

1. Please show how the production requirement of the Utah Farmland Assessment Act is being met.
2. The following proposed uses are not specifically listed under the agritourism ordinance, unless these can be tied to a listed permitted use under agritourism, they may not be permitted:
  - a. Soil health field day, sunflower festival, preschool (as opposed to seasonal educational classes, rendezvous, butchery workshop, Christmas trees, turkey shoot, archery range, hatchet throwing, paintball target shooting range, kids entrepreneurs market, \*what is an adult farm camp? And what is a farm camp? Are these tied to glamping?, swimming area.
3. Show that the following proposed uses meet the required setbacks and regulations:
  - a. Farm to table dinner (LUC says bakery/café needs to meet the following):
    - i. Not less than one agricultural product, offered at a bakery/cafe featuring farm product(s), shall be raised/cultivated and/or produced by the farm on which the bakery/cafe featuring farm product(s) is operated.
    - ii. A bakery/cafe shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary line, excepting the front property line, and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.
  - b. Restaurant featuring farm products (LUC says a restaurant featuring farm products needs to meet the following):
    - i. Not less than one agricultural product, offered at a restaurant featuring farm product(s), shall be raised/cultivated and/or produced by the farm upon which the restaurant featuring farm product(s) is operated.
    - ii. A restaurant shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary line, excepting the front property line, and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.
  - c. Glamping (LUC says glamping needs to comply with the following, please show how that is being met):
    - i. Glamping, approved as part of an agri-tourism operation, shall be limited to a number of tents that does not exceed two tents or cabins per five gross acres.
    - ii. Occupancy shall not exceed six persons per tent or cabin.
    - iii. Meals shall only be served to overnight guests.
    - iv. Glamping area(s) shall be completely screened from street view.
    - v. Glamping areas shall not be located closer than 300 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 500 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing

at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

- d. B&B (which are you proposing): Dwelling, farm retreat, inn, conference/education center, or health farm. The code (108-21-6(a)(2) says you are limited to just one, but I would like to know which classification. Certain rules apply to each type, depending on which one you decide.
4. How many individuals are expected at any given time? What is the max number of people that the operation will expect during the busiest time?
5. How many parking spaces are proposed?
6. Is any screening proposed to decrease the potential impact to adjacent properties with residences?
7. We expect permanent restrooms to be provided, please show where and explain what permanent restroom facilities will be provided.
8. Please separate your list of uses that are agriculturally related, and uses that are not agriculturally related. At least 50 percent of uses need to be agriculturally related.
9. What is your expected impact on public streets as a result of this operation? There may need to be some improvements to streets in the area as a result of the impact of this proposal.