

## **High Mountain Orchard Agritourism CUP Narrative**

### **Vision**

Welcome to High Mountain Orchard! Whilst some of this farm's vision may take a lifetime or more to be fully realized, we foremost desire to ensure a regulatory path has been cleared before investing our hard-earned blood, sweat, tears and financial resources. Weber county has suggested possible agritourism uses ([Chapter 108-21 Agri-Tourism](#)) of farm land in an effort to keep farms financially viable and we have incorporated many of these uses in our vision.

Tyson Lloyd first started vegetable farming in Uintah City five years ago. At that time the farm was spread out over several parcels of borrowed land, some which belonged to his wife, Jacqueline's relatives, which had been on the land for over a century. While they knew their time on borrowed land could only last so long, they began their search for a long term farm within 30 minutes of McKay D Hospital where Jacqueline is employed. After scouring geological and plat maps, over 100 letters were sent to property owners of the Ogden Valley explaining who they were and that they had a vision to keep land in agriculture, hoping someone would subdivide or long-term lease them a few acres. As fate would have it one of those letter recipients had purchased the very land, they own 96.5 acres now hoping to find someone who would farm it and provide value to the community. They were incredibly fortunate to be able to acquire this land from Hans Ehrbar at a price we could afford, albeit barely. It is their desire and frankly Tyson's life work to shape this land into a testament of farming and good land stewardship that will be a shining star in this valley in 100 years when most of the remaining farms have been subdivided for housing.

Currently the farm produces alfalfa and grass hay, contains one large pasture and a dry hillside with sparse vegetation. The property is marginally productive and consumes a lot of water. Their goal is to improve the property to produce food for human consumption whilst relocating water from hay production and to increase wildlife habitat and human food. In a broad view that looks like transitioning hay fields into perennial food crops and greenhouses where appropriate. Perennial crops are more resistant to drought, require less water and because they are not cut to the ground several times a year, they provide shelter and food for wildlife. Their vision includes a u-pick berry operation on the east field as well as u-pick apples and other fruits in the west fields and north field. Elderberries will be growing north of the east field. They currently have a farm partner who rotationally grazes cows on the pasture and hillside and one day they hope to add an additional partner who will operate the vegetable production whilst they focus on the perennial crops. Provided enough time and money, efforts will be made to retain water and increase vegetative growth on the hillside above the canal using ditches and terraces as prescribed by the USDA Natural Resource Conservation Services.

A farm store, inn and one day, a restaurant / cafe will be established in the east field. A two-story pole barn would also be built in the east field. The pole barn would serve both to process and package food grown on the farm and also provide residence to seasonal workers on the second story. The farm store and pole barn may or may not be the same structure depending on financial and logistical constraints. Further they wish to make part of the farm store a place where community members can teach and take classes on farming, personal wellbeing, and physical health. Weddings and other celebrations of the community will take place from time to

time throughout the property as needs dictate. Mobile food trucks may also operate in the east field seasonally. They aspire to make this property a place where customers can come to connect with their food and nature as they interact with the farm. Walking and possibly bike trails would be created to facilitate these interactions. To further this experience and to provide revenue to bring to fruition the aforementioned projects they would like to establish “Glamping” sites and as well as RV sites on less productive parts of land. This would necessitate a bathroom facility central to those sites. Around all glamping and RV sites they would establish vegetation and water resources to augment the scenic resources as well as improve wildlife habitat from that which is currently present in those areas. Tree windbreaks will be established everywhere possible along the boundaries of the property to increase water retention, reduce evaporation, increase wildlife habitat, and increase the scenic beauty of the property. These windbreaks will also serve a secondary purpose of mitigating any visual and auditory disturbance to neighboring properties. Their intention is to live the rest of their lives on this property and to pass this property on to another farmer one day whether that be to their daughter or someone else. To facilitate the transition to our successor and account for their own degeneration, a second house will one day be built.

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They will increase agricultural productivity, using sustainable land uses which conserve water and soil by using perennial crops which require minimal tillage and less water. All the while, water resources will be improved, wildlife habitat will increase, the properties scenic value will appreciate annually, and dark skies will remain intact. All of this won’t be done overnight, and additional capital will be needed to make this happen. The farm store, farm inn glamping and RV sites will provide investment capital to bring this vision to fruition over time. When the time comes, an additional house will make the transition of this property realistically attainable once we are no longer able to manage it themselves.

### **Proposed Uses:**

Accessory Dwelling Unit	Special Events	Yoga
B&B Farm Retreat-7 room	Special Occasions, agritourism	Personal wellbeing classes
B&B Farm Inn-16 room	U-pick operation/pumpkin patch	Personal health classes
Glamping	Bakery/café featuring farm products	Agriculture/Farming classes
Single family dwelling	Food concessions stand	
Motor Coach/Caravan Area	Gift shop	
Community Garden/Rent a Row	Haunted house/hay stack/farm	
Community Supported Agriculture	On-farm store/retail market, agritourism	
Educational Classes	Play area, agritourism	
Agro-ecology research and education center	Restaurant featuring farm products	
Farm tours	Motor coach/caravan area, agritourism	
Nursery	Value added product	
Petting farm/zoo	processing	
Sleigh/hay ride	Upick em berries & fruits	