

ORDINANCE No. 10-14

ROLL CALL

VOTING	YES	NO
STEVE LEIFSON <i>Mayor (votes only in case of tie)</i>		
ROD DART <i>Council member</i>	X	
RICHARD M. DAVIS <i>Council member</i>	X	
BRANDON B. GORDON <i>Council member</i>	X	
MIKE MENDENHALL <i>Council member</i>	X	
KEIR A. SCUBES <i>Council member</i>	X	

I MOVE this ordinance be adopted: Council member Dart

I SECOND the foregoing motion: Council member Mendenhall

ORDINANCE No. 10-14

AN ORDINANCE MAKING VARIOUS AMENDMENTS TO THE LANDSCAPE REQUIREMENTS OF SPANISH FORK CITY

WHEREAS, Spanish Fork City has enacted a land use ordinance to regulate the development of land within the City, establish zoning to protect property values, and establish administrative rules concerning land use; and

WHEREAS, the land use ordinance contains a section on multi-family, professional office and non-residential, commercial, and industrial landscaping requirements; and

WHEREAS, requests have been made to modify the landscape requirements to allow more visibility for businesses without reducing the number of trees and shrubs; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 14th day of May, 2014, whereat public comment was received; and

WHEREAS, the Planning Commission has recommended adoption of the modifications, as shown below; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 20th day of May, 2014, whereat additional public comment was received;

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

I.

Spanish Fork Municipal Code §15.4.16.130(B), (C), (D), and (E), Landscaping, Buffering, Walls and Fences is hereby amended as follows:

15.1.04.020 Landscaping, Buffering, Walls, and Fences

B. Multi-family residential uses:

1. Minimum of thirty-five (35) percent on-site landscaping as a percentage of total site area.
2. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every ten (10) parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include parking lot trees, as identified on the City's approved list of Parking Lot Trees, with a maximum spacing of thirty (30) feet.
3. Minimum of fifteen (15) foot wide planter area adjacent to all public streets, which shall include trees with a maximum spacing of thirty (30) feet. The planter area may be partially or completely within the street right-of-way area. The specific trees used shall be selected from the City's approved Street Tree list. On streets included in the Street Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Street trees must be planted within thirty (30) feet of the public street curb; wherever possible, fifty (50) percent of the required street trees must be planted in the parkstrip.
4. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, where any multi-family use abuts a single-family residential use or district. The planter area shall include trees with a maximum spacing of thirty (30) feet.
 - a. The DRC may waive or modify this requirement, if it is determined that this requirement does not further the intent of this ordinance.
5. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal three (3) trees and twenty (20) shrubs.
6. Trees planted in close proximity to electric power lines may be subject to height limitations that will be imposed as part of the development review process.

C. Professional Office and Non-residential or Non-commercial Uses:

1. Minimum of thirty (30) percent on-site landscaping as a percentage of total site area.

2. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every ten (10) parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include parking lot trees, as identified on the City's approved list of Parking Lot Trees, with a maximum spacing of thirty (30) feet.
3. Minimum of fifteen (15) foot wide planter area adjacent to all public streets, which shall include trees with a maximum spacing of thirty (30) feet. The planter area may be partially or completely within the street right-of-way area. The specific trees used shall be selected from the City's approved Street Tree list. On streets included in the Street Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Street trees must be planted within thirty (30) feet of the public street curb; wherever possible, fifty (50) percent of the required street trees must be planted in the parkstrip.
4. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of thirty (30) feet.
 - a. The DRC may waive or modify this requirement, if it is determined that this requirement does not further the intent of this ordinance.
5. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal three (3) trees and twenty (20) shrubs.
6. Trees planted in close proximity to electric power lines may be subject to height limitations that will be imposed as part of the development review process.

D. Commercial Uses:

1. Minimum of fifteen (15) percent on-site landscaping as a percentage of total site area.
2. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every ten (10) parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include parking lot trees, as identified on the City's approved list of Parking Lot Trees, with a maximum spacing of thirty (30) feet.
3. Minimum of fifteen (15) foot wide planter area adjacent to all public streets, which shall include one street tree for each thirty (30) feet of frontage along all public streets. The specific trees used shall be selected from the City's approved Street Tree list. On streets included in the Street Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Street trees must be planted within thirty (30) feet of the public street curb; wherever possible, fifty (50) percent of the required street trees must be planted in the parkstrip.
4. Minimum of ten (10) foot wide planter area and six (6) foot high decorative masonry wall, where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of thirty (30) feet.

