

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 August 8, 2016	Fees (Office Use)	Receipt Number (Office Use) 20148	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Dailey Family Limited Partnership		Mailing Address of Property Owner(s) 1546 E. Sunnyside Ave. SLC, Utah 84105	
Phone (801) 633-7254	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address Dancingmoosefarm@aol.com			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Daniel Dailey		Mailing Address of Authorized Person 1546 E. Sunnyside Ave. SLC, Utah 84105	
Phone (801) 633-7254	Fax N/A	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address Dancingmoosefarm@aol.com			

Property Information

Project Name Huntsville Art & Ecology Center	Total Acreage 17.5	Current Zoning F-5
Approximate Address 13485 East Hwy 39 Huntsville, Utah	Land Serial Number(s) # 23-021-0001	

Proposed Use
Farm & Agri-Tourism (Weber County)

Project Narrative

see exhibit A.



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

5. That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole.

Appeal Process

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the decision of the Planning Commission.

The County Commission may uphold or reverse the decision of the Planning Commission and impose any additional conditions that it may deem necessary in granting an appeal. The decision of the County Commission shall be final.

For Your Information

Other Weber County Zoning Ordinance chapter requirements may apply to this Conditional Use as determined in the pre-application meeting.

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Planning Commission, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Planning Commission.

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning. Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

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The Weber County Agri-Tourism code inspired the owner to create a diverse farm that can produce a variety of products which will make more of a contribution to the public well being. Especially when compared to a one product hay field or a 6-lot subdivision.

The proposed use will contribute financially to Weber County

The proposed use will provide educational & recreational activities to the various visitors from Weber County and beyond. The Dancing Moose Farm / Huntsville Art & Ecology Center will be a one of a kind facility that will help to bring in out of town tourists.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

The proposed use will encourage the property to remain in an agricultural state while at the same time providing a service to the county and surrounding land owners. The service is to educate and promote sustainable farming and building practices that will help to protect the natural resources of air, soil and water.

Best practices of animal care and interaction will be followed to insure the health and safety of both guests as well as the animals.

UDOT Access has been approved assuring that the best access and traffic control will be maintained

All BMP's will be followed to insure that any hard surface (parking or building roof) will not adversely affect the south fork of the Ogden River.

The site is not in a geological sensitive area

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

The application has been prepared by a professional (Carbon Architects) and designed in conformance to the County's Agri-Tourism zoning and other applicable codes.

* Change was made from original CUP to meet Weber County Fire. Yurt structures moved closer to parking area to give necessary access to meet Fire code.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

The Huntsville Art & Ecology center will be an asset and work well with Ogden Valley's mission to create an environment in which agriculture can continue to thrive while preserving open space and enhancing recreational, educational, and gastronomic opportunities in a rural farm setting. The location of the Art & Ecology center is ideal because it will not cause any disturbance to neighboring properties, will enhance property values, will enhance Weber County's tourism mix, will be a model for the future of Agri-Tourism's values and success. As an educational facility will help to train a new generation of farmers, cooks and environmentally dedicated individuals.

We currently have a long range plan in place with the NRCS/USDA to conserve water and build the soil fertility on the site, protect the South Fork River and reduce fire damage exposure.

The mission of the Art & Ecology center encompasses three values;
1. Care of the earth 2. Care of people 3. Share excess

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

The proposed use will enhance the ecology and environment of the area by creating a bio-diverse agricultural system, build soil fertility, build a variety of food systems, no use of pesticides, and by planting food forest systems to support human and animal needs. It will also help to protect the river corridor by helping to mitigate soil erosion.

Working with the NRCS/USDA we plan on accomplishing the following: Restore property to a productive farm, build quality soil, protect water resources, protect area from fire and general abuse, protect wildlife habitat, generate abundant food sources and increase productivity of land.

Property Owner Affidavit

I (We), Daniel A. Darley, 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.

D A Darley

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____

(Notary)

Authorized Representative Affidavit

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

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	20148

Receipt Date
08/08/16

Received From:
Dancing Moose Farm

Time: 13:09
Clerk: ssillitoe

Description	Comment	Amount
Conditional Use	Conditional Use Amen	\$125.00

Payment Type	Quantity	Ref	Amount
CHECK		10076810	

AMT TENDERED: \$125.00
 AMT APPLIED: \$125.00
 CHANGE: \$0.00