

WESTERN WEBER PLANNING COMMISSION

MEETING AGENDA

May 10, 2016

5:00 p.m.

- *Pledge of Allegiance*
 - *Roll Call:*
1. **Administrative Items**
 - 1.1. **CUP 2016-08:** Consideration and action for a conditional use permit for an Agri-Tourism operation identified as the Cold Springs Trout Farm located at 2284 Fruitland Drive, in the Agriculture (A-1) Zone. (Neal Ward and Carrie L. Barker, Applicants; Tarah Michelle Barker, Authorized Representative)
 - 1.2. **SPE 2016-02:** Discussion and action on a conceptual sketch plan endorsement request for the Favero's Legacy Cluster Subdivision located at 3790 W 2200 S in the Agricultural (A-1) Zone. (Robert Favero, Applicant)
 - 1.3. **DISCUSSION:** PRUD Code related to Bonus Density – Scott Mendoza
 2. **Public Comment for Items not on the Agenda**
 3. **Remarks from Planning Commissioners**
 4. **Planning Director Report**
 5. **Remarks from Legal Counsel**
 6. **Adjourn**

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in the Commission Break Out Room. No decisions are made in the pre-meeting.



In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a conditional use permit for an Agri-Tourism operation identified as the Cold Springs Trout Farm.

Agenda Date: Tuesday, May 10, 2016

Type of Decision: Administrative

Applicant: Neal Ward Barker & Carrie L Barker

Authorized Agent: Tarah Michell Barker

File Number: CUP# 2016-08



Property Information

Approximate Address: 2284 Fruitland Drive, North Ogden

Project Area: 12.95 Acres

Zoning: Agriculture Zone (A-1)

Existing Land Use: Agriculture

Proposed Land Use: Agri-Tourism

Parcel ID: 17-082-0113, 17-082-0114, 17-075-0091

Township, Range, Section: Township 7 North, Range 1 West, Section 33 & 34

Adjacent Land Use

North: Agricultural/Residential	South: Agricultural/Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: JG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- 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 21 Agri-Tourism
- Title 110, Chapter 1, Western Valley Signs

Summary and Background

The Planning Division is recommending approval of the conditional use permit for Agri-Tourism operations known as "Cold Springs Trout Farm" based on the findings and conditions outlined in this report. The farm, known as Cold Springs Trout Farm, consists of approximately 12.95 acres and lies in the Agricultural Zone (A-1) which allows Agri-Tourism only when authorized by a conditional use permit. The applicant is requesting approval of a conditional use permit for an agri-tourism operation as an accessory use to the existing agricultural uses located at approximately 2284 Fruitland Drive North Ogden, UT.

The Cold Springs Farm Trout Farm has been in operation since 1924 and qualifies as a "Small Farm" per the Uniform Land Use Code of Weber County, Utah (LUC) §108-21-4 which includes agriculturally productive property consisting of ten acres or more but fewer than 20 acres. The proposed use will be beneficial to the owner as well as the residents of Weber County by allowing the owner to continue utilizing the farm as it has been historically operated and allow for some additional commercial and education abilities to be implemented while promoting the preservation of agricultural property.

General site and building design/layout: The applicant has provided a site plan for the combined 12.95 acres site; identifying both the existing and proposed uses on the site (see Exhibit B). The site includes historic improvements dating back to the early 1900's as well as various amenities for the visiting patrons (see Exhibit C). The existing improvements located on the site include the property owner's primary residence, a green house that is currently under construction, multiple fish hatchery areas, fishing ponds for fee fishing, improved parking areas, restroom facilities and two existing buildings and a small shed that are used for farming operations and storage areas for farming equipment and materials. The farm has an approved septic system and receives water services from an artesian spring.

