

## ORDINANCE NO. 15-03

### 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 Huff

I SECOND the foregoing motion: Councilmember James

### ORDINANCE 15-03

#### AN ORDINANCE MAKING VARIOUS AMENDMENTS TO THE PERMITTED USES IN THE I-1 LIGHT INDUSTRIAL ZONE

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, to achieve these goals, the comprehensive zoning ordinance divides the city into zones, setting forth the permitted and prohibited uses in each zone; and

WHEREAS, as the City grows and develops, the permitted and prohibited uses need to be reviewed and, where appropriate to achieve the goals and purposes of the comprehensive zoning

ordinance, changed; and

WHEREAS, certain changes in the I-1, light industrial and I-2, medium industrial zones are necessary achieve the goals and to protect the health, safety, and welfare of the residents of the city; 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 16<sup>th</sup> day of Decemberl, 2003 whereat public comment was received;

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

I.

Sections 17.20.110 and 120 of the Spanish Fork Municipal Code are hereby amended to read as follows:

**17.20.110. I-1 Light Industrial.**

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

**A. Permitted Uses:**

1. Manufacturing and assembly of finished products except animal and marine fats and oils, ammunition, and those uses listed as conditional uses in the I-2 District.
2. Wholesale trade businesses except explosives or automobile wrecking or salvage yards.
3. Lumber and building material yards.
4. Contractor warehouse and storage yards.
5. Trucking and warehousing.
6. Research, development, and testing services.
7. Automotive service, paint and body work, other consumer goods repair.
8. Self-storage warehouses and/or recreational vehicle storage.
9. Trade or business schools.
10. Office supply, copying, printing businesses.
11. Offices.
12. Restaurants.
13. Financial institutions.
14. Retail businesses.

15. Telecommunication towers not taller than sixty (60) feet.
16. Agriculture, including the production of food and fiber crops, and tree farms; grazing and animal husbandry of livestock.
17. Municipal facilities required for local service.
18. All permitted uses in the C-2 district except nursing or retirement homes and supervisory care facilities.

- B. [No Changes]
- C. [No Changes]
- D. [No Changes]
- E. [No Changes]
- F. [No Changes]
- G. [No Changes]
- H. [No Changes]
- I. [No Changes]

**17.20.120. I-2 Medium Industrial.**

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit moderate amounts of air, water, or noise pollution may be considered as conditional uses. Residential uses are not allowed.

**A. Permitted Uses:**

1. Manufacturing and assembly of finished products except animal and marine fats and oils, ammunition, and those manufacturing uses listed as conditional uses.
2. Wholesale trade businesses except explosives or automobile wrecking or salvage yards.
3. Lumber and building material yards.
4. Contractor warehouse and storage yards.
5. Trucking and warehousing.
6. Research, development, and testing services.
7. Automotive service, paint and body work, other consumer goods repair.
8. Municipal facilities required for local service.
9. Trade or business schools.
10. Office supply, copying, printing businesses.
11. Offices.
12. Restaurants.
13. Financial institutions.
14. Retail businesses
15. Telecommunication towers not taller than sixty (60) feet.-

B. [No Changes]

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

1. Manufacture of concrete products.
2. Outdoor commercial recreation facilities.
3. Drive-in theaters.
4. Commercial kennels, animal shelters, and veterinary hospitals with outdoor boarding or exercise facilities.
5. Telecommunication towers taller than sixty (60) feet.
6. Self-storage warehouses and/or recreational vehicle storage.

D. [No Changes]

E. [No Changes]

- F. [No Changes]
- G. [No Changes]
- H. [No Changes]
- I. [No Changes]

II.

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

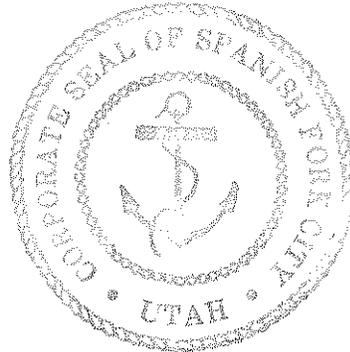
DATED this 16th of December, 2003.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF  
SPANISH FORK, UTAH, this 16th day of December, 2003.

  
\_\_\_\_\_  
DALE R. BARNEY, Mayor

ATTEST:

  
\_\_\_\_\_  
KENT R. CLARK, City Recorder



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# Proof of Publication

I **Steve Hardman** being first duly sworn according to law, disposes and says that he is the General Manager of **THE SPANISH FORK PRESS**, a weekly newspaper printed and published at Spanish Fork, Utah County, Utah and of general circulation therein; that the Notice, a copy of which is hereto attached, was printed and published in said paper

## ORDINANCE 15-03 AN ORDINANCE MAKING VARIOUS AMENDMENTS TO THE PERMITTED USES IN THE I-1 LIGHT INDUSTRIAL ZONE

NOW THEREFORE, be is enacted and ordained by the Spanish Fork City Council as follows: Sections 17.20.110 and 120 of the Spanish Fork Municipal Code are hereby amended to read as follows: 17.20.110. I-1 Light Industrial.

### A. Permitted Uses:

1. Manufacturing and assembly of finished products except animal and marine fats and oils, ammunition, and those uses listed as conditional uses in the I-2 District.

2. Wholesale trade businesses except explosives or automobile wrecking or salvage yards.

3. Lumber and building material yards.

4. Contractor warehouse and storage yards.

5. Trucking and warehousing.

6. Research, development, and testing services.

7. Automotive service, paint and body work, other consumer goods repair.

8. Self-storage warehouses and/or recreational vehicle storage.

9. Trade or business schools.

10. Office supply, copying, printing businesses.

11. Offices.

12. Restaurants.

13. Financial institutions.

14. Retail businesses.

15. Telecommunication towers not taller than sixty (60) feet.

16. Agriculture, including the production of food and fiber crops, and tree farms; grazing and animal husbandry of livestock.

17. Municipal facilities required for local service.

18. All permitted uses in the C-2 district except nursing or retirement homes and supervisory care facilities.

17.20.120. I-2 Medium Industrial.

### A. Permitted Uses:

1. Manufacturing and assembly of finished products except animal and marine fats and oils, ammunition, and those manufacturing uses listed as conditional uses.

2. Wholesale trade businesses except explosives or automobile wrecking or salvage yards.

3. Lumber and building material yards.

4. Contractor warehouse and storage yards.

5. Trucking and warehousing.

6. Research, development, and testing services.

7. Automotive service, paint and body work, other consumer goods repair.

8. Municipal facilities required for local

service.

9. Trade or business schools.

10. Office supply, copying, printing businesses.

11. Offices.

12. Restaurants.

13. Financial institutions.

14. Retail businesses.

15. Telecommunication towers not taller than sixty (60) feet.

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

1. Manufacture of concrete products.

2. Outdoor commercial recreation facilities.

3. Drive-in theaters.

4. Commercial kennels, animal shelters, and veterinary hospitals with outdoor boarding or exercise facilities.

5. Telecommunication towers taller than sixty (60) feet.

6. Self-storage warehouses and/or recreational vehicle storage.

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

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 16th day of December, 2003. A complete copy of the attachment is available for inspection at the Spanish Fork City Office, 40 South Main, Spanish Fork.

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for consecutive 1 weeks,

the first publication on the 8 day

of January 2004

And the last on the 8 day

of January 2004

Steve Hardman



ay of January 2003/

Debbie L. Chandler  
Notary Public