



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application regarding a Conditional Use Permit request for an agri-tourism operation located at approximately 6949 East & 1900 North, Eden.

Agenda Date: Tuesday, February 26, 2013

Applicant: Juan and Ingrid Sanchez/Renaissance Farms

File Number: CUP #2013-05

Property Information

Approximate Address: 6949 East & 1900 North, Eden

Project Area: 27.5 acres

Zoning: Agricultural Valley-3 Zone (AV-3) and Forest Valley-3 Zone (FV-3)

Existing Land Use: Farm (Hay/Livestock)

Proposed Land Use: Farm (Fruit, Vegetable, Lavender, and Agri-tourism)

Parcel ID: 20-001-0041, 20-001-0042, 20-001-0047, 20-001-0057

Township, Range, Section: T6N, R1E, Section 1

Adjacent Land Use

North: Residential/Agriculture	South: Residential/Agriculture
East: Residential/Agriculture	West: Residential/Agriculture

Staff Information

Report Presenter: Scott Mendoza
smendoza@co.weber.ut.us
801-399-8769

Report Reviewer: RS

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 5-B (Agricultural Valley-3)
- Weber County Zoning Ordinance Chapter 12-B (Forest Valley-3)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 24 (Parking and Loading)
- Weber County Zoning Ordinance Chapter 32B (Ogden Valley Signs)
- Weber County Zoning Ordinance Chapter 36 (Design Review)
- Weber County Zoning Ordinance Chapter 39 (Ogden Valley Lighting)
- Weber County Zoning Ordinance Chapter 43 (Ogden Valley Sensitive Lands Overlay Districts)
- Weber County Zoning Ordinance Chapter 46 (Agri-tourism)

Type of Decision

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag-lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting the approval of a Conditional Use Permit for an agri-tourism operation (as an accessory to an existing agricultural use) located at 6949 East & 1900 North in the Eden area. The farm, known as Renaissance Farms, consists of approximately 27.5 acres and lies in the Agricultural Valley-3 (AV-3) Zone and Forest Valley-3 Zone (FV-3) which both list Agri-tourism as a Conditional Use. The ordinances state that an agri-tourism operation must “*meet the requirements of Chapter 46 (Agri-tourism) of the Weber County Zoning Ordinance.*” See Map 1 below for the approximate

location of Renaissance Farms. See Exhibit "A" for the land owner's application, project narrative, phasing plan, and written information regarding the Criteria for Issuance of a Conditional Use Permit. See Exhibit "B" for Renaissance Farms boundary.

Farm History

The applicant has been able to verify, through a personal interview, that the subject property has been continuously farmed for over 100 years. The individual that is aware of the farm's history (who is now in his 80's) once irrigated and pastured dairy cows on the property when he was a young boy in the 1930's. At that time he knew that it had been farmed for at least 30 years prior to him working on the land. Historically, the land has been used for pasturing dairy and beef cows but in the early 1990's a home was built and the farm began raising/producing emu, chickens, ducks, hay, and alfalfa. Currently, the farm's main product is hay.

Agri-tourism Offerings (Activities/Products)

The proposed activities/uses, that Renaissance Farms will provide, consist of the following:

1. Bed & Breakfast Farm Inn (16 Room)
2. Restaurant Featuring Farm Products
3. Special Events (e.g., Harvest Festival, Christkindlmarket, etc.)
4. Glamorous Camping/Glamping (10 Sites, Mix of Tent and Rustic Cabins)
5. Educational Classes (e.g., Organic/Sustainable/Diverse Agriculture for Students, etc.)
6. Harvest Market
7. Gift Shop
8. Farm Tour (e.g., Tours for "Farm to Table" Events and School Groups)

The products that will be made available will be those produced in the farm's gardens, vineyard, orchard, and lavender field. See Exhibit "C" for activity/use and product areas.

Facilities and Equipment

Renaissance Farms' activities will take place in the existing (5,884 square foot) home, barn, and on the farm grounds. Specifically, the existing home will serve as the B&B Farm Inn and as the Farm Restaurant. The existing barn will be re-modeled and serve as the gift shop and harvest market. The area serving as the Gift Shop will not exceed 400 square feet. See Exhibit "D" for photos and floor plan of existing home. See Exhibit "E" for photo of existing barn and rendering of proposed re-model for gift shop and harvest market.

Glamping areas will be located on the southern end of the farm near, but not less than 100 feet away from the high water mark of, the Middle Fork River. Shower and restroom facilities will be provided by the Farm Inn. If portable facilities are used the applicant will obtain the appropriate permit from the Weber-Morgan Health Department.

Farm tours and "Special Events" may take place farm-wide. Special Events will comply with the requirements of the Weber County Special Event Ordinance as well as the requirements of the agencies that review the event at the time of application. See Exhibit "F" for photos of proposed glamping structure types.

Operational Characteristics

Agri-tourism activities will be available all days of the week but most activities are anticipated to take place Friday through Sunday, between the hours of 9 AM and 10 PM. The Weber County Agri-tourism Ordinance requires that activities end by 10 PM; however, *"the Planning Commission may consider a variation to this standard if it can be found that a particular use/activity is reliant on and/or based on making observations that can only occur during hours otherwise not permitted."* No request has been made to vary the operating hours.

The number of employees will be determined by each phase of the business plan but it is anticipated that the number will range from 5 to 20. See page 4 or Exhibit "A" for Phasing Plan and the number of employees for years 1 through 5.

Compacted gravel parking areas, consisting of approximately 30 spaces, will be provided west of the existing barn and east of the B&B Farm Inn. The parking areas are expandable to 60 spaces for accommodating the fifth year of phasing. See page 4 of Exhibit "A" for the Phasing Plan and the number of parking spaces for years 1 through 5. See pages 1 and 2 of Exhibit "C" for site plans showing parking areas.

One monument sign and an integrated (entry) gate feature will be constructed at the existing driveway entrance, off of 1900 North Street. The (4'x6') sign will have a light gray face with black letters and be placed on the wall portion of the entry feature, between two pillars. The entry feature will be constructed of light/dark gray rock and have a black wrought iron gate. See Exhibit "G" for proposed sign and entry feature photo demonstrating compliant materials and colors.

