

ORDINANCE NO. 08-01-2025

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW CERTAIN AGRITOURISM RELATED ACTIVITIES IN MOST ZONES AND TO CREATE CONDITIONS FOR THIS LAND USE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10, Chapter 08, Section 020 to create a definition for "Agritourism", Santaquin City Code Title 10, Chapter 20, Section 070, Title 10, Chapter 20, Section 080, Title 10, Chapter 20, Section 090, Title 10, Chapter 20, Section 100, Title 10, Chapter 20, Section 110, Title 10, Chapter 20, Section 120, Title 10, Chapter 20, Section 130, Title 10, Chapter 20, Section 210, Title 10, and Chapter 20, Section 220 to modify land use tables to allow agriculture related uses, and Santaquin City Code Title 10, Chapter 24 to establish conditions for agritourism; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on June 10, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 08 Section 020 is amended as follows: (underlined text is added, stricken text is deleted)

10.08.020 TERMS DEFINED - LAND USE AND DEVELOPMENT MANAGEMENT CODE

The following terms, as defined, shall apply as such throughout this title:

AGRIBUSINESS: Agriculturally related businesses that supply farm inputs (such as fertilizer or equipment) or are involved in the marketing of farm products (such as warehouses, processors, wholesalers, transporters, and retailers). Agribusiness does not include a farm.

AGRICULTURE: The growing of soil crops in a customary manner in the open or within greenhouses. It shall also include livestock raising activities with the exception of feedlots. Agriculture shall not include retailing of products on the premises.

AGRICULTURE BUILDING: All buildings, other than dwellings, which are incidental to a farming operation including, but not limited to, buildings for the storage of materials, equipment, machinery with associated parts, or the keeping of livestock, other farm animals and necessary feed. This does not include buildings for the processing of crops for consumption as may be associated with an agribusiness.

AGRICULTURE PROTECTION AREA: A geographic area created and granted the specific legal protections under the authority of Utah Code 17-41, agriculture protection area, and this title.

AGRITOURISM: The practice of touring agricultural areas to view and participate in agricultural related activities for recreational, entertainment, or educational purposes. Activities, for visitors to enjoy in a commercial or non-commercial way, shall be secondary to and supportive of the agricultural use of the property without taking away from the distinct farming purpose and character of the area. Such activities may include receptions, photography, markets, u-pick, temporary festivals, temporary hospitality, and farming demonstrations.

Title 10 Chapter 20 Section 070 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.070 R-8 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective of establishing the R-8 Residential Zone is to provide a residential environment within the City which is characterized by smaller lots and somewhat more dense residential development than is characteristic of the R-10 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The uses permitted in this zone shall be single-~~and multiple~~-family dwellings, ~~apartments~~, and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objective and purpose of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-8 Residential Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-8 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
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C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-8
Adult daycare	C
Agriculture in accordance with SCC 10.64	<u>P</u>
Agriculture building	<u>C</u>
Agritourism	<u>C</u>
Assisted living facility - large	C
Assisted living facility - small in accordance with SCC 10.24.060	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Crisis respite	C
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwelling, multiple-unit	N
Dwelling, single-family detached	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-8 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P

Schools	P
Sheltered workshop	C
Social or reception centers	C
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018; Ord. 09-03-2019, 9-17-2019, eff. 9-18-2019)

Title 10 Chapter 20 Section 080 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.080 R-10 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective in establishing the R-10 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by smaller to medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone. The uses permitted in this zone shall be single- and multiple-family dwellings, apartments, and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-10 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-10 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-10
Adult daycare	C
<u>Agriculture in accordance with SCC 10.64</u>	<u>P</u>
<u>Agriculture building</u>	<u>C</u>
<u>Agritourism</u>	<u>C</u>
Assisted living facility - large	C

Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-10 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 090 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.090 R-12 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objectives of establishing the R-12 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-12 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-12 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-12
Adult daycare	C
Agriculture in accordance with SCC 10.64	<u>P</u>
Agriculture building	<u>C</u>
Agritourism	<u>C</u>
Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-12 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P

Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 100 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.100 R-15 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objectives of establishing the R-15 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-15 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-15 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-15
Adult daycare	C
<u>Agriculture in accordance with SCC 10.64</u>	<u>P</u>
<u>Agriculture building</u>	<u>C</u>
<u>Agritourism</u>	<u>C</u>

Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-15 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 110 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.110 R-20 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective of establishing the R-20 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by larger lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions

favorable to family living are also characteristic of this zone. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-20 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-20 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the zone.

