

**SUMMIT COUNTY, UTAH**  
**ORDINANCE NO. 989**

**AN ORDINANCE AMENDING THE SNYDERVILLE BASIN  
DEVELOPMENT CODE SECTIONS 10-8 GENERAL PROVISIONS, 10-2-10 USE TABLE AND 10-11-1  
TERMS DEFINED**

**PREAMBLE**

**WHEREAS** Utah Code Annotated (“UCA”) §17-27a-102(b) provides that counties can enact all ordinances that they consider necessary or appropriate to govern, among other things, farm stand uses; and,

**WHEREAS** the goal of Chapter 2 of the Snyderville Basin General Plan is to preserve the Snyderville Basin’s working farms and ranches, remaining unfragmented landscapes; and

**WHEREAS** in furtherance of this goal, §10-1-1 of the Snyderville Basin Development Code provides that The Snyderville Basin General Plan was developed “to ensure that the resort and mountain character of the basin is to be embraced and protected, while suburban development patterns, which erode the unique character of the basin, is discouraged and, to the extent possible, prohibited.” and,

**WHEREAS** The Snyderville Basin Development Code lists farm stand uses as temporary uses, subject to renewal each year.

**WHEREAS** the categorization of these uses creates uncertainty with property owners who are required to renew the temporary use annually; and

**WHEREAS** the proposed regulations would make the use permanent in certain zones, provided the applicant were able to meet the requirements and receive appropriate approvals; and

**WHEREAS** the Snyderville Basin Planning Commission held a public hearing on June 25, 2024; and

**WHEREAS** the Snyderville Basin Planning Commission recommended adoption of the amended sections of the Snyderville Basin Development Code on December 10, 2024; and

**WHEREAS** the Summit County Council held a public hearing on January 29, 2025; and,

**NOW, THEREFORE**, the County Council of the County of Summit, State of Utah, ordains as follows:

**Section 1.** SNYDERVILLE BASIN DEVELOPMENT CODE The Snyderville Basin Development Code is amended as depicted in Exhibit A.

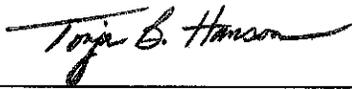
**Section 2.** **Effective Date.** This Ordinance shall take effect immediately after publication.

Enacted this 26<sup>th</sup> day of March, 2025.

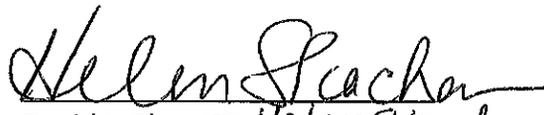
ATTEST:

  
Evelyn Furse  
Summit County Clerk

SUMMIT COUNTY COUNCIL

  
Tonja Hanson, Chair

APPROVED AS TO FORM

  
~~David L. Thomas~~ Helen Stachan  
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:

Councilmember McKenna  
Councilmember Robinson  
Councilmember Hanson  
Councilmember Armstrong  
Councilmember Harte

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AYE



# **Exhibit A. Amendments to the Snyderville Basin Development Code**

**To be added to Chapter 11-1 Definitions**

**Chapter 11: FARM STAND FOR PLANT AND AGRICULTURAL PRODUCT SALES:** A retail facility for year-round sales of local agricultural products grown or raised on the site or other properties, and pre-packaged local goods processed from agricultural production, provided that any offsite products must complement, or support locally raised or grown agricultural products and local goods which shall be more than fifty percent (50%) of the products sold. Alcohol products are not included or allowed.

**To be added to Chapter 10-2-10 Use Table**

**10-2-10: USE TABLE**

| Use   | RR | HS | MR | CC | SC | NC | Additional Information |
|---|----|----|----|----|----|----|------------------------|
| FARM STAND FOR PLANT AND AGRICULTURAL PRODUCT SALES | C  | *  | *  | L  | L  | L  | Chapter 10-8-19        |

**To be added to Chapter 10-8 General Regulations**

**10-8-19: FARM STAND FOR PLANT AND AGRICULTURAL PRODUCT SALES:**

A. Location and Building:

1. When allowed in the Use table, the structure providing Farm Stand for Plant and Agricultural Product Sales shall:
  - i. Be located entirely on private property; and
  - ii. Be located on a Lot that is Adjacent to an Arterial or Collector road as shown on the Summit County Road Classification map; and
  - iii. Be limited to 2,500 sq ft in size; and
  - iv. Comply with parking and access requirements of Chapter 10-4-9; and
  - v. Be on the same or Adjacent to a Lot where farm products are being grown or produced; and
  - vi. Be located on a Lot that is at least one (1) acre in size; and
  - vii. Prepackaged processed food products offered for sale must be from Health Department approved sources and be stored in approved vermin proof structures or containers when the farm stand is closed.

- B. Prior to operation of a Farm Stand for Plant and Agricultural Product Sales and/or prior to authorization of a Summit County Business License, a building permit shall be issued and a certificate of occupancy obtained for the farm stand structure.