



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

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

- 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:
- G \$500.00 for a Planned Residential Unit Development (P.R.U.D.) Conditional Use Application
- 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.
- G \$85.00 for a home occupation
- G \$50.00 for each extension request of Conditional Uses or Planned Residential Unit Approval

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.

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)		Mailing Address of Property Owner(s)	
Phone	Fax		
Email Address (required) <i>MountainFarmers@gmail.com</i>		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)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name	Total Acreage	Current Zoning
Approximate Address	Land Serial Number(s)	

Proposed Use

Project Narrative

SEE ATTACHES

Basis for Issuance of Conditional Use Permit

Reasonably anticipated adverse effects of a proposed conditional use shall be substantially mitigated by the presence 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.

As added plantings (orchard, lavender, fuchsias, perennials) trees will absorb any noise.

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

We plan to be a model MyBusiness operator for other farmers to be encouraged. We plan to be a steward of our land and community.

Appeal

The decision of the Planning Commission may be appealed to the County Commission within 15 days after the date of the decision by Planning Commission. The decision of the County Commission shall be final.

SIGNED: Ingrid Sanchez DATE: 01/30/2013
(Owner/Petitioner)

I authorize _____ to act as my representative in all matters relating to this application.

(Agent as Authorized by Owner) _____ (Owner)

(Note: SEE SAMPLE SITE PLAN)

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)

Harvest Market/Gift Shop

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.

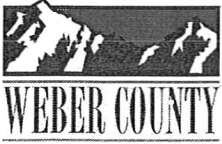
Thank you for your time and consideration.

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



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** Save this receipt for your records ***

Date: 30-JAN-2013

Receipt Nbr: 1565

ID# 9390

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: JUAN SANCHEZ
Template: PUBLIC WORKS
Description: CUP

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	225.00
Grand Total	\$	=====	225.00

