



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for an amendment to the site plan associated with the conditional use permit for an Agri-Tourism operation identified as the Dancing Moose Farms Art & Ecology Center.
Agenda Date:	Tuesday, February 28, 2017
Type of Decision:	Administrative
Applicant:	Dailey Family Limited Partnership
Authorized Agent:	Daniel Dailey
File Number:	CUP# 2016-16

Property Information

Approximate Address:	13485 East Hwy 39 Huntsville, UT
Project Area:	17.39 Acres
Zoning:	Forest Zone (F-5)
Existing Land Use:	Agri-Tourism
Proposed Land Use:	Agri-Tourism
Parcel ID:	23-021-0001
Township, Range, Section:	Township 7 North, Range 3 East, Section 32

Adjacent Land Use

North:	Forest Residential	South:	Forest Residential
East:	Agriculture	West:	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

Development History

- Approval of the Dancing Moose Farms Art & Ecology Center Agri-Tourism conditional use permit on February 24, 2015 by the Ogden Valley Planning Commission.
- Approval of the Dancing Moose Farms Art & Ecology Center Agri-tourism Farm Stay and Development Agreement as part of an approved conditional use permit for an Agri-Tourism operation by the Weber County Commission on December 8, 2015.

Summary and Background

The applicant is requesting approval of an amendment to the 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 Art & Ecology Center, consists of approximately 17.39 acres and lies in the Forest 5 Zone (F-5) which allows Agri-Tourism only when authorized by a conditional use permit.

In order to meet the conditions of the Fire District, the applicant needs to locate the yurt structures closer to Highway 39. This amendment will address the revised site plan and architectural details of the proposed water tank, farm stand, restroom facility, an animal shelter, a chicken coop and the proposed location of a farm house which will be constructed in the future.

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 2016 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 by supporting agricultural operations in the Ogden Valley (see the 2016 Ogden Valley General Plan Land Use Element of the General Plan, Gateways and Viewsheds Goal 2 and Land Use Goal 2).

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: Agri-tourism is conditionally allowed in the F-5 Zone. The current proposal for the "Dancing Moose Farm Art & Ecology Center" is an amendment to the previously approved site plan associated with the conditional use permit (see Exhibit B). 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 materials to facilitate a thorough review of the proposed project.

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 the required approvals for this endeavor. 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 overall vision for the agri-tourism operation, the agriculturally related and non-agriculturally related products, uses, activities, facilities and equipment, the anticipated daily operations, patrons, employees and parking needs.
- **General site and building design/layout:** The applicant has provided an amended site plan for the 17.39 acre parcel to address the Fire District's concerns. The amended site plan identifies both the existing and future structures on the site (see Exhibit B). The existing improvements located on the site are a well, a septic system, a 30'x60' high tunnel green house and a shed. Adequate ingress and egress to the parking area off of Highway 39 has been installed and 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 water tank with screening, 2" waterline, 10'x 20' farm stand, a 5'x 15' chicken coop, a 24' diameter dining yurt with landscaping berm and screening, restrooms with screening, three 20' diameter yurts, art piece display areas between the individual yurts, an animal shelter, a residential building envelope and a 15'x 40' RV pad for private, temporary use of the property owner (see Exhibit C).

Locations for temporary restrooms and a temporary dumpster for "Special Events" have not been located on the site plan; however, 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 D). Additional signage and lighting has not been requested at this time.

- **Production:** The Dancing Moose Farms is 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 "the art of" 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. Agro-ecology Research & Education Center
6. Beehives
7. Water pump and watering stations
8. Shed
9. Water Tank

Non-agricultural facilities include:

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 (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. Dancing Moose Farms public hours of operation 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 would be classified as a “Special Event” which is permitted and a special event permit will be required.
- **Development agreement:** The applicant has entered into and recorded a farm stay and a commercial development agreement provided by Weber County on the 17.39 acres, 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. A condition of approval has been added to ensure that an amendment to development agreement is executed and recorded based on the revisions being made to the site plan prior to the issuance of any building permits as a part of the approved conditional use permit.