The immediate plans for the farm will be to transition one of the existing buildings into a small gift shop and to sell produce from the green house at a harvest market stand on site. In the future, the applicant plans on tearing down the two existing buildings and a small shed and replace them with a building that could be used for educational classes/tours, gift shop, and food concessions. This area will be utilized for school groups, scout groups, families, etc. to come and learn all about fish and aquaculture in the AERC, have the opportunity to eat the food they have caught, buy souvenirs and/or have the opportunity to take home fresh organic food from our greenhouse. Additional signage and lighting has not been requested for the proposed use.

- **Production:** The Cold Water Trout Farm will be a working farm consisting of aquaculture and a cultivated corn field. The applicant plans to have a Harvest Market/Stand to sell the produce and products from the onsite greenhouse and products from other local neighborhood gardens.
- **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:

Farm Stay Uses/Activities (Residential and Overnight Accommodations):

- Agro-ecology research center
- Single-family dwelling

Agriculture Related Uses:

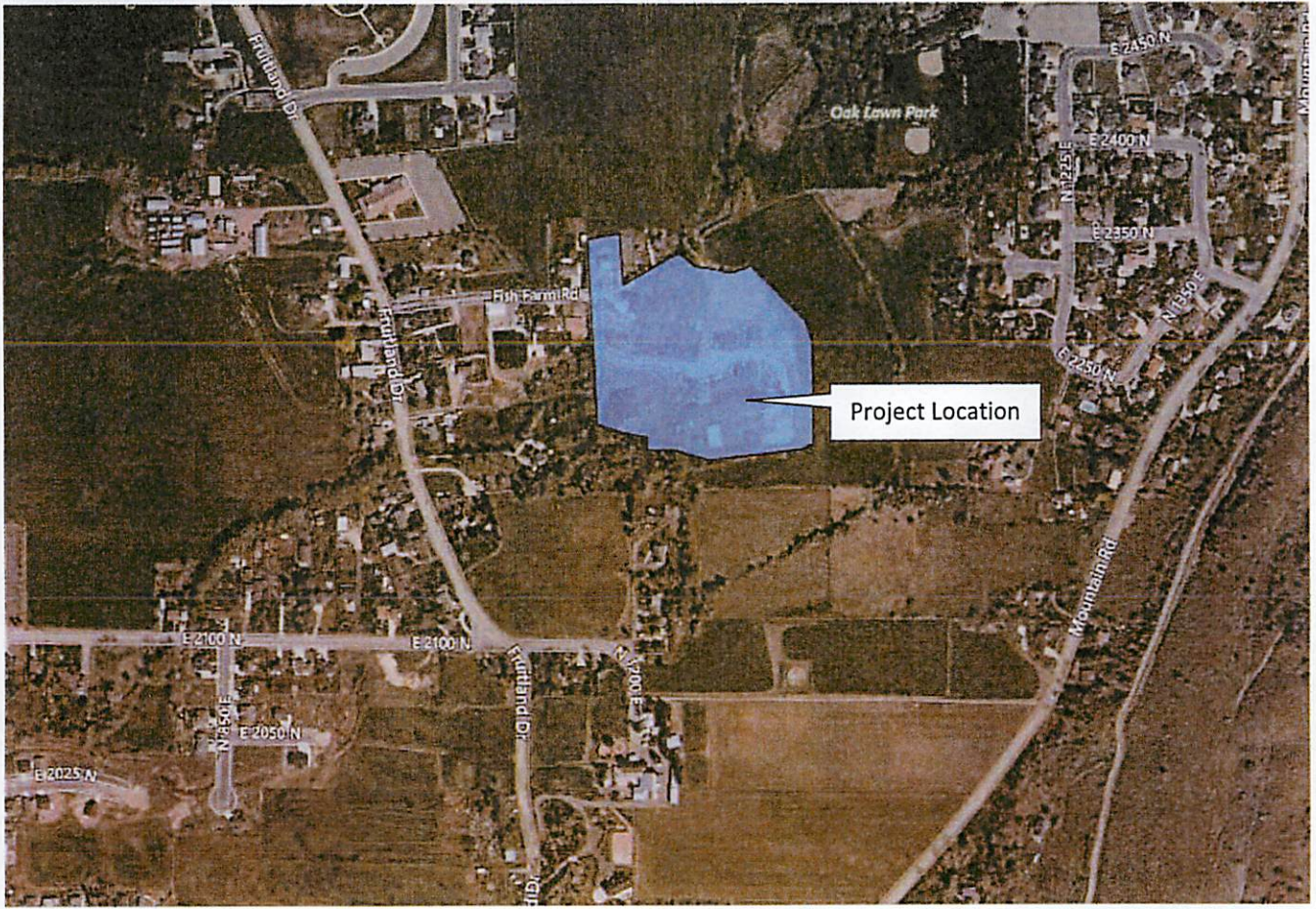
- Barn Dance
- Corn Maze
- Educational classes
- Harvest Market
- Nursery (Plant cultivation)
- Special events
- Special Occasion, Agri-Tourism

