

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 7/28/2022	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Bill White		Mailing Address of Property Owner(s) 285 South 7200 East Huntsville, UT 84317	
Phone 801-518-7422	Fax N/A		
Email Address (required) bwhite@utahwater.com		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) Jamila McFarland		Mailing Address of Authorized Person 5102 West 1150 South West Weber, UT 84404	
Phone 801-814-6494	Fax N/A		
Email Address mcfarlandfamilyfarms@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name McFarland Family Farms Pumpkin Patch @ The Historic Monastery	Total Acreage 30	Current Zoning FV-3
Approximate Address 1250 South 9500 East Huntsville, UT 84317	Land Serial Number(s)	

Proposed Use
We will be opening up the farm field to the public for a seasonal U-pick Pumpkin Patch and farm gatherings.

Project Narrative
We are Kenny and Jamila McFarland, the current owners of McFarland Family Farms LLC. We are a 7th generation family farm, specializing in the growth of sweet corn, onions, hay and pumpkins. Over the past 11 years we have increased our produce acreage from 200-450 acres in the West Weber, UT area. We sell our produce to most wholesale grocery chains along the Wasatch Front and we have 8 farm owned retail location pop up farm-market stands across Weber and Cache County. We work closely with the NRCS office to transition our farm from flood irrigation to drip irrigation, among other conservation practices.

We began 2022 by leasing a Historic Monastery Farm in Huntsville, UT (1250 South 9500 East, Huntsville, UT). We have brought the knowledge of growing vegetables up to the Ogden Valley to bring the community back to their beloved Monastery grounds and share our harvest as they pick the perfect pumpkin off the vine. We plan to open the U-pick Pumpkin Patch in the middle of September and sale the pumpkins until Halloween (October 31st). We would be open Monday-Saturday 4PM-10PM. We would be selling over 10 different varieties of pumpkins/gourds, corn stalks, straw bales, and any other produce that will be in season, that we grow on our farm.

On this property, the landowner is in the process of constructing a farm stand building to add another location to our current business model of produce stand locations, where we can sell our farm grown produce or other local, in season produce. At the current time, the farm stand is only in the preliminary stages of construction, so we don't plan on using the stand for this year's pumpkin patch unless we are pleasantly surprised that the construction process is expedited. As soon as the farm stand is completed we would like to offer customers an indoor location to purchase their U-pick items, while offering farm fresh vegetables and fruit either from our own farm or by other local (Utah's Own) farmers/growers.

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 only negative impacts that we foresee are using lights to offer customers adequate visibility as they enjoy the pumpkin patch after dark. We understand the lighting ordinances in the Ogden Valley, so we plan to use dark sky and downward lit lighting fixtures.

We also foresee additional noise from the natural experience of gathered people on the farm field. We will post signs for customers to be respectful and drive slow for surrounding neighbors in lieu of this impact.

There may also be an increase of dust as customers are driving into and out of the field. To mitigate this we plan on spraying the roadways with a water truck.

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 have met with one of our principal planners, Steve Burton, and understand the zoning ordinances for this farm field and the agri- tourism experience we hope to offer our customers. Our proposed uses will follow the regulation and conditions specific to our zoning ordinance.

Property Owner Affidavit

I (We), William N. White, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.


(Property Owner)

(Property Owner)

Subscribed and sworn to me this 28 day of July, 2022,

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

McFarland Family Farms

U-Pick Pumpkin Patch

Legend



Google Earth

E 1200 S

S 9275 E

S 9500 E

Parking

Farm Stand

U-Pick
Pumpkin Patch

600 ft

