

ORDINANCE No. 03-18

Roll Call

VOTING	YES	NO
STEVE LEIFSON <i>Mayor (votes only in case of tie)</i>	ABSENT	
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. SCUBES <i>Council member</i>	ABSENT	

I MOVE this ordinance be adopted: Council member Argyle

I SECOND the foregoing motion: Council member Beck

ORDINANCE No. 03-18

AN ORDINANCE MAKING AMENDMENTS TO THE LAND USE ORDINANCE CONCERNING DEVELOPMENT AND ZONING STANDARDS

WHEREAS, Spanish Fork City has enacted a land use ordinance to regulate the development of land within the City, establish development standards, 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 United States Postal Service has recently changed its requirements concerning cluster mail boxes, which has created some confusion with developers and left some residents without mail service for a period of time after they moved into new homes; and

WHEREAS, creating a new section of the municipal code to address neighborhood boxes is desirable and essential for prompt mail delivery; and

WHEREAS, the current construction standards and the ordinance on driveway widths are inconsistent; and

WHEREAS, following the construction standards is more accurate and consistent with the policies of the City; and

WHEREAS, currently, the City Council is the land use authority for preliminary plat approval, even though that is an administrative matter; and

WHEREAS, making the Planning Commission the land use authority for preliminary plat approval relieves the Council of acting on administrative matters; and

WHEREAS, extending the time frame preliminary plats and site plans are valid avoids conflicts which have come about with recent changes in state law; and

WHEREAS, modifying the landscape requirements to require less overall landscaping will reduce costs to developers while still maintaining an attractive landscaped area; and

WHEREAS, modifying the wall requirements when the adjacent property has a commercial zone, but a residential use, will be more cost effective when the adjacent property coverts to match the use with the zone; and

WHEREAS, Spanish Fork City is experiencing rapid growth in both the residential and commercial sectors, creating a need to make minor amendments to the zoning code to address growth related issues and concerns; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 7th day of February, 2018, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 20th day of February, 2018, 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, Title 15, Part 3 Table 2, "Commercial and Industrial Development Standards" is hereby amended to delete any reference to minimum driveway widths, and shall read 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'	35-48' 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. 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.

Spanish Fork Municipal Code §15.3.08.010(C) "Administrative Bodies and Officers" is hereby amended as follows:

15.3.08.010 Administrative Bodies and Officers

C. Planning Commission:

1. Purpose: The Planning Commission is created to provide analysis and recommendations to the Council related to the City's General Plan, Zoning Ordinance, subdivisions, and capital facilities plans.
2. Organization: The Commission shall consist of six (6) members, to be appointed by the Mayor with the consent of the City Council from among qualified residents of Spanish Fork. Members shall be selected without respect to political affiliations, and shall serve without compensation except for reasonable expenses. Each member shall be appointed for a term of three years or until his/her successor is appointed, and may serve only two full successive terms. A Commission member may be removed by the Mayor if the member fails to attend at least fifty percent (50%) of the Planning Commission meetings.
3. Policies and Procedures: The Commission shall adopt rules for its own organization for the transaction of business, conduct of meetings, voting, etc. Such rules shall not be in conflict with any ordinances or laws.
4. Powers and Duties: The Commission shall have the following powers and perform the following duties in accordance with the requirements of the Utah Code:
 - a. Prepare and recommend a General Plan and amendments to the General Plan to the Council.
 - b. Recommend Zoning Ordinances and maps, and amendments to Zoning Ordinances and maps to the Council.
 - c. Recommend subdivision regulations and amendments to those regulations, and review and make recommendations on proposed subdivisions to the Council.
 - d. Act as the land use authority for Preliminary Plats.
 - e. Act as the land use authority for the approval or denial of Conditional Use Permits.
 - f. Exercise any other powers that are delegated to it by the Council.

III.

Spanish Fork Municipal Code §15.3.16.020 "Residential Districts" as it relates to the R-1-9, R-1-8, and R-1-6 zones is hereby amended as follows:

15.3.16.020 Residential Districts

R-1-9, R-1-8: These districts are to provide moderate density that is characterized by a variety of single family housing types and lot sizes. In the event a Master Planned Development is constructed within either of these zones, townhomes, condominiums, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found at §15.3.24.030.

