

# 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<br>6/28/17 | Fees (Office Use) | Receipt Number (Office Use) | File Number (Office Use) |
|---------------------------------------|-------------------|-----------------------------|--------------------------|

## Property Owner Contact Information

|  |                   |   |  |
|--|-------------------|---|--|
| Name of Property Owner(s)<br>Ron Gibson      |                   | Mailing Address of Property Owner(s)<br>429 S 5000 W<br>Ogden, UT 84404   |  |
| Phone<br>8019400477                          | Fax<br>8017318456 |   |  |
| Email Address<br>gibsonsgreenacres@gmail.com |                   | Preferred Method of Written Correspondence<br><input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail |  |

## Authorized Representative Contact Information

|   |                   |   |  |
|---|-------------------|---|--|
| Name of Person Authorized to Represent the Property Owner(s)<br>Andrea Gibson |                   | Mailing Address of Authorized Person<br>4790 W 500 S<br>Ogden, UT 84404   |  |
| Phone<br>8019406339   | Fax<br>8017318546 |   |  |
| Email Address<br>gibsonsgreenacres@gmail.com                                  |                   | Preferred Method of Written Correspondence<br><input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail |  |

## Property Information

|  |   |                |
|--|---|----------------|
| Project Name<br>Green Acres Dairy                      | Total Acreage<br>60   | Current Zoning |
| Approximate Address<br>449 S 4700 W<br>Ogden, UT 84404 | Land Serial Number(s)<br>150500014<br>150500016<br>150480012<br>150480026 |                |
| Proposed Use<br>Agritourism                            |   |                |

**Project Narrative**

Green Acres Dairy has been in Weber County for 150 years. We are a 6th generation farm and want to continue to farm in Weber county for many years to come. With the growth of our community, we want to reach out and create hands on farm experiences for our community and county. We want people to come visit, learn, and enjoy our farm. We want to build relationships with the public so that they can become our agricultural advocates so that farming can remain a viable part of Weber County. We also want to diversify by growing products that the public wants and needs. Will now have pumpkins and onions and plan to start growing potatoes. We will make these available to the community as pick your own produce. We will host groups of people to tour the dairy and go one hayrides throughout the year. This includes school groups, church groups, local leaders and businesses.

Fall activites may will include: 2 corn mazes, 1 hay maze, large and small farm games, hayrides, narrative/educational history tour of western weber county agriculture, dairy tours, petting zoo, cow train rides, giant corn pit and tire playground. Farm Equipment will also be on display. We will also have a pick your own pumpkin patch and fall farm decorations (corn stalks, hay bales) for purchase. small contained fire pits will be available for roasting marshmallows. A jumping pillow for exercise will be available. Corn blasters will be available to aim corn at targets.

Winter activies will be farm tours & a live animal nativity.

Spring activites will include a baby animal days, petting zoo, planting seeds, small boutique, cow train rides, milking cows, Easter egg hunt and dairy tour. Farm games will also be included.

Summer activities will include small group birthday parties, a farm camp for children ages 4-12, farm tours.

We also plan to host occasional on the farm weddings, 5K runs, and paintball games.

We anticipate around 100 guests at each event.

### **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:

In order for our community to stay rural and viable, we need the partnerships of local families and political officials. We believe as we open up our farm to others, that they will see the value of agriculture in Weber County.

The location is away from main traffic roads and is seperated by housing or ditch banks. Temporary fencing is installed where needed.

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 location is away from main traffic roads and is seperated by housing or ditch banks. Temporary fending is installed where needed. We will have hand sanitazer stations by food and toilets. We will have running water and will haul all waste water away. We will provide 3 portable toilet units. We will provide barrels for garbage and haul our garbage to our dumpster.

Parking is abundant and well lit. It is away from houses and adjacent to our pumpkin patch. We will have 4 employees monitoring grounds, parking and maze at all times.

We have Farm Bureau Property and Casualty Insurance #78170199 Agent: Steve Bowden 801-866-9472

Fire extinguishers are on site as well as an evacuation plan during the corn maze. No smoking and/or drinking will be allowed.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:  
We will provide and follow the permitted uses in Agriculture Zone A-1  
Sec 104-5-3

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

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:

**Property Owner Affidavit**

I (We), Gibsons Green Acres LLC, 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.

[Signature]  
(Property Owner)

1  
(Property Owner)

Subscribed and sworn to me this 28<sup>th</sup> day of June, 20 17.



Paige Greenhalgh  
(Notary)

**Authorized Representative Affidavit**

I (We), Gibsons Green Acres LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Andred Gibson, 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.

[Signature]  
(Property Owner)

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

Dated this 28<sup>th</sup> day of June, 20 17, personally appeared before me Ron Gibson, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Paige Greenhalgh  
(Notary)



**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

| Customer Receipt |       |
|------------------|-------|
| Receipt Number   | 48122 |

|              |
|--------------|
| Receipt Date |
| 06/28/17     |

Received From:  
GIBSONS GREEN ACRES

Time: 15:36  
Clerk: amartin

| Description | Comment | Amount   |
|-------------|---------|----------|
| ZONING FEES | CUP     | \$225.00 |

| Payment Type | Quantity | Ref  | Amount |
|--------------|----------|------|--------|
| CHECK        |          | 5229 |        |

AMT TENDERED: \$225.00  
AMT APPLIED: \$225.00  
CHANGE: \$0.00