

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 | Fees (Office Use) | Receipt Number (Office Use) | File Number (Office Use) |
|----------------------------|-------------------|-----------------------------|--------------------------|

Property Owner Contact Information

| | | | |
|--|-----|--|--|
| Name of Property Owner(s) Dailey Family Limited Partnership | | Mailing Address of Property Owner(s) 1546 E Sunnyside Ave Salt Lake City, Ut 84105 | |
| Phone | Fax | | |
| Email Address (required) dancingmoosefarm@aol.com | | Preferred Method of Written Correspondence <input checked="" 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) Ronda Kippen | | Mailing Address of Authorized Person PO Box 789 Morgan, UT 84050 | |
| Phone 801-710-8303 | Fax | | |
| Email Address rondakippen@gmail.com | | Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail | |

Property Information

| | | |
|--|--------------------------------------|-----------------------|
| Project Name Dancing Moose Farm CUP Amendment 2 | Total Acreage 17.39 | Current Zoning F-5 |
| Approximate Address 13485 East Hwy 39 Huntsville, Ut 84317 | Land Serial Number(s) 23-021-0001 | |

Proposed Use

Project Narrative

Dancing Moose Farm is an approved successfully operating and licensed farm in Weber County since 2016. The farm received approval for the conditional use permit for the agritourism venture in February of 2015 and has flourished since. Dancing Moose Farm wants to build communities through events on site and we want to amend our CUP to allow for food concession stands to operate on site. We are currently proposing that the days are limited to be on-site on Fri, Sat and Sundays to host a farm tour and allow us to show off our product that we make on the farm. However, as the farm grows, these days may change. Also, we plan to have a 4 cubic yard dumpster on site that will be screened and will meet all setback requirements.

We are open up for business this summer with three 20' yurts for farm stays and one 24' yurt for classroom. All yurts have been engineered and approved by all regulatory agencies. The site has a ADA approved bathroom with a new commercial septic system approved by the Weber County Health Department for a much higher volume than our site will produce. COVID has stopped us from renting or completing this aspect of the Dancing Moose Farm CUP over the last two years.

With the growth of the Ogden Valley, it is more important than ever to keep local farms in business and encourage local farmers to engage in business practices that will increase farmer revenue, encourage residents and tourist to support Weber Counties cultural heritage, educate new farmers and keep larger properties as farms rather than another subdivision.

In following other Agri-tourism applications we know that Kelley Creek Farm, Gibson Farms, and Cold Water Trout Farm have food concession stand (food trucks) that were approved in their CUP's.

While promoting Dancing Moose Farm's we have seen a huge increase in the amount of traffic to Causey Reservoir for paddle boarding and recreation and feel that a food concession stand (food truck) on site would offer them a reason to stop and learn about our farm, take a tour, purchase soaps, honey, produce or other products that we will be offering and learn more about our classes. The food concession stand will be either our own or we will contract out to other Ogden based licensed Food Trucks. Benefit to Weber County will be additional sales tax revenue and added tourist dollars.

Basis for Issuance of Conditional Use Permit

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.

*After Dancing Moose Farm CUP was approved Feb.24,2015 we have mitigated the concerns of residents by building a home on-site that has a full time resident and family working and maintaining the site. This has addressed the primary concern that the surrounding neighbors had regarding no one being on site.

*Another concern that has been raised by adjacent neighbors is that animals would get out and become a problem for neighbors. We have installed an electric fence around the property to keep our animals in and discourage people from either entering our property or neighbors property from our area.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The proposed use is allowed in the specified "Small Farm" as a permitted use. The original nor the amended site plans nor the original project plan did not identify "food concession stands" as a considered use nor did the site plan identify where the dumpster would be placed. The site plan is showing two areas that the food concession stands may be located as well as the area where the screened dumpster will be placed for review and approval.

Our best attempt at a "food concession stand" farm to table menu will include but will not be limited to the following:

Lemon Balm Lavender Tea (Lavender/Lemon balm grown on site or sources locally)
Mint Tea (Harvested on site)
Lemon aide Mint over ice or blended
Raspberry / Blackberry shakes in season (Grown locally in Huntsville)
Honey Vanilla Lattes (Honey from our 8 hives)
Breakfast Burritos (farm fresh eggs)
Lavender Lemon Scones
Fresh pastries sourced from local bakers
Honey sold 16 ounce jars

Menu will include as many items locally sourced in Huntsville/Ogden Valley and surrounding areas.

The dumpster will be on a concrete pad facilitate a 40 cubic yard dumpster. The dumpster

Property Owner Affidavit

I (We), Dailey Family Limited Partnership, 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.

DDcDL, GP

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 26 day of Aug, 2021,



Michael Pace

(Notary)

Authorized Representative Affidavit

I (We), Dailey Family Limited Partnership, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Ronda Kippen, 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.

DDcDL GP

(Property Owner)

(Property Owner)

Dated this 26 day of Aug, 2021, personally appeared before me Daniel Dailey, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Michael Pace

(Notary)