

ORDINANCE NO. 11-02-2017

AN ORDINANCE AMENDING THE SANTAQUIN CITY CODE TO MODIFY PARKING REQUIREMENT LANGUAGE TO BE CONSISTENT WITH CHANGES MADE FROM ORDINANCE NO. 10-01-2017, PROVIDING SEVERIBILITY AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, a request has been made to amend Santaquin City Code Section 10-7-6K-4-B and Section 10-6-6-B relating to garage dimensions and number of parking spaces required for certain residential uses; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on October 26th, 2017, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in the Payson Chronicle Newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a favorable recommendation to the City Council for approval of the amendments,

WHEREAS, the City Council has been given specific authority in Title 10, Chapter 9a Utah Code Ann. 1953 to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Section 10-6-6-B is amended as follows: (Underlined text is added, stricken text is deleted)

- B. In addition to the architectural standards in subsection C of this section, the following site requirements shall apply to developments having two (2) to four (4) units and which are not part of a planned unit development (e.g., duplexes, twin homes, triplexes and fourplexes, but not including accessory apartments): (Ord. 09-02-2015, 9-9-2015, eff. retroactive to 9-5-2015)
1. Location: A two hundred foot (200') distance is required between parcels along the same street having two (2) to four (4) units and any other multiple-unit dwellings.
 2. Parking Standards: ~~Two (2) unit structures shall have a minimum one car garage and at least two (2) additional parking spaces of on site parking. Carports or awnings are not allowed.~~

~~Three (3) to four (4) unit structures shall have 2.5 parking spaces per unit of on site parking (e.g., 3 units x 2.5 spaces = 8 spaces (7.5), 4 units x 2.5 spaces = 10 spaces).~~ Parking shall meet the requirements described in section 10-14-4. A maximum of thirty five percent (35%) of the area in the required front setback may be used for automotive parking or drive aisles. The remaining area may include landscaping, porch areas and/or walkways, as approved by the ARC.

3. Open Space:

- a. All setbacks established by the underlying zone shall be met. In such instance, where a twin home development is proposed, the side setback which prohibits a shared or party wall to be constructed along a property line may be waived.
- b. In addition to the required front yard setback, seven hundred (700) square feet of usable recreation open space shall be provided per unit.

4. Building Design: Each dwelling unit shall be distinguishable from the adjoining unit by means of building articulation and/or roof design. The following shall also apply:

- a. Porches: Covered and open front porches should comprise at least fifty percent (50%) of the front elevation (not including the garage), in no case being less than ten feet (10') in width or six feet (6') in depth. Porches and porch overhangs may encroach into the required front setbacks up to ten feet (10').
- b. Garages: Garages must meet all required setbacks. Garages should be subservient to the living area of the home. They should not be a dominant feature on the structure which could be accomplished by means of recessing the garage, or having a side entry attached or a combination of the above. Developments on corner lots should design the homes such that garage doors face separate streets.

Section 10-7-6K-4-B is amended as follows: (Underlined text is added, stricken text is deleted)

B. Parking: Parking shall be provided in accordance with chapter 14 of this title as well as the following minimum standards:

1. Garages: ~~Each single family attached or detached dwelling unit in a PUD shall include at least a two (2) car garage that measures no less than twenty feet by twenty feet (20' x 20').~~ Parking shall meet the requirements described in section 10-14-4. Apartment or stacked condominium style housing may have uncovered parking but each unit shall have at least one covered parking stall.
2. Guest Parking: Where guest parking is provided, such shall be located within two hundred feet (200') of the dwelling entrances served.
3. Covered Parking: The architecture of any covered parking structures shall complement the architectural materials and design elements of the structures within the PUD. Such must

include metal columns, colors must match those primary colors on the associated buildings, and roof materials being standing seam or be similar to the associated building.

4. RV Parking: Owners shall not park or store recreational vehicles or trailers in front of the associated dwelling. Such must be screened from public view and located behind the front of the home or in an approved and development provided RV storage area. This requirement, with appropriate enforcement provisions, shall be included in all covenants, conditions and restrictions, that run with the property; homeowners' association bylaws; leases; rental agreements; etc.

Section II. Severability

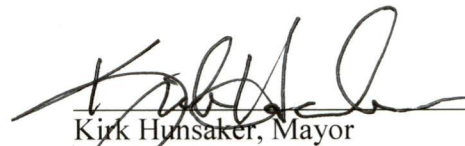
If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section II. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, November 22, 2017. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

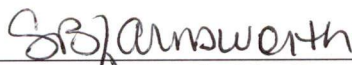
PASSED AND ADOPTED this 21st day of November, 2017.




Kirk Hunsaker, Mayor

Councilmember David Hathaway	Voted	<u>Aye</u>
Councilmember Marianne Stevenson	Voted	<u>Aye</u>
Councilmember Amanda Jeffs	Voted	<u>Aye</u>
Councilmember Keith Broadhead	Voted	<u>Aye</u>
Councilmember Nick Miller	Voted	<u>Aye</u>

ATTEST:


Susan Farnsworth, City Recorder