



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

February 1, 2011
5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Old Business:

1.1 CUP 2010-09 Consideration and action on a request for approval of Conditional Use Permit to establish a location for a short term vendor located at 2612 N Highway 162, Eden (Pat Brennan, Applicant)

1.2 Information Approval of the 2011 Rules of Order

1.3 Information Approval of the 2011 Meeting Schedule and Members List

Adjourn: Adjourn to the County Commission Chambers Break-Out Room for a Work Session

2. Work Session Agenda Items:

2.1. Discussion Request Proposed Amendment of the Weber County Zoning Ordinance by adding certain ancillary uses, under the overall term of "Agri-tourism" to the list of Conditional Uses found in Chapter 5B; Agricultural Valley-3 (AV-3) Zone

2.2. Information Staff Presentation of the 2011 Work Program

3. Adjournment

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session will be held in the Breakout Room.



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of a Conditional Use Permit to establish a location for a short term vendor.

Agenda Date: Tuesday, February 01, 2011

Applicant: Pat Brennan

File Number: CUP 2010-23

Property Information

Approximate Address: 2612 N Hwy 162

Project Area: 0.89 acres

Zoning: Commercial Valley Zone (CV-2)

Existing Land Use: Vacant commercial

Proposed Land Use: Short term vendor

Parcel ID: 22-154-0003

Township, Range, Section: T7N, R1E, Section 34

Adjacent Land Use

North:	Commercial	South:	Commercial
East:	Commercial	West:	Commercial

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Zoning Ordinance Chapter 1 General Provisions & Definitions
- Zoning Ordinance Chapter 18B Commercial Valley Zone (CV-2)
- Zoning Ordinance Chapter 18C Ogden Valley Architectural, Landscape and Screening Standards
- Zoning Ordinance Chapter 22C (Conditional Use)
- Zoning Ordinance Chapter 24 Parking and Loading Space, Vehicle Traffic and Access Regulations
- Zoning Ordinance Chapter 32B Ogden Valley Signs
- Zoning Ordinance Chapter 36 Design Review

Background

The applicant is requesting approval of a Conditional Use Permit to establish a location for a short term vendor. A short term vendor is listed as a conditional use in the CV-2 Zone. The proposed site area contains 0.89 acres and is located at 2612 North Highway 162 in Eden. The definition and requirements for a short term vendor from chapter 1 are as follows:

VENDOR, SHORT TERM

The sale of goods and/or services from a trailer, mobile store or kiosk. A short term vendor is subject to the following requirements:

1. A short term vendor must be located on an approved site that includes, but may not limited to, the following improvements: fire protection, parking surface and drainage. Additional improvements may be required and shall be determined at the time of a Design Review approval. The Planning Administrator may, at his/her discretion, approve an application for a short term vendor.
2. A short term vendor cannot use the same parcel for the same business for more than one hundred-twenty (120) consecutive days beginning from the date of approval.
3. A short term vendor is allowed one business license per parcel per year.
4. Any short term vendor offering food service is required to have Weber County Health Department approval.

5. All short term vender signs shall comply with the applicable Weber County sign ordinances.

This site was the former location of a dwelling and later the Eden Fire House daycare, although the main building, some parking and some landscaping has been removed. The owners have future plans for the property but at this time would like to prepare the site to allow for short term vendors. Utilities are still functional on the property. Most of the previous landscaping is present and the applicant has installed temporary gravel parking area for ten spaces meeting the requirements of the Weber County Engineering Division.

The short term vendor for this site is proposing to place a mobile trailer to sell sandwiches, pastries and food items for breakfast and lunch from 7:00 am until 4:00 pm. This use will only run for 120 days as required for short term vendors. The 12 foot by 28 foot trailer has wood slab siding. As has been required with other temporary uses, an escrow deposit for the removal of the trailer after the expiration of the 120 day short term vendor permit occurs should be made with the Weber County Engineering Division.

There are no concerns from the Weber County Health Department, Building Inspection Department, Engineering Division, or the Weber Fire District.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that can be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed use meets these requirements. The applicant has provided a response to the criteria below which is attached as Exhibit B.

Chapter 22C-4

Criteria for Issuance of Conditional Use Permit: Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a conditional use permit unless evidence is presented to establish:

1. 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.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. Any reasonably anticipated detrimental effects have been mitigated. Sufficient landscaping has continued to be provided on the site. The additional temporary parking area will be enough to meet the parking needs for the proposed temporary use. At the time that a permanent building or business were to occupy this lot then appropriate parking standards will need to take place.
2. The proposed use meets the use, area, lot width, and setback requirements of the CV-2 Zone.

Conformance to the General Plan

This use does not affect the Ogden Valley General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Health Department
- Requirements of the Weber County Building Inspection Department
- Requirements of the Weber Fire District
- Escrow deposit for removal of the trailer

Staff Recommendation

Staff recommends approval of CUP 2010-23 for a Short Term Vendor location at 2612 N Highway 162 with one additional condition, that a deposit be made for the removal of the trailer. This recommendation is subject to the requirements of staff and other review agencies. This recommendation is based on:

- The proposed use being permitted in and meeting the requirements of the CV-2 zone,
- The proposed use and site plan, being in compliance with applicable County Ordinances as listed in the staff report.

Exhibits

- A. Site plan
- B. Applicant's narrative and application

Map 1



Map 2





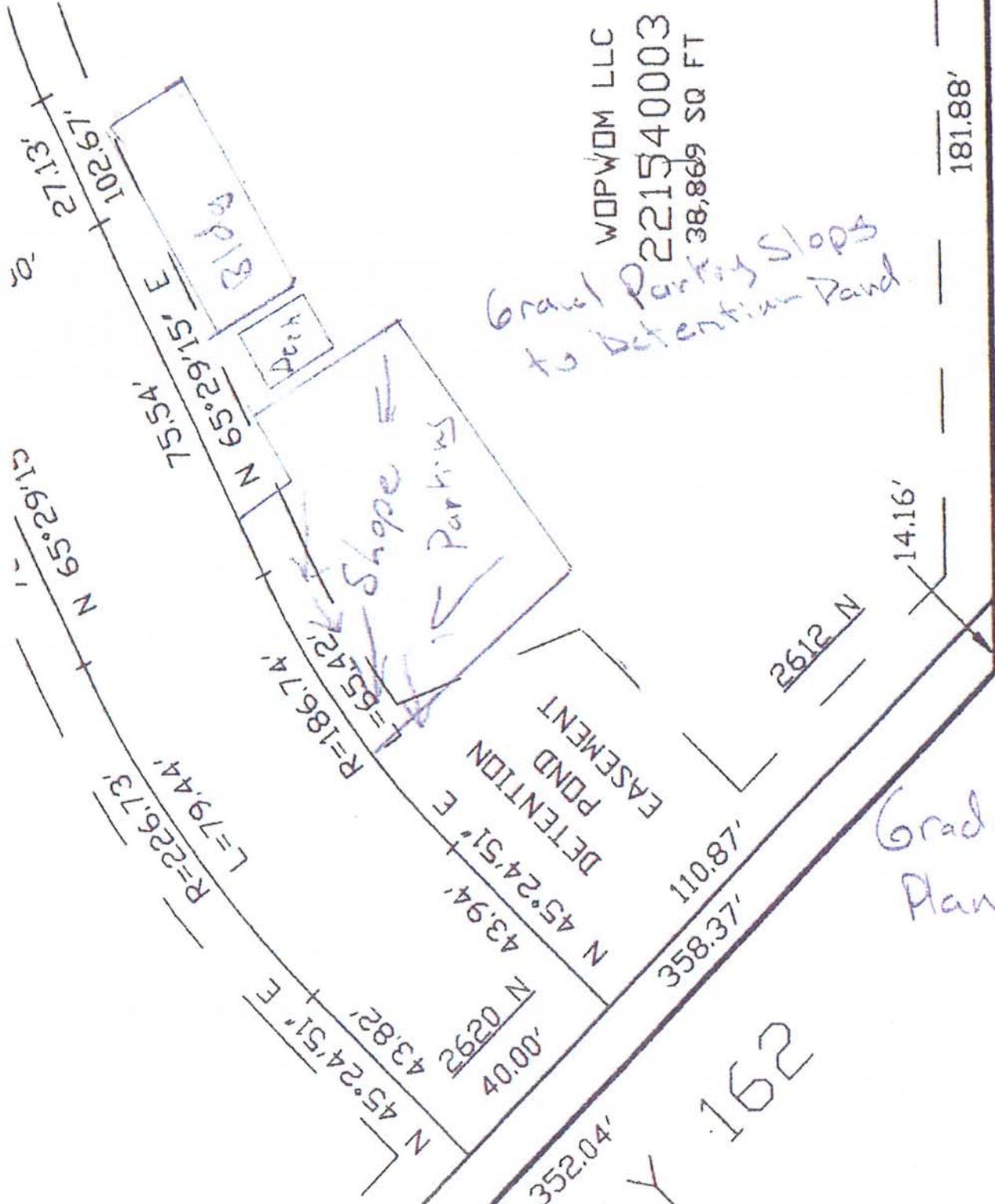
HWY 182

10000
20000



M 00,00.00 S
L1'661

PLANNED



WDPWDM LLC
 221540003
 38,869 SQ FT

*Gravel Parking Slops
 to Detention Pond*

Shope

Parking

*Grading
 Plan*

WAY 162

181.88'

14.16'

2612 N

358.37'
 110.87'

DETENTION
 POND
 EASEMENT

N 45°24'51" E 43.94'
 2620
 40.00'

N 45°24'51" E 43.82'

R=226.73'
 L=79.44'

R=186.74'
 L=65.42'

N 65°29'15" E 75.54'

N 65°29'15" E

27.13'
 102.67'