Non-agricultural facilities include:

- Agricultural Arts Center
- Fee Fishing
- Food Concessions Stand
- Gift Shop (retail)
- Haunted House/Haystack/Farm
- Play area, agri-tourism
- Special events
- Value added product processing

- **Hours of operation:** The Cold Water Trout Farm is open to the public during the hours of 9:00 am – 8:00 pm Monday through Saturday and there is not a proposed changed to the hours of use at the facility. 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 could be classified as a "Special Event" which is permitted and a special event permit will be required.
- **Development agreement:** Prior to the construction of any structure intended for the purpose of accommodating non-agricultural uses, the applicant will be required to record a farm stay and a commercial development agreement provided by Weber County on all parcels 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 exempted from this requirement. The applicant will need to amend the site plan for any structures that are not currently identified on the site plan (see Exhibit B). A condition of approval has been added to ensure that a development agreement is executed and recorded prior to the issuance of any building permits as a part of the approved conditional use permit.

Map 1



Map 2

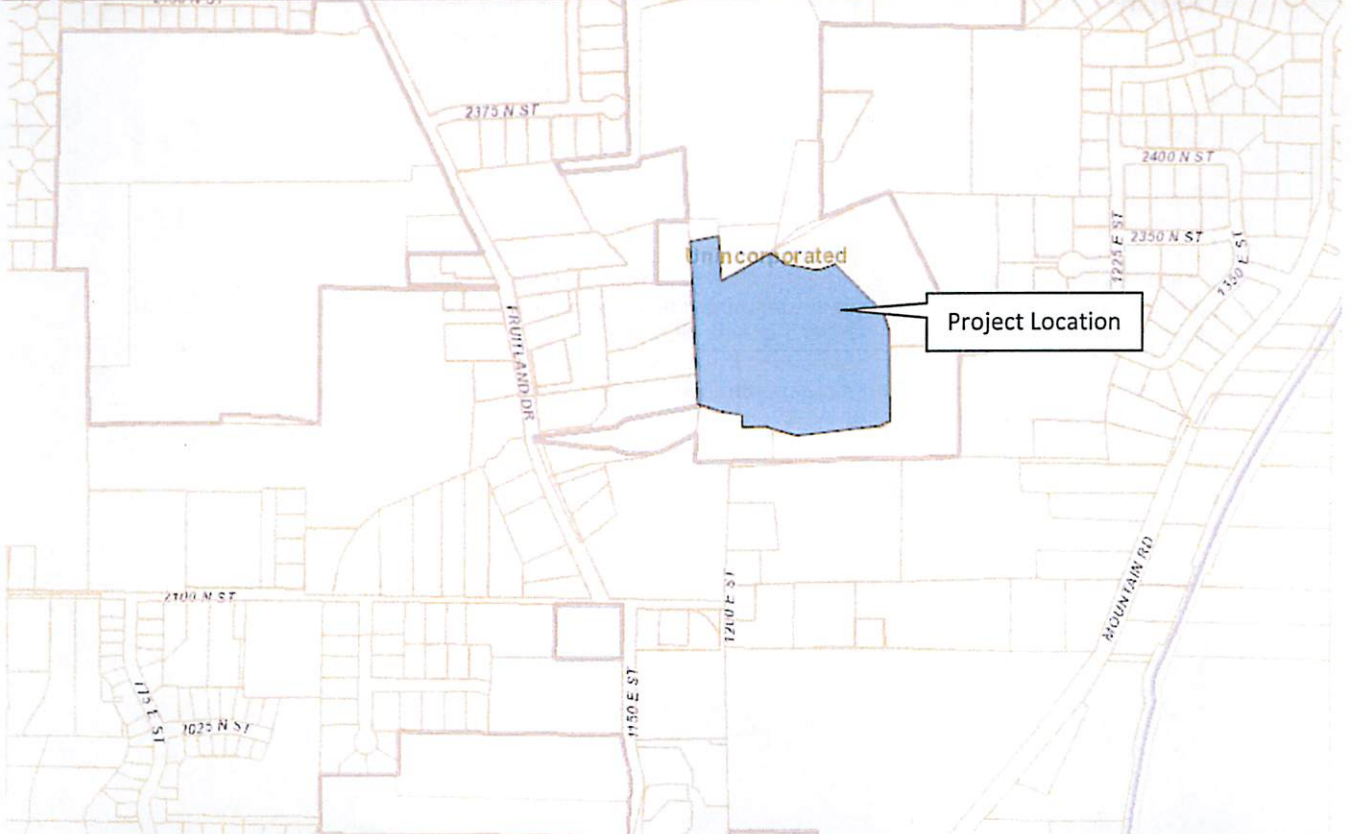


Exhibit A- Application

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.

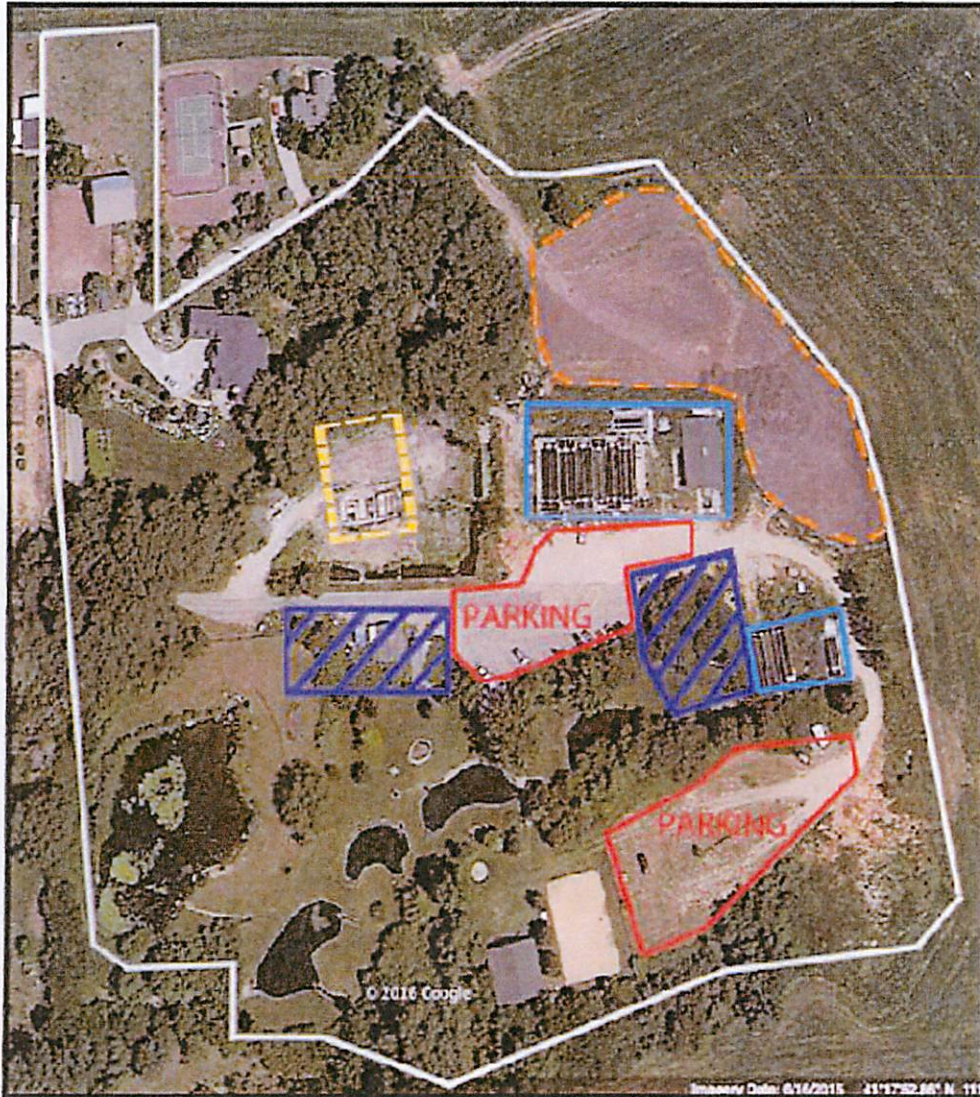
The nature of our activity is a quiet activity and will not be expected to create noise and too loud of noise is prohibited in our facilities. Vibration will not be an issue in such activity. There will be no change in lighting from our current usage. We will have the same hours of operation so there will be no change in hours of use at our facility. Our road into the farm is paved road therefore is not expected to create dust and has not been a problem in the past. Our activity will not create any additional smoke nor create additional traffic we are not creating such facilities to bring more people rather give more options to the current customers at the farm. We have been in business since 1924 and have always had plenty of parking.

