

## ORDINANCE No. 02-15

### 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 Mendenhall

I SECOND the foregoing motion: Council member Gordon

## ORDINANCE No. 02-15

### AN ORDINANCE MAKING AMENDMENTS TO THE INFILL OVERLAY ZONE AND OUTDOOR STORAGE REQUIREMENTS

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, the infill overlay zone is an effective land use tool, but needs to be expanded to meet the needs of the city and the intent of the ordinance to accommodate development parcels which are difficult to develop for various reasons; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 7th day of January, 2015, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 20th day of January, 2015, 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**

Flag Pole: A staff or pole that is no greater than twenty-four (24) inches in diameter that exists for the primary purpose of displaying a flag.

II.

Spanish Fork Municipal Code §15.3.16.035(A), Infill Overlay Zone, is hereby amended by adding a subparagraph (6), as follows:

**15.3.16.035 Infill Overlay Zone (I-F)**

A. Permitted Uses:

1. Single family dwellings.
2. Twin homes (R-3 zone only).
3. Duplexes (R-3 zone only).
4. Triplexes (R-3 zone only).
5. Fourplexes (R-3 zone only).
6. Townhomes, up to six (6) units per building (R-3 zone only and where the development is at least 2.5 acres in size).

III.

Spanish Fork Municipal Code §15.3.24.090(I), Outdoor Storage, is hereby amended as follows:

**15.3.24.090 Supplementary Regulations**

- I. Outdoor Storage Areas. The following conditions must be met:
  1. The storage area must be paved with asphalt or concrete or be covered with gravel. In situations where gravel is utilized, no less than four inches of: inch untreated base course shall be installed. Additional improvements may be required by the City

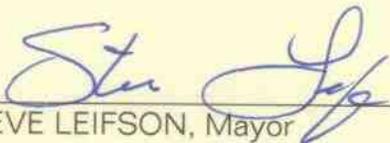
Engineer in accordance with the findings of a site-specific geotechnical report. Where a paving material other than asphalt or concrete is utilized, a drive apron shall be installed at all points of vehicular access. The drive apron shall be twenty-six feet wide and no less than sixty (60) feet long.

2. The outdoor storage area must be screened from surrounding properties with a six-foot tall masonry wall, except where the adjoining property is a railroad right-of-way, Interstate 15 or SR-6 adjacent to industrial zones. Where the outdoor storage area abuts a public street, a ten-foot wide landscaped planter shall be installed between the masonry wall and the sidewalk or right-of-way. Landscaping shall be installed and maintained in accordance to the requirements found in 15.4.16.130.
3. Lighting shall be provided in outdoor storage areas. A photometric lighting plan shall be submitted with the Site Plan application. The lighting plan shall demonstrate the capacity of the proposed lighting to uniformly illuminate the storage area without creating undue spillover onto surrounding properties.
4. Material kept in an outdoor storage area cannot be stacked or piled to a height that exceeds twelve feet.

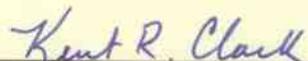
#### IV.

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

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 20th day of January, 2015.

  
\_\_\_\_\_  
STEVE LEIFSON, Mayor

Attest:

  
\_\_\_\_\_  
Kent R. Clark, City Recorder