Use	R-20
Adult daycare	C
Agriculture in accordance with SCC 10.64	<u>P</u>
Agriculture building	<u>C</u>
Agritourism	<u>C</u>
Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-20 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P

Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 120 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.120 COMMERCIAL ZONES

A. Objectives And Characteristics: Santaquin desires to promote and strengthen the community's quality of life, city's tax base necessary for sustaining essential government services, tourism and general commerce. Residential development does not generally provide enough tax revenue to cover the costs associated with these efforts. City revenue generators usually include job centers, retail and office development, product manufacturing and warehousing, agribusiness and high technology industries. These economic opportunities are necessary for the city's long term financial sustainability and viability. Commercial zones are therefore appropriate to guide business activities to locations which will be advantageous to local residents, general consumers and businesses themselves while accomplishing the goals and policies of the city's general plan.

Commercial zones within Santaquin City should accomplish the following:

1. These zones should be characterized by a harmonious grouping of a variety of stores, specialty shops, office buildings, or other permitted uses to meet the shopping needs of the community and surrounding areas.
2. These zones should facilitate business retention and expansion while attracting businesses compatible with the city identity and which will further the goals and policies of the city's general plan.
3. These zones shall promote new development which is characterized by well landscaped frontages, safe access and egress, proper parking design, coordinated site planning, and building architecture.
4. Emphasis within commercial zones shall be to protect the appearance of the entrances to the city and the overall image and identity of Santaquin as a community prospering in country living.
5. Commercial zones should be located adjacent to major thoroughfares or collector streets which provide ease of access for automobile traffic without passing through residential areas and any impacts to existing neighborhoods should be mitigated by new development.

6. Commercial uses should be widely accessible, clustered near the center of their service areas and developed compatibly with the uses and character of surrounding districts.
7. Commercial areas shall have safe and convenient pedestrian access to and from shopping and service areas. (Ord. 03-04-2014, 3-19-2014, eff. 3-20-2014)

B. Commercial Zones Established: The following commercial zones are established within the city. Parenthetical notations shown for each zone shall mean to represent such zone and all applicable parts where utilized within this code.

1. Interchange Commercial (C-1): This zone is created for application around and near those major transportation routes and nodes which offer visitors, tourists, and residents their first impressions of Santaquin. Additionally, the area would serve to promote and facilitate travel oriented businesses. Businesses within this zone will generally stand alone but some medium size box stores with satellite commercial buildings will be allowed where such is shown to complement the identity of the city and surrounding residential neighborhoods will not be unreasonably disrupted. Special emphasis is to be placed on the properties near the Main Street freeway interchange and along Highway 198.
2. Professional Office (PO): This zone is created for application around and near major and minor transportation nodes, which may function as gateways to the city's residential areas, but be conducive to professional office uses. Buildings and uses within this zone should have limited impacts on adjacent residential uses through appropriate hours of operation, noise buffering, aesthetic considerations, and little intrusion of traffic into residential neighborhoods. (Ord. 03-04-2014, 3-19-2014, eff. 3-20-2014)

C. Permitted Uses: General land uses within commercial zones shall complement the city's general plan for their respective areas. Those uses allowed in the city's commercial zones are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on city development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

Use	C-1	PO
Accessory building	A	A
Agribusiness	<u>P</u>	<u>N</u>
Agriculture in accordance with SCC 10.64	<u>P</u>	<u>P</u>
Agriculture building	<u>P</u>	<u>P</u>
Agritourism	<u>C</u>	<u>C</u>
Adult daycare	C	P
Alcoholic beverage class A license (store; beer only)	P	N