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		225.00
TOTAL \$			225.00

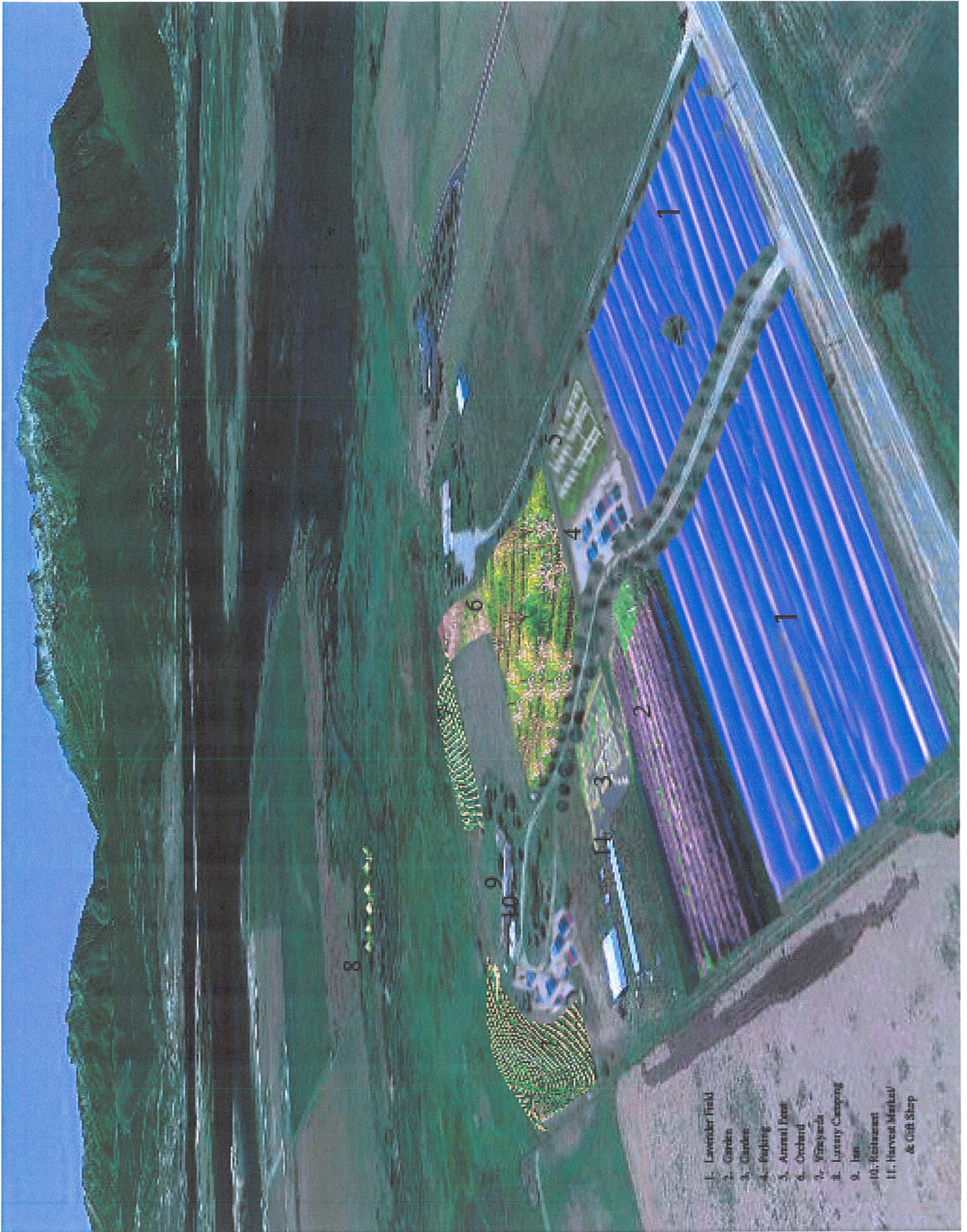
Check Amounts

225.00

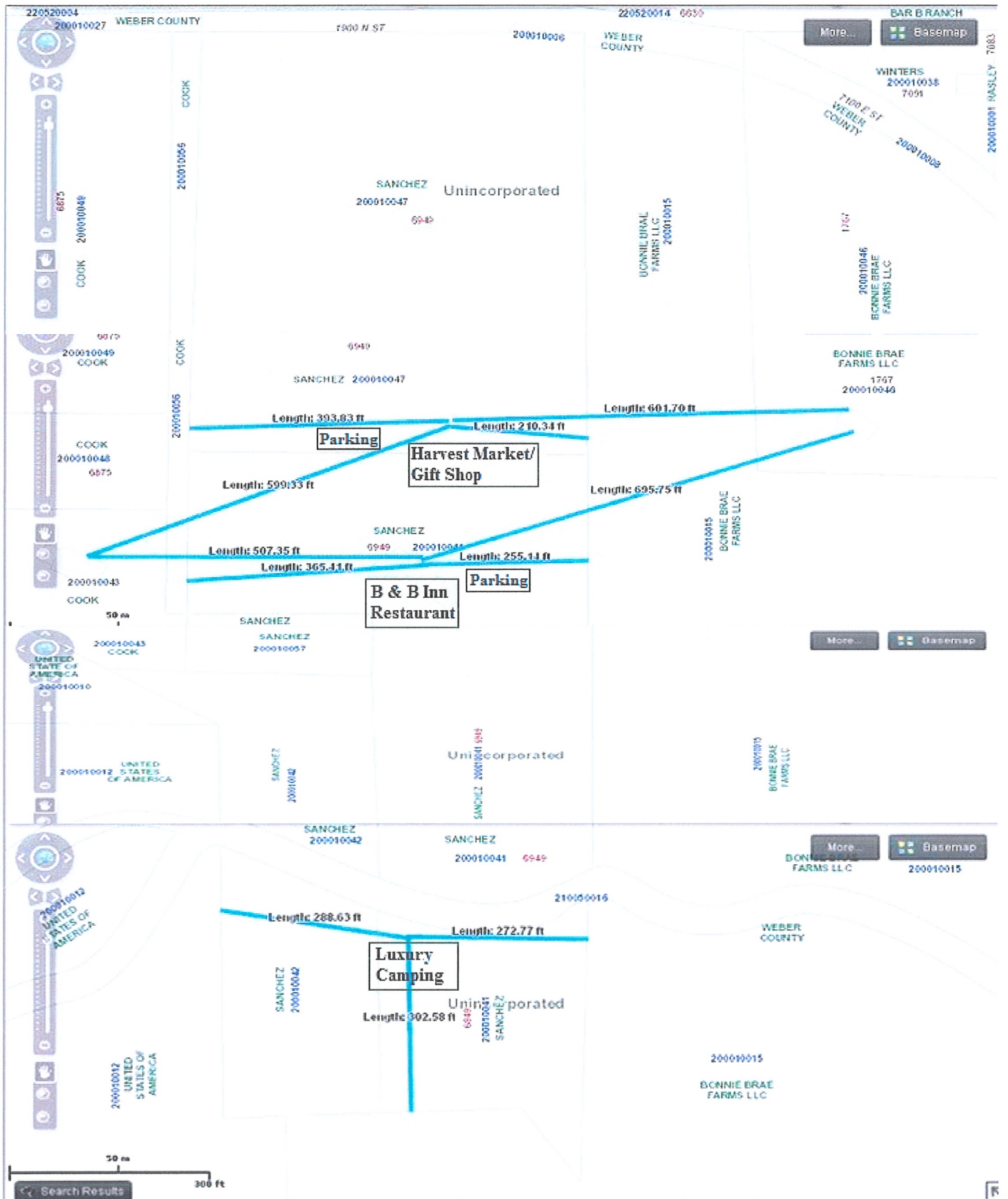
Total Checks: 1

Total Check Amounts: \$ 225.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***



1. Lavender Field
2. Garden
3. Gardens
4. Parking
5. Animal Pen
6. Orchard
7. Vineyards
8. Luxury Camping
9. Inn
10. Restaurant
11. Harvest Market & Gift Shop



220520034
200010027

WEBER COUNTY

1900 N ST

200010006

220520014 0639

WEBER COUNTY

BAR B BRANCH

More...

Basemap

WINTERS
200010038
7098

7100 E ST
WEBER COUNTY

200010008

200010001 HASLEY 7083

SANCHEZ
200010047
0949
Unincorporated

CONNOR BRAL
FARMS LLC
200010015

1767

200010046
BONNIE BRAE
FARMS LLC

BONNIE BRAE
FARMS LLC
1747
200010046

SANCHEZ 200010047

Length: 393.03 ft

Length: 210.34 ft

Length: 601.70 ft

Parking

Harvest Market/
Gift Shop

Length: 599.03 ft

Length: 695.75 ft

Length: 507.35 ft

Length: 255.11 ft

Length: 365.41 ft

Parking

B & B Inn
Restaurant

SANCHEZ
0949 200010047

200010045
BONNIE BRAE
FARMS LLC

SANCHEZ
SANCHEZ
200010057

More...

Basemap

200010043
COOK
0675

200010043
COOK
0675

200010048
COOK
0675

200010049
COOK
0675

200010048
COOK
0675

200010048
COOK
0675

200010010
UNITED STATES OF AMERICA

200010012
UNITED STATES OF AMERICA

200010012
UNITED STATES OF AMERICA

200010012
UNITED STATES OF AMERICA

SANCHEZ
200010042

SANCHEZ
200010041 0949
Unincorporated

BONNIE BRAE
FARMS LLC
200010015

SANCHEZ
200010042

SANCHEZ
200010041 0949
Unincorporated

200010015
BONNIE BRAE
FARMS LLC

Length: 288.63 ft

Length: 272.77 ft

Length: 302.58 ft

Luxury
Camping

50 m

300 ft

Search Results

R

B & B and
Restaurant
(front)



