

ORDINANCE NO. 22-07

ROLL CALL

VOTING	YES	NO
MAYOR JOE L THOMAS <i>(votes only in case of tie)</i>	absent	
G. WAYNE ANDERSEN <i>Councilmember</i>	X	
SETH V. SORENSEN <i>Councilmember</i>	X	
MATHEW D. BARBER <i>Mayor Pro Tem</i>		
STEVE LEIFSON <i>Councilmember</i>	X	
CHRIS WADSWORTH <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Steve Leifson

I SECOND the foregoing motion: Chris Wadsworth

ORDINANCE 22-07

AN ORDINANCE AMENDING TITLE 15 CONCERNING SETBACKS IN THE I-2 INDUSTRIAL ZONE

WHEREAS, Spanish Fork City has adopted a land use ordinance which includes zoning and zoning regulations; and

WHEREAS, the planning department has recommended that setbacks in the I-2 Industrial Zone be allowed to be modified, based upon uses and adjacent uses, in order to make more efficient use of property; and

WHEREAS, a public hearing was held before the Spanish Fork Planning Commission on Wednesday, the 7th day of November, 2007, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 20th day of November, 2007, where additional public comment was received; and

WHEREAS, in order to protect the health, safety, and welfare of the residents of the City amending the setback regulations in the I-2 Industrial Zone is necessary;

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

I.

Spanish Fork Municipal Code §15.3.16.130(E), is hereby amended by adding subsection (1) as follows:

E. Development Standards (see Table 2):

1. The setback for self storage units may be reduced to as little as ten (10) feet, at the discretion of the Planning Commission, based on the creation of an adequate buffer between the self storage units and the adjacent property. The adequate buffer shall include landscaping, architectural upgrades, and any other measures deemed necessary by the Commission.

II.

Spanish Fork Municipal Code Title 15, Part 3, Table 2 is hereby amended by adding footnote 3 as follows:

TABLE 2 - Commercial and Industrial Development Standards							
District	Minimum District Size	Minimum Setback¹				Max. Building Height	
		Front	Rear	Side	Corner	Principal Bldg	Accessory Bldg
C-O	N/A	25'	0-25'	0-10'	15'	30'	15'
C-D	N/A	0' (10' max)	0-25'	0'	0' (10' max)	48'	15'
C-1	1 acre (5 acres max)	25'	0-25'	0-20'	15'	30'	15'
C-2	N/A	25'	0-25'	0-20'	15'	30-48'²	15'-25'²
S-C	5 acres	25'	0-25'	0-20'	15'	30-48'²	15'
B-P	10 acres	25'	0-25'	0-25'	15'	30'	15'
I-1	10 acres	25'	0-25'	0-25'	15'	None	None
I-2	20 acres	50'	50'	50'	50'	None	None

1- Where range is indicated, side or rear setbacks are when the adjacent parcel is a residential use or district.

2- Lower heights shown are for buildings and structures within 50 feet of a residential district or use.

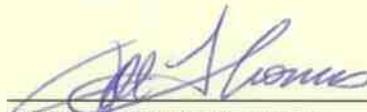
Note: There are no minimum lot size, width, or lot frontage requirements. However, any new building or development must have permanent access on a paved road or driveway with a minimum width of 24 feet, with proper base material. Other improvements, such as curb and gutter, sidewalk, and additional pavement width or thickness may be required depending upon the nature of the business. (Ord. No. 07-04, Amended Industrial Zones Height Restriction, 05/04/2004)

3- The setback for self storage units in the I-2 Industrial Zone may be reduced by the Planning Commission as noted in §15.3.16.130(E)(1).

III.

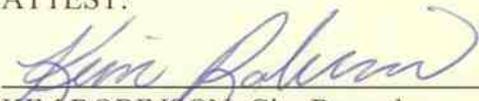
This ordinance shall become effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 20th day of November, 2007.



JOE L. THOMAS, Mayor

ATTEST:



KIM ROBINSON, City Recorder

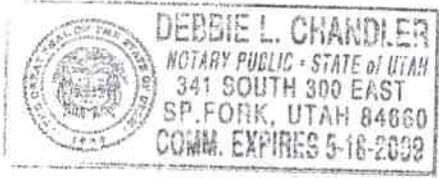


Proof of Publication

THE SPANISH FORK PRESS, a weekly newspaper printed and published at PROVO, 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

for consecutive 1 weeks,
the first publication on the 30th day
of October 2008
And the last on the 30th day
of October 2008
Debbie L. Chandler

Spanish Fork ordinance 22-07 ORDINANCE 22-07, The Spanish Fork City Council has adopted an ordinance amending	Title 15 concerning setbacks in the I-2 Industrial Zone. A complete copy of this ordinance is available at the Spanish Fork City	Office, 40 South Main, Spanish Fork. Published in the Spanish Fork Press October 30, 2008 UPAXLP
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Subscribed and sworn to before me this 30th day of October 2008

Debbie L. Chandler
Notary Public