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 “Decision Requirements”, which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission will need to determine if the revised site plan associated with the agri-tourism operation 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 standards in the Uniform Land Use Code of Weber County for conditional uses including the following considerations?
 - *Standards relating to safety for persons and property.*
 - *Standards relating to infrastructure, amenities, and services.*
 - *Standards relating to the environment.*
 - *Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan.*
 - *Standards relating to performance.*
 - *Standards generally.*
- If the applicable standards are not met, then what conditions could be added in order to comply?
- Have the “Decision Requirements” and other applicable ordinances been met?

Staff Recommendation

The Planning Division recommends approval of file# CUP 2016-16, a conditional use permit amendment 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. An amendment to the 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.

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 the condition outlined above is imposed, will not be detrimental to the public health, safety, or welfare.
4. The proposed use, if condition outlined above is 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. Architectural Renderings
- D. Signage Plan

Map 1



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
 - Special Event Portable restrooms will be painted a neutral color to blend in with natural surroundings
 - Special Event 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 Special Event 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.

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
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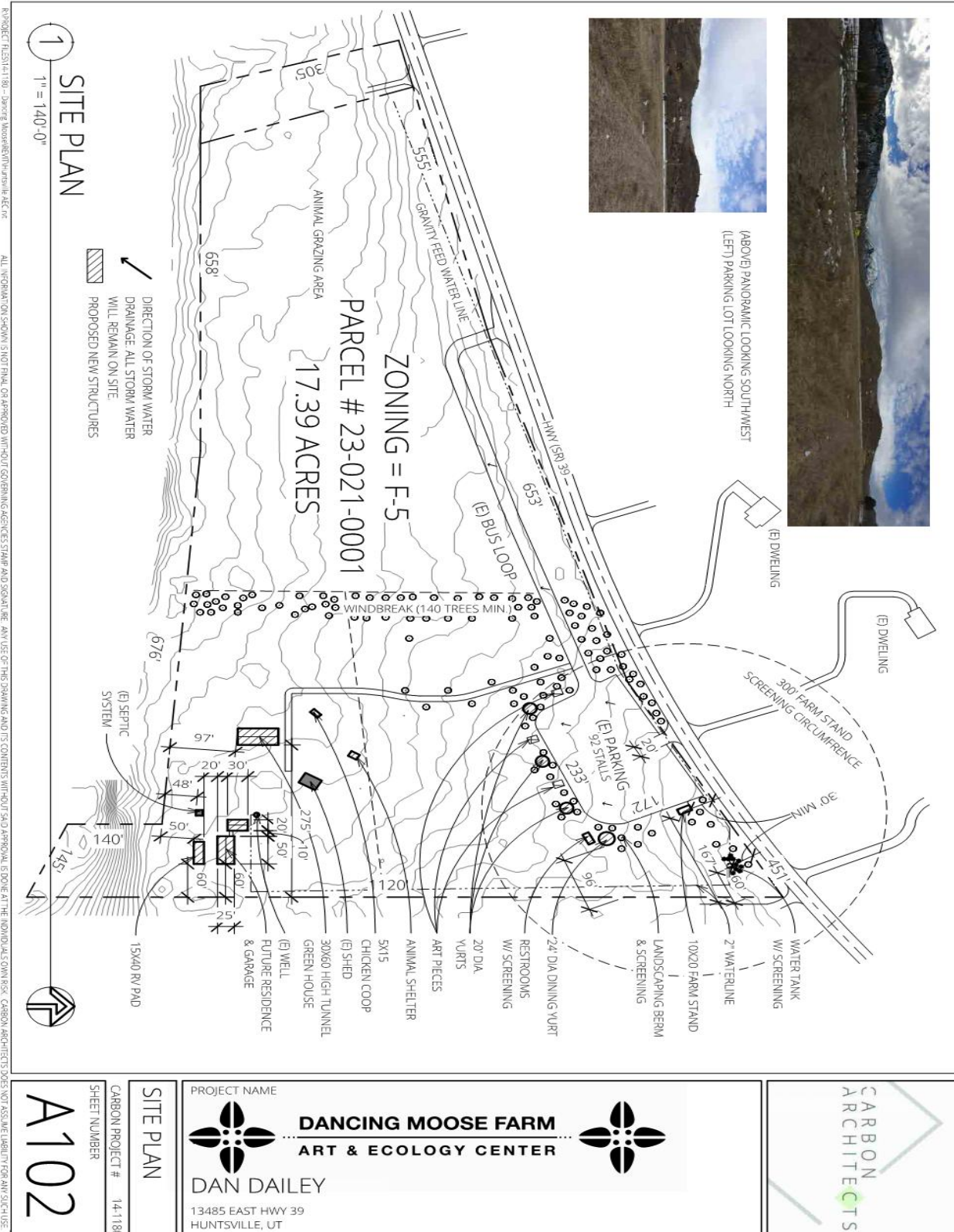
Agriculture facilities;