**B & B Inn and Restaurant
Rear and South Side**



Renaissance Farms



GOO
© 2010

Eye alt 8876 f

elev 4921 ft

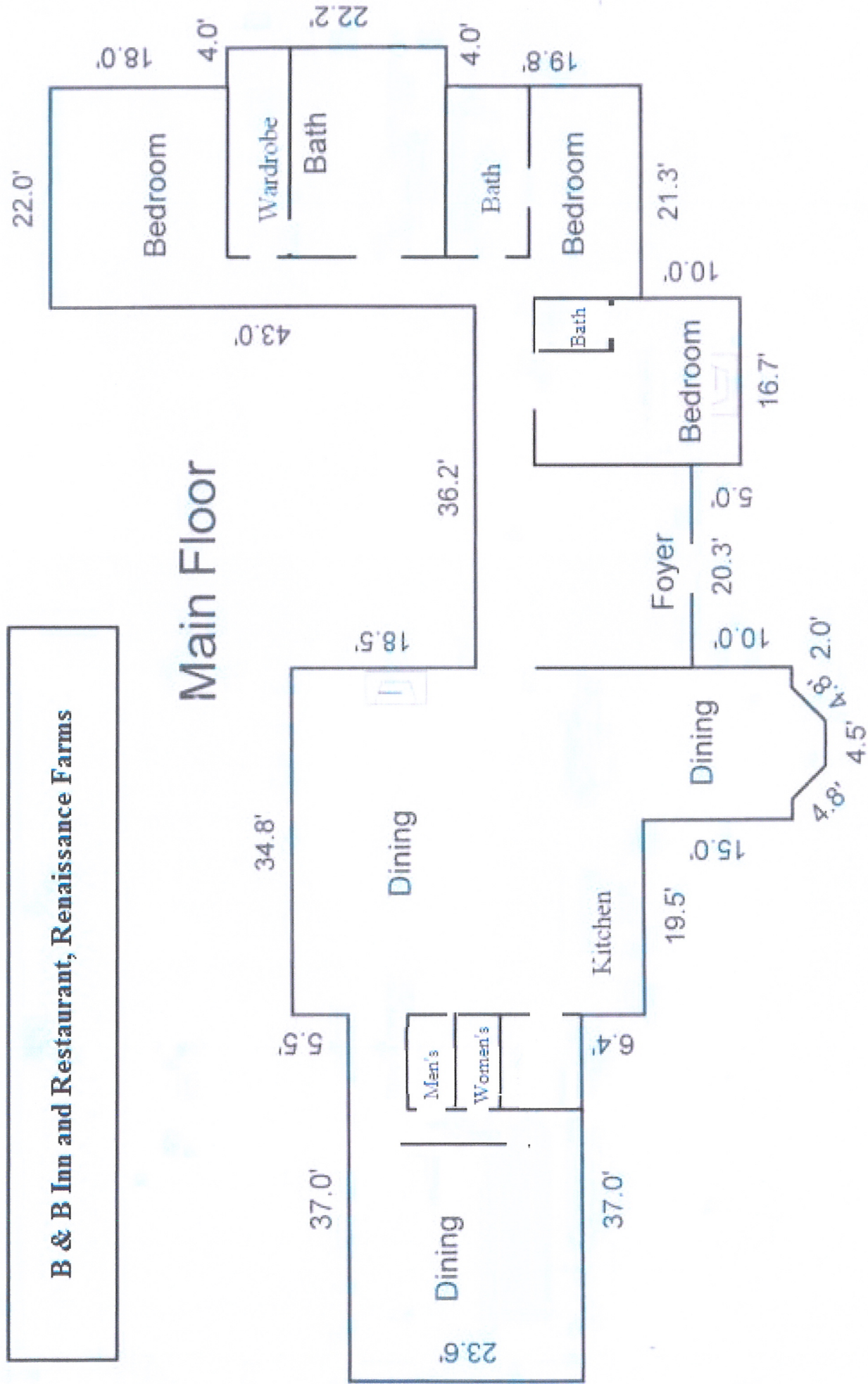
111°46'55.87" W

41°17'21.33" N

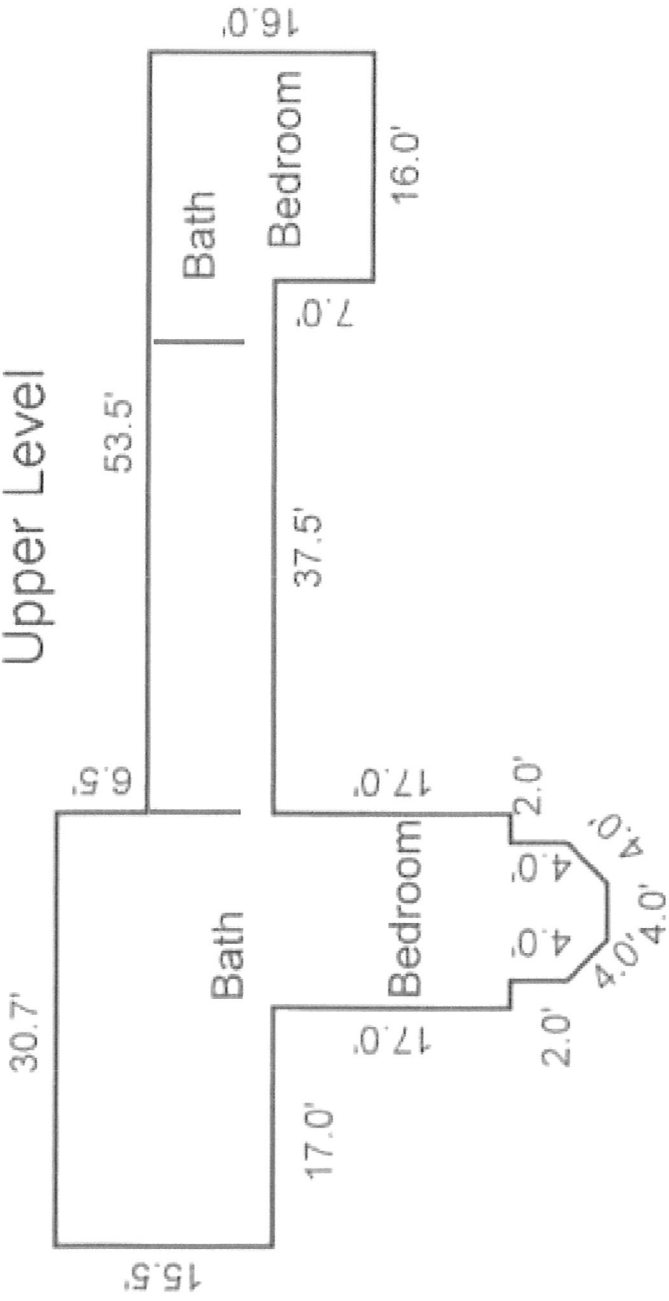
