

**ATTEST:**  
**AARON R. DAVIDSON**  
Utah County Clerk

By: *Jolynn Clegg*  
Deputy *Jolynn Clegg*



Date of Publication: Once only, as soon as possible

**APPROVED AS TO FORM:**  
**JEFFREY S. GRAY**  
Utah County Attorney

Approved

Disapproved

By: *Adam Beck*  
Deputy *Adam Beck*

- p. Seasonal or holiday events may be permitted in any zone except the RR-5, TR-5, and CE-2 zones.

**8.16.C Issuance of Permit:** The Zoning Administrator shall issue a temporary use permit upon receipt of a properly completed application provided all of the requirements of this section and the zoning district have been met.

- a. The permit may be revoked at any time if the applicant does not meet all of the applicable conditions of this section.

**Part III:**

A copy of the Utah County Land Use Ordinance, as amended herein, is hereby ordered to be filed in the office of the Utah County Clerk.

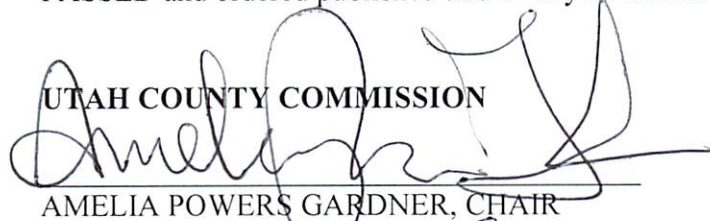
**Part IV:**

If any of the sections, sentences, clauses, or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

**Part V:**

This ordinance shall become effective fifteen (15) days after it is passed and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

PASSED and ordered published this 4<sup>th</sup> day of October 2023.

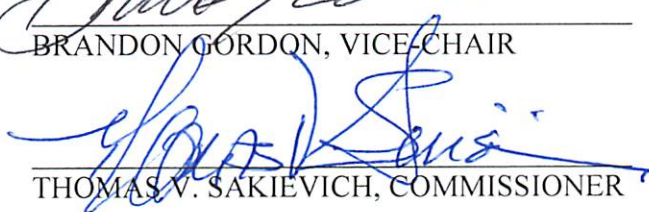
  
 \_\_\_\_\_  
 AMELIA POWERS GARDNER, CHAIR

VOTE

Yea

  
 \_\_\_\_\_  
 BRANDON GORDON, VICE-CHAIR

Yea

  
 \_\_\_\_\_  
 THOMAS V. SAKIEVICH, COMMISSIONER

Yea

- 1) Locations of specific events or activity areas;
  - 2) Designated off-road parking designed to eliminate the need for an individual to cross a state, city, or county road to access the site;
  - 3) Restroom location;
  - 4) Boundary of the entire site area to be utilized;
  - 5) Concession locations (an independent concessionaire must obtain a Utah County Temporary Vendor Permit). All concessions must comply with County Health Department requirements and may require additional permits;
  - 6) Safety or first aid stations; and
  - 7) Any required fire apparatus.
- g. Parking is provided as per the current Utah County Land Use Ordinance.
- h. Hours of operation, meaning time that patrons are on the property, outside lights are on, and/or setup or cleanup activities are being conducted on the property, are limited to:
- 1) Friday – Saturday 10:00 am to 12:00 am.
  - 2) Sunday - Thursday 10:00 am to 10:00 pm.
- i. A dust mitigation plan has been submitted and approved by the zoning administrator.
- j. An adequate number of trash receptacles shall be provided on-site and shall be emptied or removed, when necessary, at the applicant's expense; and the site shall be cleaned and restored to its original condition or better at the conclusion of the event.
- k. No sale of alcoholic beverages or sexually oriented products or materials.
- l. Must conform to adopted Utah County Noise Ordinance.
- m. The application may include a travel trailer, recreational vehicle, or camper, for a security attendant during the approved length of the seasonal or holiday event; otherwise, the site must be secured from the public during the hours it is not in operation.
- n. All structures (including set props or facades) and other facilities associated with the event must be removed entirely from the property upon completion of the event unless such structures receive a building or land use permit for a qualifying use of the underlying zoning designation of the subject property.
- o. A separate temporary use permit must be obtained for each seasonal or holiday event with no more than two events per calendar year and no more than a combined total of 90 days.
- 1) Days shall be counted from the first day of set up to the last day of take down, regardless of the event being open to the public.