R-1-6: This district provides a residential environment that is medium density. In the event a Master Planned Development is constructed within this zone, townhomes, condominiums, duplexes, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found at §15.3.24.030. Single-family homes on lots that are less than 6,000 square feet may also be permitted if a project is approved for the Infill Overlay Zone.

A. Permitted Uses:

1. One (1) single residence dwelling per lot.
2. Municipal facilities required for local service.
3. Churches (when located on a collector or arterial street).

IV.

Spanish Fork Municipal Code §15.3.16.030(A), "R-3 Residential District" is hereby amended as follows:

15.3.16.030 R-3 Residential District

This district is intended to promote high density residential uses. There will be a mix of dwelling types, with a larger proportion of twin homes, duplexes, and multi-family dwellings than single residence dwellings. Only individual lots for single-family homes will be approved as standard subdivisions. For a project to include twin homes, duplexes, and multi-family dwellings, a project must be approved as a Master Planned Development or with the Infill Overlay Zone.

A. Permitted Uses:

1. One (1) single residence dwelling per lot.

2. Municipal facilities required for local service.
3. Churches (when located on a collector or arterial street).

V.

Spanish Fork Municipal Code §15.3.16.050, C-O "Commercial Office" is hereby amended as follows:

15.3.16.050 C-O Commercial Office

This district is intended to provide for general office development. It may serve as a transition between commercial uses and residential areas, or it may be designed as a concentration of similar uses intended as an employment center.

A. Permitted Uses:

1. Child Care Centers.
2. Churches.
3. Emergency Medical Care Facilities.
4. Financial Institutions.
5. Funeral Homes.
6. Instructional Studios.
7. Medical and Dental Laboratories, Facilities.
8. Medical and Dental Clinics
9. Municipal Facilities required for local service.
10. Nursing or Retirement Homes.
11. Offices.
12. Office Supply Stores.
13. Personal Service businesses.
14. Pharmacies.
15. Retail Stores.
16. Supervisory Care Facilities.
17. Veterinary Offices for small animals with no outside boarding of animals.

B. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Any permitted use with a drive-thru.
2. Museums.
3. Restaurants
4. Wireless Communication Facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are

camouflaged into its surroundings.

- C. Accessory Buildings and Uses (see §15.3.24.090).
- D. Development Standards (see Table 2).
- E. Site Plan/Design Review (see §15.4.08.010 et seq.).
- F. Landscaping, Buffering, Walls (see §15.4.16.130).
- G. Signs (see §5.36.010 et seq.).
- H. Parking (see §15.4.16.120).

VI.

Spanish Fork Municipal Code §15.4.08.010 "Duration of Approval" is hereby amended as follows:

15.4.08.050 Duration of Approval

A Site Plan application expires if it is not approved by the DRC within twelve (12) months from the time a complete application is submitted and accepted. Approval of the Site Plan by the DRC shall be valid for a period of twelve (12) months after approval unless, upon application by the developer, the DRC grants an extension or a Building Permit is issued and maintained for the project. An extension may not exceed six (6) months.

All City improvements required for a Site Plan approval must be completed within one (1) year of the date of approval by the DRC. Improvements which are not completed within the time limitation imposed herein may result in the forfeiture of any bond or surety which shall have been posted by the owner or subdivider.

VII.

Spanish Fork Municipal Code §15.4.04.080(E) "Approval or Disapproval - Procedure" is hereby amended as follows:

15.4.04.080 Approval or Disapproval - Procedure

- E. If the plat is not in conformity with the Design and Development Standards of this Title, the DRC shall refer it back to the subdivider or developer with a list of items

necessary to bring the plat into compliance. If the plat is in conformity, it will be submitted to the Planning Commission with suggestions and comments noted thereon. The Commission may continue the matter to further study the issues presented. The Commission may approve, deny or approve with conditions the proposed Preliminary Plat. If any conditions are attached, the Preliminary Plat shall be corrected to reflect such changes and an accurate Preliminary Plat shall be submitted to the City. Changes made in the Preliminary Plat by the DRC, Commission, or Council must be made before proceeding to the next step. One 24x36 inch copy, one 11x17 inch copy and a CAD file of the revised plat must be submitted to the Planning Department.