Aug 12, 2011

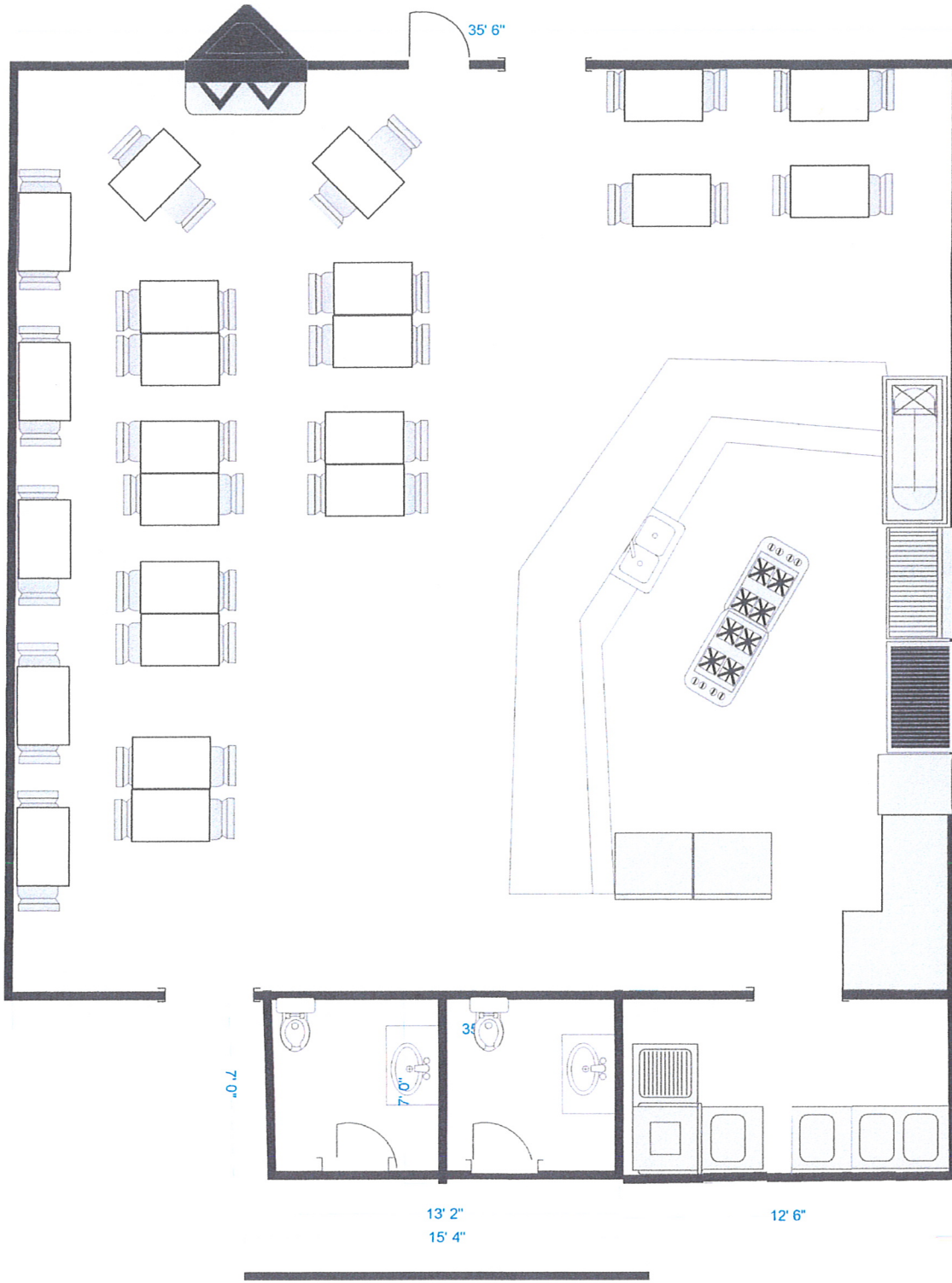
B & B Inn and Restaurant, Renaissance Farms