1. Chicken coops
2. Barn
3. High tunnel green houses
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6. Beehives
7. Water pump and watering stations
8. Shed

Non-agricultural facilities;

1. Classroom
2. Yurt (dining) dinners & events
3. Farm stays for Agro-ecology classes only
4. Family reunions and weddings
5. Music events
6. Special events
7. Kid programs (i.e. school programs, Nuture the Creative Mind, etc.)

Exhibit B



PROJECT FILE#14-1180 - Dancing Moose Farm Art & Ecology Center. ALL INFORMATION SHOWN IS NOT FINAL OR APPROVED WITHOUT GOVERNING AGENCIES STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENTS WITHOUT SAID APPROVAL IS DOUBT AT THE INDIVIDUALS OWN RISK. CARBON ARCHITECTS DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

FARM STAND PERSPECTIVE AND DIMENSIONS

Orchard Style Shed: 10' x 12' x 12'



DANCING MOOSE FARM – ANIMAL SHELTER STRUCTURE - PERSPECTIVE AND DIMENSIONS

Lean-To Shed: 10' x 14' x 10'



M101 - Chicken Coop Plans Construction - Lumber: 4x4: 4"x4"(Nominal)=3 1/2"x3 1/2"(Actual); 2x4: 2"x4"(Nominal)=1 1/2"x3 1/2"(Actual); 2x2: 2"x2"(Nominal)=1 1/2"x1 1/2"(Actual); 1x1: 1"x1"(Nominal)=3/4"x3/4"(Actual); 1x4: 1"x4"(Nominal)=3/4"x3 1/2"(Actual); 1x8: 1"x8"(Nominal)=3/4"x7 1/4"(Actual); 1x2: 1"x2"(Nominal)=3/4"x1 1/2"(Actual); Plywood 3/4" thickness (Actual);