- a. The DRC may waive or modify this requirement, if it is determined that this requirement does not further the intent of this ordinance.
 5. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal three (3) trees and twenty (20) shrubs.
 6. Trees planted in close proximity to electric power lines may be subject to height limitations that will be imposed as part of the development review process.
- E. Industrial Uses:
1. Minimum of ten (10) percent on-site landscaping as a percentage of total site area.
 2. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every ten (10) parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include parking lot trees, as identified on the City's approved list of Parking Lot Trees, with a maximum spacing of thirty (30) feet. The planter area may be partially or completely within the street right-of-way area.
 3. Minimum of fifteen (15) foot wide planter area adjacent to all public streets, which shall include trees with a maximum spacing of thirty (30) feet. The specific trees used shall be selected from the City's approved Street Tree list. On streets included in the Street Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Street trees must be planted within thirty (30) feet of the public street curb; wherever possible, fifty (50) percent of the required street trees must be planted in the parkstrip.
 4. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of thirty (30) feet.
 - a. The DRC may waive or modify this requirement, if it is determined that this requirement does not further the intent of this ordinance.
 5. All other landscaped areas shall include at least one (1) non-ornamental tree and ten (10) shrubs for each 1,000 square feet of landscaped areas. Natural vegetation may be included if materials are appropriate for the setting and location. The total number of required trees and shrubs for each 1,000 square feet of required landscaping shall equal one (1) non-ornamental tree and ten (10) shrubs.
 6. Trees planted in close proximity to electric power lines may be subject to height limitations that will be imposed as part of the development review process.

II.

The following charts are added to Title 15 of the Spanish Fork Municipal Code to implement the tree lists for public street frontage and parking lots:

Spanish Fork City Tree List for Public Street Frontage

May 7, 2014

Common Name/Alternate Name		Botanical Name
Beech	European	Fagus sylvatica
Catalpa	Northern	Catalpa speciosa
Elm	Chinese	Ulmus parvifolia
Elm	Frontier	Ulmus 'Frontier'
Ginkgo		Ginkgo biloba
Hackberry	common	Celtis occidentalis
Horsechestnut	common	Aescules hippocastanum
Linden	American	Tilia americana
Linden	Silver	Tilia tomentosa
Oak	Bur	Quercus macrocarpa
Oak	English columnar	Quercus robur 'Fastigiata'
Oak	Swamp White	Quercus bicolor
Sycamore	London Planetree	Platanus x acerfolia
Zelkova	Japanese	Zelkova serrata 'Green Vase'
Zelkova	Japanese	Zelkova serrata 'Village Green'
Zelkova	Japanese	Zelkova serrata 'Musashino'

Spanish Fork City Tree List for Parking Lots

May 7, 2014

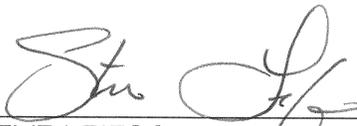
Common Name/Alternate Name		Botanical Name
Beech	European	Fagus sylvatica
Buckeye	Ohio	Aesculeus glabra
Catalpa	Northern	Catalpa speciosa
Catalpa	umbrella	Catalpa bignonioides 'Nana'
Crabapple	Malas	Malus x 'Spring Snow'
Elm	Chinese	Ulmus parvifolia
Elm	Frontier	Ulmus 'Frontier'
Fringetree		Chionanthus virginicus
Ginkgo		Ginkgo biloba
Goldenchain	Waterer Laburnum	Laburnum x watereri
Goldenraintree		Koelreuteria paniculata
Hackberry	common	Celtis occidentalis
Hawthorn	Cockspur	Crataegus crus-galli
Hawthorn	English	Crataegus laevigata
Hawthorn	Lavalle	Crataegus x lavallei
Hawthorn	Washington	Crataegus phaenopyrum
Honeylocust		Gleditsia triacanthos var. inermis 'Shademaster'
Honeylocust		Gleditsia triacanthos var. inermis 'Imperial'

Honeylocust		Gleditsia triacanthos var. inermis 'Skyline'
Coffee Tree	Kentucky Coffee Tree	Gymnocladus dioicus
Linden	Silver	Tilia tomentosa
Oak	Bur	Quercus macrocarpa
Oak	English columnar	Quercus robur 'Fastigiata'
Oak	Swamp White	Quercus bicolor
Pear	Flowering Aristocrat	Pyrus calleryana 'Chanticleer'
Redbud	Eastern	
Serviceberry	Shadblow	Amelanchier canadensis
Smoketree	common	Cotinus coggyria
Sweetgum	American	Liquidambar styraciflua
Sycamore	London Planetree	Platanus x acerfolia
Tuliptree		Liriodendron tulipifera
Yellow Wood		Cladrastis kentukea (lutea)
Zelkova	Japanese	Zelkova serrata 'Green Vase'
Zelkova	Japanese	Zelkova serrata 'Village Green'
Zelkova	Japanese	Zelkova serrata 'Musashino'

III.

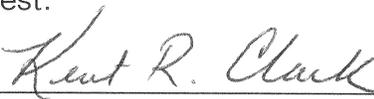
This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 20th day of May, 2014.



 STEVE LEIFSON, Mayor

Attest:



 Kent R. Clark, City Recorder

