

**ORDINANCE NO. 2023-08-29**

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO CONDITIONAL USES IN THE PLANNED INDUSTRIAL ZONE, AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.**

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS, the City is authorized by law to enact ordinances establishing regulations for development within the city;

WHEREAS, City Council desires to amend the current regulations governing development within the City's Planned Industrial Zone (PI-1 and PI-1(O));

WHEREAS, the City Council finds that the changes to the municipal code identified herein are in the best interest and general welfare of residents of American Fork;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

**PART I  
TEXT OF ORDINANCE**

**SECTION 1.** Section 17.7.701 of the American Fork Municipal Code shall be modified to read as follows:

**Sec 17.7.701 - Planned Industrial Parks**

A. Intent. The intent of this section shall be:

1. To promote the development of attractive and nuisance-free industrial buildings.
2. To promote industry and the economic well-being of the inhabitants.
3. To establish guidelines pertaining to the design, construction, and maintenance of industrial buildings in attractive landscaped surroundings.

B. Allowed uses.

1. Planned industrial park projects in PI-1 zone areas without a limited access overlay designation (PI-1).
  - a. Office buildings.

- b. Research and light manufacturing buildings, provided that all research and manufacturing activity shall be conducted within the buildings. The outside storage of materials or equipment used in the conduct of the business activity shall not be permitted, except that on-site storage of fleet vehicles shall be permitted, provided that said vehicles are limited to automobiles and light trucks and the number of vehicles shall be used in the conduct of the business and limited to the number of on-site employees.
  - c. The incidental sale to the public of products manufactured on site, but not including sexually oriented businesses or products.
  - d. Office/warehouse establishments.
  - e. Other uses determined by the city council to be similar to uses specifically permitted in the zone and which will harmonize with the intent of the PI-1 industrial zone.
  - f. Free-standing project identification signs, in accordance with the applicable provisions of Section 17.5.128.
  - g. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
2. Planned industrial park projects in PI-1 zone areas with a limited access overlay designation (PI-1(O)).
- a. Self service storage facilities (mini-warehouses).

#### C. Conditional Uses

1. Office/warehouse establishments, including the open air, outdoor storage of materials or equipment used in connection with the conduct or operation of the primary business activity located in an approved office/warehouse development within the existing boundary of the site plan which shall comply with the following:
- a. Any such outdoor storage must be enclosed by visually obstructive and/or non-transparent fencing approved by the City Council upon recommendation from the Planning Commission. Such fencing may be topped with appropriate security wire or apparatuses to deter theft. No advertisements shall be incorporated into the fencing, or the fencing material. A maintenance agreement for the fencing and materials stored shall be required.
  - b. Storage areas must have attractive, water-conscious landscaping along any portion of the area fronting a public right of way;
  - c. The height of any stored materials or items shall not exceed the height of the fence which shall be a maximum of 8 ft. tall;
  - d. Any lighting for the outdoor storage area, for security or operational purposes, may only be approved upon the submission of a lighting plan, (maximum allowable height 20ft) outlining how any light produced from such fixtures does not spill upwards, or outside of the boundary of the

fenced area to prevent unnecessary light pollution to adjacent uses or properties;

- e. Outdoor storage shall not be located within 150 feet of a residential lot; and
  - f. Outdoor storage shall not interfere with the required parking for the office/warehouse establishment. Additionally, required parking shall not be reduced to accommodate outdoor storage.
- D. Project area requirements. Each planned industrial project shall include the entire lot of record and shall contain sufficient area to accommodate the building(s), vehicular access, off-street parking, landscaping and other required elements of the use.
- E. Approval procedure. The procedure for approval shall be the same as set forth in Section 17.7.200 of this code.
- F. Required improvements. The following improvements shall be constructed by the developer in each planned industrial project in accordance with American Fork City standards as directed by the city engineer.
1. Streets, driveways, and parking areas shall be graded, and surfaced with asphalt or concrete in accordance with city standards.
  2. Curbs, gutters, and walkways.
  3. Surface water drainage and flood control structures and facilities.
  4. On-site culinary and secondary water mains and sewer mains.
  5. Off-site culinary and secondary water mains and sewer mains.
  6. Fire hydrants.
  7. Permanent survey monuments.
  8. Gas, electric and telephone lines (which shall be placed underground).
  9. Landscaping in the defined landscape areas.
  10. Sprinkling or other suitable irrigation systems.
  11. Fences, walls, and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
  12. Street lighting (public and private).
  13. Trash enclosures. Developers may install other improvements, however, the construction of other improvements shall not be required as a condition of approval.
- G. Design requirements.
1. The layout and design of each project shall provide for safe and convenient access and circulation within the project area and between contiguous projects.
  2. There shall be no minimum size lot area requirement, except that each lot shall contain enough area to adequately accommodate the building, parking, traffic, circulation and landscaping requirements.
  3. Adequate off-street parking shall be provided for each building and use. The number of parking spaces, the size and dimension of parking spaces, the location of the parking spaces, the size and design of travelways serving the parking spaces

and other details concerning off-street parking, shall be in accordance with the adopted parking standards for the city.

4. Off-street parking areas shall be used only to accommodate patrons and employees at the site. Use of the parking area for storage of tractor-trailer trucks or container storage units (such as conex containers) used in the conduct of the business activity shall be prohibited.
  5. Not less than ten percent of each project area shall be devoted to landscaping. Each application for a project or building within a project shall include a landscape plan and said plans shall conform to the requirements of Section 17.5.121.
  6. No portion of the site shall be used for outside fabrication of product created by the use or for the storage of materials or equipment used in the conduct of the business activity.
  7. Where the project area abuts upon the right-of-way of a freeway or arterial class street, or the frontrunner tracks, the design shall, to the maximum extent possible, provide that all truck docking facilities shall be shielded or screened from view from the freeway or arterial street.
  8. Each separately owned unit within each building shall be served by individual water and sewer service lines.
  9. The plan shall provide for disposal of storm water in accordance with terms of city standards and policies applicable to the site.
  10. Where a project anticipates development in phases, all portions not intended for immediate development shall be maintained free of weeds or landscaped as set forth on the site plan pending completion of each development phase.
- H. Required documents. In the event the development has two or more owners or where an existing development is being divided into two or more ownerships, required documents shall include:
1. Articles of incorporation for property owners' association.
  2. Corporation by-laws.
  3. Covenants, conditions, restrictions and management policies.
  4. Management agreement.

## **PART II**

**SECTION 1 - Conflicting Provisions.** Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or plan thereof, the more stringent shall prevail.

**SECTION 2 - Provisions Severable.** This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

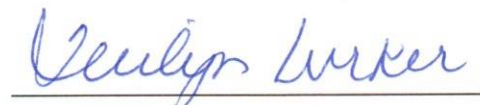
**SECTION 3 - Effective Date.** This Ordinance shall take effect upon its passage and publication as required by law.

**PASSED**, by the American Fork City Council this 22nd day of August, 2023.



Bradley J. Frost, Mayor

ATTEST:



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Terilyn Lurker, City Recorder