8113

4014

M 00,00.00 S
L1'66.1

4300 L

Natural
Vegetation

WDPWDM LLC
221540003
38,869 SQ FT

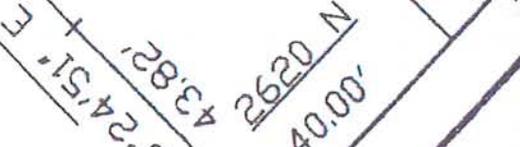
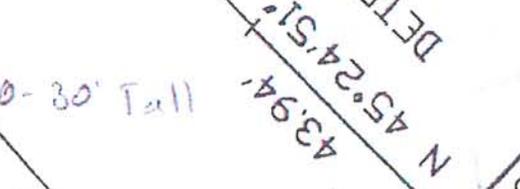
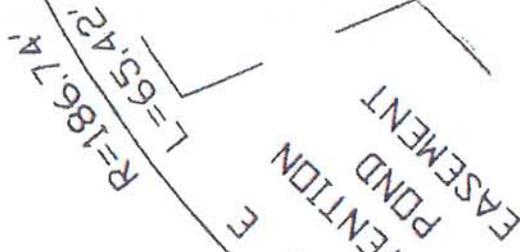
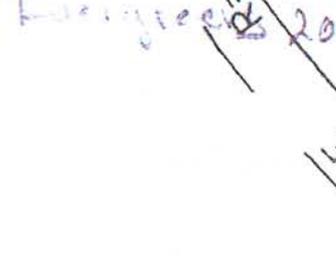
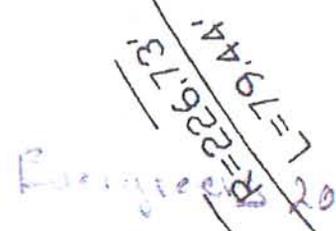
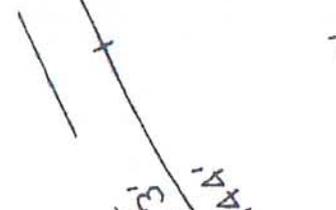
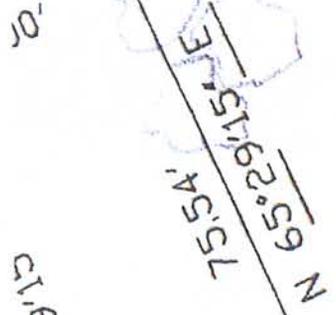
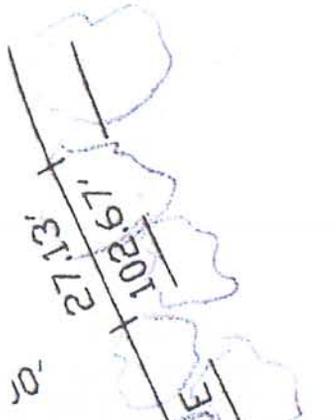
Wooden
Fence

181.88'

5' High
Concrete
Fence

5' High
Fence
High

2' Fence
High



EASEMENT
POND
DETENTION

N 45.24/51' E
43.94'

N 45.24/51' E
43.82'

N 45.24/51' E
43.82'

2612 N
2192

110.87'
148.01'

358.37'

352.04'

162

landscaping
Plan

20-30' Tall

M .00,00.00 S
L1'661

100'00'

Wooden sign Black letters

WDPWDM LLC
221540003
38,869 SQ FT

Open
18" Oval
lighted

Pits Place
13" x 24"
Attached to
Bldg.

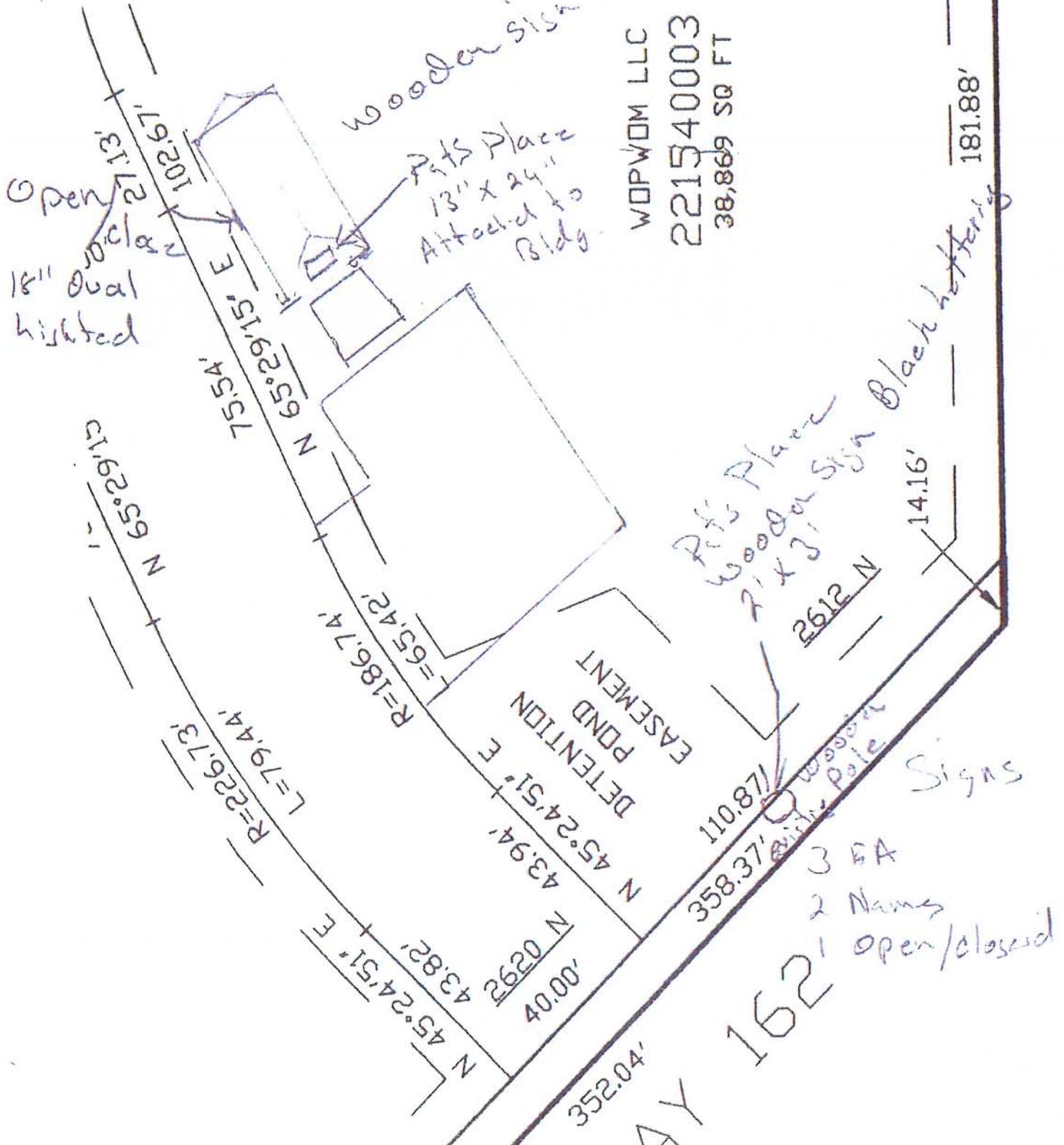
Pits Place
Wooden sign
2' x 3'

Black lettering

181.88'

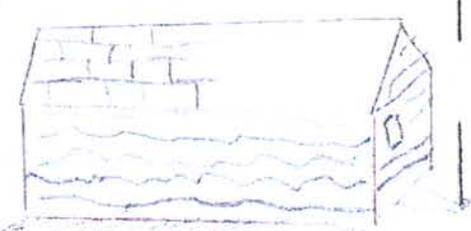
Signs

3 FA
2 Names
open/closed

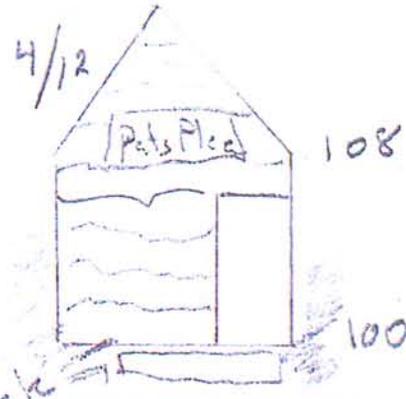


M 00,00.00 S

L1'61
Asphalt
Smalls



R/side



WDPWDM LLC
221540003
38,869 SQ FT

Bldg Floor Ground
Level
See pictures A/H

181.88'

100.00'

27.13'
102.67'
75.54'

N 65°29'15" E
N 65°29'15" E
N 65°29'15" E
L=79.44'
R=226.73'

N 65°29'15" E
L=65.42'
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EASEMENT
POND
DETENTION
N 45°24'51" E
43.94'

N 45°24'51" E
43.82'
2620
40.00'