Proposed outdoor lighting consists of up to eight (two-fixture) lamp posts lining the existing driveway. They will be spaced two hundred feet (200') apart (four on each side of the driveway) and have a solar powered LED light source requiring less than twelve watts and emitting no more than 800 lumens. The proposed light source is not specifically listed in the Ogden Valley Lighting Ordinance; therefore, the Planning Commission will need to determine whether or not shielding or filtering is required. The proposed lighting emits light equivalent to a 60 watt incandescent bulb. According to the current Ordinance, incandescent bulbs using less than 100 watts are not required to be shielded or filtered. See Exhibit "H" for the proposed lamp post.

Review Agency Comments

Review agencies have responded with the following comments:

- Weber County Engineer's Office: The Engineer's Office has responded with no concerns. See Exhibit "I" for comment.
- Weber County Building Official: Building Inspection will require a building permit for all structures newly constructed or re-modeled. Special Events are reviewed on a case-by-case basis by the Building Inspection Office and other review agencies. See Exhibit "I" for comment.
- Weber Fire District: The Fire District has not responded; however, approvals are subject to all Fire District requirements. Fire District compliance is verified at the time a business license is approved.
- Weber-Morgan Health Department: The Health Department has conceptually approved the proposed agri-tourism operation and has deferred making specific requirements until the time that the business license application is reviewed. See Exhibit "I" for comment.

Zoning Ordinance Compliance

The above described application has been reviewed and found to be in compliance with all applicable Weber County Zoning Ordinance standards.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Does the Planning Commission feel that the proposed lighting needs to be shielded?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval; and if so, what are the appropriate conditions?
- In order for a Conditional Use Permit to be approved it must meet the requirements of Chapter 22C (Conditional Uses), specifically, Section 22C-4 (Criteria for Issuance of Conditional Use Permit). Has the applicant demonstrated compliance with the Section listed below:

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. *Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.*
2. *That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.*

Conformance to the General Plan

The above described application conforms to the Ogden Valley General Plan due to its ability to preserve agricultural open space and promote the following Plan statements:

- The Ogden Valley General Plan states and affirms that residents of the Ogden Valley are proud of the Valley's agricultural lands which are a "unique characteristic" that should be promoted.
- The General Plan specifically refers to promoting working farms as an integral part of the Valley's cultural heritage.
- The General Plan directs the County to enhance quality recreation opportunities and expand recreational assets in the Valley so as to meet increased demand for facilities such as parks, campgrounds, and trails.

- The Recreation Element of the Ogden Valley General Plan states that Weber County should encourage private business and entrepreneurs to meet the growing demand for recreational facilities (e.g., camping and boating) by developing additional recreation opportunities on private land.
- The Recreation Element directs Weber County to adopt an open space program that includes the use of various policies and tools so as to protect as much open space as possible while maintaining the right for every property owner to receive a fair return on their real estate investment.

Conditions of Approval

- Compliance with the Weber County Zoning Ordinance.
- Requirements of the Weber County Engineering Division.
- Requirements of the Weber-Morgan Health Department.
- Requirements of the Weber Fire District.
- Requirements of the Weber County Building Official.

Staff Recommendation

Staff recommends approval of the proposed agri-tourism operation at Renaissance Farms. This recommendation is subject to all review agency comments and requirements.

Exhibits

- A. Land owner's application, project narrative, phasing plan, and written information regarding the Criteria for Issuance of a Conditional Use Permit.
- B. Site Plan (Property Boundary).
- C. Site Plan (Farm, Activity, and Parking Areas).
- D. Photos and Floor Plan of existing house (Proposed B&B Inn and Farm Restaurant).
- E. Photo of existing barn and rendering of proposed Gift Shop/Harvest Market.
- F. Rendering of proposed Glamping structures
- G. Proposed sign and entry structure
- H. Proposed outdoor lighting fixture.
- I. Agency Comments.

Map 1





WEBER COUNTY
Conditional Use Permit (CUP) Application

2380 Washington Blvd. Suite 240
Ogden, UT 84401
Phone: 801-399-8791

Date: 01/16/213 PC Mtg. Date: _____ Zone: AV3, FV3 Application # _____
Land Serial Number: 200010047, 200010041, 200010042, 0057

PROJECT NAME: Agro-tourism
PROJECT ADDRESS: 6949 East 1900 North, Eden, Ut
PROPOSED USE: Agro-tourism

PERSON TO CONTACT FOR INFORMATION:

NAME: Ingrid and Juan Sanchez **PHONE#** 801 388-0380
ADDRESS: 6949 E 1900 N **FAX#** _____
OWNER'S NAME: (if different from contact person) _____
Project Description: See Attached Plan

- | |
|--|
| <p>G Seven (7) site plans (see check list on sample site plan), a recorder's plat map, plus one (1) set of reduced copies, along with the appropriate fee:</p> <p>G \$500.00 for a Planned Residential Unit Development (P.R.U.D.) Conditional Use Application</p> <p>G \$225.00 for a Conditional Use Permit Application in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, Planned Commercial, or Manufacturing Zone for uses other than a home occupation. If a public hearing is called, an additional \$75.00 is required for publication of public hearing notice.</p> <p>G \$85.00 for a home occupation</p> <p>G \$50.00 for each extension request of Conditional Uses or Planned Residential Unit Approval</p> |
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Plans required:

1. A building elevation of all four sides and the types and size of materials and colors proposed to be used on the building.
2. Utility plan showing the manner in which water, sewer and storm sewer services will be provided. This includes storm water calculations.
3. If located in the Sensitive Area Overlay Zone, all necessary reports or information required for compliance with the Sensitive Area Overlay Zone.

Generally, the general insurance policy of a person for a certain period of time is not subject to the provisions of the Insurance Act of 1935, but the provisions of the Act apply to policies of insurance which are subject to the provisions of the Act.

I am hereby purchasing (or have purchased) the policy described herein and I understand that the policy is not subject to the provisions of the Insurance Act of 1935.

That the insured will comply with the requirements and conditions hereof in the event that the above applicable provisions of the Act apply to the policy.

We plan to be a model of business operations. We plan to be a business to be encouraged. We plan to be a business of our time and community.