## 2.08 Definitions – Land Use

**“Seasonal or Holiday Event”** - events characterized by attractions related to the celebration of a specific season or holiday and which are temporary in nature such as corn mazes, haunted houses, haunted yards, hayrides, winter decorations/displays and other similar gatherings.

**“Seasonal or Holiday Event (Existing)”** – an event which has previously obtained a temporary use permit for a seasonal or holiday event on the same lot or parcel without a gap of more than two years between permits.

### Part II:

Section 8.16.B.6 of the Utah County Land Use Ordinance is hereby amended, including the appropriate re-numbering and re-formatting of applicable subsections, to read as depicted in the following:

**8.16.B.6 Seasonal or Holiday Event:** Upon receipt of a complete application, the Zoning Administrator shall authorize a temporary use permit for a seasonal or holiday event, if the Zoning Administrator finds that all of the following conditions and requirements are met:

- a. A state road or county road access permit has been issued.
- b. Approval from the Utah County Fire Marshal; approval from the Utah County Health Department; approval from the Utah County Building Official; and approval from the Utah County Sheriff; have been obtained.
- c. No portion of the seasonal or holiday event, or its related activities, may be located closer than five hundred (500) feet from any dwelling except:
  - 1) Dwelling(s) located on the same lot or parcel as the seasonal or holiday event, or
  - 2) Dwelling(s) located on an adjacent lot or parcel to the seasonal or holiday event in the same ownership as the lot or parcel of the permitted event, or
  - 3) Dwelling(s) which are built or constructed closer than 500 feet to a seasonal or holiday event (existing).
- d. Sufficient attendants for each event are provided to help and assist patrons.
- e. Adequate lighting for assembly and parking areas, and within the seasonal or holiday event during evening hours, is provided. Such lighting shall be shielded or positioned so as to not shine directly into neighboring properties.
- f. The applicant has submitted a completed Utah County Temporary Use Permit application with a site plan that details and identifies:



ENT 66400=2023 PG 1 of 5  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2023 Oct 9 03:22 PM FEE 0.00 BY AC  
 RECORDED FOR UTAH COUNTY

ORDINANCE NO. 2023- 983

**AN ORDINANCE AMENDING SECTIONS 2.08 (DEFINITIONS) AND 8.16.B.6 (SEASONAL OR HOLIDAY EVENT) OF THE UTAH COUNTY LAND USE ORDINANCE RELATED TO THE REQUIREMENTS ASSOCIATED WITH SEASONAL OR HOLIDAY EVENTS .**

**WHEREAS**, an applicant initiated a review of Sections 2.08 (Definitions) and 8.16.B.6 (Seasonal or Holiday Event) of the Utah County Land Use Ordinance (UCLUO) related to the requirements associated with seasonal or holiday events; and

**WHEREAS**, the Utah County Planning Commission addressed the proposed amendment to the Utah County Land Use Ordinance during the regularly scheduled meeting of the Planning Commission on September 19<sup>th</sup>, 2023, held a public hearing regarding the proposed amendment, and made a recommendation to the Board of County Commissioners regarding the proposed amendment; and

**WHEREAS**, the Board of County Commissioners has received and carefully reviewed the recommendation from the Planning Commission regarding the proposed amendment, and the minutes of the Planning Commission meeting and the public hearing regarding the proposed amendment to the Utah County Land Use Ordinance; and

**WHEREAS**, the Board of County Commissioners has received and carefully reviewed the input, documents, and testimony from the public regarding the proposed amendment to the Utah County Land Use Ordinance; and

**WHEREAS**, the Board of County Commissioners finds the proposed amendment to the Utah County Land Use Ordinance conforms to the Utah County General Plan, and is consistent with the other provisions of the Utah County Land Use Ordinance; and

**WHEREAS**, the Board of County Commissioners finds that the proposed amendment to the Utah County Land Use Ordinance is in the best interest of the health, safety, and welfare of the citizens of Utah County, considering all factors.

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

**Part I:**

Section 2.08 of the Utah County Land Use Ordinance is hereby amended, including the appropriate re-numbering and re-formatting of applicable subsections, to amend or add the following definitions: