

ORDINANCE No. 02-2025

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL <i>Mayor (votes only in case of tie)</i>				
STACY BECK <i>Councilmember</i>	X			
JESSE CARDON <i>Councilmember</i>	X			
SHANE MARSHALL <i>Councilmember</i>	X			
KEVIN OYLER <i>Councilmember</i>	X			
LANDON TOOKE <i>Councilmember</i>	X			

I MOVE this ordinance be adopted: Councilmember Marshall

I SECOND the foregoing motion: Councilmember Oyler

ORDINANCE No. 02-2025

**AN ORDINANCE AMENDING VARIOUS SECTIONS
OF TITLE 15 REGARDING REGULATIONS OF IMPOUND YARDS**

WHEREAS Spanish Fork City has enacted Title 15 of the Spanish Fork Municipal Code ("Code") to regulate the development of land within the City, establish zoning to protect property values, and establish administrative rules concerning land use;

WHEREAS amendments to the land use ordinances and other sections of the Code 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;

WHEREAS a public hearing was held before the Planning Commission on May 7, 2025, whereat public comment was received; and

WHEREAS a public hearing was held before the Spanish Fork City Council on May 20, 2025, whereat additional public comment was received;

NOW THEREFORE, be ordained by the Spanish Fork City Council as follows:

Section 1. Amendment of Code. The Spanish Fork Municipal Code is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein. Only the sections of the Code set forth in the Exhibit A shall be amended. All other sections of the Code remain unchanged.

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

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: May 20, 2025.


MIKE MENDENHALL, Mayor

Attest:


TARA SILVER, City Recorder



AMENDMENTS TO THE
SPANISH FORK MUNICIPAL CODE**15.3.16.130 I-2 Medium Industrial**

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit moderate amounts of air, water, or noise pollution may be considered as conditional uses. Residential uses are not allowed.

- A. Permitted Uses:
1. Automotive Repair.
 2. Caretaker's Residence.
 3. Car Wash (self or full service).
 4. Contractor Warehouse and Storage Yards.
 5. Financial Institutions.
 6. Lube Centers.
 7. Lumber and Building Material Yards.
 8. Manufacturing and Assembly of finished products except animal fats and oils, ammunition, and those manufacturing uses listed as conditional uses.
 9. Municipal Facilities required for local service.
 10. Office Supply, Copying, Printing businesses.
 11. Offices.
 12. Outdoor display areas.
 13. Research, Development, and Testing services.
 14. Restaurants.
 15. Retail businesses.
 16. Telecommunication Towers not taller than 60 feet.
 17. Tire Care Centers.
 18. Trade or Business schools.
 19. Trucking and Warehousing.
 20. Wholesale Trade businesses except explosives or automobile wrecking or salvage yards.
- B. Uses Subject to Conditions:
1. Outdoor Storage Areas (see §15.3.24.090(I)).
 2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
 3. Impound Yard (see §15.3.24.090(M)).
- C. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
 2. Drive-in Theaters.
 3. Manufacture of Concrete Products.
 4. Self-storage Warehouses and/or Recreational Vehicle Storage.
 5. Telecommunication Towers taller than 60 feet.
- D. Accessory Buildings and Uses (see §15.3.24.090):
- E. Development Standards (see Table 2):
1. The setback for self-storage buildings may be reduced to as little as 10 feet, at the discretion of the Planning Commission, based on the creation of an adequate buffer between the self-storage buildings and the adjacent property. The adequate buffer shall include landscaping, architectural upgrades, and any other measures deemed necessary by the Commission.
- F. Site Plan/Design Review (see §15.4.08.010 et seq.).
- G. Landscaping, Buffering, Walls (see §15.4.16.130).
- H. Signs (see §5.36.010 et seq.).
- I. Parking (see §15.4.16.120).

15.3.24.090 Supplementary Regulations

- M. Impound Yard. The following conditions must be met:
1. The yard must be paved with asphalt or concrete or be covered with gravel. In situations where gravel is utilized, no less than four (4) inches of 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 paved with concrete or asphalt 26 feet wide and no less than 60 feet long and a 26 foot-wide all-weather driveway shall be constructed from the end of the apron to the Impound Yard.
 2. When the yard is located within 100 feet of a public right-of-way, a six (6) foot tall Wall shall be constructed between the yard and the public right-of-way. Exceptions to the Wall requirement may be granted by the Community Development Department where the public right-of-way is Interstate 15 and a determination has been made that the yard is not visible from Interstate 15. When the yard abuts a public right-of-way, except for Interstate 15, a 10-foot-wide landscaped planter shall be installed between the Wall and the sidewalk or right-of-way. Landscaping shall be installed and maintained in accordance with the requirements found in §15.4.16.130.

3. Lighting shall be provided in Impound Yards. A photometric lighting plan shall be submitted with the Business License 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. Impound Yards shall be no larger than 30,000 square feet.

TO: Honorable Mayor and Council
FROM: Dave Anderson, AICP
DATE: May 20, 2025
RE: Proposal to Allow Impound Yards in the Industrial 2 Zone as Uses Subject to Conditions

This correspondence is provided to describe a proposed Text Amendment. The proposal would remove Impound Yards from the Permitted Uses in the I-2 Zone and make Impound Yards a Use Subject to Conditions in that same zone. The proposal also involves adding language to the Supplementary Regulations to provide conditions that must be met for Impound Yards in the I-2 Zone.

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