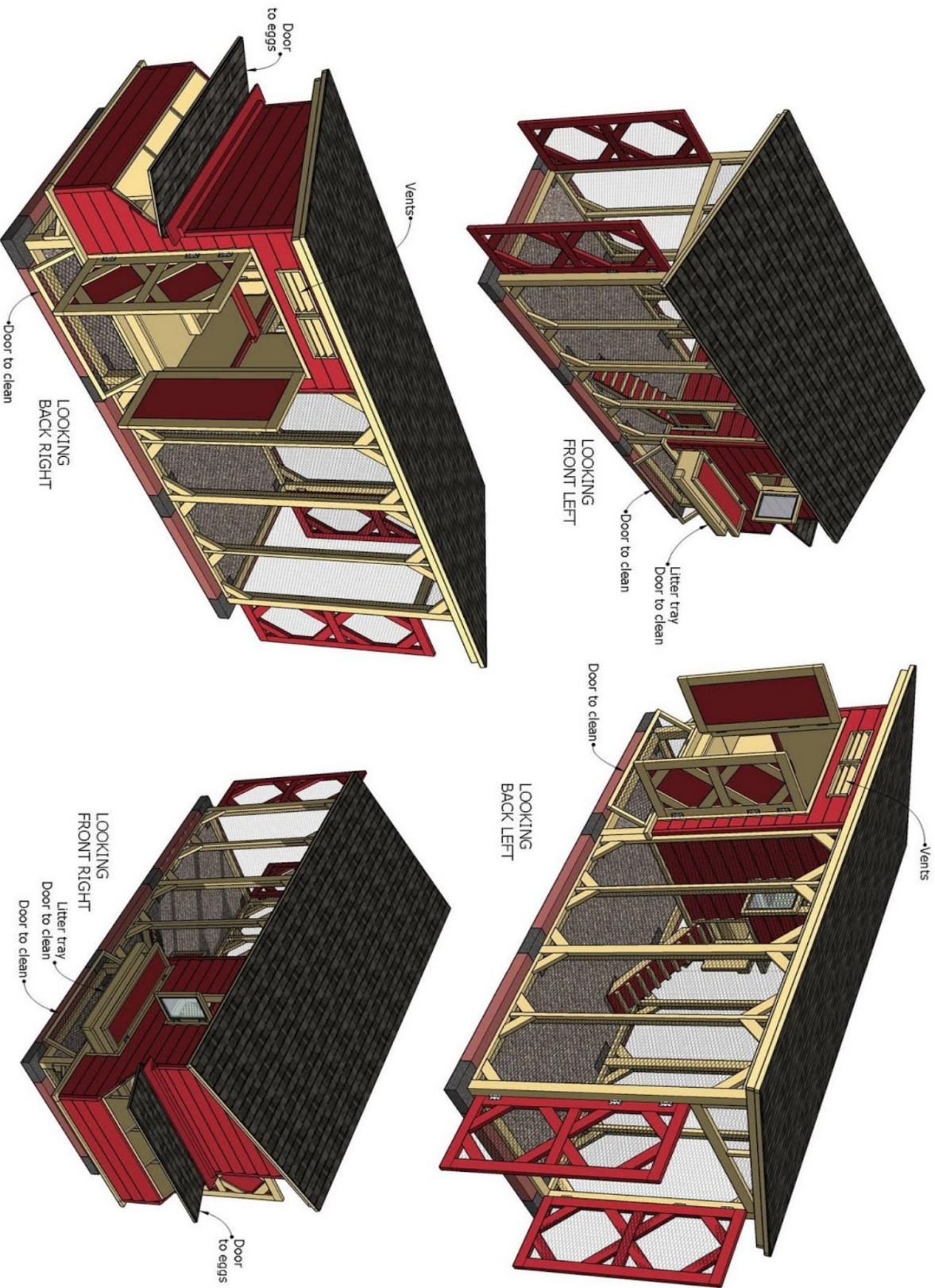


Ground-Level Perspective
1.0 - Concept Design

There are many Useful and Free Plans - Articles - Tips - Guide at:
www.homegardensignplan.com
 dog house - chicken coop - horse barn - garden shed - and more

Exhibit C

M101 - Chicken Coop Plans Construction - Lumber: 4x4: 4'x4' (Nominal) = 3 1/2'x3 1/2' (Actual); 2x4: 2'x4' (Nominal) = 1 1/2'x3 1/2' (Actual); 2x2: 2'x2' (Nominal) = 1 1/2'x1 1/2' (Actual); 1x4: 1'x4' (Nominal) = 3/4'x3/4' (Actual); 1x4: 1'x4' (Nominal) = 3/4'x3 1/2' (Actual); 1x8: 1'x8' (Nominal) = 3/4'x7 1/4' (Actual); 1x2: 1'x2' (Nominal) = 3/4'x1 1/2' (Actual); Plywood: 3/4" thickness (Actual);

