

## ORDINANCE NO. 2021-06

### AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING HIGHLAND CITY DEVELOPMENT CODE SECTION 3-4929 AS SHOWN IN FILENAME TA-21-02.

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Planning Commission (the "Commission") and the Highland City Council (the "City Council") were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Commission held a public hearing on this Ordinance on February 23, 2021 and

WHEREAS, the City Council held a public hearing on this Ordinance on March 2, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

**SECTION 1. ADOPTION** "3-4929 Storage Facilities" of the Highland City Development Code, is hereby *added* as follows:

#### **3-4929 Storage Facilities**

The following articles shall apply to the storage facilities within the Professional Office zone.

1. All goods and wares shall be stored within an enclosed building, except that boats and trailers may be stored in structures containing a roof with no side walls where screened from outside view. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked or inoperable vehicles.
2. No storage facilities shall be used for the storage of hazardous materials in violation of the provisions of the Uniform Fire Code or the Uniform Building Code.
3. The repair, reconstruction or construction of any boat, vehicle, small engine, furniture or other items which require the use of gasoline, paint remover or similar materials is prohibited.
4. It shall be unlawful for any owner, renter or operator of a storage facility or any unit located therein to offer for sale or sell any item of personal property within the storage facility, or to conduct any type of commercial activity on the premises, other than the leasing of the storage units, leasing of moving vehicles, or to permit the same to occur.
- ~~4.5.~~ A maximum of two (2) moving vehicles may be displayed outside the enclosed storage facility, with the ability to store an additional maximum of six (6) moving vehicles inside the storage facility, provided that said vehicles are stored in structures containing a roof with no side walls where screened from outside view.
- ~~5.6.~~ No other residence or dwelling structure is allowed, except as is provided in 3-4903(2). No storage facility shall be used for permanent or temporary living quarters.

6-7. The applicant shall provide to the Planning Commission for their approval rules and regulations governing the use of the storage units. Said rules and regulations shall become a condition of approval in the conditional use process and shall include as a minimum rules governing hours of operation and a traffic circulation and mitigation plan.

SECTION 2. That the Mayor, the City Administrator, the City Recorder and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 3. REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.


SECTION 5: EFFECTIVE DATE This Ordinance shall be in full force and effect from March 2, 2021 and after the required approval and publication according to law.

PASSED AND ADOPTED by the Highland City Council, March 2, 2021.

HIGHLAND CITY, UTAH

  
Rodney W. Mann, Mayor

ATTEST:

  
Stephannie Cottle, City Recorder



COUNCILMEMBER	YES	NO	
Timothy A. Ball	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Brittney P. Bills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kurt Ostler	<input type="checkbox"/>	<input type="checkbox"/>	abstained
Kim Rodela	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Scott L. Smith	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rodney W. Mann	<input checked="" type="checkbox"/>	<input type="checkbox"/>	