Receipt of this accurate copy shall be authorization for the developer to proceed with the preparation of plans and specifications for the minimum improvements hereinafter required by this Title and with the preparation of the Final Plat. Original Preliminary Plats are subject to the standards, policies, and regulations that are in effect at the time of approval for each of the Final Plats.

VIII.

Spanish Fork Municipal Code §15.4.04.090 "Duration of Preliminary Approval" is hereby amended as follows:

15.4.04.090 Duration of Preliminary Approval

A Preliminary Plat application expires if it is not approved by the City within twenty-four (24) months from the time its application is submitted and accepted.

Approval of the Preliminary Plat by the City shall be valid for a period of twenty-four (24) months after approval unless, upon application by the developer, the City Council grants an extension. An extension may not exceed six (6) months. A Preliminary Plat remains active if a Final Plat is recorded at least every twenty-four (24) months. If a Final Plat has not been recorded within the twenty-four (24) month period or an extension granted, the Preliminary Plat must again be submitted to the City for reapproval.

Preliminary approval of a large tract shall not be voided if the Final Plat of the first section thereof is recorded within twenty-four (24) months and no more than twenty-four (24) months have expired between the recording of each consecutive Final Plat or an extension of time is granted as to the remainder thereof.

IX.

Spanish Fork Municipal Code §15.4.04.100 "Form and Contents of Final Plats" is hereby amended as follows:

15.4.04.100 Filing of Final Plats - When

Within two (2) years after approval of the Preliminary Plat or within the time for which an extension to make such filing has been granted, the applicant must make application for Final Plat approval, receive Final Plat approval, and have a plat recorded. Application is made by following instructions on the electronic form provided by the Community Development Department and submit all required materials with the following:

- A. A Computer Aided Design (CAD) file in a dwg or dxf format and a Portable Document Format (PDF) file of the plat. The CAD file of the subdivision must be in the 1927 North American Datum (NAD27) or 1983 North American Datum (NAD83) State Plane Coordinate System, Utah Central Zone, US Foot, with a tie to a section corner.
- B. All fees for the Final Plat application are due upon filing the application. The City will review the submission and notify the developer of any changes that must be made. The developer shall have a written response to all redlines corrected. Once these changes are made, a Portable Document Format (PDF) file of the plat must be submitted to the Community Development Department. Each final Plat shall be accompanied by a filing fee established by the City Council in its annual budget, together with any impact, inspection, testing, connection, or other fees which are due before recording.

X.

Spanish Fork Municipal Code §15.040130 "Recordation - Copy to be Supplied to City Engineer" is hereby amended as follows:

15.4.04.130 Recordation - Copy to be Supplied to City Engineer

Following acceptance by the DRC, the Final Plat, bearing all official approvals, shall be deposited in the office of the Utah County Recorder for recording by the City. Only the City may record Final Plats. The Final Plat must be recorded within one (1) year after approval by the DRC. Approval expires and the plat must be resubmitted if the Final Plat is not recorded within one (1) year of the plat's approval.

XI.

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

15.4.16.130 Landscaping, Buffering, Walls and Fences

B. Residential Uses:

1. Multi-family Uses:

- a. Minimum of twenty-five (25%) on-site landscaping as a percentage of total site area, except in the R-5 Zone where twenty (20%) on-site landscaping is required.
- b. 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 Shade Trees, as identified on the City's approved list of Shade Trees, with a maximum spacing of thirty (30) feet.
- c. 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 Shade Tree list. On streets included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Shade Trees must be planted within thirty (30) feet of the public street curb; wherever possible, fifty percent (50%) of the required Shade Trees must be planted in the park strip.
- d. 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.
- e. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal two (2) trees and ten (10) shrubs.
- f. In cases where it is determined that utilizing tree species found in the approved Shade Tree List would adversely impact utility lines, the use of substitute tree species can be approved by the Community Development Director.

2. Single Family and Twin Home Uses:

- a. All single family residential lots shall have the front yard, side-street yards for

corner lots and park strips landscaped within one (1) year of receiving a certificate of occupancy. Interior side and back yards must be landscaped within two years of receiving a certificate of occupancy.