Main Floor



Upper Level



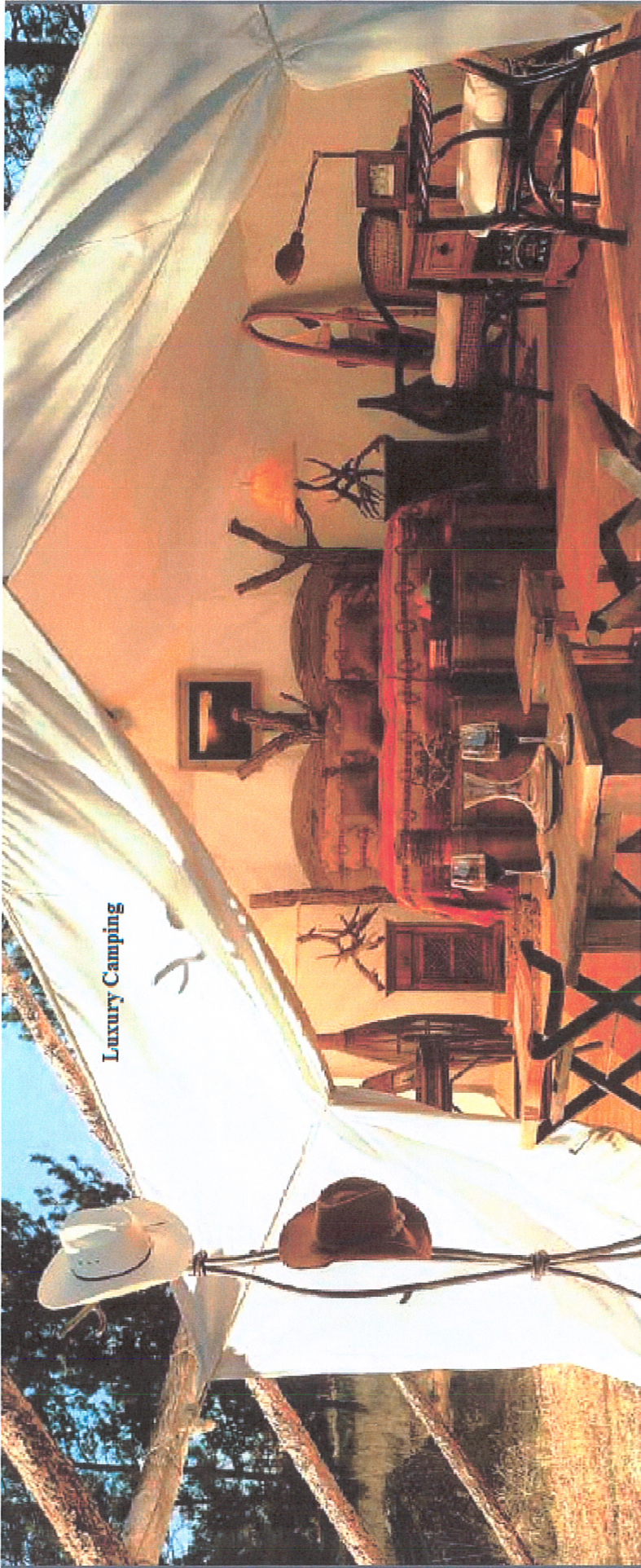


Farm Table

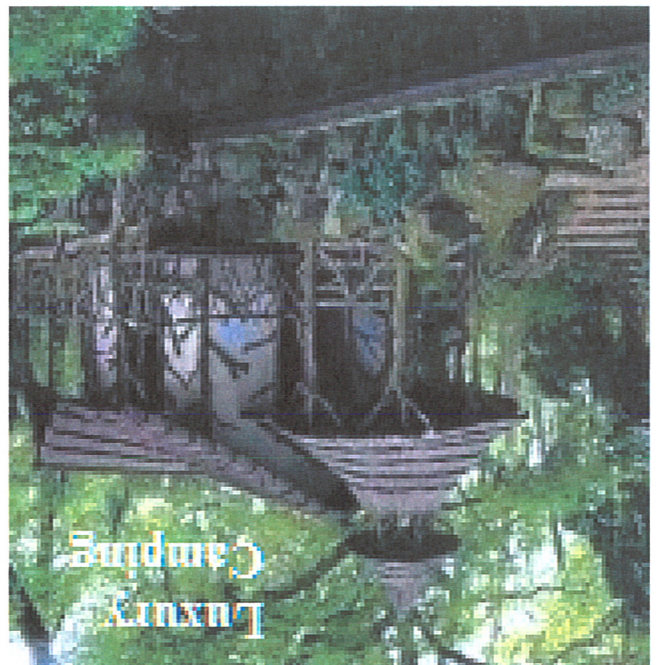
A farm to table experience