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 proposal is in line with the small farm uses as designated in the code.

COLD SPRINGS TROUT FARM AGRITOURISM

Conditional Use Permit Application



LEGEND

- BOUNDARY LINE
- POTENTIAL BUILDING SPOTS
- CULTIVATED CORN MAZE
- GREENHOUSE
- FISH HATCHERY
- PARKING

ACREAGE

COLD SPRING TROUT FARM PROPERTY = Approximately 13 acres

AGRITOURISM ACTIVITY CENTER = 0.41 acres

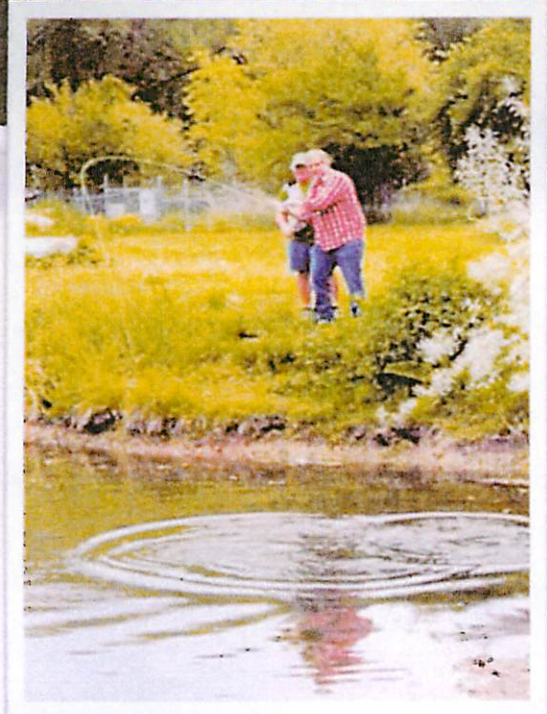
PERCENTAGE OF TOTAL PROPERTY = 3.15%



98 m



Exhibit C- Current Site Photos





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Discussion and action on a conceptual sketch plan endorsement request for the Favero's Legacy Cluster Subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, May 10, 2016