- b. Required landscaping shall be comprised of live turf grass with a sprinkler (irrigation) system, xeriscape improvements, other manicured vegetative groundcover or a combination of them all.
- c. All portions of a lot that are not improved with impervious materials must be landscaped within the above described timelines. Weeds do not qualify as required landscaping.
- d. No more than 70% of a lot shall be surfaced with impervious materials. No more than 80% of the front and side-street setback areas can be improved with impervious surfaces.
- e. In order to ensure landscaping requirements are met, Spanish Fork City shall require applicants to provide a deposit with the construction of new homes. The deposit amount shall be determined in the City budget and will be returned to the property owner when the required front and side-street yard landscaping has been installed. In the event that the required landscaping has not been installed within four (4) years after the certificate of occupancy has been issued, the deposit will be forfeited to the City.

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

1. Minimum of twenty percent (20%) 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 Shade Trees, as identified on the City's approved list of Shade 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 Shade Tree list. On streets included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Shade Trees must be planted within thirty (30) feet of the public street curb; wherever possible, fifty percent (50%) of the required Shade Trees must be planted in the park strip.
4. Minimum of ten (10) foot wide planter area where the site abuts a residential

use or district. The planter area shall include trees with a maximum spacing of thirty (30) feet. A six (6) foot high Wall shall be constructed where the site abuts a residential district. Where the use of the adjacent property is residential but zoned Commercial Office, Commercial 1, Commercial 2, Commercial Downtown, Urban Village Commercial, Business Park or Shopping Center, a solid Fence (not chain link with slats or similar) may be constructed in place of the Wall.

5. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal two (2) trees and ten (10) shrubs.
6. In cases where it is determined that utilizing tree species found in the approved Shade Tree List would adversely impact utility lines, the use of substitute tree species can be approved by the Community Development Director.

D. Commercial Uses:

1. Minimum of fifteen percent (15%) 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 Shade Trees, as identified on the City's approved list of Shade 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 Shade Tree for each thirty (30) feet of frontage along all public streets. The specific trees used shall be selected from the City's approved Shade Tree list. On streets included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Shade Trees must be planted within thirty (30) feet of the public street curb; wherever possible, fifty percent (50%) of the required Shade Trees must be planted in the park strip.
4. Minimum of ten (10) foot wide planter area and six (6) foot high Wall where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of thirty (30) feet.
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. In cases where it is determined that utilizing tree species found in the approved Shade Tree List would adversely impact utility lines, the use of

substitute tree species can be approved by the Community Development Director.

E. Industrial Uses:

1. Minimum of ten percent (10%) 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 Shade Trees, as identified on the City's approved list of Shade 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 Shade Tree list. On streets included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Shade Trees must be planted within thirty (30) feet of the public street curb; wherever possible, fifty percent (50%) of the required Shade Trees must be planted in the park strip.
4. Minimum of ten (10) foot wide planter area and six (6) foot high Wall where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of thirty (30) feet.
5. All other landscaped areas shall include at least one (1) Shade 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) Shade Tree and ten (10) shrubs; and
6. In cases where it is determined that utilizing tree species found in the approved Shade Tree List would adversely impact utility lines, the use of substitute tree species can be approved by the Community Development Director.

