shopping in farm gift shops and farm stands for local and regional produce or hand-crafted gifts.

According the USDA, Cooperative State, Education and Extension Service, "Tourism is becoming increasingly important to the U.S. economy. A conservative estimate from the Federal Reserve Board in Kansas, based on 2000 data, shows that basic travel and tourism industries accounted for 3.6 percent of all U.S. employment. Even more telling, data from the Travel Industry Association of America indicate that 1 out of every 18 people in the U.S. has a job directly resulting from travel expenditures. "Agritourism" has become particularly important.

Through the Small Farm Center at the University of California, "Agricultural tourism or agritourism, is one alternative for improving the incomes and potential economic viability of small farms and rural communities. Some forms of agritourism enterprises are well developed in California, including fairs and festivals. Other possibilities still offer potential for development." The UC Small Farm Center has developed a California Agritourism Database that "provides visitors and potential entrepreneurs with information about existing agritourism locations throughout the state."

In Western North Carolina, the organization HandMade in America is using agritourism to develop their local economy and craft trades, and to educate visitors about agriculture practices. On the web site, *Hand Made in America*, they look at agritourism as a "... niche market [that] not only assists communities with solutions to help diversify their

economic base, but it also helps our regional urban centers and increasingly suburban populations to understand the important role that farming and rural life plays in our history, by highlighting the need for it in our contemporary society. Agri-tourism projects reinforce the need to support local growers and sources and allow the visitor to experience what it is to be part of the land..."

The publication *Promoting Tourism in Rural America* explains the need for planning and marketing your rural community and weighing the pros and cons of tourism. According to the publication, local citizen participation is helpful and should be included in starting any kind of a tourism program. Citizen participation in planning tourism can contribute to building a successful program that enhances the community.

Additional websites that promote and publicize agritourism in the United States include Rural Bounty, founded by agritourism consultant Jane Eckert, Sleep in the Hay, a nationwide directory of farm stays, and Farm Stay USA, a blog that profiles farm stays and tracks agritourism news.

Public awareness

People have become more interested in how their food is produced. They want to meet farmers and processors and talk with them about what goes into food production. For many people who visit farms, especially children, the visit marks the first time they see the source of their food, be it a dairy cow, an ear of corn growing in a field, or an apple they can pick right off a tree.

EXAMPLES OF CURRENT “AGRI-TOURISM” USE:

Staheli Family Farm – Washington City, Utah

Excerpt from www.stahelifamilyfarm.com

“We’re a fifth-generation working farm in beautiful Washington, Utah. Our roots are deep in agriculture and family heritage! In the Spring and Summer, we have a Farm Market for fresh fruits and vegetables, and we host Community Garden plots. In the Fall, we have a large cornfield maze, pumpkin patch, farm hayrides, and Halloween Haunted events. Don’t miss our annual Field of Screams -- a haunted cornfield! It’s farm fresh fun for all ages!”

Sample Attractions (seasonal)

- Cow Train
- Giant Worm Slide into Corn box
- Giddy-up and Go! Horsie-Go-Round
- Corn Clubhouse (ya gotta see it!)
- Rubber Duck Races
- Pig Races
- Pumpkin Slingshot
- Corn Cannon
- Red Neck Trampoline (it's a hoot!)
- Rope Swing Hay Jump
- Roping Dummies
- Rocking Horses
- Stick Horses
- Wagon Wheel Seesaw

Fun for all ...

- Kids playground
- Toddler corral
- Covered picnic area
- Rocking chairs

Black Island Farm – Syracuse, UT

Excerpts from www.blackislandfarms.com

“We are a working vegetable farm, with about 400 acres in cultivation! We grow carrots, onions, cabbage, corn, pumpkins, squash and gourds. Black Island Farms has been in the same family for more than 45 years, and we're proud of our heritage here in Davis County.

Each Fall, we host a Harvest Festival and Cornfield MAiZE — Utah agri-tourism at it's best, with hayrides, bonfires, and a haunted maze. We offer school field trips in September and October. And ... we have a Farmers Market where you can get flowers, gifts and produce.”

Come out for a visit...

We welcome individuals, families and/or special groups to Black Island Farms. Everyone must purchase a ticket, except children 2 and under who are free. No reservations are required for individuals or families.

We are a working farm, open to the public for tours and events during the months of September and October. We recommend that you come to the farm prepared for cool weather! We recommend wearing closed-toe shoes or sneakers. Be comfy and dress appropriately for the best farm experience.

Farm activities (Hayrides, Bonfires, Cornfield MAiZE, Nightmare Acres) are grouped according to admission tickets. No ticket is required for shopping in the Farmers Market.

