

ORDINANCE NO. 2021-06

**AN ORDINANCE TO AMEND SECTION 15.07 RELATED TO AGRICULTURAL
DEVELOPMENT STANDARDS IN THE KAMAS MUNICIPAL CODE**

WHEREAS, Kamas City, pursuant to state law, wants to ensure reasonable development of land in the areas zoned Agricultural 5;

WHEREAS, Kamas City would like to amend the development standards to allow for properties with parcels smaller than 5 acres in the A5 zone to develop 1 lot;

WHEREAS, Kamas City desires to uphold the guidelines in the Kamas City General Plan and the Future Land Use Map by keeping the development consistent with the goals outlined therein;

WHEREAS, the Planning Commission provided public notice of and held a public hearing on the proposed amendments on August 3, 2021; and

WHEREAS, the Planning Commission reviewed the proposed amendments and recommended to the City Council the approval of the proposed changes.

NOW, THEREFORE, be it ordained by the Kamas City Council, Kamas, Utah, as follows:

Section 1. Kamas City Code is hereby amended as set forth in the attached Exhibit A: Amendments to Title 15, Chapter 7 of Kamas Municipal Code.

Section 2. This ordinance shall take effect 20 days after publication, in accordance with state law.

PASSED and ADOPTED by the Kamas City Council on September 14, 2021.

KAMAS CITY

Matt McCormick, Mayor

ATTEST:

Kim Peacock, City Recorder

EXHIBIT A: AMENDMENTS TO TITLE 15, CHAPTER 7 OF KAMAS CITY CODE

15.07.030. - Development standards

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1. *Structure to have access.* All structures shall be on a lot adjacent to a public street or with access to an approved private street, and shall be so located on lots as to provide safe and convenient access for emergency vehicles.

2. *Farm animals.* Livestock, fowl, and other animals (excluding household pets) may, where permitted, be kept, bred and maintained according to the following point system:

a. Animals may total 50 points per one-half acre of ground used solely for their care and keeping.

b. Animals shall be worth the following points each:

i. Chickens, pigeons, pheasants and other similar birds: 2 points

ii. Rabbits, chinchillas and other similar animals: 5 points

iii. Geese, ducks, peafowl, turkey and other similar birds: 10 points

iv. Sheep, goats, llamas, calves, foals and other similar sized animals: 25 points

v. Horses, cattle, and other similar sized animals: 40 points

vi. The keeping of swine will be allowed only to a maximum of five animals.

vii. For the purpose of this point system, an animal and one offspring shall be considered to be one animal until six months after the birth of the offspring.

c. Any building, structure or corral in which livestock is kept must be at least 100 feet from any existing dwelling on a neighboring lot or parcel or 50 feet from side and rear property lines, whichever is greater. This restriction does not include open pasturing on a temporary or seasonal basis.

d. Nothing herein shall be construed as authorizing the keeping of inherently dangerous animals capable of inflicting harm or endangering the health and safety of any person or property.

3. *Public utility stations.* In any zone where residences are allowed, public utility stations shall meet the following requirements:

a. Each station shall be located on a lot not less than 2,000 square feet in area.

b. Each station shall be located on a lot that has adequate access from a street, alley, or easement.

c. Each station shall be provided with a yard on each of the four sides of the building or structures not less than five feet in width, except that for such stations located on lots fronting on a street and abutted by one or more residential lots, the front, side, and rear yards shall be at least ten feet.

d. Fencing will be determined on the approval of the Kamas City Planning Commission.

4. *Existing Parcels of Record.* Existing parcels of record that are zoned A5 and smaller than five acres, may be developed as one (1) lot through the normal subdivision and development process. All restrictions other than minimum lot size shall still apply. In no event shall the base density exceed one (1) unit per five acres.