



## HIGH MOUNTAIN ORCHARD AGRITOURISM CUP RESPONSE LETTER

8-23-2023

### Planning Comments:

*High Mountain Orchard, Tyson Lloyd, Agri-tourism CUP*

1. Please include the times of normal day-to-day operations. You should also include the seasons of operation and hours from each season.

*Response: 8:00 am to 10:00 pm daily per the code*

2. Include the anticipated number of daily patrons

*Response: approximately 25-30 patrons daily*

3. Show the location and type of lights

*Response: No exterior lighting will be installed except for lighting on the exterior of any outbuildings. If there will be exterior lighting, it will be identified during the building permit process. All lighting will be in conformance with the Ogden Valley Lighting Ordinance*

4. If applicable, show where the sign will be placed and include the sign design with dimensions.

*Response: An entrance ground sign will be installed at the approved entrance point. The maximum sign height will be 14 feet with a maximum width of 12 feet.*

5. State the exact number of acres used for the agri-tourism operation. Also, state the number of acres that are currently producing a crop.

*Response: 95.76 acres are currently being considered for the agri-tourism operations. 0.77 acres are being withheld for residential purposes. Approximately 29 acres are currently farmed for crop production with the remaining 66.76 acres being utilized for open grazing.*

6. Have you applied for assessment under the FAA with the County Assessor's office? 108-21-3 requires that the land is or will be within the next growing season.

*Response: Yes, approximately 96 acres are currently in greenbelt (currently being assessed for the Farmland Assessment Act).*

7. Please include the color architectural drawings for the:

- Farm store = *see attached*
- Motor coach area = *see attached*
- Farm residents (*future residence TBD, farmhouse -see attached*)
- Pole barn = *see attached*
- Glamping restrooms = *see attached*

8. Show the entrance to the property Sec 108-8-9

*Response: Currently working with UDOT to identify entrance and required improvements.*

9. The parking area may not be within the 30' front yard setback area. Sec 108-2-5 and sec 108-2-6 require that a 20' space between the parking area and the street shall consist of the following landscaping:

*Response: Agri-tourism is exempt from landscaping requirements. Parking lot meets required setbacks.*

10. Please show the site plan where the dumpsters will be located. The site shall conform to the following:

*Response: The dumpsters will be located behind the restaurant. This will provide a natural screening and additional screening will not be necessary.*

11. The parking area for each agritourism use shall not be more than 500' from the use. In other words, if you designate a glamping area with multiple sites, the glamping parking lot cannot be more than 500' away from the glamping sites 108-8-7 (a). The site plan should indicate compliance with this standard.

*Response: Site plan has been revised to meet this standard*

12. How do you plan to connect the various activities together? Typically, a mix of vehicular accesses and pathways serve as connections between attractions.

*Response: Site plan has been revised to address this concern*

13. Increased traffic from UDOT Highway will require their approval.

*Response: Currently working with UDOT to procure the appropriate permitting.*

14. Please state what existing infrastructure is in place, if applicable (culinary water, secondary water, irrigation water, sanitary sewer, or septic infrastructure).

*Response: Culinary and septic infrastructure currently exist for the single-family dwelling. Irrigation water is available throughout the lower 30 acres.*

15. "Temporary sanitary facilities are discouraged; however, if found necessary, they shall be discretely incorporated into the agri-tourism operation and completely screened from the street and adjacent property view 108-21-3 (e)."

*Response: Temporary sanitary facilities will be properly screened from the public right of way and adjacent properties until such time that a permanent sanitary facility can be constructed-see building rendering for conceptual idea.*

16. Animal grazing must be fenced in a designated area to avoid interfering with visitor activities. Please show, on the site plan, where the grazing will be fenced in.

*Response: All large animals will be properly fenced on site for grazing purposes.*

17. Section 108-21-6 contains standards and limitations on uses. Many of the uses you have proposed apply. Please include a document describing how this operation complies with all applicable standards and limitations. I would recommend that you comment on each use's standards and limitations. You should also make revisions to the site plan and narrative for compliance.

*Farm stay (residential and overnight lodging accommodation) uses/activities.*

- Agro-ecology research and education center (AREC).*
- An AREC shall be limited to providing overnight lodging accommodations for faculty, staff, and/or students/apprentices only.*
- An AREC, approved as part of an agri-tourism operation, shall be limited to a number of lodging rooms that does not exceed two rooms per one gross acre.*
- A lodging room may provide basic needs for up to a maximum of two persons; however, each room shall be limited to facilities that do not*

comprise or otherwise permit a lodging room to meet the definition of a single-family dwelling.

- An AREC shall not be located closer than 50 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 100 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.