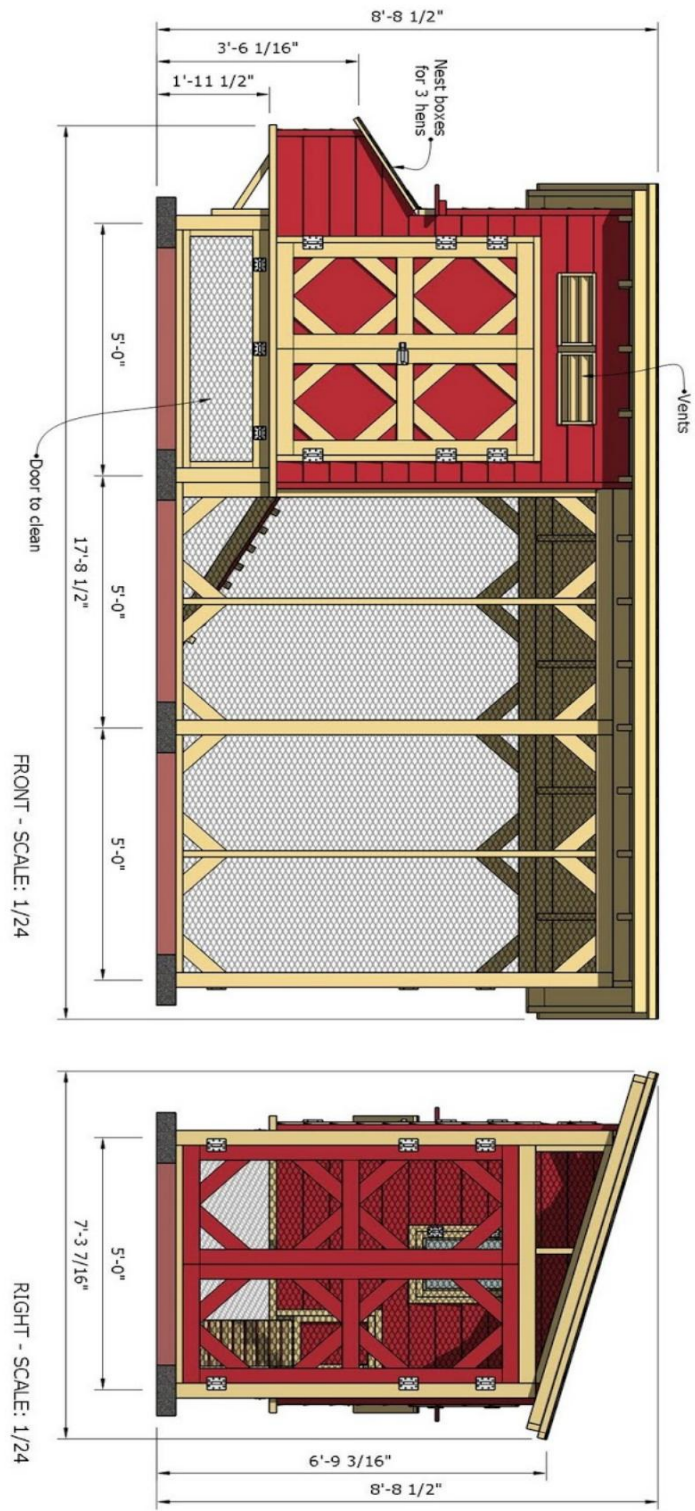


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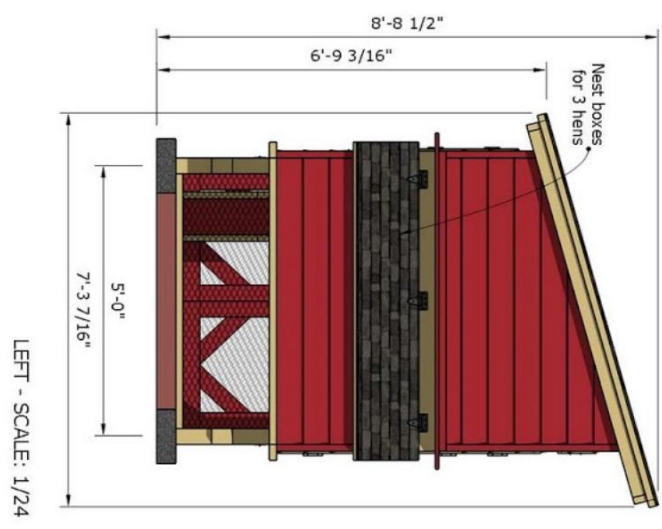
Facade Design
1.0 - Concept Design



