

ORDINANCE NO. 04-03

ROLL CALL

VOTING	YES	NO
MAYOR DALE R. BARNEY <i>(votes only in case of tie)</i>		
SHERMAN E. HUFF <i>Councilmember</i>	X	
PAUL M. CHRISTENSEN <i>Councilmember</i>	X	
GLENN A. JAMES <i>Councilmember</i>	X	
ROY L. JOHNS <i>Councilmember</i>	X	
EVERETT KELEPOLO <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Councilmember Christensen

I SECOND the foregoing motion: Councilmember Huff

ORDINANCE 04-03

AN ORDINANCE MAKING VARIOUS AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE

WHEREAS, Spanish Fork City has adopted a Comprehensive Zoning Ordinance; and

WHEREAS, the Comprehensive Zoning Ordinance is intended to preserve property values to allow for compatible uses within similar districts and to protect the health, safety, and welfare of the residents of the City; and

WHEREAS, as technology changes and the City grows, it is necessary to amend the Comprehensive Zoning Ordinance from time to time in order to achieve its purposes and goals; and

WHEREAS, accessory buildings on corner lots with respect to set backs need to be addressed in order to preserve sight triangles and aesthetics; and

WHEREAS, the ability to recycle products has become an important environmental concern and it also represents a potential costs savings with government owned landfills and therefore needs to be addressed with appropriate conditions; and

WHEREAS, the recreational needs of a modern society necessitate the creation of a recreation zone which will allow for additional activities than would be accommodated in neighborhood parks; and

WHEREAS, the Development and Review Committee and Planning Commission have reviewed the issues and various solutions and made their respective recommendations; and

WHEREAS, a pubic hearing was held before the Spanish Fork City Council on the 15th day of April, 2003 whereat public comment was received;

NOW THEREFORE, be is enacted and ordained by the Spanish Fork City Council as follows:

I.

Section 17.28.040(5) of the Spanish Fork City Municipal Code is hereby amended to read as follows:

17.28.040. Accessory Buildings and Uses

A. Accessory Buildings, Satellite Earth Stations:

5. The minimum front set back for detached garages and other accessory buildings shall conform to the minimum front set back for main buildings and shall be set a least six feet from the main structure. Accessory building located on a corner lot shall meet the same front and corner set backs as a main structure.

II.

Section 17.20.110 (C) of the Spanish Fork City Municipal Code is hereby amended by adding conditions 10 and 11 as follows:

17.20.110. I-1 Light Industrial.

C. Uses Subject to Conditional Use Permit (see Chapter 17.12.080)

10. Publically owned and operated recycling centers,
11. Publically owned and operated compost facilities.

III.

Spanish Fork City Municipal Code Section 17.20.140 Recreation Facilities District (RF) is hereby created as follows:

17.20.140. Recreation Facilities (RF)

The purpose of this zoning district is to allow indoor and outdoor recreation activities and facilities in similar activities in certain sections of the City while insuring compatibility with surrounding uses.

A. Permitted Uses.

1. Animal exhibitions and competitions (fairgrounds only).
2. Antique fairs and shows.
3. Art and craft fairs and shows.
4. Auctions.
5. Campgrounds (tent and RV).
6. Circuses (fairgrounds only).
7. Fairgrounds.

8. Fishing and boating.
9. Home, farm, and garden shows (fairgrounds only)
10. Horse and animal shows (fairgrounds only).
11. Jamborees, scouting events, 4H club events, etc.
12. Municipal facilities required for local service.
13. Public events (concerts, picnics, etc).
14. Public parks, recreation events, and facilities.
15. Public golf course.
16. Rodeo (fairgrounds only).
17. Public shooting range (gun club only).
18. Sporting events.
19. Wireless communication facilities on light stanchions on public property (so long as the structure height does not exceed 60 feet and is a monopole).

Because no list of uses can be complete, uses similar in size, scope, type, and impact to those listed above will be reviewed and allowed by the City Planner. Appeals can be made to the City Council.

B. Uses subject to conditional use permit.(see Chapter 17.12.080).

- 1- Wireless communication facilities over 60 feet in height to a maximum of 120 feet must be located on a parcel over five acres in size.

C. Prohibited uses.

Uses not identified as permitted on allowed with conditions, are prohibited.

D. Accessory buildings and uses (see Chapter 17.28.040).

E. Development standards.

1. The maximum height of any building or structures shall be limited to 35 feet. Height waivers to a maximum of 45 feet may be granted by the City Council.

2. The minimum site area shall be 5 acres, except those parcels existing at the time of adoption of this ordinance.

3. Set backs shall be as follows for all main buildings:

A. Front yard 25 feet;

B. Corner side yard 20 feet;

C. Interior side yard 10 feet;

D. Rear yard 25 feet.

F. Design Review (see Chapter 17.12.050)

G. Landscaping Buffering Walls (see Chapter 17.28.030)

H. Signs

All signs shall conform to the general commercial standards (see Chapter 17.28.010)

I. Parking (see chapter 17.28.020).

IV.

This Ordinance shall become effective 20 days after passage and publication.

DATED this 15th of April, 2003.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK,
UTAH, this 15th day of April, 2003.


DALE R. BARNEY, Mayor

ATTEST:


KENT R. CLARK, City Recorder

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