Alcoholic beverage class B license (bars)	N	N
Alcoholic beverage class C license (restaurants/clubs)	P	N
Alcoholic beverage class D license (hotel/conventions)	P	P
Alcoholic beverage class E license (liquor store, etc.)	P	N
Arcade	C	N
Art gallery	P	P
Auto, truck, RV, and equipment sales or rental	P	N
Auto, truck, RV, and equipment storage	N	N
Automotive service and repair, major	C	N
Automotive service and repair, minor	P	N
Automotive service station	P	N
Bakery, commercial	P	N
Brewpub	C	N
Car wash service	C	N
Caretaker facilities associated with a permitted or conditional use	P	P
Commercial, ancillary	P	N
Commercial, convenience store	P	N
Commercial parking lot or garage	N	N
Commercial, repair services	P	N
Commercial, retail sales and services	P	N
Day treatment	N	C
Daycare center	A	P
Drive-in, retail	P	N
Dwelling, multiple-family	N	N
Engraving, publishing, and printing	P	C
Financial, insurance, and real estate offices	P	P
Furniture and appliance stores	P	N
Healthcare facility (large)	P	C
Healthcare facility (small)	P	P
Hotels	P	N
Institutions	N	P
Kennels	N	N
Mortuaries, funeral home	N	P

Motels	P	N
Multiple-unit dwellings as part of a mixed use development	N	N
New and used car sales	P	N
Pawnshops	C	N
Permanent makeup establishment	P	N
Professional offices or financial services	P	P
Public and quasi-public buildings	P	P
Public park, private park or playground	P	P
Public safety buildings including, but not limited to, police, fire, and ambulance stations, and their associated structures	P	P
Recreational activity businesses	P	C
Recreational vehicle (RV) parks	N	N
Religious center	P	P
Research and development and related offices space	N	C
Resident healthcare facility	N	P
Restaurant	P	N
Restaurant with drive-through facilities	P	N
School, commercial (art, music, hair, massage)	P	P
Schools, public or quasi-public	C	P
Seasonal businesses, subject to SCC 10.16.300	P	P
Sexually oriented business	N	N
Social or reception center	C	P
Stone and monument sales	P	P
Storage unit facilities	N	N
Tattoo parlor	N	N
Taxidermy shops	N	N
Telecommunications sites. See SCC 10.16.340 paragraph D		
Temporary businesses, subject to the provisions of SCC 10.16.300	P	P
Theaters	C	N
Tire recapping	N	N
Treatment facility (large)	N	C
Treatment facility (small)	N	P
Veterinarian hospital, small animal	P	P

Wedding chapels	N	P
Wholesale stores	P	N

(Ord. 03-04-2014, 3-19-2014, eff. 3-20-2014; amd. Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 120 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.130 I-1 INDUSTRIAL ZONE

- A. Objectives And Characteristics: The I-1 Industrial Zone has been established for the primary purpose of providing a location where manufacturing, processing, warehousing, and fabrication of goods and materials can be carried on most appropriately and with minimum conflict or deleterious effects upon surrounding properties.

Other objectives in establishing the zone are to promote the economic well-being of the people and to broaden the City's tax base. This zone is characterized by a mixture of industrial, manufacturing, warehousing, and processing establishments with intermittent open land served by streets, power, water, and other utilities and facilities or where such facilities can be readily provided. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the I-1 Industrial Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	I-1
Accessory buildings and parking lots	P
<u>Agribusiness</u>	<u>P</u>
Agriculture, fruit packing, and processing plants in accordance with SCC 10.64	P
<u>Agriculture building</u>	<u>P</u>
<u>Agritourism</u>	<u>C</u>
Caretaker dwellings	P
Commercial, recreation	P
Crisis respite	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the I-1 Zone and in accordance with SCC 10.16.280	P

Manufacturing, compounding, processing, packing, fabrication, and warehousing of goods and materials, except the processing of animal byproducts, livestock feed yards, oil refineries, wallboard manufacturing, and similar establishments which emit offensive fumes, smoke, noise, odor, etc.	P
Public and quasi-public buildings	P
Public safety buildings	P
Recreational vehicle (RV) parks	N
Research and development and related offices space	P
Retail commercial uses when related to the product being manufactured	P
Sheltered workshop	P
Storage unit facilities	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary businesses, subject to the provisions of SCC 10.16.300	P
Treatment facility	C

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 150 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.150 RC RESIDENTIAL COMMERCIAL ZONE

- A. Objectives And Characteristics: The RC zone allows for a mixture of residential and commercial uses as permitted uses. The purpose of the RC zone is to provide for and encourage a mix of compatible land uses which offer opportunities to live, work, and shop. It also is to provide the opportunity for compatible commercial development while preserving residential uses. Goals of this zone include the efficient use of land, reduced reliance on the automobile, and creative opportunities for the economical preservation and adaptive reuse of existing structures. A mixture of residential, office, personal service, and retail shopping opportunities are encouraged within this zone. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

The RC zone is intended to provide a transition between residential and commercial areas. Uses should not conflict with the objectives and characteristics of either the R-8 or C-2 zone, or with the general plan. Bulk standards are intended to maintain a residential scale of development. Development within the RC zone should have good access to collector streets. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: General land uses within the residential commercial zone shall complement the city's general plan for their respective areas. Those uses allowed in the RC zone are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on city development standards and ordinances.
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C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

Use	RC
Accessory apartments	P
Agribusiness	<u>C</u>
Agriculture in accordance with SCC 10.64	<u>P</u>
Agriculture building	<u>P</u>
Agritourism	<u>C</u>
Alcohol dispensing establishment	C
Automotive service and repair	C
Automotive service station	C
Cemeteries	P
Child daycare center	C
Commercial, recreation	P
Commercial, retail sales and service	P
Drive-in retail	P
Dwelling, caretaker	P
Dwelling, single-family	P
Dwellings, multi-family, subject to SCC 10.16.060	P
Engraving, publishing, and printing	P
Furniture and appliance stores	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the RC Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Healthcare facility	C
Home occupations, subject to SCC 10.40	P/C
Hotels and motels	C
Institutions	P

Kennel, as a home occupation under SCC 10.40 and subject to animal licensing requirements in SCC 5	P/C
Kennel, as a stand alone commercial business, subject to animal licensing requirements in title 5 of this Code	P
Large scale developments	C
Mobile home parks	C
Mortuary, funeral home	P
Parking lot	P
Parks	P
Pawnshops	C
Planned unit developments	C
Professional office or financial services	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60 and the Utah Code § 10-9-605	P
Residential facilities for the elderly pursuant to SCC 10.56 and the Utah Code § 10-9-502	P
Schools	P
Seasonal businesses on properties of a commercial use and subject to the provisions of SCC 10.16.300	P
Seasonal businesses on properties of a residential use and subject to the provisions of SCC 10.16.300	C
Stone and monument sales	P
Storage unit facilities	P
Taxidermy shops	P
Telecommunications sites subject to SCC 10.16.340	P/C
Theaters	C
Tire recapping	C
Veterinarian services	P
Wedding chapel	P
Wholesale stores	P

(Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015; amd. Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 210 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.210 AGRICULTURE ZONES

- A. Objectives And Characteristics: Santaquin recognizes agriculture lands and uses as viable and of paramount importance in maintaining the culture and identity of Santaquin. The city objectives in establishing agriculture zones include, but are not limited to, the following:
1. Buffering and protecting agricultural operations and lands from encroachment of urban development.
 2. Permitting uses that enable agricultural operations to function and remain viable in the area but which are incidental thereto and do not change the basic character of the district. These uses may include farm based businesses to supplement farm income, e.g., experiential farming businesses (i.e., bed and breakfast inns, farm themed commercial uses similar to ~~the Red Barn~~, farmers' markets, pick your own fruit markets, etc.).
 3. Limiting those land uses and activities that could conflict with agricultural uses or adversely affect the long term investment in the land and improvements in areas designated for farmland preservation.
 4. ~~New development adjacent to agriculture areas will be more aware~~ Creating public awareness of impacts associated with common agricultural practices and ~~be required requirements that new development to~~ mitigate those impacts to and from the adjacent agriculture operations.
 5. Assuring that farm related housing can be adequately serviced by necessary utilities.
 6. Maintaining as much as possible the agricultural heritage of Santaquin City as further indicated by recognition of Santaquin as the Utah farming heritage district for the state of Utah. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)
- B. Agriculture Zones Established: The following agriculture zones are established within the city:
1. Agriculture Zone (Ag): The agriculture zone is established to highlight those agriculture operations and lands most suitable for agriculture operations within the city while allowing housing and other accessory uses necessary for such operations to remain viable. Development within this zone will be limited and only allowed where the above objectives and characteristics are furthered.
 2. Residential Agriculture Zone (R-Ag): The residential agriculture zone is established to allow limited development within and near agricultural operations which would allow property owners to develop a portion of their property while maintaining a rural and agrarian character in the city through clustering development, preserving open spaces and view corridors, and limiting infrastructure costs. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)
- C. Permitted Uses: General land uses within the agriculture zones shall complement agrarian uses on properties within this zone. All land uses and future development decisions should be based on the goals and policies of the city's general plan land use element.

Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on city development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.

N	The listed use is not a permitted use within the represented area
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Use	Ag	R-Ag
Accessory building	P	P
Accessory building without dwelling structure	P	N
Agribusiness	P	EP
Agriculture in accordance with SCC 10.64	P	P
Agriculture building	P	P
Agriculture building without a dwelling structure	P	P
Agritourism	<u>C</u>	<u>C</u>
Assisted living facility - large	N	C
Assisted living facility - small	N	P
Bed and breakfast homes	C	C
Boarding facility	P	C
Commercial, ancillary	P	C
Dwelling, caretaker	P	P
Dwelling, guest cottage	P	P
Dwelling, single-family detached	P	P
Feedlot	C	N
Gravel, sand, earth extraction, and mass grading	C	N
Home occupations, in accordance with SCC 10.40	P/C	P/C
Institutions	C	C
Outdoor youth program	C	C
Public or quasi-public buildings	C	C
Public park, private park or playground	P	P
Public safety buildings	P	P
Recreational vehicle (RV) parks	N	N
Religious center	P	P
Resident healthcare facility	N	C
Residential facility for persons with a disability	N	P
Residential facility for the elderly	N	P
Residential support facility	P	P
School, public or quasi-public	P	C

Seasonal businesses	P	P
Sexually oriented business	N	N
Sheltered workshop	N	C
Slaughterhouse	N	N
Social or reception center	C	C
Telecommunications sites. See SCC 10.16.340 paragraph D		
Treatment facility - large	N	N
Treatment facility - small	N	C
Veterinary hospital, large animal	P	P
Veterinary hospital, small animal	P	P

(Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008; amd. Ord. 02-01-2010, 2-17-2010, eff. 2-18-2010; Ord. 03-02-2010, 3-17-2010, eff. 3-18-2010; Ord. 07-02-2010, 7-21-2010; Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 220 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.220 R-43 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective of establishing the R-43 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by large lots on which detached single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. This zone is established to help transition between agricultural areas of the City and those areas of higher intensity uses. It is also intended to be used to regulate development densities in areas that are determined to have geologic hazards or constraints or where the City has determined needs for increased open spaces or land preservation. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)
- B. Permitted Uses: Land uses in the R-43 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-43
Accessory building	P
Accessory building without dwelling structure	N

Agribusiness	N
Agriculture <u>in accordance with SCC 10.64</u>	P
<u>Agriculture building</u>	<u>C</u>
<u>Agritourism</u>	<u>C</u>
Assisted living facility - large	N
Assisted living facility - small	P/C
Bed and breakfast homes	N
Boarding facility	N
Dwelling, caretaker	N
Dwelling, guest cottage	N
Dwelling, single-family detached	P
Gravel, sand, earth extraction, and mass grading	N
Home occupations, in accordance with SCC 10.40	P/C
Institutions	N
Public park, private park or playground	P
Public safety buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facility for persons with a disability	P
Residential facility for the elderly	P
Residential support facility	P
School, public or quasi-public	C
Sheltered workshop	C
Social or reception center	N
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facilities	N

(Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 220 is amended as follows: (underlined text is added, stricken text is deleted)

10.24 CONDITIONAL USES

10.24.010 PURPOSE

Uses designated as conditional uses require special consideration from the planning commission. These uses may or may not be appropriate for a specific piece of property. The purpose of this chapter is to allow the planning commission to evaluate the appropriateness of designated conditional uses on a case by case basis. The conditional use permit procedure allows the planning commission to approve, deny, or conditionally approve any request for a conditional use permit. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.020 PERMIT REQUIRED

No person or entity shall operate or conduct a use designated as a conditional use within the applicable zone without first obtaining a conditional use permit from the city. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.030 PROCEDURE FOR APPROVAL

The applicant for a conditional use permit shall submit a completed application form and a site plan with sufficient information to allow the planning commission to make a well informed decision. The applicant shall also pay a fee in an amount established by resolution of the city council with the application. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.040 NOTICE

The applicant for a conditional use permit shall provide written notification to all adjacent property owners as outlined in SCC 10.68.110 paragraph D. (Ord. 11-03-2003, 11-19-2003, eff. 11-20-2003)

10.24.050 PLANNING COMMISSION APPROVAL

The planning commission shall be the final approving authority, subject to SCC 10.24.100, for all applications for conditional use permits. The planning commission shall review the proposed project plan while considering the criteria and factors set forth in this chapter. The application for a conditional use permit shall be approved, approved with conditions, or denied. Because every application is unique and different, planning commission review, and approval or denial, of every conditional use application shall take into consideration only those facts and information pertaining to the application specifically and may not take into consideration information or base decisions upon other similar projects or uses, or denial thereof, within the city. The validity of the permit shall be conditioned upon strict compliance with applicable city ordinances, the approved site plan, and any additional conditions of the planning commission. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.060 CRITERIA AND FACTORS TO BE CONSIDERED

- A. The following general factors shall be weighed and considered when determining whether a conditional use permit application should be approved, approved with conditions, or denied:
1. Harmony of the request with the general objectives of the general plan, development code, subdivision ordinance, any other city ordinances, and the particular zone in which the request is located.
 2. Harmony of the request with existing uses in the neighborhood.
 3. Development, or lack thereof, adjacent to the site.
 4. Whether or not the request may be injurious to present or potential development in the vicinity.
 5. Present and future requirements for transportation, traffic, water, sewer, and other utilities.
 6. Suitability of the specific property for the proposed use.
 7. Economic impact on the neighborhood.
 8. Aesthetic impact on the neighborhood.
 9. Safeguards to prevent noxious or offensive omissions such as noise, glare, dust, pollutants, and odor.
 10. Attempts by the applicant to minimize other adverse effects on people and property in the area.
 11. Impact of the proposed use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.

- B. The following are standards applicable to the specified uses:
1. Adult Daycare Facilities In Residential Zones:
 - a. Number of individuals being cared for within the facility shall not exceed four (4) at one time.
 - b. Proof of compliance with state regulations for such facilities shall be provided with each renewal of the facility's business license.
 2. Assisted Living Facilities In Agriculture And Residential Zones: The following regulations pertain to large assisted living facilities and small type I assisted living facilities. Small type I or type II facilities are permitted in those zones where listed.
 - a. Only if the additional standards below are met and the general review criteria for conditional uses are complied with, may a facility be approved with more than sixteen (16) beds. Additional beds may only be permitted to the extent of compliance with the city's development standards, building codes, fire codes, and public utilities can handle the additional demands placed upon them by a proposed facility.
 - b. Location criteria:
 1. Proposed facilities must be situated along or have direct access to a collector or arterial street, or
 2. The proposed facility site must abut a nonresidential or mixed use zone so that it may act as a buffer between single-family neighborhoods and the impacts associated with greater intensity of uses.
 - c. Facilities proposed under this section must be located at least three-fourths (3/4) of a mile away from any similar facilities.
 - d. Proof of compliance with state regulations for such facilities shall be provided with each renewal of the facility's business license.
 3. Major Home Occupation: Specific standards shall be as provided in the home occupation regulations of this title.
 4. Outdoor Youth Programs:
 - a. Stationary camps shall have at least twenty (20) acres.
 - b. Facilities must annually demonstrate compliance with state licensing laws, rules, and regulations.
 - c. A security plan must be provided and approved by the city's public safety department.
 - d. A list of all clients and employees must be provided to the city public safety department within seven (7) days of their arriving at the site.
 5. Sheltered Workshops:
 - a. The maximum number of patrons or clients allowed at one time at a sheltered workshop within a residential zone is four (4).
 - b. A traffic and circulation plan must be reviewed and approved by the planning commission as part of any conditional use review.
 - c. Parking must be available on site for any patrons or clients of the workshop.
 - d. Any building or accessory building in which the workshop is operating must be inspected by the chief building official for compliance with the applicable building, life, accessibility and safety codes. (Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
 6. Agritourism:
 - a. To help agricultural operations function and remain viable, farm-based businesses may supplement farm income on the site of the farm through Agritourism (i.e. farmers market, U-pick sales, etc.) as proscribed in this sub-section 10.24.060.B.6.
 - b. Agritourism activity does not exempt the property from compliance with all applicable regulations in the Santaquin City Code and elsewhere.

- c. The agricultural site must be on a parcel that is at least 5 acres and the agritourism activities that remove agricultural production from the site cannot consume more than three percent (3%) of the total agricultural site. The measurement of acreage used for agritourism will be determined and calculated by the Planning Commission.
- d. Large warehouses, processors, transporters, etc. for the purpose of preparing the farm produce for wholesale are not considered Agritourism and do not qualify for an agritourism conditional use permit.
- e. Off-street parking must be available on-site for any patrons of the agritourism. Parking must be designated and improved but does not need to be an impervious surface. The property owner must provide adequate parking so that parking is not unreasonably detrimental to adjacent properties.
- f. Any building, accessory building, or structure that accompanies agritourism which is meant to be accessible to the general public must be inspected by the chief building official for compliance with the applicable building, life, accessibility and safety codes.
- g. For the purposes of temporary hospitality accommodations that accompany agritourism business activities, the following conditions must be met and approved by the Planning Commission:
 - 1. The applicant shall submit a plot plan showing the location of temporary hospitality accommodation units (“hospitality units”), parking, required setbacks, and property lines at a scale of not less than one inch to twenty feet (1” : 20’) to the Planning Commission, health department, and fire department.
 - 2. Any agritourism hospitality unit site plans must be reviewed by the city's Development Review Committee to assure compliance with all building, zoning, fire, health, and other applicable ordinances prior to review by the Planning Commission.
 - 3. The number of hospitality units as part of agritourism shall not exceed eight (8) rooms or units.
 - 4. Hospitality accommodation services shall be temporary and shall not allow stays for a duration longer than seven (7) days.
 - 5. Employees shall not be allowed to reside at any of the hospitality units that support agritourism activities. A notarized letter attesting that the employees will not occupy said hospitality units shall be submitted to the Planning Commission and kept on record with the city.
 - 6. Signs shall be limited to one nonlighted sign not larger in area than sixteen (16) square feet.
 - 7. Each hospitality unit that supports agritourism activities must collect and pay all applicable transient room taxes, sales tax, property tax, and all other applicable taxes and obtain a Santaquin City business license.
 - 8. All applicable licenses and inspections are to be done by the appropriate governing agencies and officials, including, but not limited to, any remodeling or construction requiring a Santaquin City building permit, prior to approval of the business license.
 - 9. A Santaquin City business license has been obtained prior to opening.