2612 N

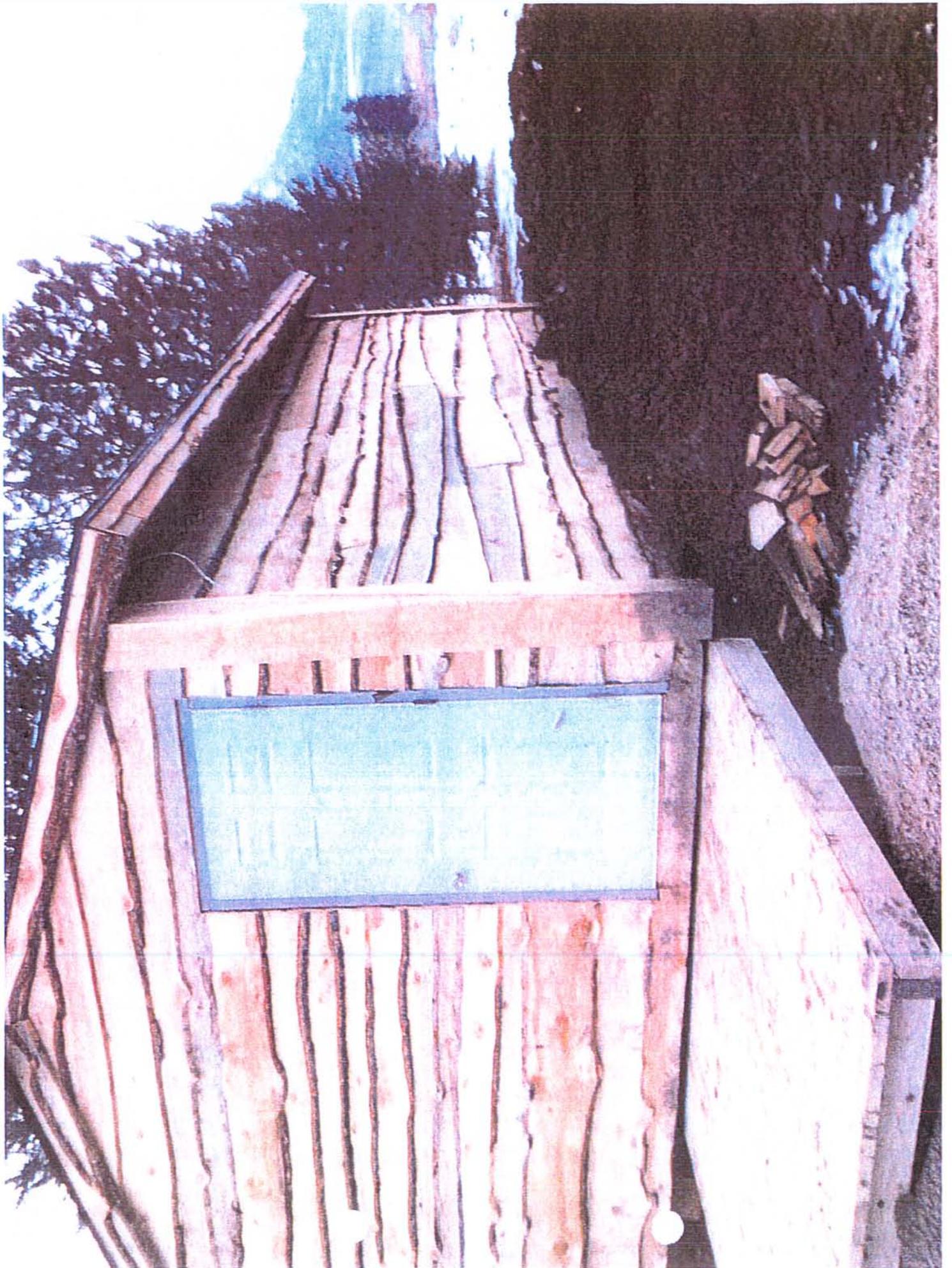
110.87'
358.37'

14.16'

Elevations
Front
R/side

352.04'





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 12/16/10	Fees (Office Use) \$85 ⁰⁰	Receipt Number (Office Use) 20269	File Number (Office Use) CUP 2010-23
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Property Owner Contact Information

Name of Property Owner(s) WOPWOM LLC		Mailing Address of Property Owner(s) Wopwom LLC 212 Merchant St. Suite 330 Honolulu, Hawaii 96813	
Phone 808-524-3551	Fax 808-524-8803		
Email Address erickaulana@gmail.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) Pat Brennan		Mailing Address of Authorized Person P.O. Box 972 Eden, Utah 84310	
Phone 801-430-7217	Fax 801-745-3147		
Email Address DIG-IT@Ovalley.net		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input checked="" type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Pat's Place	Current Zoning
Approximate Address 2612 N 1440 162 Eden, Utah 84310	Land Serial Number(s) 221540003

Proposed Use
Sandwich trailer/Bldg.

Project Narrative

Intent is to place mobile trailer on property for use in selling Sandwiches, pastas and Food Items For Breakfast and lunch. Hours of operating are from 4:00 AM to 3:00/4:00 p.m. seven days a week.

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

The sandwash trough will not deteriorate or produce any conditions to be detrimental to the public

Property Owner Affidavit

I (We), Woploom LLC, 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.

[Signature]

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 10 day of December, 20 10.



[Signature]

(Notary)

Authorized Representative Affidavit

I (We), Woploom LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Put Brennan, 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.

[Signature]

(Property Owner)

(Property Owner)

Dated this 10 day of December, 20 10, personally appeared before me Eric Smith, the signers) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]

(Notary)

To whom it may concerns

The intent of this petition is to locate a trailer on the lot 2612 n hwy 162 in eden for the purpose of selling breakfast sandwiches and fresh lunch sandwiches with soups. The building is next to the park and ride lot of powder mtns. intent is to service the skiers on their way up the hill. With good food and warm drinks. Landscaping around the lot is large pine trees 20'-30' tall some in front for screening with wooden fence on side of lot between existing bldgs. the site will include parking spaces for 10 vehicles water is provided by eden water and sewer is septic install on the lot in 2005. Hours of operation are from 7:00 a.m to 3:00/4:00 p.m. Six /seven days a week.

January 29, 2010

To whom it may concern

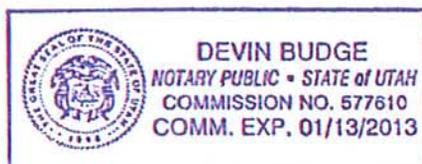
Dear Sir or Madam:

This letter is to give permission to pat brennan to place a sandwich snack trailer on property at 2612 north hwy 162 eden, utah 84310.

Sincerely,



Eric Smith
President Wop Wom LLC





Weber County Planning Division

Date: January 18, 2011
To: Ogden Valley Planning Commission
From: Robert O. Scott, AICP *RS*
Planning Director
Subject: Annual Rules of Order Adoption

Each year the Planning Commission adopts the Ogden Valley Planning Commission Rules of Order. In December both the Ogden Valley Planning Commission and the Western Weber Planning Commission held a work session to review suggested amendments to the Rules of Order. The following changes were discussed and Staff was given direction to bring these changes back for adoption.

The following amendments have been included in the attached revised Rules of Order.

A clarification to section F. Procedure Motions 3. Motions in Order During Debate (page 9):

(c) To continue, table, or postpone indefinitely or to a specified time; by inserting the word or as shown.

A second change is to clarify section 7 under F. Procedure Motions to insert the word it as shown below. (page 9)

7. Amendments

All amendments must relate to the same subject as the original motion, resolution, proposition or ordinance. All amendments to the main motion require a second. If any amendment is offered, the question shall be first upon the amendment. An amendment may be tabled without prejudice to the main motion or question. When an amendment is proposed to any pending measure it shall be laid on the table, such action shall not carry with it or prejudice such measure. If any amendment be offered, the question shall be first upon the amendment.

A third grammatical change is to clarify section B. Conduct of Members of the Commission subsection 4. Conflict of Interest by adding the word an as shown below. (page 4)

(d) Planning Commission Members Wishing to Give Testimony. A member who desires to give testimony at a meeting may do so only by declaring an intent to testify, abstaining from voting on the proposal, and vacating the seat and physically joining the audience. Before testifying, the Commission member shall make full disclosure of his/her status and position at the time of addressing the Planning Commission and disclose that the person is testifying as an interested member of the public and not in his/her capacity as a member of the Commission; upon testifying the member shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon. If a member is an applicant he / she can fully participate in the matter.

A fourth change is to modify the work session calendar for the Western Weber Planning Commission to be held on the second Tuesday immediately following the regular meeting agenda under C. Meetings (page 5)

6. Work Sessions

A regular work session of the Western Weber Planning Commission shall be held on the ~~third~~ second Tuesday of each month at ~~the hour of 5:00 p.m.~~ immediately following the regular meeting agenda.

There have been no other suggested changes.

It is recommended that the Ogden Valley Planning Commission approve the amended Rules of Order.

**RULES OF ORDER
WEBER COUNTY PLANNING COMMISSIONS**

January 11, 2011

A. ORGANIZATION

1. Appointment of Chair and Vice Chair

The Commission, at its first regular meeting in January of each year, shall select a Chair and Vice Chair who may be elected to succeed themselves for one additional term only.

2. Chair - Duties

(a) The Chair shall preside at all meetings of the Commission providing general direction for the meetings, assuring proper order of the Commission and public in all proceedings. Such duties shall include:

- i. Announcing the business before the Commission in the order in which it is to be acted upon;
- ii. Receiving and submitting in the proper manner all motions and propositions presented by the members of the Commission;
- iii. Putting to a vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the result thereof;
- iv. Informing the Commission, when necessary, or when referred to for that purpose, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon Legal Counsel for advice;
- v. Maintaining order at the meetings of the Commission;
- vi. Moving the agenda along, holding down redundancy, referencing handouts and procedures in a sensitive way during meetings;
- vii. Recognizing speakers and Commissioners prior to receiving comments and presentations of physical evidence, i.e., plans and pictures; and
- viii. Receiving documents or other physical evidence as part of the record.

(b) It shall be the duty of the Chair to authenticate by signature when necessary, or when directed by the Commission, all of the acts, orders and proceedings of the Commission.

(c) The Chair may rule out of order any testimony or comment which is irrelevant, personal, or not pertinent to the matter being heard.

3. Duties of the Vice Chair

The Vice Chair, during the absence of the Chair, shall have and perform all the duties and functions of the Chair.

4. Temporary Chair

In the event of the absence of, or disability of both the Chair and Vice Chair, the Commission shall elect a temporary Chair to serve until the Chair or Vice Chair so absent or disabled shall return, or the disability shall be removed, as the case may be. In such event, the temporary Chair shall have all the powers and perform the functions and duties herein assigned to the Chair of the Commission.

5. Secretary - Duties

The Planning Director or his designee shall serve as secretary of the Commission. The secretary shall have the following duties:

- (a) Give notice of all Commission meetings as hereinafter provided; attend every meeting of the Commission, to record for the record all members in attendance, to read communications, resolutions and other papers which are ordered to be read by the Chair of the meeting, and to receive and bring to the attention of the Commission messages and other communications from other sources;
- (b) Keep the minutes of the proceedings of the Commission and to record the same;
- (c) Keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission; and
- (d) Perform such other duties as may be required by these rules.