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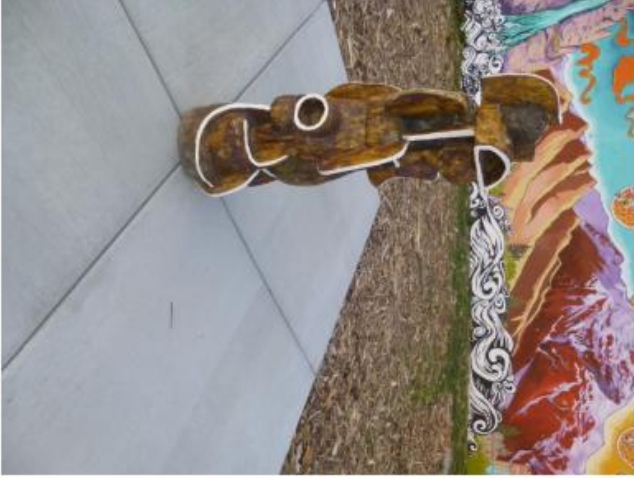
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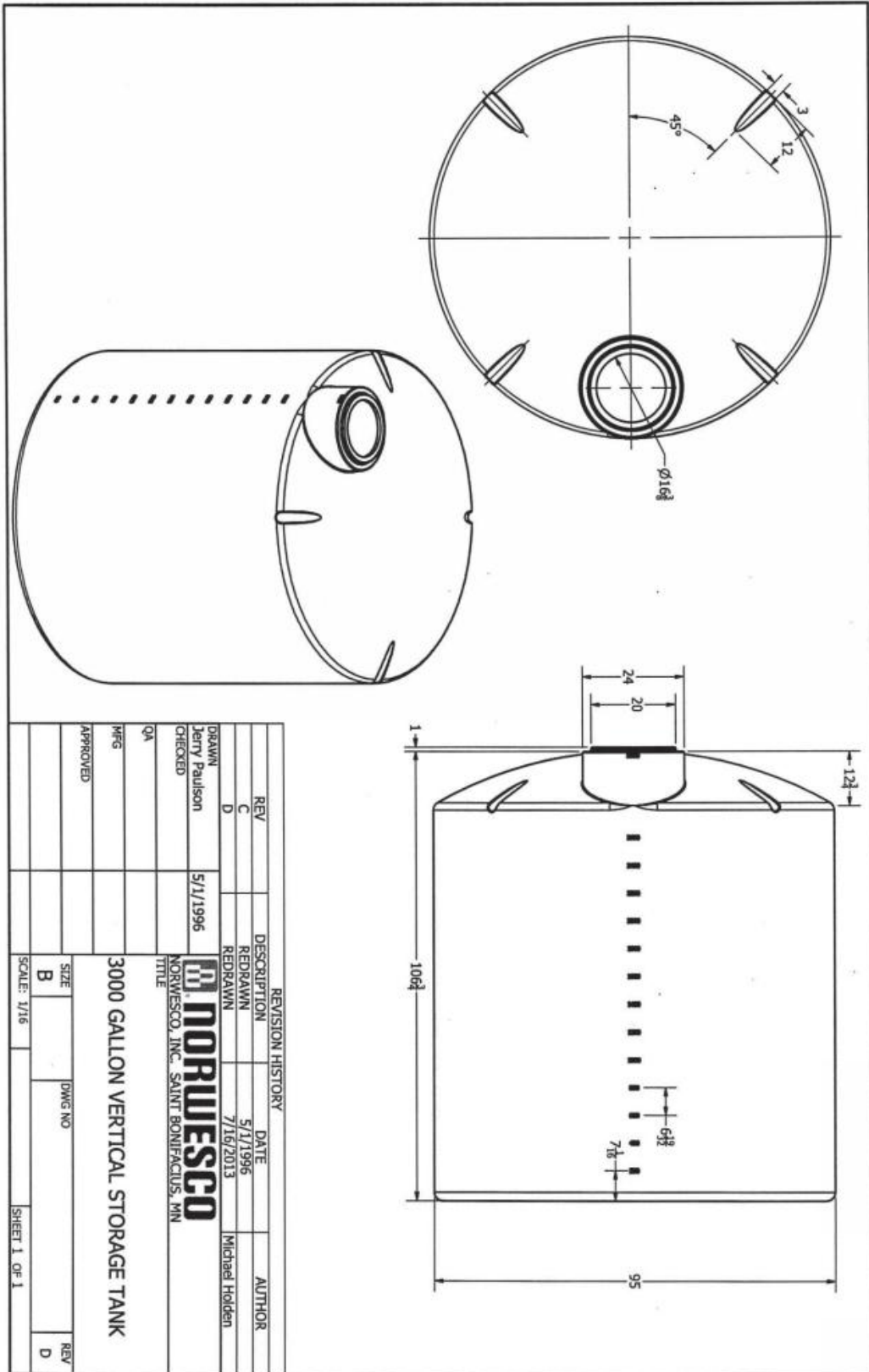


