



Staff Report
Kamas City Council
January 13, 2026

APPLICANT: City of Kamas

REQUEST: Code Amendment of KMC §15.30.020 - Allowed Use Table to add the Ag Tourism zone and Dairy as a permitted use

PUBLIC HEARING: January 6, 2026

BACKGROUND INFORMATION

In August 2024, the Ag Tourism zone was adopted by the City, however, it was not added to the Allowed Use Table. The Public Hearing for this amendment was held on January 6, 2026, before the Planning Commission. At that time, they recommended approval to the City Council, with the allowed uses as stated in §15.38.060.

Kamas City discovered that the KMC does not have a definition for a dairy in our code and it is not a permitted use in any of the zones. The Planning Commission is recommending that the Definitions Committee add an appropriate definition and that a dairy be an allowed use in the A40 and A5 zones.

DESCRIPTION

The Agricultural Tourism zone must be added to the Allowed Use Table and the permitted uses be specified within the zone. It has been recommended by the Planning Commission that the permitted uses be those designated in §15.38.060 – Parking within §15.38 – Agricultural Tourism, as follows:

- Creamery
- Church
- Community Garden
- Museum
- Nursery
- Petting Farm
- Retail
- Restaurant, café
- Reception Center
- Warehouse Storage: Commercial only

Under our current code a dairy could be considered as “Agricultural” on the Allowed Use Table, §15.30.020, which is permitted in the A-40, A-5, A-1, R-A, R-1, and M-1 zones. The following is the definition of Agriculture in KMC §15.02.010:

“the tilling of soil, raising crops and animals, grazing, horticulture, gardening and other similar uses for private or commercial purposes.”

A dairy could also fall under “Agricultural Industry”, which is permitted in the A-40 and A-5 zones, and is defined as:

“an industry or business involving agricultural products in manufacturing, packaging, treatment, sales, or storage, including but not limited to food packaging or processing plants, and similar uses as determined by the planning commission with a conditional use permit.”

Given the addition of an agricultural tourism zone in the city, it could be beneficial to more fully define in §15.02.010, what a dairy is and exactly which zones it would be permitted in on the Allowed Use Table §15.30.020.

The City Council could add a separate definition for dairy to the KMC or they could choose to let it fall under one of the two existing definitions above.

For your information, a Creamery, Community Garden, and Petting Farm are also not listed on the Allowed Use Table and will need to be added at a future time.

EXAMPLE DAIRY DEFINITIONS

If the City Council decides to add a separate definition for dairy, the following are possible examples:

Jurisdiction	Definition of "Dairy"	Focus	Notes
Laverkin (Town)	A commercial establishment for the manufacture, processing, or packaging and sale of dairy products.	Commercial dairy products facility	<i>Milk production on a farm for wholesale is NOT a dairy under this definition.</i>
Lindon (City)	The production of milk on a farm for wholesale marketing off the premises is classified as a dairy.	Milk production farm	Focus on farm milk production.
Fairfield (Town)	A farming operation for production of milk commercially, inspected by State Dept. of Agriculture, raising offspring of dairy herd; excludes feeding/fattening for slaughter.	Commercial-sized milk production	Emphasis on regulated dairy farm operation.
Price (City)	A facility for the production of milk on a farm for wholesale marketing off the premises.	Milk production farm	Excludes commercial processing/sale facilities.
South Weber (City)	A farming operation for the production of milk in commercial quantity, regularly inspected by State Dept. of Agriculture or cooperating agency.	Commercial milk production	Emphasizes inspection and commercial scale.
Morgan County	A commercial establishment for the manufacture, processing or packaging of dairy products and sale.	Commercial dairy products facility	<i>Milk production on a farm for wholesale is NOT a dairy here.</i>
Salt Lake County	A commercial establishment for the manufacture or processing of dairy products.	Commercial dairy products facility	Standard processing/production facility definition.
Kaysville (City)	A commercial establishment for the manufacture and packaging of dairy products.	Commercial dairy products facility	Focus on product processing and packaging.

It should be noted that many jurisdictions do not have a stand-alone definition for dairy. They often fall into the broader categories of Agriculture, Farming, or Animal Husbandry.

STAFF RECOMMENDATION

Staff recommends that the City Council define the permitted uses for the Agricultural Tourism zone on the Allowed Use Table and decide whether a specific definition for Dairy is necessary and if so, which zones it is permitted in.

CITY COUNCIL OPTIONS

Adopt Ordinance: Adopt an ordinance amending KMC §15.30.020 – Allowed Use Table to add the Agricultural Tourism (AT) zone and specify permitted uses, and amend KMC §15.02.010 – Definitions to add a definition for "Dairy" and designate the zones in which a dairy is a permitted use, as proposed in Exhibit A.

Adopt Ordinance with Modifications: Adopt an ordinance amending KMC §15.30.020 to add the Agricultural Tourism (AT) zone and specify permitted uses, with modifications as directed by the City Council, and either:

- modify the permitted uses in the AT zone, or
- modify the zones in which a dairy is permitted, or
- determine that a separate definition for dairy is not necessary and allow it to remain regulated under existing agricultural definitions.

Continue Item: Continue the item at the next City Council meeting to allow for additional review, or consideration.

Deny Ordinance: Deny the proposed ordinance amending KMC §15.30.020 and KMC §15.02.010.

ATTACHMENTS

- (A) Proposed Code Amendment