B. CONDUCT OF MEMBERS OF THE COMMISSION

1. Addressing Members

Commission members shall be addressed as "Commissioner" or Mr. or Ms. and their last name.

2. Preparation

Members of the Commission shall take such time as necessary to prepare themselves for hearings and meetings. If members visit a site or have familiarity with a site, they shall disclose any observations.

3. Members Shall Attend Meetings

Every member of the Commission shall attend the meetings of the Commission unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the secretary. The secretary shall call the same to the attention of the Chair. If a member of the Planning Commission is absent from three consecutive regular or work session meetings or four regular or work session meetings within a calendar year without being excused by the Chair, the Chair may recommend to the County Commission that the member be removed from the Commission for cause. A member may be removed from office for misconduct or failure to comply with attendance requirements by an affirmative vote of the majority of the County Commission.

Planning Commission members shall attend required training.

4. Conflict of Interest

A Planning Commission member with a conflict of interest in a matter before the Commission shall state that such a conflict of interest exists and withdraw from participation in the public hearing, work session or regular meeting on such matter. A member of the Planning Commission who feels he/she, or any other member of the Commission, may have a conflict of interest on any matter that is on the Commission agenda shall explain the possible conflict to the Commission. The Commission shall then vote to decide whether an actual, apparent, or reasonably foreseeable conflict of interest does exist, and whether the Commissioner should

withdraw from participation and voting. If a Commissioner has a conflict of interest, that person shall not participate in the discussion and voting on that matter, nor attempt to use his/her influence with other Commissioners before, during or after the meeting. A Commissioner who has a conflict of interest shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon.

(a) Disqualification. No member of the Planning Commission shall participate in the discussion of an application or vote on an application for any action when any of the following conditions exist:

- i. Any of the following have a direct or substantial financial interest in the proposal: members of the Planning Commission or the member's spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which the member is then serving or has served within the past two (2) years, or any business with which the member is negotiating for or has an arrangement or understanding concerning prospective partnership or employment.
- ii. For any other reason, the member has determined that participation in the decision cannot be in an impartial manner.

(b) Disclosure of Potential Conflict of Interest. Whether or not he/she is disqualified, a public official shall disclose any potential conflict of interest as required by state law.

(c) Ex Parte Contacts. Planning Commission members shall reveal any pre-hearing or ex parte contacts with regard to any matter at the commencement of the public meeting on the matter. An ex parte contact is any communication with a party or person. Prearranged private meetings between a Planning Commissioner and applicants, their agents, or other interested parties are prohibited. Partisan information on an application received by a Planning Commissioner whether by mail, telephone or other communication should be made part of the public record. If such contacts have impaired the member's impartiality or ability to vote on the matter, the member shall so state and shall abstain.

(d) Planning Commission Members Wishing to Give Testimony. A member who desires to give testimony at a meeting may do so only by declaring intent to testify, abstaining from voting on the proposal, and vacating the seat and physically joining the audience. Before testifying, the Commission member shall make full disclosure of his/her status and position at the time of addressing the Planning Commission and disclose that the person is testifying as an interested member of the public and not in his/her capacity as a member of the Commission; upon testifying the member shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon. If a member is an applicant he / she can fully participate in the matter.

(e) Gifts and Favors. Gifts and favors standards are found in UCA 67 16 5. No public officer or employee shall knowingly receive, accept, take, seek, or solicit, directly or indirectly, any gift, compensation or loan for themselves or another if it tends to influence them in the discharge of duties. Exceptions to this are: an occasional non-pecuniary gift, having a value less than \$50 or an award publicly presented in recognition of public service.

(f) Treatment of Information. Reports and official records of a public planning agency must be open on an equal basis to all inquiries. Planning advice should not be furnished to some unless it is available to all. All reports in an official meeting agenda are public information. Communication with planning staff members is not an ex parte contact and is allowed.

(g) Political Activity. Membership in a political party and contributions to its finances or activities are matters of individual decision that should neither be required of nor prohibited to Planning Commissioners. The extent of participation in political activities should be governed by professional judgment as well as limited by any applicable civil service law or regulation. The special position of a Planning Commissioner should not be used to obtain contributions or support for a political party and should not be used to obtain partisan favors.

C. MEETINGS

1. Place

Meetings of the Commission shall be held in the Weber County Commission Chambers on the first floor of the Weber Center Building, Ogden, Utah, 2380 Washington Blvd., Ogden. If the Chambers is not available on those dates, then the meeting may be held in another room of the Weber Center Building or at such other place in Weber County as the Commission may designate. A meeting having been convened at the place designated, may be adjourned by the Commission to any other place within Weber County for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place.

2. Regular Meetings

Regular meetings of the Western Weber Planning Commission shall be held on the second Tuesday of each month at 5:00 p.m. Field trips may be held on the second Tuesday of each month at the hour of 3:00 p.m. or at such other appropriate times. In the event that a field trip is not held then a pre-meeting will be held at 4:30 p.m.

Regular meetings of the Ogden Valley Planning Commission shall be held on the fourth Tuesday of each month at 5:00 p.m. Field trips may be held on the fourth Tuesday of each month at the hour of 3:00 p.m. or at such other appropriate times. In the event that a field trip is not held then a pre-meeting will be held at 4:30 p.m.

The date of the regular meeting may be changed by the majority of the total membership of the Planning Commission provided at least one week notice is given each member of the new date of a regular meeting.

3. Special Meetings

A special meeting may be called at any time by the Chair or by a majority vote of the Commission at any regular meeting of the Commission. Notice shall be given to each Commission member of the time and purpose of every special meeting of the Commission at least twenty four (24) hours prior to such meeting. Such notice shall be delivered to each member of the Commission personally, or may be given by telephone to the member of the Commission. Such notice may also be given by United States Mail, directed to the member of the Commission so to be notified at the member's residence and mailed not less than three (3) days prior to the time fixed for such special meeting. It is specifically provided, however, that any member may, in writing, waive prior notice of the time, place and purpose of such meeting; and such waiver, if made, shall be deemed a waiver of prior notice of the time and purpose thereof.

4. Meetings - Matters Considered

Any matter pertaining to the affairs of the Planning Commission and falling within the authority and jurisdiction of the Commission may be considered and acted upon at any regular meeting of the Commission.

5. Quorum

Four members of the Commission shall constitute a quorum thereof for the transaction of all business except where unanimous consent of all members is required. An abstaining or disqualified member of the Planning Commission shall not be counted as if present for purposes of forming a quorum. Except as otherwise specifically provided in these Rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission. If a quorum is not present, the Chair shall call the meeting to order, announce the lack of a quorum, and adjourn the meeting.

6. Work Sessions

A regular work session of the Western Weber Planning Commission shall be held on the third Tuesday of each month at the hour of 5:00 p.m.

A regular work session of the Ogden Valley Planning Commission shall be held on the first Tuesday of each month at the hour of 5:00 p.m.

Work sessions may be held as part of a regular Commission meeting or called in the same manner as a special meeting in order for the Commission to discuss matters at greater length or to obtain additional background information. The Commission shall take no vote during such work session, except to give directions to Staff regarding the presentation of options for future consideration.

7. Open Meetings Law

All meetings of the Planning Commission shall be open to the public. All meetings of the Planning Commission shall be noticed in conformance with the requirements of the Open and Public Meetings Law of the State of Utah.

8. Length of Meetings

At 8:30 p.m. the Planning Commission will finish the item presently being considered. All items remaining to be heard will be forwarded to the next agenda for consideration.

D. PROCEDURE - ORDER OF BUSINESS

1. Order of Business

The order of business in the Commission shall be as follows:

- (a) Pledge of Allegiance
- (b) Roll call. At all meetings before proceeding to business, the roll of the Commission members shall be taken and the names of those present and those absent shall be entered on the record.
- (c) Approval of minutes of prior meetings
- (d) Consent Agenda
- (e) Petitions, Applications and Public Hearings
- (f) Chair reads hearing statement
- (g) Old Business
- (h) New Business
- (i) Public Comment for Items not on the Agenda
- (j) Remarks from Planning Commissioners
- (k) Report of the Planning Director
- (l) Remarks from the County Attorney
- (m) Chair Adjourns Meeting

2. Agenda for Meetings

The secretary shall prepare a written agenda for each meeting as far in advance thereof as possible. The secretary shall make every effort to deliver the agenda, along with Staff Reports and related documents, to the members of the Commission at least seven (7) days in advance of a regular meeting.

3. Deadline for Agenda

Requests to be on a Planning Commission agenda shall be filed thirty (30) days prior to consideration by the Planning Commission. The Planning Staff shall certify completeness of requests. Certified requests which have been filed in a timely manner shall be placed on the agenda. The deadline may be waived by the Planning Director if he/she determines that good cause exists for waiving the deadline, the application is complete, and determined that Staff has sufficient time to analyze the request, adequately prepare a Staff Report and give proper notice.

4. Special Order of Business

The Commission may suspend the rules as to the order of business, or return to an order already passed, on a motion supported by a majority of the members present.

E. ORDER AND DECORUM

1. Order of Consideration of Items

The following procedure will normally be observed in a public hearing or other matter before the Commission; however, it may be rearranged by the Chair for individual items, if necessary, for the expeditious conduct of business:

- (a) Chair introduces item;
- (b) Abstentions, conflicts of interest and challenges are entertained and any declaration of conflicts of interest and ex parte contacts;
- (c) Staff makes a presentation on the criteria, standards, and recommendations;
- (d) Applicant or applicant's agent presents evidence for the proposal;
- (e) Any opponents and/or proponents may comment;
- (f) Planning Commission members may question staff, applicant, or opponents on all the above;
- (g) Applicant's rebuttal if requested;
- (h) Closing of the public hearing, if applicable;
- (i) Concluding comments of Staff or Staff summary and recommendations;
- (j) Motion is made and seconded; the Planning Commission discusses the item and votes. Members are allowed to openly discuss the proposal and may further question any party appearing for or against the proposal as necessary, but generally questions should be asked while the public hearing is open. The Chair outlines possible actions: approval, disapproval, continue, or approval with conditions.

