

ORDINANCE No. 13-2025
Title 15 Amendments: Adding Event
Center to C-O

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 Stacy Beck

I SECOND the foregoing motion: Councilmember Kevin Oyler

ORDINANCE No. 13-2025
Title 15 Amendments: Adding Event Center to C-O

AN ORDINANCE AMENDING TITLE 15 OF THE
SPANISH FORK MUNICIPAL CODE.

WHEREAS Spanish Fork City has enacted a land use ordinance as 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 ordinance 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 the Planning Commission held a public hearing on October 8, 2025, wherein public comment was received; and


WHEREAS a public hearing was held before the Spanish Fork City Council on October 21, 2025, wherein public comment was received;

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

Section 1. Amendment of the 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 become effective 20 days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: October 21, 2025.


Mike Mendenhall, Mayor

Attest:


Tara Silver, City Recorder



Exhibit "A"

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

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15.4.16.130 Landscaping, Buffering Walls, And Fences

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15.2.16.130.C.5

- b. Professional Office and Non-residential or Non-commercial Uses.
 - (5) A minimum 10-foot-wide planting buffer is required where the site abuts a residential use or district. The planting buffer shall include trees with a maximum spacing of 30 feet. A six (6) foot

decorative 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 decorative wall. In situations where adjacent sites are designed to function as an integrated campus, the Development Review Committee may consider alternatives to the six (6) foot wall. In situations where a non-conforming site is occupied by professional office uses and no changes are proposed to structures or parking areas, the site may be approved for new uses allowed in the applicable zone without requiring the construction of a masonry wall.

...

c. Commercial Uses.

- (5) A minimum 10-foot-wide planting buffer where the site abuts a residential use or district. The planting buffer shall include trees with a maximum spacing of 30 feet, which shall count toward meeting the minimum required trees for the site. A six (6) foot high decorative 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 decorative wall. In situations where adjacent sites are designed to function as an integrated campus, the Development Review Committee may consider alternatives to the six (6) foot high decorative wall. In situations where a non-conforming site is occupied by commercial uses and no changes are proposed to structures or parking areas, the site may be approved for new uses allowed in the applicable zone without requiring the construction of a masonry wall.

TO: City Council
FROM: Dave Anderson, AICP
DATE: October 21, 2025
RE: Chillon Text Amendments

This proposal would add 'Event Center' to the C-O Commercial Office zone and, under certain circumstances, alleviate the requirement for existing professional office and commercial uses to construct a masonry wall.

15.3.16.050 C-O Commercial Office

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15. Pharmacies.
16. Retail Stores.
17. Supervisory Care Facilities.
18. Veterinary Offices for small animals with no outside boarding of animals.

15.4.16.130 Landscaping, Buffering Walls, And Fences

- b. Professional Office and Non-residential or Non-commercial Uses.
- (1) Minimum of 20% on-site landscaping as a percentage of total site area.
 - (2) Minimum one (1) tree provided for every 1,000 square feet of required landscaping area.
 - (3) Parking lots shall include landscape islands within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required landscape islands

shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include Street and Shade Trees, as identified on the City's approved Street and Shade Tree List, with a maximum spacing of 30 feet (see Section 12.08 Street Trees and Park Strip Design for details).

- (4) Minimum 15 foot wide planting area adjacent to all public streets, which shall include trees with a maximum spacing of 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 Street and Shade Tree List. In locations included in the Shade Tree Master Plan, the selected trees shall include the mix of trees as prescribed by the Plan. Street and Shade Trees must be planted within 30 feet of the public street curb wherever possible, with 50% of the required Street and Shade Trees required to be planted in the park strip. These trees shall count toward meeting up to 50% of the minimum number of required trees for the site based on the amount of required landscaping.
- (5) A minimum 10-foot-wide planting buffer is required where the site abuts a residential use or district. The planting buffer shall include trees with a maximum spacing of 30 feet. A six (6) foot decorative 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 decorative wall. In situations where adjacent sites are designed to function as an integrated campus, the Development Review Committee may consider alternatives to the six (6) foot wall. **In situations where a non-conforming site is occupied by professional office uses and no changes are proposed to structures or parking areas, the site may be approved for new uses allowed in the applicable zone without requiring the construction of a masonry wall.**
- (6) In cases where it is determined that utilizing tree species found in the approved Street and Shade Tree List would adversely impact utility lines, the use of substitute tree species may be approved by the Community Development Director.
- (7) No more than 20% of the required landscaping shall be irrigated turf grass outside of active recreation areas, and no turf area shall be less than eight (8) feet in width. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
- (8) Lawn and artificial turf shall not be installed in park strips. Lawn shall not be installed on paths or on slopes greater than 25% or 4:1 grade.

c. Commercial Uses.

- (1) Minimum of 15% on-site landscaping as a percentage of total site area.
- (2) Minimum one (1) tree provided for every 1,000 square feet of required landscaping area.
- (3) Parking lots shall include landscape islands within the parking lot, with a minimum 108 square foot planter island separating every 10 parking spaces in a row. Required landscape islands shall be at least six (6) feet wide, and shall be individual islands in single-loaded parking lots or merged with the required island on the opposite side of a double-loaded configuration. Each required landscape island shall include a single shade tree as identified on the City's approved list of Street and Shade Trees (one (1) tree for single loaded, and two (2) trees for each merged double-loaded island). These trees shall count toward meeting the minimum required trees for the site.

- (4) Minimum of 15-foot-wide planter area adjacent to all public streets, which shall include one (1) Street Tree for each 30 feet of frontage along all public streets. The specific trees used shall be selected from the City's approved Street and Shade Tree List. For sites included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Street and Shade Trees must be planted within 30 feet of the public street curb, and wherever possible 50% of the required Street and Shade Trees must be planted in the park strip. These trees shall count toward meeting up to 50% of the minimum number of required trees for the site based on the amount of required landscaping.
- (5) A minimum 10-foot-wide planting buffer where the site abuts a residential use or district. The planting buffer shall include trees with a maximum spacing of 30 feet, which shall count toward meeting the minimum required trees for the site. A six (6) foot high decorative 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 decorative wall. **Also, i** In situations where adjacent sites are designed to function as an integrated campus, the Development Review Committee may consider alternatives to the six (6) foot high decorative wall. **In situations where a non-conforming site is occupied by commercial uses and no changes are proposed to structures or parking areas, the site may be approved for new uses allowed in the applicable zone without requiring the construction of a masonry wall.**
- (6) In cases where it is determined that utilizing tree species found in the approved Street and Shade Tree List would adversely impact utility lines, the use of substitute tree species may be approved by the Community Development Director.
- (7) In order to ensure construction requirements are met and City utilities are not damaged, Spanish Fork City shall require applicants to provide a deposit with the construction of each non-residential project valued at \$50,000 or more. The deposit amount shall be determined in the City budget and will be refunded to whomever paid the application fees containing that line item. If the required landscape cannot be installed prior to the issuance of the Certificate of Occupancy, a landscaping deposit will be required for the estimated cost of installing the required landscape. Once the landscaping is complete and approved, the landscaping deposit will be refunded to whomever paid it.
- (8) No more than 20% of the required landscaping shall be irrigated turf grass outside of active recreation areas, and no turf area shall be less than eight (8) feet in width. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
- (9) Lawn and artificial turf shall not be installed in park strips. Lawn shall not be installed on paths or on slopes greater than 25% or 4:1 grade.