Spanish Fork City Shade Tree List

Common Name	Botanical Name
Hedge Maple	Acer campestre
Hedge Maple	Acer campestre 'Metro Gold'
Hedge Maple	Acer campestre 'Queen Elizabeth'
State Street Maple	Acer miyabei 'State Street'
Norway Maple	Acer platanoides 'Crimson King'
Norway Maple	Acer platanoides 'Crimson Sentry'
Norway Maple	Acer platanoides 'Emerald Queen'
Horsechestnut	Aesculus hippocastanum
Ohio Buckeye	Aesculeus glabra
Hornbeam	Carpinus betulus 'Emerald Avenue'
Hornbeam	Carpinus betulus 'Fastigiata'
Hornbeam	Carpinus betulus 'Frans Fontaine'
Catalpa	Catalpa speciosa
Common Hackberry	Celtis occidentalis
Eastern Redbud	Cercis canadensis
Yellow Wood	Cladrastis kentukea (lutea)
Washington Hawthorn	Crataegus phaenopyrum
European Beach	Fagus sylvatica
Tricolor Beech	Fagus sylvatica 'Tricolor'
Ginko or Maidenhair Tree	Ginko biloba
Skyline Honeylocust	Gleditsia triacanthos var. inermis 'Skyline'
Imperial Honeylocust	Gleditsia triacanthos var. inermis 'Imperial'
Shademaster Honeylocust	Gleditsia triacanthos var. inermis 'Shademaster'
Kentucky Coffeetree	Gymnocladus dioicus
Sweetgum	Liquidambar styraciflua
Tuliptree	Liriodendron tulipifera
Sycamore	Platanus occidentalis
London Planetree	Platanus x acerfolia 'Bloodgood'
Chokecherry	Prunus virginiana 'Canada Red'
Chanticleer Pear	Pyrus calleryana 'Chanticleer' 'Select', 'Cleveland Select'
Swamp White Oak	Quercus bicolor
Bur Oak	Quercus macrocarpa
Oak, Chinkapin	Quercus muehlenbergii
English Oak	Quercus robur 'Fastigiata'
Bald Cypress	Taxodium distichum
American Linden	Tilia americana
Linden	Tilia americana 'Redmond'
Little Leaf Linden Corinthian	Tilia cordata 'Corinthian'
Little Leaf Linden	Tilia cordata 'Greenspire'
Silver Linden	Tilia tomentosa
Silver Linden	Tilia tomentosa 'Sterling Silver'
Crimean Linden	Tilia x euchlora
Frontier Elm	Ulmus 'Frontier'
Lacebark or Chinese Elm	Ulmus parvifolia
Prospector Elm	Ulmus wilsoniana 'Prospector'
Accolade Elm	Ulmus x 'Accolade'
Triumph Elm	Ulmus x 'Triumph'
Green Vase Zelkova	Zelkova serrata 'Green Vase'
Musashino Zelkova	Zelkova serrata 'Musashino'
Village Green Zelkova	Zelkova serrata 'Village Green'

F. Standards and Maintenance:

1. All deciduous trees shall have a minimum of two (2) inch caliper trunk. All evergreen trees shall be a minimum of five (5) feet in height. Newly planted trees shall be tagged for species identification. The tags must remain on the trees until the site has been inspected and the improvements approved by the City.
2. All shrubs shall be a minimum of one (1) gallon size.
3. Planting areas shall be separated from parking areas and driveways by a six (6) inch concrete curb.
4. Landscaped areas shall be maintained with an automatic sprinkler system.
5. Landscaped areas shall be maintained in a neat, clean, and orderly condition. This in meant to include proper pruning, lawn mowing, weeding, removing of litter, fertilizing, replacing of dead plants, and regular watering of all landscaped areas.
6. The Community Development Director may waive, at their discretion, the size requirements for required landscaping provided that the developer provides financial assurance that the landscaping will survive or be replaced after the first two growing seasons. Trees and bushes shall be replaced after the first two growing seasons if they die or fail to reach the minimum required size by October 15 of the second year after the landscaping was installed and inspected by the City.

XI.

Spanish Fork Municipal Code §15.4.16.180, "Neighborhood Mailboxes" is hereby created as follows:

15.4.16.180 Neighborhood Mailboxes

Residential Preliminary Plats are required to identify locations for neighborhood mailboxes, also known as Neighborhood Delivery Collection Box Units, meeting the following criteria:

1. Neighborhood mailboxes are to contain the same number of collection boxes or units as there are residential units in the plat.
2. Location of neighborhood mailboxes must be approved by the City after considering factors such as street design, traffic levels, traffic movements, impact on adjacent properties and convenience for the neighborhood residents.

3. Neighborhood mailboxes may not be located on collector or arterial roads unless otherwise approved by the City.
4. Neighborhood mailboxes are to be located at least 200 feet from an intersection.
5. Residential units in more than one Final Plat may share a neighborhood mailbox location, provided that the neighborhood mailboxes are to be installed with the first Final Plat approved which shares that neighborhood mailbox location and no Certificates of Occupancy will be issued until there is a neighborhood mailbox available for that residential unit.
6. Neighborhood mailboxes are to be placed in the park strip between the sidewalk and the curb.
7. Neighborhood mailboxes are to be anchored in concrete from the curb to the sidewalk and out 2 feet on either side of the boxes.
8. United States Postal Service regulations for Neighborhood Delivery Collection Box Units must be followed.


XII.

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 February, 2018.


Mike Mendenhall, Mayor Pro Tem

Attest:


Kent R. Clark, City Recorder