Renaissance Farms

Agritourism Project Plan

Our goal at Renaissance Farms is to be a model farm for other farmers who are interested in adding Agritourism to their farming operation in order to make their farms financially feasible. While the new Agritourism ordinance provides additional uses to help our local farmers, many of our farmers do not have the previous experience to know how to implement and manage the new uses. We plan to operate and demonstrate several of the new allowed uses which will be the most financially feasible and impactful to local farms and have the best benefit to our local community, residents of Weber County, and Utah at large. Our plan will be phased in over a 5 year period (see attached phase in plan). We want to be able demonstrate to a local farmer how to launch, manage day to day, and that any new Agritourism business can be self-funded over a 5 year period from revenues received once the initial capital has been invested. We plan to open and operate the following uses as allowed and specified in the new Agritourism ordinance:

B & B Inn(16 rooms)

Restaurant

Luxury Camping(10 tent/cabins, restroom and shower facilities to be provided in the inn)

Harvest Market/Gift Shop

Agriculture Related Uses

1. Special Events(Harvest Festival, Christkindelmarkt)
2. Farming Education program in conjunction with Valley Elementary school and Utah State University
3. Farm Tours

We recognize the importance and the potential impact of this new Agritourism ordinance in preserving our local family farms, our open space, beautiful natural surroundings, and the economic growth of our communities. We plan on not only being a good steward of our land but our community as well. We recognize the responsibility of giving back. We will be socially active and support our local elementary school, Jr. High School and other worthy civic activities.

Thank you for your time and consideration.

Renaissance Farms

Phase In Plan

Our plan will be phased in over a 5 year period. We want to be able demonstrate to a local farmer that any new Agritourism business can be self-funded over a 5 year period from revenues received once the initial capital has been invested. Below you will find the phase in schedule along with projected employee count.

	1 st year	2 nd year	3 rd year	4 th year	5 th year
BB Inn(16 rooms)	5 rooms	7 rooms	10 rooms	12 rooms	16 rooms
Restaurant	open				
Luxury Camping(10 tents/cabins)	2	4	6	8	10
Harvest Market/Gift Shop	open				
Employees	5	10	16	18	20
Parking Spaces	30	35	40	50	60

Agriculture Related Uses

1. Special Events(Harvest Festival, Christkindelmarkt)
2. Farming Education program in conjunction with Valley Elementary school and Utah State University
3. Farm Tours

Area Calculation Total

4 Acers=16%

2.5 Acres Inn and Restaurant

1.5 Acres Luxury Camping

EXHIBIT B 1/1

Renaissance Farms

EXHIBIT C 1/2



- 1. Lavender Field
- 2. Garden
- 3. Chapel
- 4. Parking
- 5. Animal Pens
- 6. Orchard
- 7. Winery
- 8. Lavender Camping
- 9. Inn
- 10. Restaurant
- 11. Harvest Market
& Gift Shop

EXHIBIT C 2/2

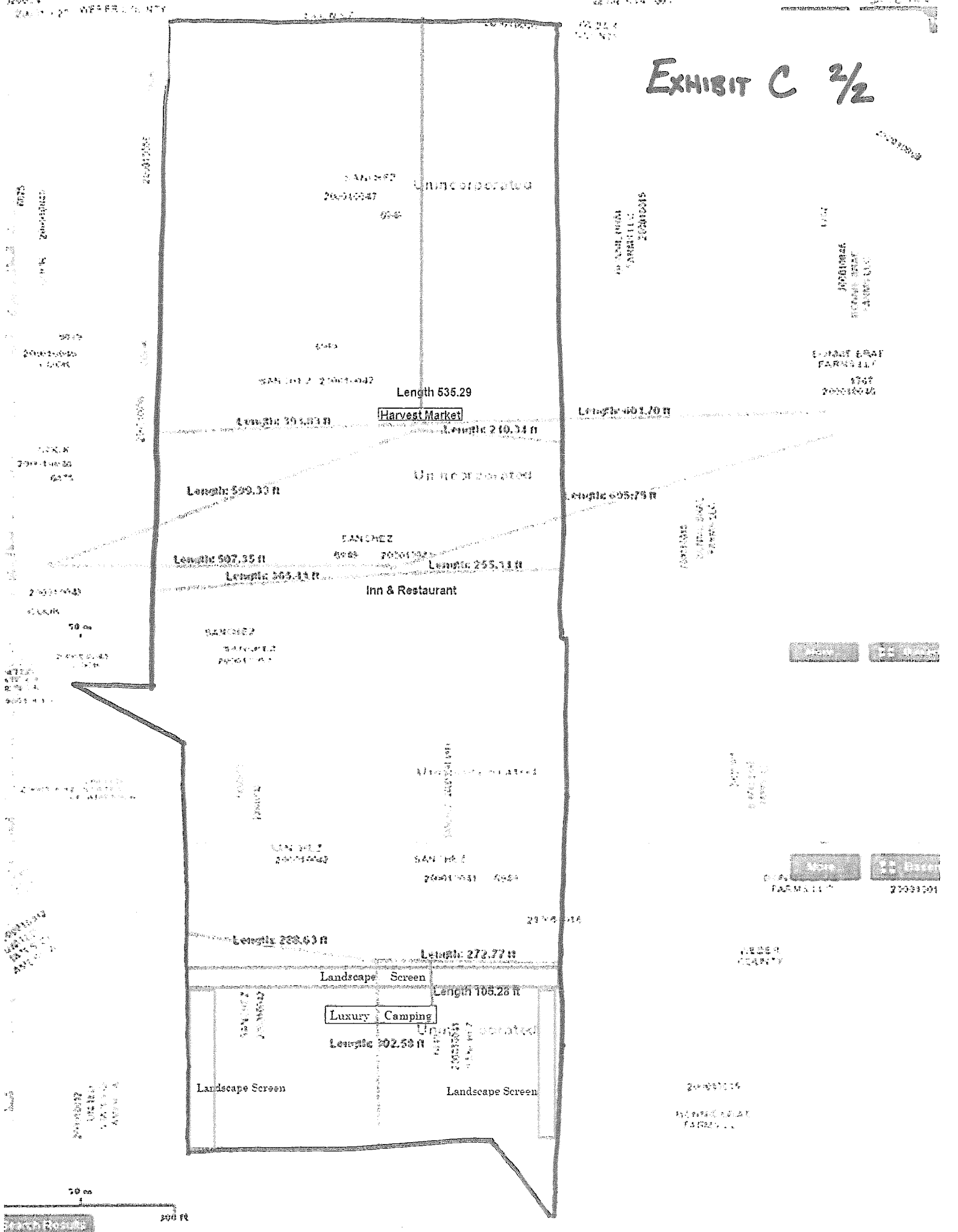
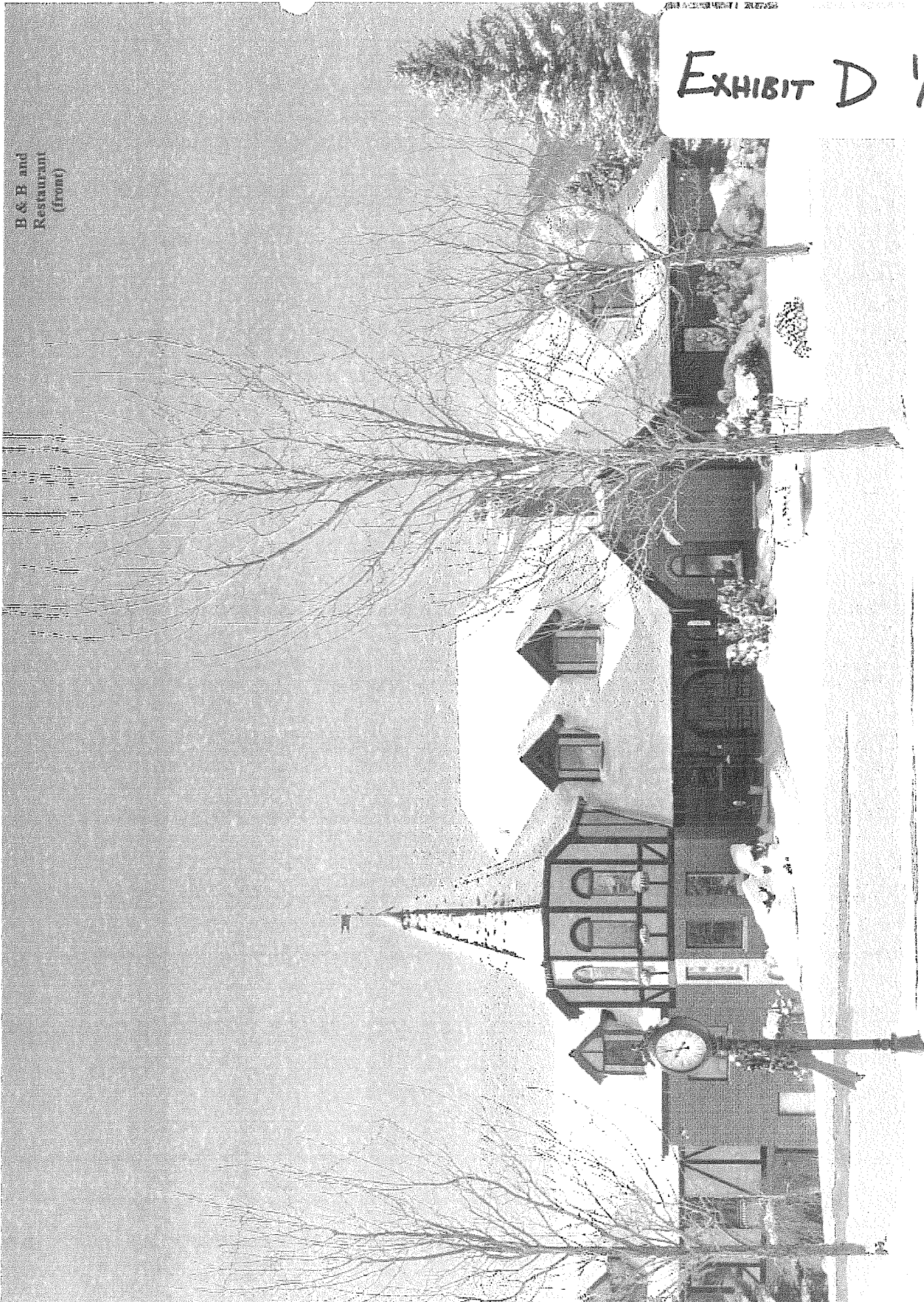