Response: Proposal and criteria meets these standards

Maximum=47 guest rooms for an AREC lodge

Luxury camping (glamping).

- 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.
- Occupancy shall not exceed six persons per tent or cabin.
- Meals shall only be served to overnight guests.
- Glamping area(s) shall be completely screened from street view.
- 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.

Response: Proposal and criteria meets these standards

Maximum=38 tents or cabins for glamping purposes

Accessory dwelling unit.

- An agritourism operation may have one or more accessory dwelling units onsite. The number of accessory dwelling units shall not exceed the following calculation: net developable acreage of the parcel upon which an accessory dwelling unit is located, divided by the minimum lot area required by the zone in which the lot or parcel(s) is located, all multiplied by 20 percent (net developable acreage / minimum lot area) × 20 percent = Maximum number of accessory dwelling units at an approved agri-tourism operation.
- Meals shall only be served to overnight guests.
- An accessory dwelling unit shall not be located closer than 150 feet to the agri-tourism operation's exterior boundary, and in no case located closer than 300 feet from 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.*

**Response: Proposal and criteria meets these standards**

Maximum: 1.98 ADU's per the required calculations are allowed on the subject parcel

**Health farm.**

- *An agri-tourism operation shall be limited to one health farm or B&B facility (i.e., one B&B dwelling, inn, or hotel).*
- *A health farm shall be limited to a maximum of ten guest units/rooms.*
- *A health farm shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary 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.*

**Response: Proposal and criteria meets these standards**

Maximum=10 guest units/rooms

**Motor coach/caravan area.**

- *A motor coach/caravan area, approved as part of an agri-tourism operation, shall be limited to a number of individual sites that does not exceed one site per five gross acres. In no case shall a motor coach/caravan area or combination of areas exceed 20 sites.*
- *A motor coach/caravan area 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.*

**Response: Proposal and criteria meets these standards**

Maximum= 19 RV pads

*Single-family dwelling; a.k.a. farmhouse.*

- *An agri-tourism operation shall be limited to one single-family dwelling/farmhouse and is subject to the Weber County zoning and platting requirements of title 106, subdivision.*

**Response: There is an existing farmhouse on parcel# 220210050**

*Agriculturally related uses/activities.*

*Educational classes.*

- *All courses of study or subject matter shall incorporate and consist of an agricultural and/or ecological component.*

**Response: Proposal and criteria meets these standards**

*Harvest-market.*

- *Limited to agricultural products as defined in section 101-1-7 of this Land Use Code.*

**Response: Proposal and criteria meets these standards**

*Multi-farmer open air (farmer's) market.*

- *The operation of a multi-farmer open air (farmer's) market shall be limited to the months of June through December.*
- *A multi-farmer open air (farmer's) market shall not be located closer than 200 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.*

**Response: Proposal and criteria meets these standards**

*Petting farm/zoo.*

- *Limited to parcels with access provided by a collector or arterial road when located within the Ogden Valley. See the Ogden Valley Transportation Element Map for road designation information.*

**Response: Proposal and criteria meets these standards**

*Non-Agriculturally Related Uses/Activities.*

*Bakery/cafe featuring farm product(s).*

- *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.

- 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.

Gift shop (retail).

A gift shop and its outdoor display area or gift shop area within a multi-use building shall be limited to the following size standards:

- Ranch (>80 ac)=800 square feet maximum.

Response: Proposal and criteria meets these standards

On-farm store/retail market.

- Not less than one agricultural product, offered at an on-farm store/retail market, shall be raised/cultivated and/or produced by the farm on which the on-farm store/retail market is operated.
- An on-farm store/retail market and its outdoor display area or on-farm store/retail market area within a multi-use building shall be limited to the following size standards:
- Ranch (>80 ac) =800 square feet maximum.
- Products made available at an on-farm store/retail market shall be limited to those commonly offered by a small-scale neighborhood grocer.
- An on-farm store/retail market 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.

Response: Proposal and criteria meets these standards

Restaurant featuring farm product(s).

- 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.

- 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.

**Response: Proposal and criteria meets these standards**

Value added product processing and packaging (VAPPP).

- VAPPP shall be limited to fowl, livestock, dairy, apiculture, aquaculture, and botanical products that have been raised, produced, and/or cultivated by the farm upon which the processing and packaging is taking place.
- VAPPP, related to the products listed immediately above, shall be limited to agri-tourism operations and parcels consisting of five acres or more. The planning commission may allow up to a two-acre reduction to this limitation if it is found that the VAPPP will take place in a completely enclosed building and will emit no perceivable smoke, dust, vibration, noise, and/or objectionable smell at the subject farm's property boundary.
- A VAPPP building and any outdoor work area or VAPPP area within a multi-use building shall be limited to the following size standards:
  - Ranch (>80 ac) = 800 square feet maximum.
- Consumer direct (retail) sales of processed and packaged products shall only be made from an approved concession or other retail outlet.
- The structure in which VAPPP takes place shall in no case be located closer than 200 feet to an existing single-family dwelling on an adjacent lot/parcel.