2. Consideration of Items

All parties shall have an opportunity to be heard, to present and rebut evidence before an impartial tribunal, to have the proceedings recorded, and to have a decision rendered in accordance with the facts on record and the law.

The Chair of the Planning Commission shall have authority to:

- (a) Regulate the course and decorum of the meeting.
- (b) Dispose of procedural requests and similar matters.
- (c) Set reasonable time limits for individual public input, oral presentations, questions, and rebuttal testimony.
- (d) Question any person appearing, and allow other members to question any such person.
- (e) Waive, at his/her discretion, the application of any rule herein where the circumstances of the hearing indicate that it would be expedient and proper to do so, provided that such waiver does not act to prejudice or deny any party his/her substantial rights as provided herein or otherwise by law.
- (f) Take such other action as authorized by the Planning Commission to appropriately conduct the hearing.

A ruling of the Chair may be challenged by any member of the Planning Commission present at the hearing. The challenge must be seconded. A ruling may be reversed by a majority of the members present and voting. A tie vote upholds the Chair's decision.

3. Time Limits

The Chair may impose equitable time limits, if deemed necessary for the expeditious conduct of the public hearing.

4. Conduct of Persons before the Commission

Proceedings shall at all times be orderly and respectful. The Chair may refuse to recognize or exclude from the hearing anyone who:

- (a) Is disorderly, abusive, or disruptive.
- (b) Takes part in or encourages audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive to the hearing.
- (c) Testifies without first receiving recognition from the Chair and stating his/her full name and residence.
- (d) Presents irrelevant, immaterial, or repetitious evidence.

Persons making presentations or providing comments to the Planning Commission shall address the Commission from the podium or microphone and not from the audience; shall address all comments to the Planning Commission; and may not directly question or interrogate other persons in the audience.

F. PROCEDURE - MOTIONS

1. Making of Motions

Upon review of the full public record on a request and due deliberation among the members of the Planning Commission, any Planning Commissioner, except for the Chair, may make a motion; however, any Planning Commissioner may second a motion. The motion shall include not only the direction of the motion, but shall also include the recitation of specific findings of fact supporting such motion. A second shall be required for each motion citing compatible findings. Other members of the Commission may support the motion adding compatible findings. A motion shall die in the absence of a second. Discussion of the motion should not take place until it has been seconded and the Chair has stated the motion and called for discussion.

2. Withdrawing or Modifying a Motion

- (a) When a motion has been made but not yet stated by the Chair, whether or not it has been seconded, it can be withdrawn or modified by the mover if the member simply says, "Chair, I withdraw the motion."
- (b) If the mover wishes to modify his/her motion, he/she should specify the modification. Any member may suggest that the mover withdraw or modify his/her motion, but only the mover may do so.
- (c) If a motion is modified before being stated by the Chair, the second may withdraw his/her second.

- (d) After the Chair states a motion, it is the property of the Commission. It can be withdrawn or modified at any time before voting by a majority vote to withdraw or modify.

3. Motions in Order During Debate

When a question is under debate, no motion shall be received except:

- (a) To fix the time to adjourn;
- (b) To adjourn;
- (c) To continue, table, or postpone indefinitely to a specified time;
- (d) To amend; to substitute;
- (e) Refer to committee;
- (f) Previous question (immediately close debate);
- (g) Limit or extend limits of debate;
- (h) Take a recess;
- (i) Call for orders of the day;
- (j) Suspension of the rules;
- (k) Appeal rulings by the Chair;
- (l) Reconsider an undebatable motion.

4. Motion must be Germane

No motion or proposition on a subject different from that under consideration is in order and no such motion or proposition shall be admitted under color of amendment.

5. Motions to Deny

Where a motion to deny a request has been defeated, a member of the Commission shall make another motion to dispose of the issue.

6. Substitute Motions

A motion to amend by striking out an entire section or paragraph of a main motion and inserting a different section or paragraph is called a motion to substitute. Substitute motions shall supersede the main motion upon receiving the approval of a majority vote.

7. Amendments

All amendments must relate to the same subject as the original motion, resolution, proposition or ordinance. All amendments to the main motion require a second. If any amendment is offered, the question shall be first upon the amendment. An amendment may be tabled without prejudice to the main motion or question. When an amendment is proposed to any pending measure shall be laid on the table, such action shall not carry with it or prejudice such measure. If any amendment be offered, the question shall be first upon the amendment.

8. Friendly Amendments

A Commissioner may make a friendly amendment without a formal motion with unanimous consent of the members present. Typically such motions are appropriate for clean-up items or an issue discussed but inadvertently neglected by the maker of the motion.

G. PROCEDURE - RECONSIDERATION

1. Motion to Reconsider

A motion to reconsider must be made in the same meeting as the motion that was voted on. It can only be made by a member who voted on the prevailing side and must be seconded. Any Commission member, regardless of vote on the main motion, may second the motion. It is a debatable motion. It can be made to a vote that was either affirmative or negative. This type of motion proposes no specific change in a decision but simply proposes that the original question be reopened. It requires a majority vote and cannot be reconsidered.

H. PROCEDURE - DEBATE

1. Interruptions and Questions

No member of the Commission shall interrupt or question another Commissioner without obtaining the Commissioner's consent. To obtain such consent, the Chair shall be addressed requesting to interrupt or ask a question; e.g., "Chair (name) I would like to ask Commissioner (name) a question or make a comment." The Commissioner speaking has the discretion to allow an interruption.

I. PROCEDURE - VOTING

1. Roll Call on Final Passage

The vote upon the final passage of all business shall be by yeases and nos given by members of the Commission individually on roll call, except motions to adjourn, table, common consent, continue, proceed out of order, or receive for study may be done by voice vote. The names of the members on such roll call shall be called alphabetically, in rotation, except that the Chair shall be called last. In recording votes on roll call, the secretary shall record and report those absent or not voting. The Chair shall announce the result.

2. Minute Approval

The Chair shall ask the Commission if they have had the opportunity to read the minutes and if there are any additions or corrections. Upon hearing from the Commission the Chair shall declare the minutes approved either as presented or amended. If the Commission has not had an opportunity to review the minutes, approval shall be postponed to the next regular meeting.

3. Voting or Changing Vote Before Decision Announced

On any such vote any member may change his/her vote before the decision of the question has been announced by the Chair unless the member has the permission of the Planning Commission by general consent or motion if a member objects.

4. Voting or Changing Vote After Decision Announced

When a vote is taken on roll call on any question, no member shall be permitted to vote or to change his/her vote after the decision is announced by the Chair.

5. Commission Members Required to Vote - Late Voting

No member may abstain from voting unless there is a conflict of interest except as noted below. A member entering the Chamber after the question is put and before it is decided, may have the question stated, record his/her vote and be counted. A member who has not been present during the discussion of any matter and feels he/she has insufficient information on which to act may abstain.

6. Tie Votes

If a motion regarding any matter before the Commission receives an equal number of votes in the affirmative and in the negative, the motion fails. The Commission shall continue to make motions until a majority vote is obtained. The option of continuing an item with the possibility that an odd number of members of the Commission would be at a subsequent meeting may be considered.

7. Explaining Vote

After the vote is taken, any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.

8. Not to Vote Unless Present

No member of the Commission shall vote on any question unless the member shall be present when the vote is taken and when the result is announced. No member shall give his/her proxy to any persons whomsoever.

J. DOCUMENTS OF THE COMMISSION

1. Any and all materials submitted to the Planning Commission regarding a request shall be entered into the public record by the Chair by indicating that the material is "accepted for the record;" provided, however, that the Staff Report submitted to the Planning Commission as part of the agenda shall automatically become part of the public record.
2. All notices, agendas, requests, agency or consultant letters or reports, Staff Reports, minutes of meetings, and resolutions of record shall constitute the documents of the Planning Commission and shall be indexed as public record.

K. AMENDMENT

These Rules of Order may be amended at any meeting of the Commission held after not less than fourteen days written notice of the proposal to amend the Rules, upon a majority vote of all the members of the Commission.

Adopted Rules of Order may be amended at any regular meeting by a vote of the majority of the entire membership; or if the amendment was submitted in writing at the previous meeting, then they may be amended by a two-thirds vote of those voting, a quorum being present.

Greg Graves, Chair
Ogden Valley Planning Commission

John Parke, Chair
Western Weber Planning Commission

Effective Date:

These Rules, and all subsequent amendments thereto, shall be recorded by the secretary in the book kept for the recording of such business and shall be furnished to each member of the Commission.

RECORDING OF RULES - COPIES TO BE FURNISHED L.

Scott, Robert

From: Steve Clarke [sdclarke@oValley.net]
Sent: Wednesday, January 26, 2011 8:43 AM
To: Sillitoe, Sherri L.
Cc: Scott, Robert; Gibson, Kerry; Dearden, Craig; Zogmaister, Jan M.; Allred, Christopher F.; craig_call@comcast.net
Subject: Ex Parte Communication and Planning Commission Rules

Sherri, would you please circulate this note to the Planning Commission members? Thanks, Steve Clarke

Ogden Valley Township Planning Commission,

I am troubled by the language describing ex-parte communication contained in the Planning Commission guidelines and proposed for adoption. Last week I attended a meeting with Rob Scott in which he described how ex-parte communication was intended to work with the Commission. I have tried to capture those guidelines in the following paragraph, which I suggest should substitute for some of the language in the current guidelines draft. I intended to offer these comments in the public comment period of the meeting last evening, but as you know the topic didn't arise. Perhaps it is better that you have a chance to read this anyway.