EXHIBIT D 1/6

B & B and
Restaurant
(front)



B & B Inn and Restaurant
Rear and South Side

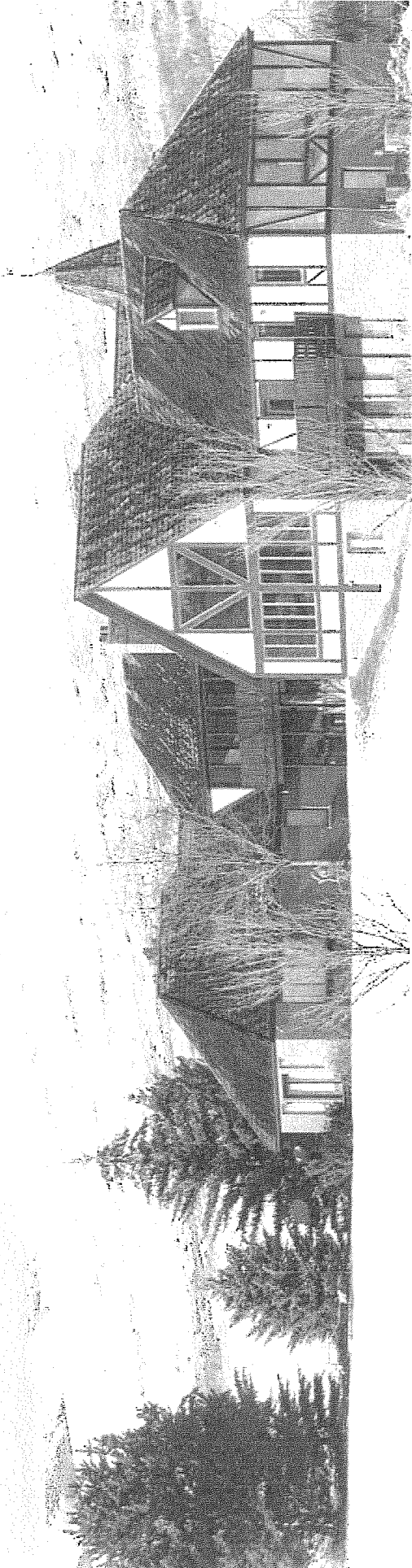


EXHIBIT D 2/6

EXHIBIT D
3/6



B & B Inn and Restaurant, Renaissance Farms

Main Floor

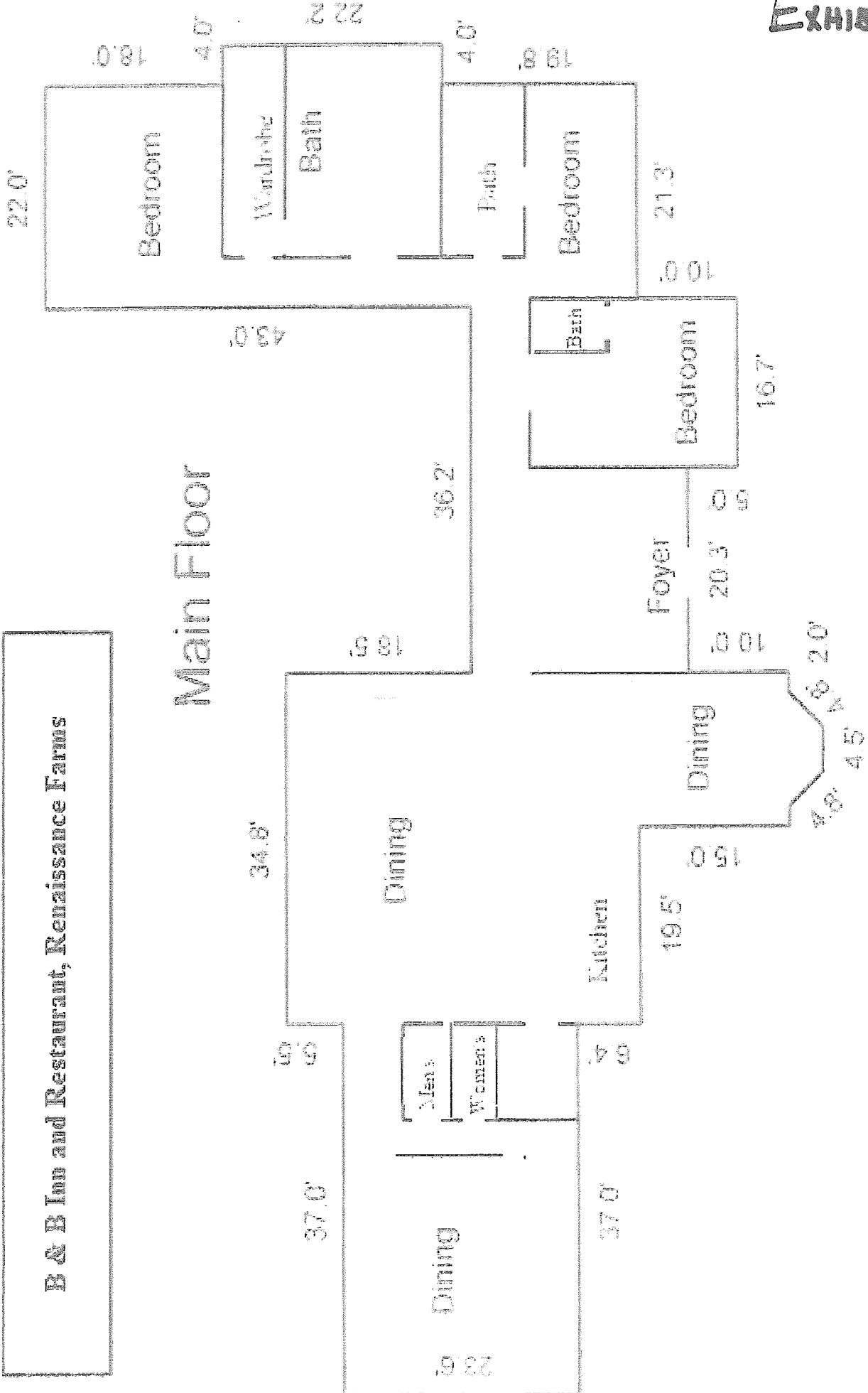
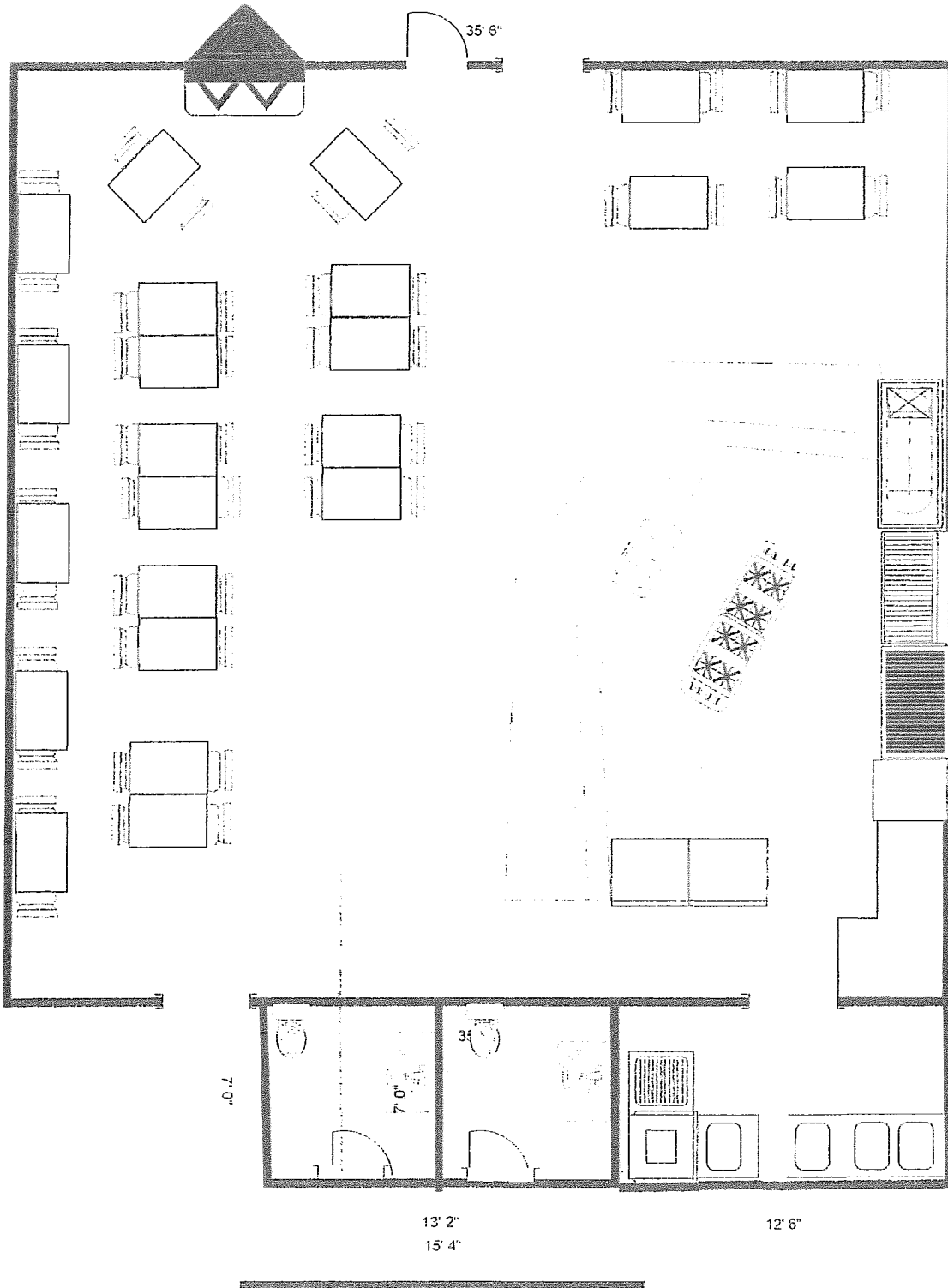


