

ORDINANCE No. 26-17

ROLL CALL

VOTING	YES	NO
STEVE LEIFSON <i>Mayor (votes only in case of tie)</i>		
CHAD ARGYLE <i>Council member</i>	X	
STACY BECK <i>Council member</i>	X	
BRANDON B. GORDON <i>Council member</i>	X	
MIKE MENDENHALL <i>Council member</i>	X	
KEIR A. SCOUBES <i>Council member</i>	X	

I MOVE this ordinance be adopted: Council member Beck

I SECOND the foregoing motion: Council member Mendenhall

ORDINANCE No. 26-17

AN ORDINANCE MAKING AMENDMENTS TO HEIGHT REQUIREMENTS IN THE S-C ZONE

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, modifying the height requirement in the S-C zone will allow better quality hotels to locate within the S-C zone without creating any loss of aesthetics from slightly taller structures; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 1st day of November, 2017, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 7th day of November, 2017, 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, Table 2, Commercial and Industrial Development Standards, is hereby amended to allow taller structures in the S-C zone as follows:

Table 2 - Commercial and Industrial Development Standards							
District	Minimum District Size	Minimum Setback ¹				Max Building Height	
		Front	Rear	Side	Corner	Principal Building	Accessory Building ¹
C-O	N/A	15' ⁴ -25'	0-25'	0-10'	10' ⁵ -15'	30'	20'
C-UV	5 acres	25'	0-25'	0-20'	15'	35-48' ¹	20'
C-D	N/A	0' (10' max)	0-25'	0'	0' (10' max)	48'	20'
C-1	1 acres (5 acres max)	25'	0-25'	0-20'	15'	30'	20'
C-2	N/A	15' ⁴ -25'	0-25'	0-20'	10' ⁵ -15'	35-48' ²	20-25' ²
S-C	5 acres	25'	0-25'	0-20'	15'	35-60' ²	20'
B-P	10 acres	25'	0-25'	0-25'	15'	120'	20'
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 is 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 Restrictions, 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).
 4 - Fifteen feet, provided there is 30 feet from the building to the back of curb, otherwise 25 feet.
 5 - Ten feet, provided there is 20 feet from the building to the back of curb, otherwise 15 feet.

II.

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

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 7th day of November, 2017.

STEVE LEIFSON, Mayor

Attest:

Kent R. Clark, City Recorder