Section B: Conduct of Members of the Commission – Item 4: Conflict of Interest – sub item (c) Ex Parte Contacts – I request the Planning Commission clarify the language of this paragraph in the following way:

Ex Parte communication consists of communication with a party or person which results in the Commissioner being unable to listen openly to other views relative to administrative items on a current agenda of the Commission.

Administrative items are usually applications for approval using current ordinances. Each Commissioner is responsible to determine in each situation when such a communication has unfairly biased his view. The item is considered to be a current agenda item when the meeting packet is delivered to the Commissioner. Commissioners must declare Ex Parte communication at the commencement of a public meeting on the subject.

Ex Parte communication can not occur in regards to legislative items such as new ordinances or modifications to ordinances. In all such cases Commissioners are encouraged to seek input from the public and other sources.

In my opinion, the frustration felt by citizens and the Planning Commission is largely caused by three things:

1. The Planning Commission guidelines which restrict Commissioners from talking openly with the public they serve in settings outside of the Commission Chambers, and
2. The citizens have difficulty expressing opinions in the technical language of the ordinances during the brief time allowed to them to express opinions. This makes it difficult for Planning Commissioners to explore other opinions/interpretations other than those offered by staff. Perhaps the agenda could be published in draft form a month prior to the meeting.
3. 125 pages of material are too much to digest in the short time prior to a meeting. (And on the Monday prior to the meeting the Planning Division homepage was not useable.)

Since some of you won't have the text of the guidelines readily available I have retyped paragraph B.4.(c) below:

Ex Parte Contacts. Planning Commission members shall reveal any pre-hearing or ex parte contacts with regard to any matter at the commencement of the public meeting on the matter. An ex parte contact is any communication with a party or person. Prearranged private meetings between a Planning Commissioner and applicants, their agents, or other interested parties are prohibited. Partisan information on an application received by a Planning Commissioner whether by mail, telephone or other communication should be made part of the public record. If such contacts have impaired the member's impartiality or ability to vote on the matter, the member shall so state and shall abstain.

With appreciation for your service, Steve Clarke (801)745-1348



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION 2011 SCHEDULE OF MEETINGS

The meetings are held in the County Commission Chambers, 1st Floor, in the Weber Center, 2380 Washington Blvd., Ogden, Utah unless otherwise posted.

The Ogden Valley Township Planning Commission holds their Regular meetings on the Fourth Tuesday of each month unless otherwise noted.

Pre-meetings will begin at 4:30 p.m. in Room 108
Regular meeting will begin at 5:00 p.m.

Regular Meetings

January 25, 2011
February 22, 2011
March 22, 2011
April 26, 2011
May 24, 2011
June 28, 2011
July 26, 2011
August 23, 2011
September 27, 2011
October 25, 2011
November 22, 2011
December 06, 2011

Work Session meetings are held on the 1st Tuesday of each month unless otherwise noted.

No Pre-meetings. Work Sessions will begin at 5:00 p.m. in Room 108 unless otherwise posted

Work Sessions

January 04, 2011
February 01, 2011
March 01, 2011
April 05, 2011
May 03, 2011
June 07, 2011
July 05, 2011
August 02, 2011
September 06, 2011
October 04, 2011
November 01, 2011

*December 06, 2011

*Combined w/Regular Mtg.)



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

February 1, 2011

To: Ogden Valley Township Planning Commission

From: Weber County Planning Division

Re: Work-session to discuss a proposed amendment to the Agricultural Valley – 3 (AV-3) Zone by adding agri-tourism.

Dear Commissioner,

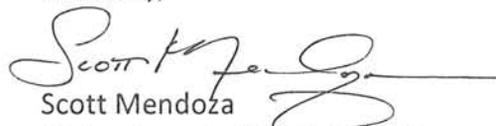
The enclosed information has been provided so that you can become more familiar with the land-use term “agri-tourism” and the current proposal to amend the Agricultural Valley – 3 (AV-3) Zone by adding that use to it. Please review the existing AV-3 Ordinance and the petitioner’s proposed ordinance language, paying particular attention to the proposed list of ancillary activities and conditions.

The purpose of the work-session, scheduled for February 1st, 2011, will be to further define “agri-tourism” and identify its potential benefits and impacts. We will try to complete the following:

1. Review and summary of the proposed amendment.
2. Discuss the Planning Commission’s interest in utilizing agri-tourism as an open space preservation tool.
3. Identify agri-tourism’s potential benefits and impacts.
4. Identify, categorize, and possibly address policy questions raised by the Petitioner, Planning Commission, Planning Staff, and public.

We look forward to meeting with you to discuss agri-tourism and its possible future role as an agricultural/open space preservation tool in Weber County.

Sincerely,


Scott Mendoza
Weber County Planning Division

Enc.

How Agri-tourism Works

To some people, the term "agri-tourism" may summon images of white-collar tourists paying for the chance to do farm work, or perhaps the wacky television antics of beet farmers. However, more people than ever are jumping at the diverse opportunities provided by agri-tourism. Agriculturally-inclined tourists can vacation on an olive farm in Tuscany, pick grapes at a California winery, buy oranges from a roadside fruit stand and tromp through a corn maze.

Agri-tourism is the practice of attracting visitors and travelers to agricultural areas, generally for educational and recreational purposes. Due to economic hardships and changes in the farming and livestock industries across- the globe, many farmers -- especially those with small, family-owned farms -- have found they must supplement their agricultural business model and explore new ways of generating income.

Likewise, as the distance between the production and consumption of agricultural products grows, so too does consumer interest in how crops and livestock are raised. People want to reconnect with the agricultural practices of the past.

These two needs come together in agri-tourism which helps rebuild a relationship between producer and consumer that has all but vanished with the rise of heavily-industrialized farming methods.

Why Agri-tourism?

A farm's basic business has always consisted of growing crops or raising livestock that can be sold as goods to a consumer or as commodities for further processing -- like cattle sold to slaughter or grapes sold to a winery. However, in recent years, the input costs for raising livestock and crops have risen, and commodity prices have fallen.

This alone was enough to put a major financial strain on many farms. But two other factors also contributed to some farmers being forced to find new ways of making a living on the side:

Globalization: Farmers used to only have to contend with regional market competition, but improved means of transportation, communication and international trade have broadened the market, putting farms from opposite sides of the globe in direct competition with each other.

Industrialization: Smaller farm operations are now forced to contend with not only each other, but with industrialized agriculture as well. These large farming companies are able to produce more products for less money thanks to the use of large-scale facilities and modern technology.

Farmers struggling to get by have had to face the choice of leaving the agriculture business, finding employment on the side or discovering new uses for existing resources. This is where agri-tourism comes in. An added appeal is that, in many situations, very little additional investment is needed for farmers to begin reaping the benefits.

Forms of Agri-tourism

The scope of agri-tourism varies drastically depending on the type of farm, available land and how much of the business is aimed at the agri-tourism market. However, the varying forms can be broken down into three basic groups:

1. **Direct-market agri-tourism:** If you've ever seen a roadside produce stand, you've seen direct-market agri-tourism in action. Farmers sell goods like produce, canned items and other organic products directly to consumers either at markets and fairs or on the farm itself, often alongside other agri-tourism offerings. Farmers may be selling an organic product similar to what consumers could find at a grocery store, but their product has the added appeal of coming directly from a local farm. To appeal to some consumers, the goods may be marketed as organic, all-natural, or the product of "old-fashioned" methods.

2. **Education and experience agri-tourism:** This form of agri-tourism includes pick-your-own apple groves, farm tours, bed-and-breakfasts and packages aimed at giving guests a hands-on education in farm life. The farm itself is marketed as a tourist destination. Whether agritourists pay to pick their own produce, attend wine tastings at a vineyard or simply enjoy the farm atmosphere, the draw is first-hand experience. Once visitors are acquainted with the farm more closely, they may also be more inclined to buy its agricultural products.

3. **Recreation and event agri-tourism:** While still considered agri-tourism, these offerings tend to involve using farm land for other marketable uses. Harvest festivals, corn mazes, haunted hay rides and country weddings held on farm land may draw heavily on the farm's atmosphere. Other activities like camping, archery and horseback riding are often less dependent on the farm itself. However, such forms of agri-tourism still draw in guests who may be tempted to buy goods.

Once a connection has been made between the consumer and the farm, long-term relationships can be forged. This customer loyalty and repeat business is key to the success of many agri-tourism businesses. In some cases, it takes the form of Community Supported Agriculture (CSA). With a CSA, families and individuals interested in supporting local agriculture make a commitment to a farm in exchange for a regular subscription of produce or other goods. Some CSAs require payment while others actually require that subscribers partake in the care and harvesting of produce.

Agri-tourism and CSAs come down to the basic idea that food is worth more to some consumers if they have an emotional connection to where it came from.

Who are the agri-tourists?

Agri-tourism can take on many different forms but who signs up for a weekend of touring a farm or picking crops? Once you get past the idea that agri-tourism is more than just city dwellers paying to try their hand at farm work, it gets a lot easier to understand.

Just like an art museum or historic landmark, agri-tourism tends to offer visitors an educational experience. But instead of providing insight into art or history, the educational material deals with farming methods and rural farming culture. Additionally, just as sightseers and ecotourists seek out natural wonders and beauty, so too do agritourists seek out a chance to discover where some of their favorite foods come from or see people living off the land.

Agri-tourism often attracts urban and suburban baby boomers and senior citizens who may feel nostalgic about local farm life. And if they can trace their family tree back to agricultural activities, many even feel that they're learning something about their own past. Additionally, tourists visiting foreign destinations are often more interested in the country or region's agricultural history than its mainstream tourist destinations. One example of this is that, despite all of the beachfront glamour of Hawaii, the state's agri-tourism offerings reportedly generated \$38.8 million in 2006 [source: Pacific Business News].

As more families move away from typical one or two week vacations toward shorter weekend trips, local or nearby agri-tourism destinations often offer a good value. According to a recent survey by the Travel Industry Association of America, outdoor activities ranked third for American vacation destinations, just behind shopping and family events [source: Agricultural Marketing Resource Center].