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



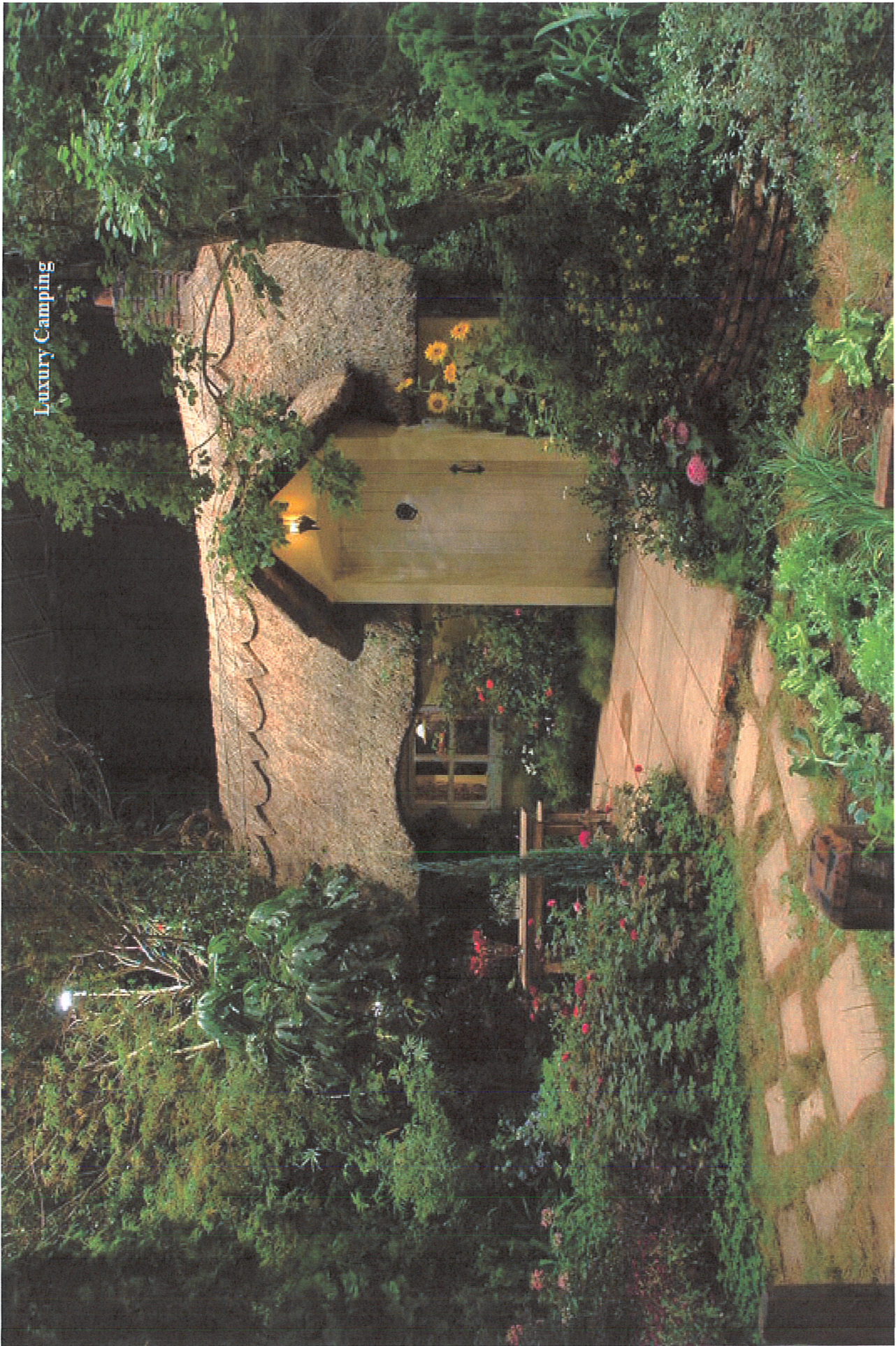
Luxury Camping





Luxury
Camping

Luxury Camping



Harvest Market



www.wdjlinfo.com