The farm is open for School Field Trips and group events or parties only during September and October of each year. Reservations are required for field trips and groups.

Box C Ranch – Grouse Creek, UT

Excerpts from www.boxcranch.com

“Our working cattle ranch is located in the sleepy town of Grouse Creek. This incredible place is like turning back the clock a decade or two. The hustle and bustle of the city is left far behind as you turn off the highway and hit the dirt road. The Box C Guest Ranch is the perfect place to get away from it all. Whether you call us a Dude ranch, Guest ranch, Working cattle ranch vacation, Ranch vacation or just plain fun, you will have an authentic working cattle ranch experience of a life time.

The Box C Ranch is truly a real-life working cattle ranch. This is not a tourist trap. The Tanner family are all, expert horsemen, cattlemen, and naturalists. They are a wealth of knowledge about their surroundings from a historical perspective as well as environmental. They will never give you more than you want in a day...but just enough for you to stretch the limits of your ability. At the end of your stay you may have begun to understand how much is required to run a cattle ranch both intellectually and physically. The Tanners are professional and flexible hosts; they will tailor your trip to be exactly what you want. You can see the magnificent City of Rocks or perhaps a cattle auction in Idaho, you might take a breathtaking ride in the canyons and hills of Utah, or chase cattle thorough the Pinion pines on a well-trained horses that match your ability to ride them. This has been one of the most rewarding and exciting vacations I have ever had, and I whole-heartedly recommend the Tanner family and the Box C Ranch to people of all ages.”

Sample Events:

There are many activities on our working cattle ranch such as cattle drives, branding, preg checking, birding, hiking, hunting and climbing the nearby City of Rocks. You may decide to ride our well-trained saddle horses as you explore the sage covered hills of northern Utah. Or maybe you'd rather try roping calves in one of our indoor/outdoor arenas. The Box C Ranch a fabulous place for family reunions. We can work with you to create a heck of a time. We'd love to share with you our little bit of Heaven.

PROPOSED TEXT AMENDMENT FOR AV-3 ZONING

The purpose of the text amendment to AV3, and its ordinance, is to establish the standards and criteria by which ancillary agricultural activities may be conducted in the agricultural zones of Weber County. Recognizing that agricultural land is rapidly being developed to meet population growth coupled with farmers struggle to economically maintains their land for farming, the County intends through this section to preserve the farming heritage of the community and encourage ancillary agricultural activities.

For the purpose of the amendment,

1. "Activity" shall mean:
 - a. Any activity or event which is open to the general public and for which a fee is charged; or
 - b. The operation of a produce stand or conduct of other similar business.
2. "Ancillary agricultural activity" means an activity as defined below in an agricultural zone.

A. **Ancillary activities** such as, but not limited to, corn mazes, harvest festivals, receptions, weddings, tour groups, farm stays, field trips, petting zoos, entertainments, produce stands or other similar activities which are open to the general public and for which a fee is being charged may be permitted as conditional uses in any agricultural zone subject to at least the following conditions:

1. The activity must be on a parcel or combination of contiguous parcels totaling thirty or more acres;
2. Singular events may not extend beyond eight consecutive weeks;
3. No property may be used to host events for more than an accumulative total of 150 days during any calendar year, and
4. The property must maintain its agricultural integrity at all times, meaning it must be able to continue agricultural production in the same way it would without the activity being held.
5. Produce stands for the sale of produce and related products and other similar business operations may be permitted as a conditional use in any agricultural zone subject to at least the following conditions:
 - a. The activity must be on a parcel or combination of contiguous parcels totaling five or more acres;
 - b. At least 50% of the products sold must be agricultural products grown on the property for which the permit is issued;
 - c. Operations of the produce stands or other business activities shall be allowed either once during a calendar year for a period not exceeding six consecutive months or twice during a calendar year for a maximum period of three months each.

B. **Conditions of operation:**

1. *For events exceeding 100 participants* at any given singular event or on going event, open to the public and lasting one or more consecutive days, the applicant must apply for and is subject to the conditions of a Weber County "Special Events Permit", providing a plan of operation including but not limited to off site parking, insurance

coverage, security, fire protection, crowd control, guest comforts, health certificates and all requirements and regulations defined in the Weber County "Special Events" permit application.

2. *Temporary structures*, tents, canopies, or other protective structure may be erected provided they are removed within the allotted use period.

3. *Parking*: The applicant must provide adequate off-street parking.

4. *Noise/nuisance abatement*: Applicant must agree to cease any and all audible activities before 10 pm Sundays through Thursdays and before midnight on Friday's and Saturdays.