

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.

Please identify these areas as a "Special Events" and not part of the daily agri-tourism operations.

This is a multi-farmer open air "Farmer's Market" it can only be done through a "Special Event". Please note that in the narrative.

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.

With an approved B&B retreat with a maximum of 7 rooms. Please make note of it in the narrative.

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

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

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

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

Agriculture facilities;

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

Please modify narrative to state the only currently approved "Farm Stays" are only tied Agro-ecology classes.

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, Nature the Creative Mind, etc.)

Please modify narrative to state the yoga retreats will be part of a future B&B for yoga retreats

The site plan identifies "Tensile Tents" and "Art Pieces", please provide architectural renderings of these items as well as the purpose for these structures.

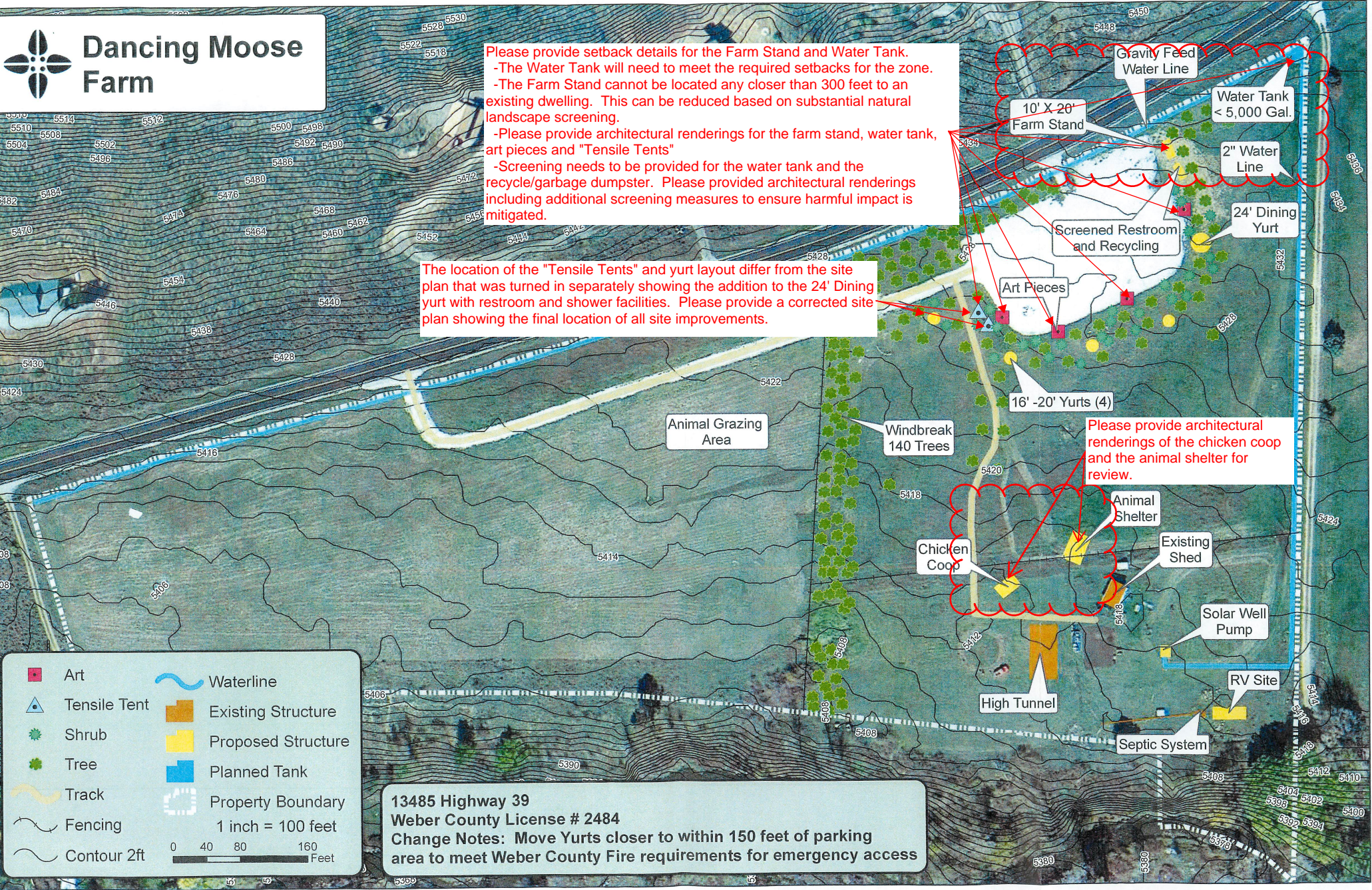


Dancing Moose Farm

Please provide setback details for the Farm Stand and Water Tank.
 -The Water Tank will need to meet the required setbacks for the zone.
 -The Farm Stand cannot be located any closer than 300 feet to an existing dwelling. This can be reduced based on substantial natural landscape screening.
 -Please provide architectural renderings for the farm stand, water tank, art pieces and "Tensile Tents"
 -Screening needs to be provided for the water tank and the recycle/garbage dumpster. Please provide architectural renderings including additional screening measures to ensure harmful impact is mitigated.

The location of the "Tensile Tents" and yurt layout differ from the site plan that was turned in separately showing the addition to the 24' Dining yurt with restroom and shower facilities. Please provide a corrected site plan showing the final location of all site improvements.

Please provide architectural renderings of the chicken coop and the animal shelter for review.



	Art		Waterline
	Tensile Tent		Existing Structure
	Shrub		Proposed Structure
	Tree		Planned Tank
	Track		Property Boundary
	Fencing	1 inch = 100 feet	
	Contour 2ft	0 40 80 160 Feet	

13485 Highway 39
Weber County License # 2484
Change Notes: Move Yurts closer to within 150 feet of parking area to meet Weber County Fire requirements for emergency access