**Response: Proposal and criteria meets these standards**

**Fire Comments:**

- What do you propose for fire protection?
- As discussed in yesterday's ARC meeting, we will need hydrants installed throughout, and all buildings will need to be sprinkled.

Response: A fire hydrant has been identified on the site plan. The site plan has been modified to bring all activities within 500' of the parking lot. All structures that the fire chief deems necessary will be sprinkled and will be verified during the building permit process.

- Roads and parking areas will need to be an approved drivable surface that supports 75k lbs and is maintainable year round.

*Response: All road ways and parking lots will be improved and maintained to support a 75,000 lb. fire apparatus.*

### Engineering Comments:

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

- Please provide a more detailed site plan showing parking, number of parking, roadways and other improvements.

*Response: Site plan has been modified to bring all activities closer to the parking area (within 500'). The parking area will be constructed out of all-weather material and compacted to withstand a 75,000 lb. fire apparatus. The parking lot will be large enough to handle approximately 60 cars. An access road has been added that will be 20' wide and will be constructed out of road base and compacted and maintained to withstand a 75,000 lb. fire apparatus.*

- Please provide a cross section for the roadway, including width and material depths.

*Response: See attached*

- Please provide an access permit from UDOT.

*Response: Currently working with UDOT for permit*

- You will need to talk with the irrigation company to make sure you are placing the correct size pipe where you will be crossing the irrigation ditch.

*Response: Once the UDOT permit has been obtained, the location of the culvert can be determined.*

### Health Department Comments:

Any proposed restaurant, food concessions, bakery or food trucks, must be approved through the Weber-Morgan Health Department.

*Response: All structures that require health department sign off will be designed and built to the health department standards and will be verified during the building department phase of the process since this is a long-range process.*

I have tried to address all the questions and comments to the best of our ability currently. Please contact me with any additional questions.

Respectfully submitted,

Ronda Kippen



# High Mountain Orchard Agritourism

Revised site plan 8-23-23

## Legend

- Caravan Area
- Elderberry Field
- Farmer Residence
- Future Farm House
- Future Home
- Glamping Restrooms
- Glamping Zone A
- Glamping Zone B
- Motor Coach Area
- Parking
- Parking
- Restaurant
- Untitled Polygon
- Untitled Polygon

Motor Coach Area

Orchard

Glamping Zone B

Future House

Glamping Zone A

Dumpster/Trash Area

Vegetables & Berries

Wind Brea

Farm Store/Gift Shop/Educational Classes

Pole Barn/AREC Center

Motorcoach Access

Current House

Farmer Residence

Restaurant

Health Farm and Guest Rooms

Dumpster/Trash Area

Approximately 60 Parking Spaces

Fire hydrant

Wi



300 ft



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- Parking
- Parking
- Restaurant
- Untitled Polygon
- Untitled Polygon

Grazing Pasture

Silvopasture

Glamping Restrooms

Wind Break Orchard

Elderberry Field

Motor Coach Area

Glamping Zone B

Future House

Current House

Farmer Residence

Health Farm and Guest Rooms

Fire hydrant

Wind Break

Wind Break

39



1000 ft



**Proposed Uses:**

Accessory Dwelling Unit

Health Farm and Guest  
Rooms

- Yoga
- Personal wellbeing classes
- Personal health classes

Glamping

Single family dwelling

Agro-ecology research and  
education center with lodge

- Agriculture/Farming classes
- Educational Classes

Community Garden/Rent a  
Row

Community Supported  
Agriculture

Farm tours

Nursery

Petting farm/zoo

Sleigh/hay ride

Haunted house/hay  
stack/farm

Play area, agritourism

Special Events

Special Occasions,  
agritourism

U-pick operation/pumpkin  
patch

- Upick em berries & fruits

Bakery/café featuring farm  
products

Food concessions stand

Gift shop

On-farm store/retail market,  
agritourism

Restaurant featuring farm  
products

Motor coach/caravan area,  
agritourism

Value added product  
processing

Harvest Market

Farmer's Market (Open Air  
Market)

Farm Store/Gift Store/Educational Classes Renderings



Pole Barn/AREC Center Renderings



## Health Farm and Guest Rooms Renderings



Existing Farmhouse











