

**SPANISH FORK CITY
ORDINANCE 11-20**

**AMENDING TITLE 15, CHAPTER 3, OF THE SPANISH FORK MUNICIPAL CODE
RELATED TO ELIGIBLE AREAS FOR SELF STORAGE OVERLAY**

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;

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;

WHEREAS, the Spanish Fork City Council desires to amend the provisions of the Spanish Fork Municipal Code section 15.3.20.050, Self Storage Overlay, to identify where self storage projects may be located;

WHEREAS, a public hearing was held before the Planning Commission on August 5, 2020, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on August 18, 2020, whereat additional public comment was received;

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

SECTION 1: **AMENDMENT** “15.3.20.050 Self Storage Overlay” of the Spanish Fork Municipal Code is hereby *amended* as follows:

A M E N D M E N T

15.3.20.050 Self Storage Overlay

This district is intended to provide for the development of new Self Storage Warehouses and/or Recreational Vehicle Storage while protecting the City’s potential for economic growth by preserving sites that could potentially support retail, professional office, or manufacturing uses. This district shall overlay the Light Industrial I-1 zoning district where it is applied.

A. Permitted Uses:

1. Self-Storage warehouses and/or Recreational Vehicle Storage.

B. Application: Applications to establish a Self-Storage Overlay 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 600 feet of the property.
 3. Narrative and Site Plan for the proposed facility including phasing plans, proposed buildings or structures, landscaping, lighting, and other site improvements.
- C. Performance Standards: The Self-Storage Overlay District may only be approved in the Light Industrial I-1 zoning district ~~and may not be approved within 1,000 feet of the 2700 North/Interstate 15 overpass, nor within 250 feet of Main Street or Interstate 15.~~ The Self Storage Overlay may not be approved within 1,000 feet of the 2700 North/Interstate 15 overpass or within 250 feet of Main Street or Interstate 15. An exception to the restrictions exists for parcels that abut the planned site for the City's new wastewater treatment plant.
- D. Findings: The following findings must be made by the Council before approving any Self Storage Overlay District:
1. There is no recognizable potential for retail uses on the subject property.
 2. That access and/or visibility to the subject property is limited to some degree which limits its development potential for retail, office, or manufacturing uses.
 3. The site's configuration makes the site ill-suited for another use.
 4. The subject property is small enough that it will not support manufacturing or other uses that would create employment opportunities.
 5. The proposed site has adequate access to public streets to carry the type and quantity of traffic which may be generated by the use.
 6. That adequate conditions or stipulations have been incorporated into the approval of the operation to ensure that any anticipated detrimental effects can be minimized.
 7. The Site Plan adequately describes screening and other improvements that make the development an attractive addition to the City.

(Ord. No. 17-15, Enacted 12/15/2015)

SECTION 2: **EFFECTIVE DATE** This ordinance shall be effective twenty days after passage and publication.

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

	AYE	NAY	ABSENT	ABSTAIN
COUNCILMAN MIKE MENDENHALL	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN BRANDON GORDON	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN KEIR SCOUBES	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN CHAD ARGYLE	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILWOMAN STACY BECK	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



STEVE LEIFSON, MAYOR, Spanish Fork City



KENT R. CLARK, CITY RECORDER Spanish Fork City