Applicant: Robert Favero

File Number: SPE 2016-02

Approximate Address: 3790 West 2200 South

Project Area: 12.028 Acres

Zoning: Agricultural (A-1)

Existing Land Use: Residential/ Agricultural

Proposed Land Use: Residential

Parcel ID: 15-078-0137

Township, Range, Section: T6N, R2W, Section 28

Adjacent Land Use

North: Residential	South: Agricultural
East: Agricultural	West: Residential

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 106, Chapter 2 Cluster Subdivisions; Special Provisions
- Title 108, Chapter 3 Cluster Subdivisions

Summary

The applicant has submitted a conceptual sketch plan for a 10 lot cluster subdivision for review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The subject property is zoned A-1 and is currently 8.302 acre agricultural parcel. The applicant has requested bonus density based on the following qualifying criteria: 10% bonus for meeting the purpose and intent of the cluster subdivision and a 25% bonus density based on providing 0.055 acres of open space to be used as a community garden. The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without any previous reviews or recommendations by the Planning Division Staff. The required application, vicinity map and subdivision plan are attached as Exhibit A.

Sketch Plan for Favero's Legacy Subdivision

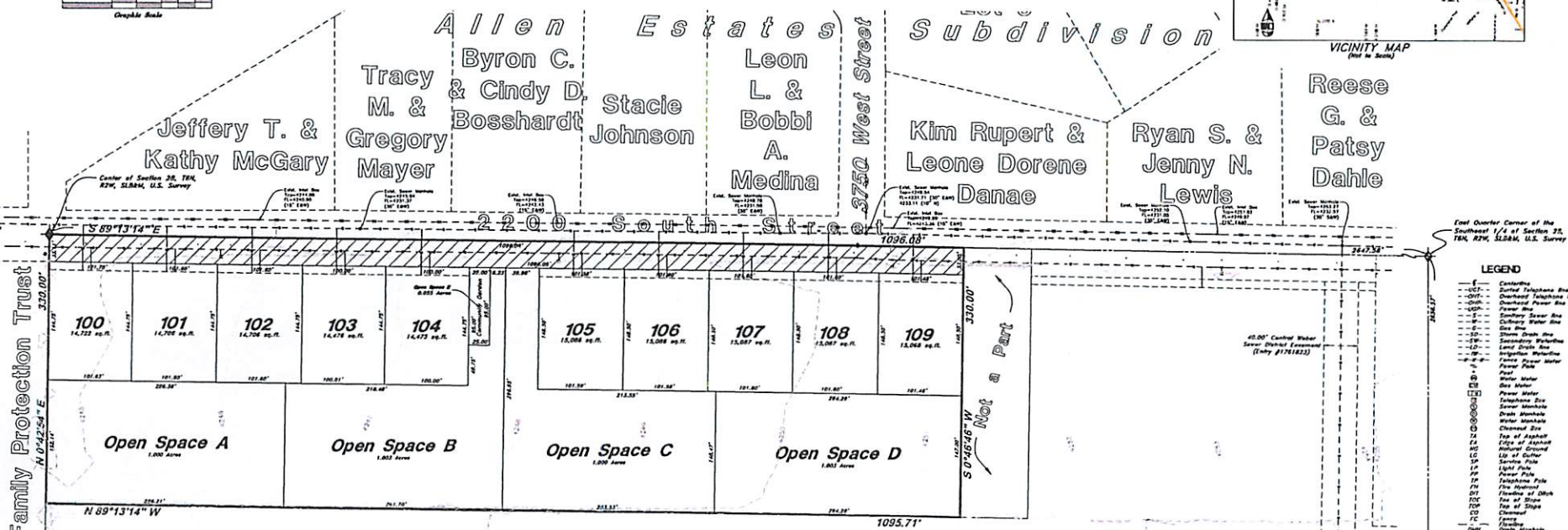
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

