

ORDINANCE NO. 11-99

ROLL CALL

VOTING	YES	NO
MAYOR DALE R. BARNEY <i>(votes only in case of tie)</i>		
SHERMAN E. HUFF <i>Councilmember</i>	X	
LILLIAN J. SHEPHERD <i>Councilmember</i>	X	
THORA L. SHAW <i>Councilmember</i>	X	
CLYDE A. SWENSON <i>Councilmember</i>	X	
EVERETT KELEPOLO <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Councilmember Swenson

I SECOND the foregoing motion: Councilmember Shaw

ORDINANCE 11-99

AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE AND CONSTRUCTION AND DEVELOPMENT STANDARDS

WHEREAS, Spanish Fork City has adopted a Subdivision Ordinance which establishes the requirements and standards for creating and developing subdivisions; and

WHEREAS, the subdivision ordinance should be amended from time to time in order to remain current with new technology and standards, in order to provide high quality subdivisions for the residents of the City; and

WHEREAS, the City Engineering Department and Planning Department have taken the best ideas and assimilated them into a new ordinance with accompanying construction standards in order

to provide high quality subdivisions, promote property values, and protect the health, safety, and welfare of the residents; and

WHEREAS, copies of the proposed changes have been distributed to a number of developers who frequently work within Spanish Fork City in order to receive their comments; and

WHEREAS, a public hearing was held before the Spanish Fork City Planning Commission on Wednesday the 5th day of May, 1999 wherein public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday the 6th day of July, 1999 wherein additional public comment was received;

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

I.

Section 16.040.020 (C1) of Title 16. "Subdivisions" is hereby amended as follows:

16.04.020. Approval Required.

C. Building permit conditions. No building permit shall be issued until the final subdivision plat has been recorded by the city at the office of the Utah County Recorder and the following improvements are installed and accepted by Spanish Fork City:

1. All required underground utilities under the road areas, or conduit for them;
2. Curb, gutter, sidewalk, and 0 cross-gutters;
3. Four (4) inches of compacted road base in all areas where asphalt will be placed.

The city engineer or his/her designee is hereby designated as the responsible official to accept the improvements. Once acceptance has been granted, a building permit may be issued.

II.

The Construction and Development Standards are not a part of the Spanish Fork City Municipal Code, and may be amended by resolution.

Section 39.08.200. of the Construction and Development Standards of the City are hereby amended as follows:

39.08.200. Building Permits.

The City may issue a building permit upon application, in compliance with all laws, ordinances, rules, and regulations. No building permit will be issued until the following improvements are installed and accepted by Spanish Fork City:

1. All required underground utilities under the road areas, or conduit for them;
2. Curb, gutter, sidewalk, and cross-gutters;
3. Four (4) inches of compacted road base in all areas where asphalt will be placed.

The city engineer or his/her designee is hereby designated as the responsible official to the improvements. Once acceptance has been granted, a building permit may be issued.

III.

Section 39.08.260. of the Construction and Development Standards of the City are hereby amended as follows:

39.08.260. Survey.

The side lot lines of all subdivisions shall have front corners located and marked with a permanent property pin. Each pin shall be placed in the top back of curb or in the sidewalk if high back curb is not used. All property pin materials shall have prior approval of the City Engineer.

All other property corners shall be marked with a 30 inch rebar and licensed land surveyor's cap before acceptance of subdivision improvements by Spanish Fork City. These rebars must be offset one foot by a steel tee post four feet out of the ground.

IV.

Drawing #26 of the Construction and Development Standards is hereby amended as attached.

Proof of Publication

J. Lane Henderson being first duly sworn according to law, disposes and says that he is the Publisher of **THE SPANISH FORK PRESS**, a weekly newspaper printed and published at Spanish Fork, Utah and of general circulation therein; that the Notice, a copy of which is hereto

Ordinance 11-99
**ORDINANCE 11-99
AMENDING THE
SUBDIVISION
ORDINANCE
AND CONSTRUCTION
AND DEVELOPMENT
STANDARDS**

NOW THEREFORE, be it ordained and enacted by the Spanish Fork City Council as follows: Section 16.040.020 (C) of Title 16, "Subdivisions" is hereby amended as follows:
16.04.020. Approval Required.

C. Building permit conditions No building permit shall be issued until the final subdivision plat has been recorded by the city at the office of the Utah County Recorder and the following improvements are installed and accepted by Spanish Fork City:

1. All required underground utilities under the road areas, or conduit for them;
2. Curb, gutter, sidewalk, and cross-gutters;
3. Four (4) inches of compacted road base in all areas where asphalt will be placed.

The city engineer or his/her designee is hereby designated as the responsible official to accept the improvements. Once acceptance has been granted, a building permit may be issued.

Section 39.08.200. of the Construction and Development Standards of the City are hereby amended as follows:

39.08.200. Building Permits. The City may issue a building permit upon application, in compliance with all laws, ordinances, rules, and regulations. No building permit will be issued until the following improvements are installed and accepted by

Utah and of general circulation therein; that the Notice, a copy of which is hereto

1. All required underground utilities under the road areas, or conduit for them;
2. Curb, gutter, sidewalk, and cross-gutters;
3. Four (4) inches of compacted road base in all areas where asphalt will be placed.

The city engineer or his/her designee is hereby designated as the responsible official to the improvements. Once acceptance has been granted, a building permit may be issued.

Section 39.08.260 of the Construction and Development Standards of the City are hereby amended as follows:

39.08.260. Survey. The side lot lines of all subdivisions shall have front corners located and marked with a permanent property pin. Each pin shall be placed in the top back of curb or in the sidewalk if high back curb is not used. All property pin materials shall have prior approval of the City Engineer.

All other property corners shall be marked with a 30 inch rebar and licensed land surveyor's cap before acceptance of subdivision improvements by Spanish Fork City. These rebars must be offset one foot by a steel tee post four feet out of the ground.

Drawing #26 of the Construction and Development Standards is hereby amended.

**PASSED AND ORDERED
PUBLISHED BY THE CITY
COUNCIL OF SPANISH
FORK, UTAH, this 20th day
of July, 1999.**

Published in the Spanish Fork Press February 10, 2000.

for consecutive One weeks,

the first publication on the 10th day

of February 2000

and the last on the 10th day of

February 2000

J. Lane Henderson

Subscribed and sworn to before me this 11th day of February 2000.

Notary Public

Sara Worthington

