

ORDINANCE NO. _____

AN ORDINANCE AMENDING KAMAS MUNICIPAL CODE §15.30.020 - ALLOWED USE TABLE AND KMC §15.02.010 – DEFINITIONS TO ADD THE AGRICULTURAL TOURISM ZONE AND ADDRESS DAIRY USES

WHEREAS, In August 2024, Kamas City adopted the Agricultural Tourism (AT) zoning district to support agricultural-based tourism and related uses; and

WHEREAS, The Agricultural Tourism zone was not incorporated into the Allowed Use Table codified at KMC §15.30.020; and

WHEREAS, The City has identified the need to clarify permitted uses within the Agricultural Tourism zone to ensure consistent administration of the land use code; and

WHEREAS, The Kamas Municipal Code has not explicitly identified the use for “Dairy,” in the Allowed Use Table; and

WHEREAS, The Planning Commission held a duly noticed public hearing on January 6, 2026, and forwarded a recommendation to the City Council regarding permitted uses in the Agricultural Tourism zone and the treatment of dairy uses; and

WHEREAS, The City Council finds that clarifying permitted uses and definitions within Title 15 promotes orderly development, consistency, and the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAMAS CITY, UTAH:

Section 1. Amendment to Allowed Use Table Kamas Municipal Code §15.30.020 - Allowed Use Table is hereby amended to add the Agricultural Tourism (AT) Zone and identify permitted uses within that zone as follows:

Permitted uses within the Agricultural Tourism (AT) Zone shall include:

- Creamery
- Church
- Community Garden
- Museum
- Nursery
- Petting Farm
- Retail
- Restaurant or Café
- Reception Center
- Warehouse Storage (Commercial Only)

as further regulated by KMC §15.38 – Agricultural Tourism.

The Allowed Use Table shall be revised accordingly as shown in Exhibit A, attached hereto and incorporated by this reference.

Section 2. Dairy Use Determination The City Council hereby determines that: "Dairy" is added as a permitted use within the A-40 and A-5 zones, as reflected in the Allowed Use Table.

Section 3. Severability If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date This ordinance shall take effect upon adoption and publication as required by law.

PASSED AND ADOPTED by the Kamas City Council, Kamas, Utah, this ____ day of January, 2026.
KAMAS CITY COUNCIL

KAMAS CITY

Matt McCormick, Mayor

ATTEST:

Kim Peacock, City Recorder

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