Planning Review of Happy Pumpkin Maze Agri-tourism Conditional use request

Safety: Is the open canal that runs along the west side of the property fenced?  YES

Parking: How do you plan to mitigate nuisance factors that may arise from parking lot organization or traffic congestion? How will you mitigate light and glare into neighboring properties resulting from the parking lot lighting? There will be no on street parking allowed. We have approximately 217,800 square feet of parking. If that start to get to full we can open up to the field to the east for overflow parking. There are no homes within 1000 feet in any direction so I don’t think the headlight will be an issue, and the parking lot lights will shine towards the ground to that will not be an issue either.

Sanitary facilities: On the site plan, show where the portable restrooms be placed. Have you considered placing them in an area that does not distract from the aesthetics of the attractions? The portable restrooms will be place in an area that will not be distracting or close to any of the attractions. There will be hand washing facilities in the eating area.

Signage: I on the site plan show where the sign will be placed. Also, create a colored drawing showing design, square footage, and height. Western Weber Sign Ordinance regulates to maximum square footage and height of the sign. The max square footage of the sign is 100 sq. ft. and not taller than 25’ above the level of the street. The sign will be 4’x8’ banner and will be placed on 2 large straw bales. The sign will not exceed the requirements.

Existing farming operations: 108-21-3 (a) “demonstrate that the subject property has been qualified under the Farmland Assessment Act or that the subject property is currently, or will be within the next growing season, producing an agricultural product in an amount that meets or exceeds the production requirement as established by the Farmland Assessment Act.” For information regarding the Farmland Assessment Act, please contact Angela Hill, the Greenbelt Coordinator in the County Assessor’s office (801) 399-8572.

Engineering Review:

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

1. What will the parking surface be? Permeable grass surface
2. What will you do to make sure that no dirt and mud will get onto the roadway? The area is currently all grass. If we start seeing track out from wet conditions a gravel rock entrance will be placed to prevent any sediment from entering the road way.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department’s attention during additional reviews or during construction of improvements. It is the responsibility of property owners to ensure that they are not building over an easement. If you have any comments or questions concerning this review, feel free to contact me.

Fire Review:

All structures will be required to pass fire and building standards (even tents).  An approved emergency lane will need to be maintained, we can work with the owner on that.  Some areas may require fire extinguishers, again we will work with the owner during inspections.  This is a fluid project so requirements may change as things evolve.  We have meet onsite with the Fire Marshal and discussed the operation. We will continue to work closely with him to ensure we are meeting the fire code and all safety requirements.

$100.00 plan review and $75.00 Inspection fee

No impact fee