EXHIBIT D

6/6



Farm Table

A farm to table experience



Chateau at
Renaissance Farms
6949 East 1900 North
Eden, Utah 84317

EXHIBIT E
1/2



Fence Barren Market
(cont)

Harvest Market

EXHIBIT E 2/2

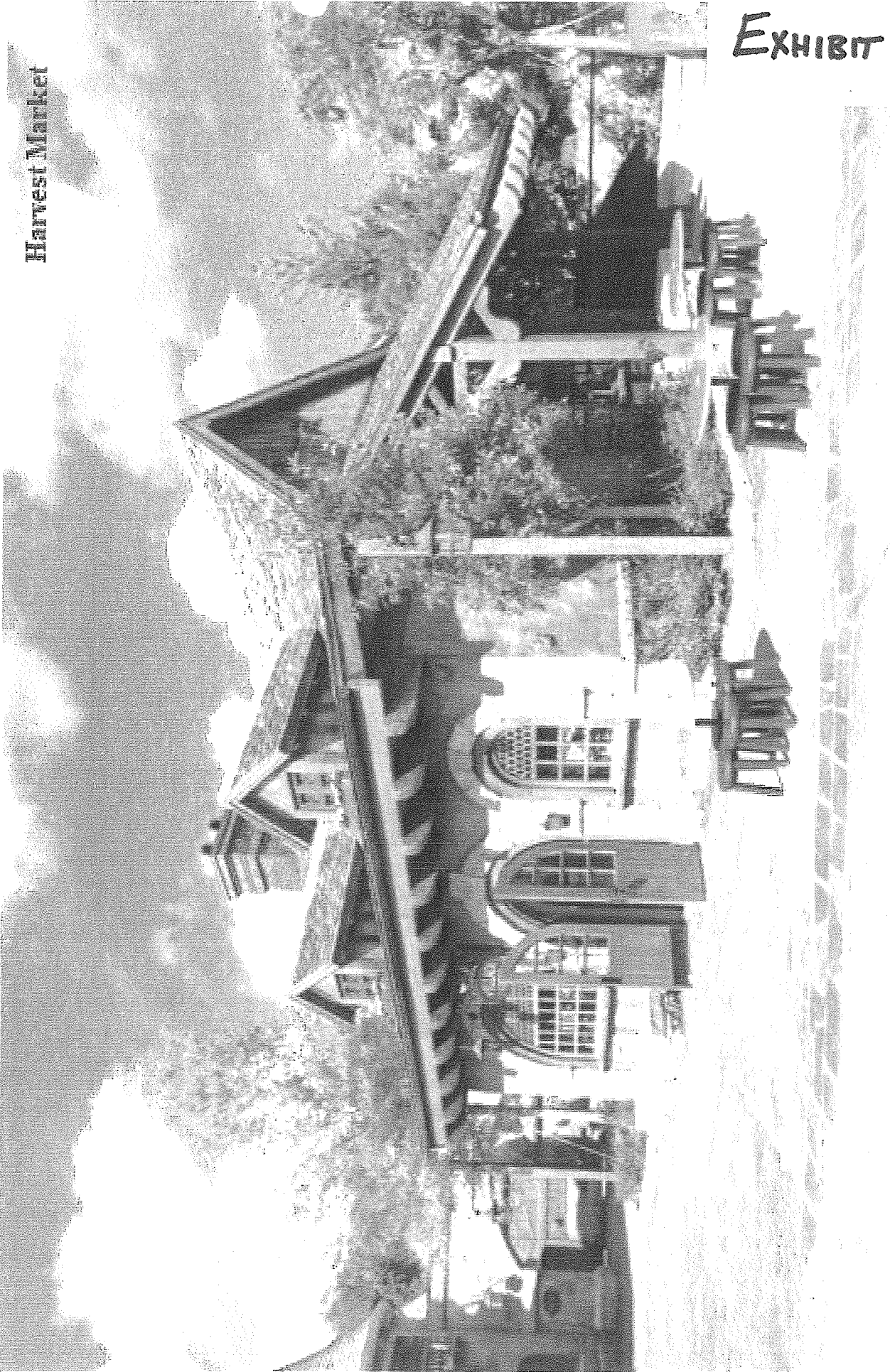


EXHIBIT F
1/4

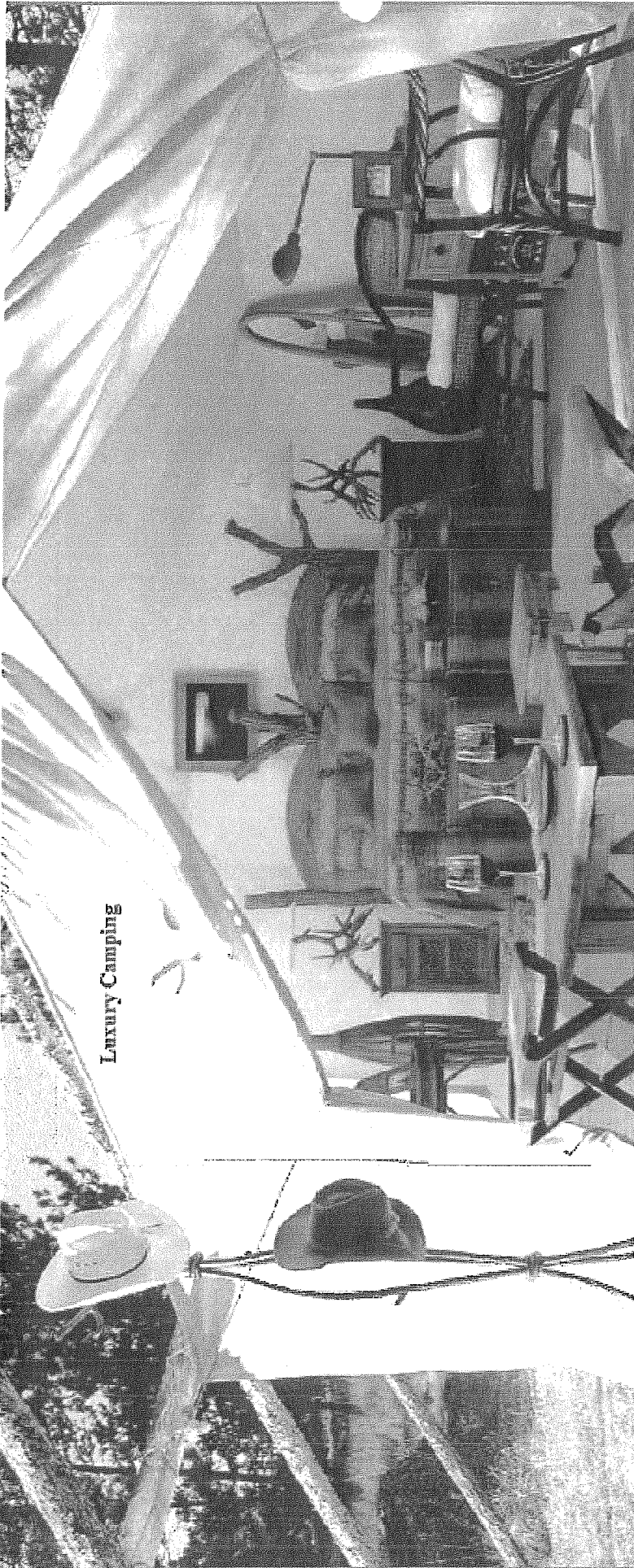
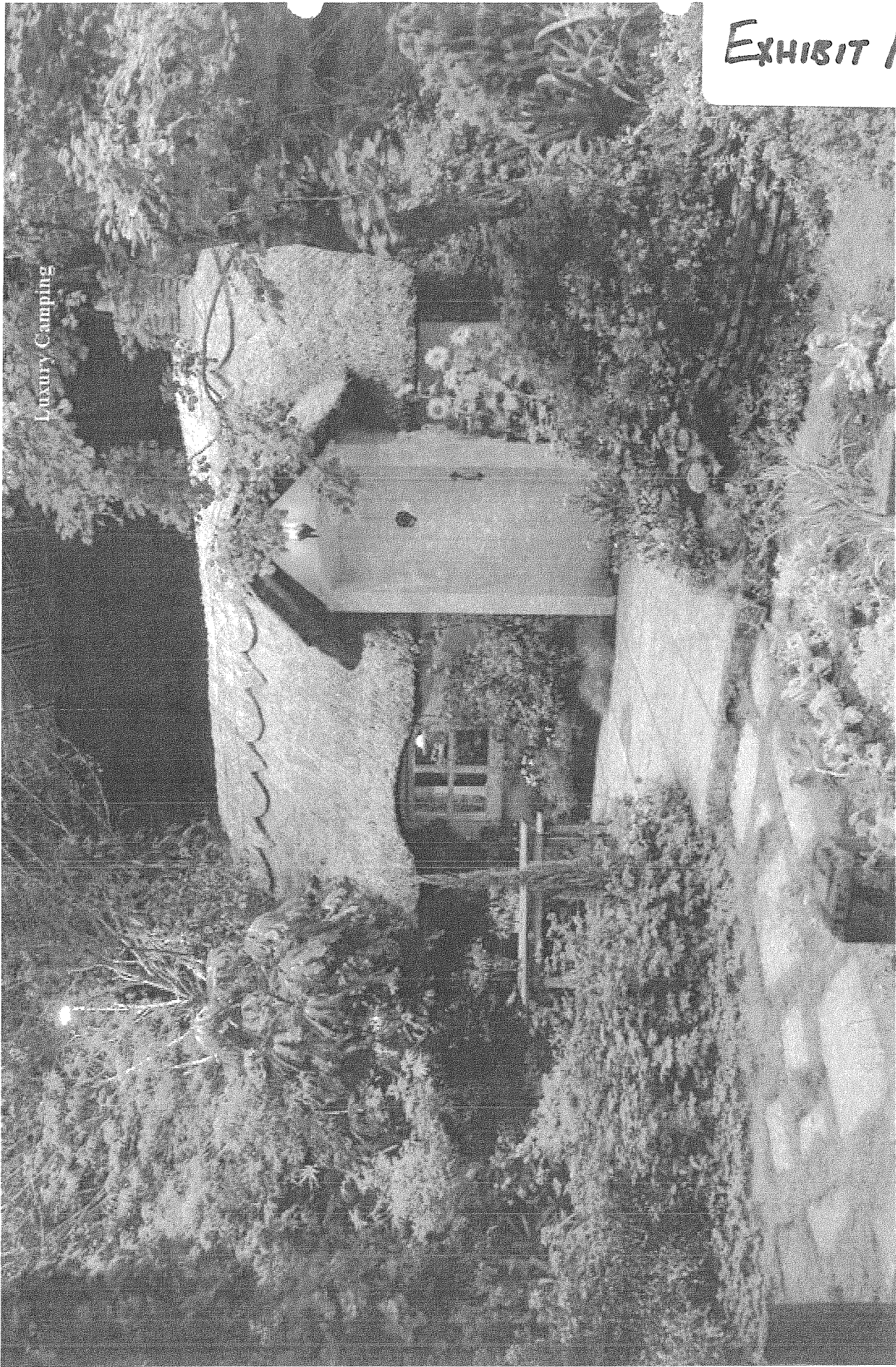


