

**SPANISH FORK CITY
ORDINANCE 02-20**

CREATING AN AGGREGATE OVERLAY 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, creating a new aggregate overlay zone that allows a provision for truck transport, aggregate storage, truck and equipment maintenance, and similar types of uses helps to make more lands available for those purposes without adversely affecting the value of adjoining parcels; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 8th day of January, 2020, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 4th day of February, 2020, whereat additional public comment was received;

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

SECTION 1: **ADOPTION** “15.3.20.070 Aggregate Transportation, Storage And Reclamation Overlay” of the Spanish Fork Municipal Code is hereby *added* as follows:

A D O P T I O N

15.3.20.070 Aggregate Transportation, Storage And Reclamation Overlay(*Added*)

This district allows for the operation of facilities that sell, transport, store, process, and reclaim aggregate materials for use and reuse in the construction industry. The primary function of these operations is the transportation of aggregate and the maintenance of vehicles. The storage of aggregate material, both raw material and material that has been or will be recycled, and facilities to process that material, such as screens and crushers, are ancillary components of the operation.

- A. Permitted Uses: Uses permitted in the underlying zone are allowed with the Aggregate Transportation, Storage and Reclamation Zone.
- B. Application: Applications to establish an aggregate Transportation, Storage and Reclamation District shall be processed in the same manner as that for other zoning amendments. The application shall be accompanied by a development plan including the following information:
 - 1. Legal description of the property.
 - 2. An area map showing adjacent property owners and locations of all buildings and existing uses within 60 feet of the property.
 - 3. Narrative an Site Plan for the proposed facility including phasing plans, proposed buildings or structures, landscaping, lighting, and other site improvements.

- C. Performance Standards: The Aggregate Transportation, Storage and Reclamation District may be approved in the I-1 Light Industrial, I-1 Medium Industrial, or I-3 Heavy Industrial Zones and may not be approved within 1,000 feet of Main Street and 2,500 feet of Interstate 15. Only sites that are 40 acres in size or larger qualify for the Aggregate Transportation, Storage and Reclamation District. The City Council has the discretion to approve or deny requests for the implementation of the Aggregate Transportation, Storage and Reclamation Zone. The Council may also impose conditions with the Aggregate Transportation, Storage and Reclamation Zone to mitigate any anticipated negative impacts of the operation. Particular care will be given when reviewing an application for the **Aggregate Transportation, Storage and Reclamation Zone to make sure that truck traffic will have minimal impact on local streets, that the operation will be visually consistent with the surrounding area, and that the operation will not impact surrounding properties with noise or dust.**
- D. City Findings: The City Council may approve an application for the **Aggregate Transportation, Storage and Reclamation Overlay upon making findings to establish:**
1. That the site can accommodate the proposed use without impacting adjacent properties.
 2. That adequate conditions have been incorporated into the Zone to ensure compatibility with surrounding uses and the future development of the area.

PASSED AND ADOPTED BY THE SPANISH FORK CITY COUNCIL FEBRUARY 18, 2020.

	AYE	NAY	ABSENT	ABSTAIN
Council member Chad Argyle	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Council member Stacy Beck	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Council member Brandon Gordon	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Council member Mike Mendenhall	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Council member Keir Scoubes	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



MIKE MENDENHALL, MAYOR
PRO TEM, Spanish Fork City



KENT R. CLARK, CITY
RECORDER Spanish Fork City