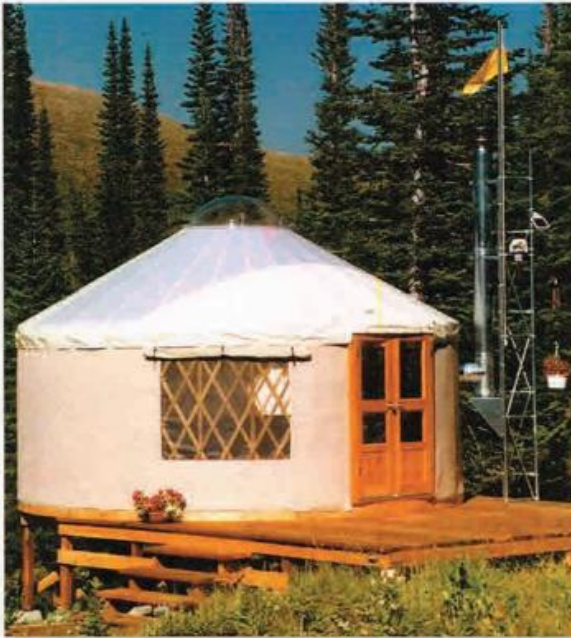
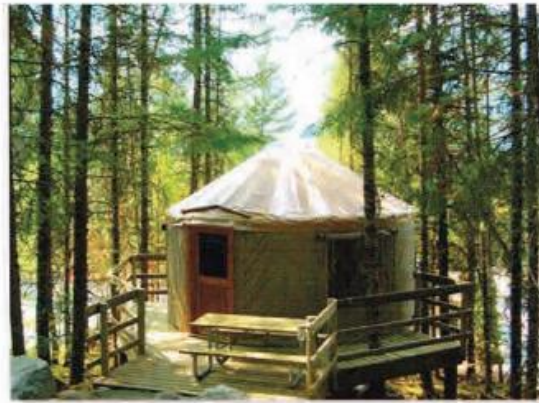
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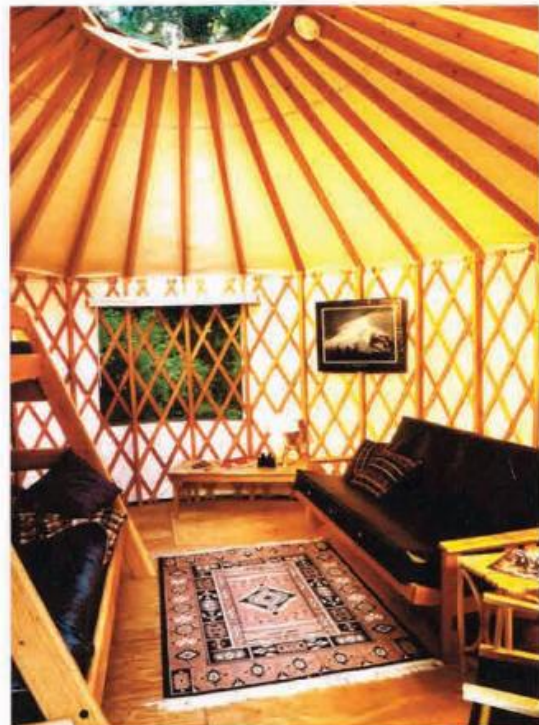
DANCING MOOSE FARM – ART PIECES EXAMPLES