EXHIBIT F 2/4



Luxury Camping

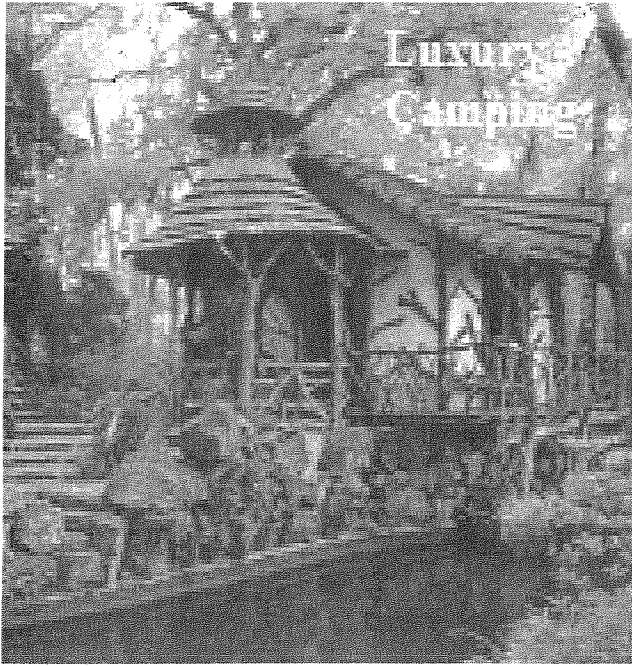


EXHIBIT F
3/4

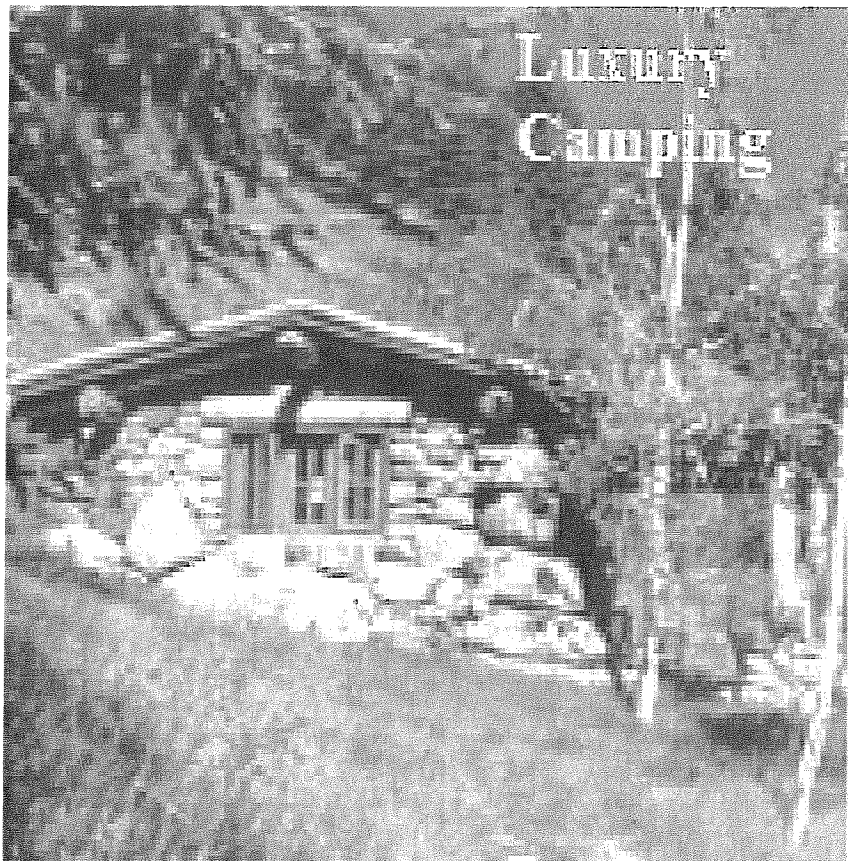
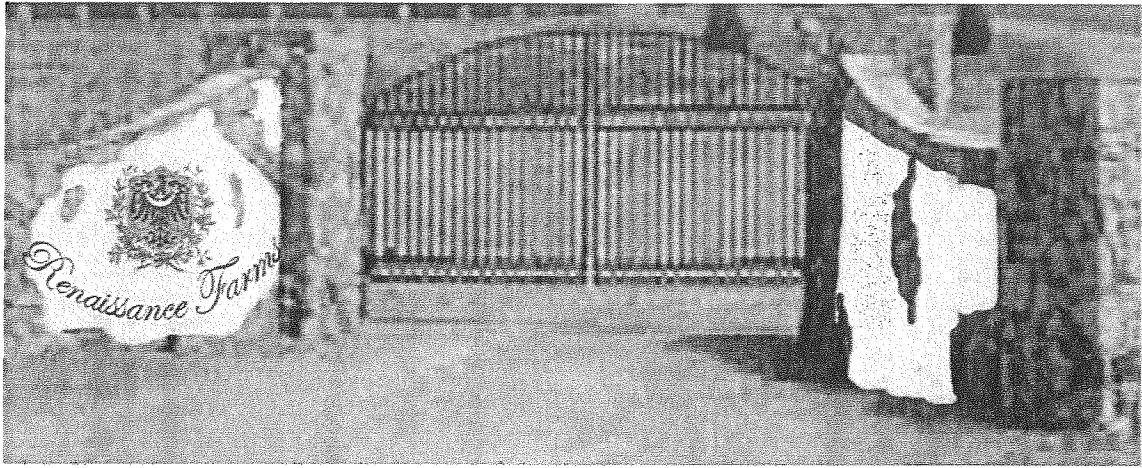


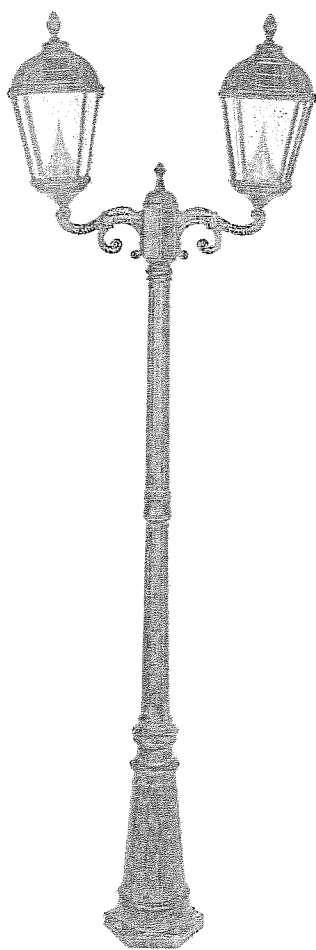
EXHIBIT F
4/4

EXHIBIT G
1/1



Sign Deminsions will be 4 x 6

EXHIBIT H
1/1



Review Agency Comments

Weber County Engineer's Office

I have had a chance to review the plan(s) and have the following comment(s):

1. The engineering division has no concerns with this project.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Weber County Building Official

I have completed an initial review of this project and will require the following items.

1. A building permit will be required for all structures to be built or altered.
2. If power, water and or sewer are to be supplied to the tents a building permit will be required.

I have tried to address all items of concern from the Building Inspection Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Weber Fire District

The Fire District has not responded; however, approvals are subject to all Fire District requirements. Fire District compliance is verified at the time a Business License is approved.

Weber-Morgan Health Department

Prior to issuance of any business license, septic, drinking water, and restaurant requirements must be address through the health department.