

ORDINANCE No. 13-14

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: Councilman Davis
I SECOND the foregoing motion: Councilman Scoubes

ORDINANCE No. 13-14

AN ORDINANCE MAKING VARIOUS AMENDMENTS TO THE LAND USE ORDINANCE 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, amendments to the land use ordinance need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices; and

WHEREAS, there have been various requests by residents and recommendations by staff to amend portions of the land use ordinance, which have been reviewed by the DRC and the Planning Commission; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 6th day of August, 2014, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 19th day of August, 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 §15.1.04.020, Definitions, is hereby amended by adding definitions as follows:

15.1.04.020 Definitions

Solid Waste Transfer Facility: a publicly owned facility for the drop off and temporary holding of refuse, green waste, compost, recyclables, and similar materials.

II.

Spanish Fork Municipal Code §15.3.16.160, Public Facilities, is hereby amended by adding Solid Waste Transfer Facilities as follows:

15.3.16.160 Public Facilities (P-F)

A. Permitted Uses

1 – 27 [unchanged]

28. Solid waste transfer facilities, provided all operating aspects of the facility are fully enclosed within a building and the grounds are completely fenced.

III.

Table 1 - Residential Development Standards found in Title 15, Part 3, Chapter 16 is hereby amended as follows:

TABLE 1 - Residential Development Standards

District	Base Density	Minimum Lot Area	Minimum Width	Minimum Depth	Minimum Setback				Max. Building Height ⁵	
					Front ⁶	Rear ⁷	Side	Corner	Principal Bldg	Accessory Bldg ¹
A-E	N/A	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	N/A	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.4 units per acre	80,000 sf	180'	200'	40'	80'	20'	30'	35'	20'
R-1-60	.54 units per acre	60,000 sf	160'	200'	40'	60'	20'	30'	35'	20'
R-1-40	.81 units per acre	40,000 sf	140'	200'	30'	40'	20'	30'	35'	20'
R-1-30	1.07 units per acre	30,000 sf	130'	150'	40'	40'	15'	25'	35'	20'
R-1-20	1.61 units per acre	20,000 sf	125'	150'	30'	30'	15'	25'	35'	15'
R-1-15	2.15 units per acre	15,000 sf	100'	125'	20-25 ²	25'	10'	15-25 ⁴	35'	15'
R-1-12	2.69 units per acre	12,000 sf	100'	100'	20-25 ²	25'	10'	15-25 ⁴	35'	15'
R-1-9	3.58 units per acre	9,000 sf	85'	90'	20-25 ²	25'	10'	15-25 ⁴	35'	15'
R-1-8	4.03 units per acre	8,000 sf	75'	90'	20-25 ²	25'	10'	15-25 ⁴	35'	15'
R-1-6	5.37 units per acre	6,000 sf	50'	90'	20-25 ²	25'	5-10 ³	15-25 ⁴	35'	15'
R-3	5.37 units per acre	6,000 sf	50'	90'	20-25 ²	25'	5-10 ³	15-25 ⁴	35'	15'
R-O	N/A	6,000 sf	50'	90'	20-25 ²	25'	5-10 ³	15-25 ⁴	35'	15'

1 - Refer to 15.3.24.090(A) for accessory buildings

2 - 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.

3 - 5 feet on one side, 10 feet on the other for single family dwellings; 10 feet for non-residential uses;

4 - 15 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of the side entry garage.

5 - Flagpoles are limited to the height of principal buildings in residential zones

6 - Maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive. Greater distances may be allowed if a fire hydrant is installed within 250 feet of the principal building.

7 - On corner lots, the setback is reduced by 5 feet

IV.

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

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 19th day of August, 2014.

Steve Leifson
 STEVE LEIFSON, Mayor

Attest:

Kent R. Clark
 Kent R. Clark, City Recorder

