

**CITY OF BLUFFDALE, UTAH**

**Ordinance No. 2010-2**

**AN ORDINANCE AMENDING SECTIONS 12.4 AND 12.6.11 OF THE BLUFFDALE CITY LAND USE ORDINANCE RELATING TO HEIGHT, SETBACK, CONDITIONAL USE AND PARKING PROVISIONS OF THE SAND AND GRAVEL (SG-1) ZONE.**

**WHEREAS** the B&B Resources (“Applicant”) has initiated an amendment of Title 12 of the Bluffdale City Code, the Bluffdale City Land Use Ordinance, pertaining to height, setback, conditional uses, and parking provisions of the Sand and Gravel (SG-1) Zone; and

**WHEREAS** the Planning Commission held a public hearing, has reviewed the application, and has made a recommendation to the City Council concerning the proposed amendment to Title 12, the Bluffdale City Land Use Ordinance, and the City Council has found the proposed amendment to be consistent with the City’s general plan; and

**WHEREAS** the proposed text amendment set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held and public notice given in accordance with Utah law and local ordinance to obtain public input regarding the proposed amendment to the Land Use Ordinance;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE AS FOLLOWS:**

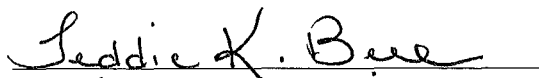
**Section 1. Amendment of Chapters 12.4 and 12.6.11 of the Bluffdale City Land Use Ordinance.** Chapters 12.4 and 12.6.11 of the Bluffdale City Land Use Ordinance are hereby amended as shown in Exhibit A attached hereto.

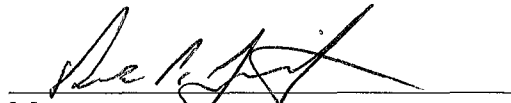
**Section 2. Effective Date.** This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

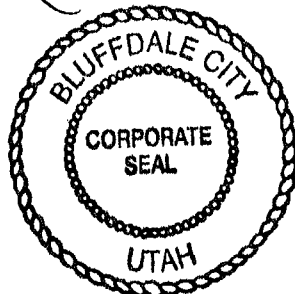
**PASSED AND ADOPTED BY THE CITY COUNCIL OF BLUFFDALE CITY, STATE OF UTAH, THIS 27th DAY OF APRIL, 2010.**

**BLUFFDALE CITY**

ATTEST:

  
Recorder  
[SEAL]

  
Mayor



Voting by the City Council:

	"AYE"	"NAY"
Councilmember Chisholm	<u>  x  </u>	_____
Councilmember Flanigan	<u>  x  </u>	_____
Councilmember Jackson	<u>Absent</u>	_____
Councilmember Kartchner	<u>  x  </u>	_____
Councilmember Nelson	<u>  x  </u>	_____

## EXHIBIT A

### Amendments to Chapters 12.4 and 12.6.11

#### Amendment to Chapter 12.4 – Off-Street Parking Amend section 12.4.3 Parking Spaces Required

Add a new use as follows:

26. Industrial Manufacturing: One (1) parking space for every ten thousand (10,000) square feet of floor space plus parking for office uses, consistent with #5 herein.

#### Amendments to Chapter 12.6.11 SG-1 Sand and Gravel Zone Amend section 12.6.11.2 Permitted, Conditional and Accessory Uses

Add to list of Conditional Uses the following:

7. Manufacturing and processing of mined materials, including concrete manufacturing, casting, and processing along with any buildings and facilities accessory to those purposes.

#### Amend section 12.6.11.6 Setback Requirements

1. Front setback - Each parcel in the SG-1 Zone shall have a minimum front setback of thirty (30) feet or as determined by building height as indicated at paragraph 4 below, whichever is greater.

2. Side setback - Each parcel in the SG-1 Zone shall have a minimum side setback of thirty (30) feet or as determined by building height as indicated at paragraph 4 below, whichever is greater.

a. Side setback for accessory building - The side setback for any permitted accessory building shall have a minimum side setback of twenty (20) feet or as determined by building height as indicated at paragraph 4 below less twenty (20) feet, whichever is greater.

3. Rear setback - Each lot or parcel in the SG-1 Zone shall have a minimum rear setback of thirty (30) feet or as determined by building height as indicated at paragraph 4 below, whichever is greater.

a. Rear setback for accessory building - An accessory building may be located within twenty (20) feet of the rear property line or as determined by building height as indicated at paragraph 4 below less twenty (20) feet, whichever is greater.

4. Setback based upon building height – Setbacks calculated based upon building or batch plant height, whichever is greater, shall be calculated based upon the zone of the property bordering the property upon which the building is to be constructed as follows:

a. One (1) times the building height if the bordering property is zoned as SG-1

b. Three (3) times the building height if the bordering property is zoned as A-5; R-1-43; R-1-10; MU-1; R-MF; CRO; CI; MU; or any other zoning district containing residential or civic institutional uses.

c. Two (2) times the building height if the bordering property is zoned any commercial or light industrial zoning designation (e.g., RC, GC-1, NC, HC, GW-R, or I-1) or for any other use not already identified above.

#### **Amend section 12.6.11.8 Building Height Requirements**

A primary building or structure may not exceed ~~thirty-five (35)~~ sixty (60) feet in height, nor be lower than ten (10) feet in height, unless reviewed and approved by the Fire Chief and the City Council. A batch plant may exceed the height maximum upon showing that the additional height is needed. Additional height for a batch plant is a conditional use in the SG-1 zone. All heights shall be measured to the peak of the structure.

#### **Amend section 12.6.11.2 Conditional Uses**

##### *Conditional Uses*

The following list of land use types are allowed as conditional uses in the SG-1 Zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Section 12.13 of this ordinance.

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4. Mines, quarries, gravel pits, crushers, batching plants, and other uses intended for excavation purposes. Batching plants may exceed the maximum height limit upon showing the additional height is needed.

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#### **Amend section 12.6.11.11 Parking, Loading and Access**

Each project in the SG-1 Zone shall satisfy the off-street parking requirements found in Section 12.4, unless provided otherwise herein. The spaces shall be hard surfaced with compacted road base, asphalt or concrete and be accessed from a public road by a hard surfaced drive approach, composed of compacted road base, asphalt or concrete, ~~drive approach.~~ At least ten percent (10%) of the Parking spaces required herein shall be hard surfaced with either asphalt or concrete. These parking spaces will include within the minimum amount any hard surface parking required by the ADA or any other ordinance, law, regulation, or governmental entity.