EXAMPLES OF CURRENT “AGRI-TOURISM” USE:

Staheli Family Farm – Washington City, Utah

Excerpt from www.stahelifamilyfarm.com

“We're a fifth-generation working farm in beautiful Washington, Utah. Our roots are deep in agriculture and family heritage! In the Spring and Summer, we have a Farm Market for fresh fruits and vegetables, and we host Community Garden plots. In the Fall, we have a large cornfield maze, pumpkin patch, farm hayrides, and Halloween Haunted events. Don't miss our annual Field of Screams -- a haunted cornfield! It's farm fresh fun for all ages!”

Sample Attractions (seasonal)

- Cow Train
- Giant Worm Slide into Corn box
- Giddy-up and Go! Horsie-Go-Round
- Corn Clubhouse (ya gotta see it!)
- Rubber Duck Races
- Pig Races
- Pumpkin Slingshot
- Corn Cannon
- Red Neck Trampoline (it's a hoot!)
- Rope Swing Hay Jump
- Roping Dummies
- Rocking Horses
- Stick Horses
- Wagon Wheel Seesaw

Fun for all ...

- Kids playground
- Toddler corral
- Covered picnic area
- Rocking chairs

Black Island Farm – Syracuse, UT

Excerpts from www.blackislandfarms.com

“We are a working vegetable farm, with about 400 acres in cultivation! We grow carrots, onions, cabbage, corn, pumpkins, squash and gourds. Black Island Farms has been in the same family for more than 45 years, and we're proud of our heritage here in Davis County.

Each Fall, we host a Harvest Festival and Cornfield MAiZE — Utah agri-tourism at it's best, with hayrides, bonfires, and a haunted maze. We offer school field trips in September and October. And ... we have a Farmers Market where you can get flowers, gifts and produce.”

Come out for a visit...

We welcome individuals, families and/or special groups to Black Island Farms. Everyone must purchase a ticket, except children 2 and under who are free. No reservations are required for individuals or families.

We are a working farm, open to the public for tours and events during the months of September and October. We recommend that you come to the farm prepared for cool weather! We recommend wearing closed-toe shoes or sneakers. Be comfy and dress appropriately for the best farm experience.

Farm activities (Hayrides, Bonfires, Cornfield MAiZE, Nightmare Acres) are grouped according to admission tickets. No ticket is required for shopping in the Farmers Market.

The farm is open for School Field Trips and group events or parties only during September and October of each year. Reservations are required for field trips and groups.

Box C Ranch – Grouse Creek, UT

Excerpts from www.boxcranch.com

“Our working cattle ranch is located in the sleepy town of Grouse Creek. This incredible place is like turning back the clock a decade or two. The hustle and bustle of the city is left far behind as you turn off the highway and hit the dirt road. The Box C Guest Ranch is the perfect place to get away from it all. Whether you call us a Dude ranch, Guest ranch, Working cattle ranch vacation, Ranch vacation or just plain fun, you will have an authentic working cattle ranch experience of a life time.

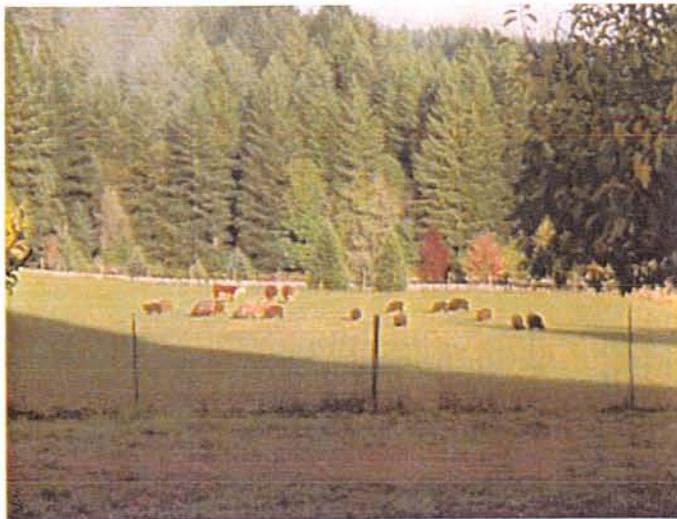
The Box C Ranch is truly a real-life working cattle ranch. This is not a tourist trap. The Tanner family are all, expert horsemen, cattlemen, and naturalists. They are a wealth of knowledge about their surroundings from a historical perspective as well as environmental. They will never give you more than you want in a day... but just enough for you to stretch the limits of your ability. At the end of your stay you may have begun to understand how much is required to run a cattle ranch both intellectually and physically. The Tanners are professional and flexible hosts; they will tailor your trip to be exactly what you want. You can see the magnificent City of Rocks or perhaps a cattle auction in Idaho, you might take a breathtaking ride in the canyons and hills of Utah, or chase cattle thorough the Pinion pines on a well-trained horses that match your ability to ride them. This has been one of the most rewarding and exciting vacations I have ever had, and I whole-heartedly recommend the Tanner family and the Box C Ranch to people of all ages.”

Sample Events:

There are many activities on our working cattle ranch such as cattle drives, branding, preg checking, birding, hiking, hunting and climbing the nearby City of Rocks. You may decide to ride our well-trained saddle horses as you explore the sage covered hills of northern Utah. Or maybe you'd rather try roping calves in one of our indoor/outdoor arenas. The Box C Ranch a fabulous place for family reunions. We can work with you to create a heck of a time. We'd love to share with you our little bit of Heaven.

WHAT'S A FARM STAY?

Staying on a working farm or ranch is a new concept for many Americans



In the United States, the family farm has become a challenged institution since World War II. Yet, recently there has been a growing desire of many urbanites to reconnect with our rural countrysides. Where can we wake to the sounds of farm life, feed a bottle to a lamb, or brush a horse ... even see the stars without city lights dimming their glow? We need to find our small family farms and ranches.

The term is 'farm stay'. The Europeans know it. The Aussies and Kiwis know it. Italy has its own name for it, 'agriturismo'. Surprisingly, American farmers and ranchers are new to the concept, so while there are travelers looking for rural experiences, there are not as many farms offering overnight accommodations.

But there are some of us and our numbers are growing. We all have our unique offerings. Some are hands-on with chores; others demonstrate. Some are

for families; others are adult oriented. It depends on what we do well and what we think our guests will find interesting, but usually it is about the culture of growing food that sustains us.



In terms of lodging, some farm stays offer rooms right in the farm house. Others have converted old farm buildings, like silos and chicken houses, into wonderfully eclectic rooms. You might find yourself camping in a tent in the trees or at a campsite you choose for yourself down by the creek. Rustic with composting toilets or hotel-quality with jacuzzi baths, farm stays come in many shapes and sizes.

Most of us offer breakfast on the farm. Other meals depend on how the farm is operated. Participation in chores is rarely required, however an extra hand is always welcome. Some farms offer classes in cheese making, spinning, gardening, cooking, even animal photography! Many are unstructured and expect you will feel the rhythm of the farm best if you watch and listen.

What a farm stay is *not* is a bed & breakfast in an old farm house no longer part of a working farm or ranch.

While the term 'farm stay' is relatively new to Americans, the media is writing more stories about the experience. Both the U.S.D.A. and state tourism offices are interested in the model. In the end, its about helping the farmer and the guest meet in the middle. Everyone benefits. And, who doesn't like that?



From a Farm Stay U.S. blog post August 24, 2009

WHAT TO EXPECT FROM A FARM STAY

Usually, working on the farm is optional. Experiencing the lifestyle is not.



Expectations:

They say the build-up to a vacation is almost better than the vacation itself. We imagine the sites and the smells based on photos we've seen or copy we've read; but there is nothing quite like driving up to a farm in the countryside and actually smelling fresh hay, hearing the baaing of baby lambs, or looking through row upon row of manicured orchards!

This is the rural backbone of your country, maybe only an hour away from your urban residence, but a lifestyle as unfamiliar as foreign country. This is where your local foods come from, and these are the folks who work hard to earn your business. There is an old saying that rings true for most farmers, "Farming is a lifestyle, not a living."

While farmers and their children will probably never go hungry, profitability is a hard chase. There are other considerations than profit for pursuing the country life.



Clothing:

If you have spoken with your hosts in advance, you have probably checked out what clothing and footwear to bring. Here in Oregon, I always recommend boots for winter and spring since the mud has a way of topping any sneakers, if it hasn't already sucked them straight off! We have seen wonderful kids' boots: bright yellow ducks, red and black lady bugs, and green crocodiles. They all do the job and make the trek into the paddocks and loafing sheds much more enjoyable, especially once the kids realize they are walking in manure.

I also recommend layers of clothing and nothing so special that getting it wet or dirty is a worry. It's a good thing to ask whether there are laundry facilities because, if you are bringing kids, clothes need to be dried or cleaned before you can even say, "Don't..."

Arrival:

Expect that your farm stay hosts will have certain check-in times, often based on previous guest departures, field work, or feeding schedules. Most of us can be relatively flexible depending on the time of year. If I am going to be out, I let guests know where to find me on the farm or leave written instructions for self check-in. However, I do my best to meet and greet. It is important to get the introductions with the farm dogs out of the way, as they can be noisy and

oftentimes wary of little kids who want to hug them like the family dog.

We always follow this with a tour of the property, including instructions for behavior around livestock, creeks, farm equipment, gates, and the hay loft. Farms have hidden dangers, it seems at almost every turn, so it's good to point these out from the offset. What I have learned: accidents seem to happen within the first 30 minutes of arrival!

What's to Eat?

Many farm stays offer breakfast. Depending on their location and their interests, some will offer other meals, sometimes even elaborate dinners. Ranches are more likely to provide three meals a day because of their remoteness. If the website doesn't say, ask about food for other meals. Can you graze the gardens in season? Is there a local grocery store? When is the farmer's market? Is there a kitchen?