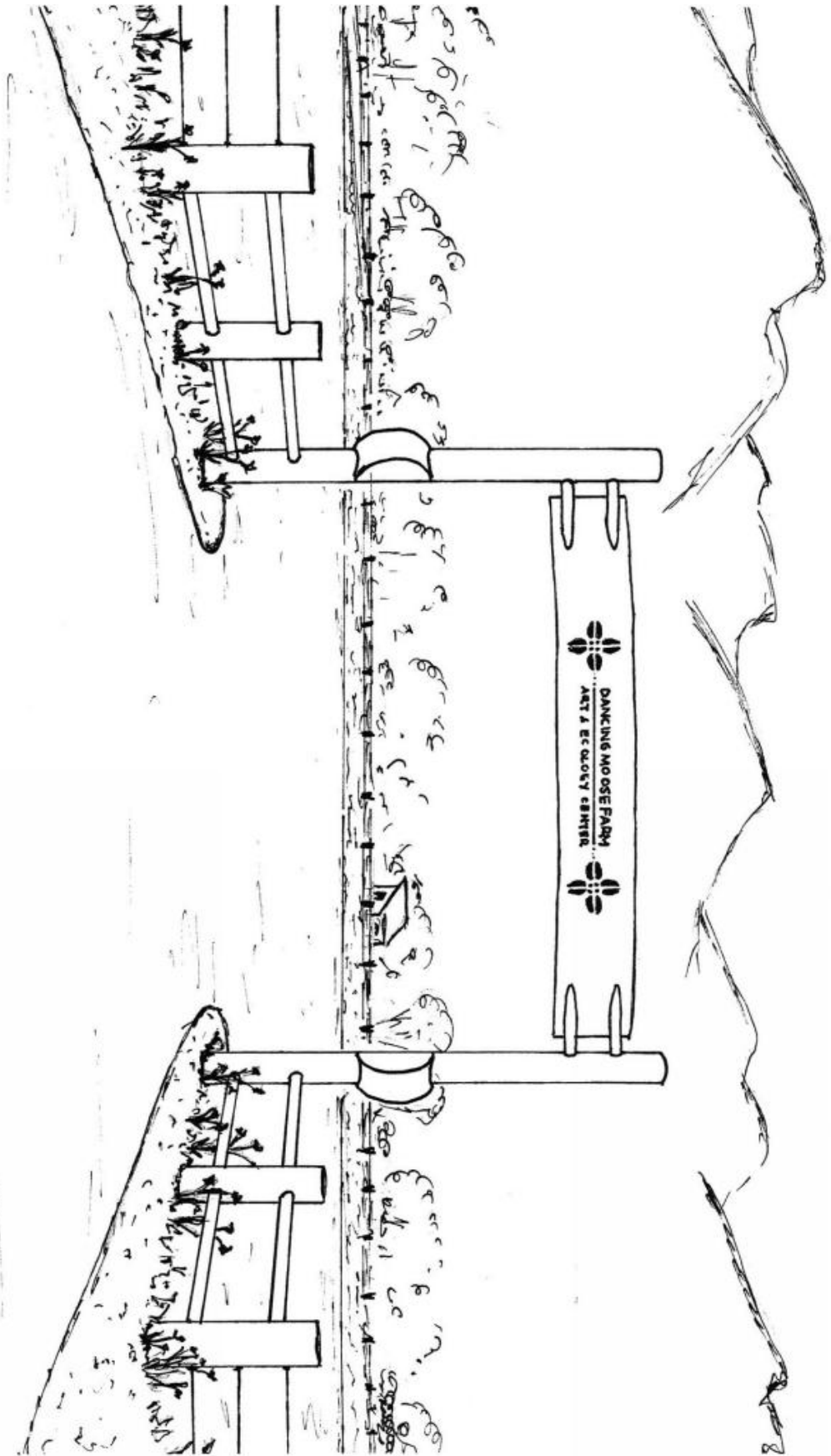


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MAIN ENTRY SIGN PERSPECTIVE



- SIGN MATERIAL SHALL BE:**
- POST AND RAILS - UNFINISHED STEEL (NATURAL RUST)**
 - MAIN SUPPORT POST - UNFINISHED STEEL (NATURAL RUST)**
 - SIGN - UNFINISHED STEEL (NATURAL RUST) WITH CUT OUT LETTERS AND SYMBOLS**