May 2016



VICINITY MAP
(Not to Scale)



Kathleen V. Buck Family Protection Trust

East Quarter Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey

- LEGEND**
- Contour
 - Dotted Telephone Line
 - Dashed Telephone Line
 - Dashed Power Line
 - Power Pole
 - Fire Hydrant
 - Culinary Water Line
 - Gas Line
 - Storm Drain Line
 - Secondary Waterline
 - Low Voltage Line
 - Sanitary Sewer Line
 - Sewer Power Water
 - Sewer
 - Gas Meter
 - Gas Meter
 - Sewer Meter
 - Telephone Box
 - Sewer Manhole
 - Drain Manhole
 - Water Manhole
 - Cleanout Box
 - Top of Asphalt
 - Edge of Asphalt
 - Natural Ground
 - Lip of Culvert
 - Light Pole
 - Telephone Pole
 - Fire Hydrant
 - Flooded of Ditch
 - Top of Slope
 - Cleanout
 - Fence
 - Gate
 - Drain Elevation
 - Culvert
 - Asphalt
 - Concrete
 - Building
 - Catch Basin
 - Corrugated Metal Pipe
 - Reinforced Concrete Pipe
 - Edge of Concrete
 - Existing Wall
 - Sewer Manhole
 - Water Valve
 - Catch Basin
 - Diverter Box
 - Fire Hydrant
 - City Meter
 - City Meter
 - Ditch Corner
 - Fire Hydrant
 - Fire Hydrant
 - Water Valve
 - 10' 0"
 - Power Pole w/box
 - Ductless Tree
 - Ductless Tree
 - Area Reference Point
 - Area Reference Point
 - Landmark

Glenn Farr & Inez C. Farr (Trustees)

ZONING INFORMATION

This property is Zoned A-1 (Agricultural for dwellings) and has the following building setbacks:

- Front Yard = 30 feet
- Other Main = 30 feet
- Side Yard = 8 feet (Dwelling)
- Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Rear Yard = 20 feet
- Other Main = 30 feet
- Building Height = 1 Story building (40 feet maximum)

NOTES

1. A solid board, chain link, or other climbable fence not less than five feet shall be installed on both sides of existing irrigation ditches or canals that carry five cubic feet per second or more of water.
2. Property is being developed under Conservation Ordinance for the A-1 Zone Cluster Subdivisions Ordinance.
3. All dwelling structures over 5,000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC.
4. All roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.

DESCRIPTIONS

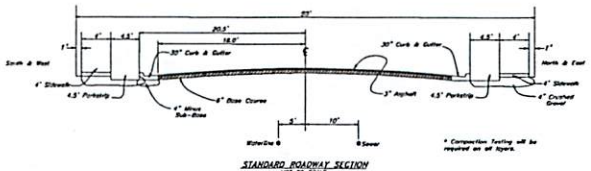
A part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah.

Beginning at the Center of said Section 28 along the Section Line, and running thence South 89°13'14" East 1095.08 feet; thence South 0°16'58" West 350.00 feet; thence North 89°13'14" West 1095.71 feet; thence North 0°42'54" East 350.00 feet to the point of beginning.

Contains 361,646 Sq. Ft. or 8.302 Acres

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49037C0415E dated 18 Dec. 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)



STANDARD ROADWAY SECTION
(Not to Scale)

SITE INFORMATION

10	Total Lots
8.302	Acres Total Site
4.061	Acres 5 Open Space Parcels
7.468	Acres Not Developable Area (Without Roads)
54.0X	Total Open Space (30X Required)
25.0X	Requested Bonus Density
25.0X	Additional Lot Density Shown

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DRAWN BY:
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Sydney, UT 84073
(801) 344-3708

GREAT BASIN ENGINEERING
Sketch Plan