During your stay:

Most working farms and ranches will have their own agenda for what they do and do not allow. Some are overjoyed if you want to pitch in and help with the chores. But realize this is not a requirement of your farm stay unless it has been expressly indicated in the sign-up materials. Most of us want you to ask questions, learn something, appreciate the life style and hard work, but primarily have a good time and do things you can't do back home. We have fields and trails to wander, animals to brush, creeks to play in, and eggs to collect.

Working farms and ranches are busy places so don't be surprised if you are left on your own during periods of the day. This works both ways since vacations, even haycations, are times to get away from over-programming our lives. There may be things you are not allowed to help out with (tractor work comes to mind). It's not that we don't want the assistance, but most insurance agents take a dim view of mixing guests and farm equipment. However, we may hand you a pitch fork or a trowel or pruners if you act interested. And, yes, some of us have been known to take the kids with us for chores while leaving mom and dad to a good book or a nap!



Accommodations:

Farm stays come in all forms, from the farm house decorated with antiques to camp sites provided out in the back pasture next to the creek. They will vary in price and offering. Always make sure to check what you are getting so your expectations are reasonable. Specifically, if your travel plans include children or pets - are they allowed?!

Where ever you are staying there is likely a long list of things to see and do. If, when you leave, you have stories to take with you and a new-found interest in shopping your local farmer's market, that's great. We have had guests who added chickens to their suburban back yards. Others now contemplate moving to a farm to raise their kids. Some took time off from harried city jobs to read books, reconnect with each other, and relax with our local wines.

Best of all, many guests leave wonderful comments about what it has meant to them personally to stay on a farm in the country. Common sentiments: welcoming, peaceful, quiet, warm, earthy, fresh, tasty, fun, simple, beautiful, relaxing, eye-opening. For the farmer, that is often thanks enough!

PROPOSED TEXT AMENDMENT FOR AV-3 ZONING

1 of 2

The purpose of the text amendment to AV3, and its ordinance, is to establish the standards and criteria by which ancillary agricultural activities may be conducted in the agricultural zones of Weber County. Recognizing that agricultural land is rapidly being developed to meet population growth coupled with farmers struggle to economically maintains their land for farming, the County intends through this section to preserve the farming heritage of the community and encourage ancillary agricultural activities.

For the purpose of the amendment,

1. "Activity" shall mean:
 - a. Any activity or event which is open to the general public and for which a fee is charged; or
 - b. The operation of a produce stand or conduct of other similar business.
2. "Ancillary agricultural activity" means an activity as defined below in an agricultural zone.

A. **Ancillary activities** such as, but not limited to, corn mazes, harvest festivals, receptions, weddings, tour groups, farm stays, field trips, petting zoos, entertainments, produce stands or other similar activities which are open to the general public and for which a fee is being charged may be permitted as conditional uses in any agricultural zone subject to at least the following conditions:

1. The activity must be on a parcel or combination of contiguous parcels totaling thirty or more acres;
2. Singular events may not extend beyond eight consecutive weeks;
3. No property may be used to host events for more than an accumulative total of 150 days during any calendar year, and
4. The property must maintain its agricultural integrity at all times, meaning it must be able to continue agricultural production in the same way it would without the activity being held.
5. Produce stands for the sale of produce and related products and other similar business operations may be permitted as a conditional use in any agricultural zone subject to at least the following conditions:
 - a. The activity must be on a parcel or combination of contiguous parcels totaling five or more acres;
 - b. At least 50% of the products sold must be agricultural products grown on the property for which the permit is issued;
 - c. Operations of the produce stands or other business activities shall be allowed either once during a calendar year for a period not exceeding six consecutive months or twice during a calendar year for a maximum period of three months each.

B. **Conditions of operation:**

1. *For events exceeding 100 participants* at any given singular event or on going event, open to the public and lasting one or more consecutive days, the applicant must apply for and is subject to the conditions of a Weber County "Special Events Permit", providing a plan of operation including but not limited to off site parking, insurance

coverage, security, fire protection, crowd control, guest comforts, health certificates and all requirements and regulations defined in the Weber County "Special Events" permit application.

2. *Temporary structures*, tents, canopies, or other protective structure may be erected provided they are removed within the allotted use period.

3. *Parking*: The applicant must provide adequate off-street parking.

4. *Noise/nuisance abatement*: Applicant must agree to cease any and all audible activities before 10 pm Sundays through Thursdays and before midnight on Friday's and Saturdays.

CHAPTER 5-B

AGRICULTURAL VALLEY AV-3 ZONE

5B-1. Purpose and Intent

5B-1a. Agriculture Preferred Use

5B-2. Permitted Uses

5B-3. Permitted Uses Requiring Five (5) Acres Minimum Lot Area

5B-4. Conditional Uses

5B-5. Site Development Standards

5B-6. Sign Regulations

5B-1. Purpose and Intent

The purpose of the AV-3 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low density residential development in a continuing rural environment.

5B-1a. Agriculture Preferred Use

Agriculture is the preferred use in Agricultural Valley, AV-3. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

5B-2. Permitted Uses

1. Accessory building or use customarily incidental to any permitted or conditional use
2. Agriculture, agricultural experiment station; apiary; aviary; aquarium
3. Animals or fowl kept for family food production as an accessory use
4. Cemetery; chinchilla raising, convalescent or rest home
5. Church, synagogue or similar building used for regular religious worship
6. Cluster subdivision in accordance with Chapter 22B of this Zoning Ordinance
7. Corral, stable or building for keeping animals or fowl, provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any rear or side lot line
8. Fruit or vegetable stand for produce grown on the premises only
9. Golf course, except miniature golf course
10. Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation
11. Home occupations - with no visiting clientele
12. Household pets which do not constitute a kennel
13. Parking lot accessory to uses allowed in this zone
14. Private park, playground or recreation area, but not including privately owned commercial amusement business
15. Private stables, horses for private use only and provided that not more than two (2) horses may be kept for each twenty thousand (20,000) square feet of area devoted exclusively to the keeping of the horses.

16. Public building; public park, recreation grounds and associated buildings; public school; private education institution having a curriculum similar to that ordinarily given in public schools
 17. Residential Facility for Handicapped Persons meeting the requirements of Chapter 23-13 of this Ordinance
 18. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-15 of this Ordinance
 19. Single Family Dwelling
 20. Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work
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5B-3. Permitted Uses Requiring Five (5) Ares Minimum Lot Area

2008-31

1. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises
 2. Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver
 3. Fruit and vegetable storage and packing plant for produce grown on premises.
 4. The keeping and raising of not more than ten (10) hogs more than sixteen (16) weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises
 5. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation, including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:
 - A. not exceed a density of twenty-five (25) head per acre of used and;
 - B. be carried on during the period of September 15 through April 15 only;
 - C. be not closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,
 - D. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation
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5B-4. Conditional Uses

The following uses shall be allowed only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C of this Zoning Ordinance.

1. Animal hospital or clinic; dog breeding; dog kennels, or dog training school on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line.
 - 1a. Animal hospital or clinic, or dog training school on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line
 - 1b. Dog breeding and dog kennels on a minimum of two (2) acres, on a legal non-conforming lot, as an accessory use to a single family dwelling, limited to 10 dogs of more than 10 weeks old. Any building or enclosure for the dogs shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line, as well as being located not closer than 40 feet from the residence and not closer than 70 feet from the nearest adjacent residence
2. Child day care
3. Circus or transient amusement
4. Educational/Institutional identification sign

5. Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod
6. Home occupations - with visiting clientele
7. Laboratory facility for agricultural products and soils testing 99-9
8. Petting Zoo where accessed by a collector road as shown on the County road plan 2007-2
9. Planned Residential Unit Development in accordance with Chapter 22C of this Zoning Ordinance
10. Private park, playground or recreation area not open to the general public and to which no admission charge is made, but not including privately owned commercial business
11. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than ten (10) horses per acre of land devoted exclusively to the keeping of the horses
12. Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre
13. Public storage facilities developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance
14. Public Utility Substations
15. Radio or television station or tower
16. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time
17. Residential facility for troubled youth subject to the requirements listed in Chapter 23-14
18. School bus parking, provided the vehicle is parked at least 30 feet from a public street
19. Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres
20. Sugar beet loading or collection station
21. The overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than twenty-four thousand (24,000) pounds net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street
22. The use and storage of farm equipment and other related equipment such as a backhoe, front-end loader or up to a ten-wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona-fide farm operation consisting of five (5) acres or more, for off-farm, non-agricultural related, construction work to supplement farm income 2008-31
23. Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations
24. Small Wind Energy System 2008-8

5B-5. Site Development Standards.

	<u>Permitted & Conditional Uses</u>	<u>Permitted Uses Requiring Five Acres Minimum</u>
1. Minimum lot area		
A. Single Family Dwelling	Three Acres	-----
B. Other	Three Acres	Five Acres
2. Minimum lot width	150 feet	300 feet
3. Minimum yard setbacks		
A. Front	30 feet	30 feet
B. Side		
1. dwelling	10 feet with total width of two side yards not less than 24 feet	
2. other main building	20 feet each side	20 feet each side
3. accessory building	10 feet except one foot if located at least six (6) feet in rear of main building	
4. accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials -	See Chapter 23-16	

C.	Side; facing street	20 feet	20 feet
D.	Rear		
	1. main building	30 feet	30 feet
	2. accessory building	one ft. except 10 ft. where accessory building on a corner lot rears on side yard of an adjacent lot	
4.	Main Building Height		
	A. Minimum	one story	one story
	B. Maximum	35 feet	35 feet
5.	Accessory Building Height	25 feet unless meeting requirements of Chapter 23-16, Large Accessory Buildings 8-2002, 2009-14	

5B-6. Permitted Signs

The height, size and location of permitted Commercial signs shall be in accordance with the regulations set forth in Chapter 32-B, Valley Signs, of this Ordinance.

Ogen Valley: Parcels by Acre within the AV-3 Zone