10.24.070 DURATION

Unless otherwise specified by the planning commission, and subject to the provisions of this chapter relating to the amendment or revocation of a conditional use permit, a conditional use permit shall run with

the land and be valid until such use expressed in the conditional use permit changes. The planning commission may grant a conditional use permit for a limited period of time if it finds that a limited permit is reasonable to protect the health, safety, or welfare of the community. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.080 FEES

Fees shall be established by the city council by resolution, and shall be assessed as a condition of the submission of any conditional use permit application. Conditional use permit and application fees are nonrefundable. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.090 OTHER REQUIREMENTS

An applicant or user of a conditional use permit shall be held to all of the requirements relating to site plan approval, improvement, bonding, maintenance, and completion. The conditional use permit shall not be valid until a bond guaranteeing all required and proposed improvements has been posted. Nothing in this chapter shall be interpreted to waive the bonding, licensing, or permit requirements set forth in other city ordinances. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.100 APPEALS

Any person aggrieved or affected by any decision of the planning commission may petition the city council for review of the planning commission decision. Any person aggrieved or affected by said decision of the city council may appeal the decision to the appeal authority, subject to the provisions of the Utah Code § 10-9-704. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 02-02-2008, 2-6-2008, eff. 2-7-2008)

10.24.110 IMPLEMENTATION

A conditional use permit shall expire and become null and void if the permit has not been implemented by the recipient within one year of the date of approval. The permit shall be considered implemented if the recipient either engages or participates in the conditional use or completes substantial construction on the project for which the permit was granted. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.120 AMENDMENT OR REVOCATION

Any interested party may apply to the city for the amendment or revocation of a conditional use permit. Any person or entity, other than the city, seeking to amend or revoke a conditional use permit, shall pay a fee in an amount established by resolution of the city council. For purposes of this section, "interested party" shall include the following persons or entities:

- A. The owner or lessee of the property for which the conditional use was granted.
- B. The city. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)
- C. Any owner or lessee of property that lies within five hundred feet (500') of the property for which the conditional use permit was granted. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 11-03-2003, 11-19-2003, eff. 11-20-2003)
- D. Any person that can show that the conditional use has a direct impact upon his or her health, safety, or welfare. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.130 PROCEDURE

The procedure for amending or revoking a conditional use permit shall be the same as the original application procedure set forth in this chapter. A conditional use permit may be amended at the request of the holder of the permit upon showing of good cause. A conditional use permit may be amended or revoked at the request of any other interested party if the planning commission finds one or more of the following:

- A. The conditional use permit was obtained by misrepresentation or fraud.
- B. The use for which the permit was granted has ceased or has been suspended for six (6) months.

- C. The holder or user of the permit has failed to comply with any of the conditions placed on the issuance of the permit.
- D. The holder or user of the permit has failed to comply with any city regulation governing the conduct of the use.
- E. The holder or user of the permit has failed to construct or maintain the approved site as shown on the approved site plan.
- F. The operation of the use or the character of the site has been found to be a nuisance of any kind by a court of competent jurisdiction in any civil or criminal proceeding. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.140 REVOCATION

No conditional use permit shall be amended or revoked against the wishes of the applicant for the permit without first giving the applicant an opportunity to appear before the planning commission and show cause as to why the permit should not be amended or revoked. Amendment or revocation of the permit shall not limit the city's ability to initiate or complete other legal proceedings against the holder or user of the permit. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.150 VIOLATION

A violation of any terms of this chapter or any conditions imposed as part of a conditional use permit shall be unlawful, and may be remedied or punished as allowed by law. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors


It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, August 20, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

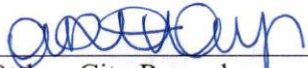
PASSED AND ADOPTED this 19th day of August, 2025.




Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	<u>YES</u>
Councilmember Brian Del Rosario	Voted	<u>YES</u>
Councilmember Lynn Mecham	Voted	<u>YES</u>
Councilmember Jeff Siddoway	Voted	<u>YES</u>
Councilmember Travis Keel	Voted	<u>YES</u>

ATTEST:


Amalie R. Ottley, City Recorder


STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 19th day of August, 2025, entitled:

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW CERTAIN AGRITOURISM RELATED ACTIVITIES IN MOST ZONES AND TO CREATE CONDITIONS FOR THIS LAND USE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 19th day of August, 2025.



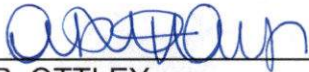

Amalie R. Ottley
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.



AMALIE R. OTTLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this 20 day of Aug 2025, by AMALIE R. OTTLEY.
My Commission Expires: Oct 26, 2028

