

# ORDINANCE NO. 04-01

## 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	
GLENN A. JAMES <i>Councilmember</i>	X	
ROY L. JOHNS <i>Councilmember</i>	X	
EVERETT KELEPOLO <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Councilmember Johns

I SECOND the foregoing motion: Councilmember Shepherd

## ORDINANCE 04-01

### AN ORDINANCE MAKING AMENDMENTS TO THE GENERAL PLAN ZONING DESIGNATIONS

WHEREAS, Spanish Fork City adopted a Comprehensive General Plan which identified long range zoning for parcels of property within the City; and

WHEREAS, the Comprehensive General Plan is intended to be a working document with appropriate changes as needed; and

WHEREAS, it has come to the attention of the City that the property consisting of approximately 72.39 acres located at north of Expressway Lane between 1100 East and SR 51 should be designated for Light Industrial use instead of Medium Urban Residential use, and also located

south of Expressway Lane between 1100 East and SR 51 should be designated for General Commercial/Light Industrial use instead of High Urban Residential use.

WHEREAS, a public hearing was held before the Planning Commission on the 4<sup>th</sup> day of April, 2001, wherein public input was received; and

WHEREAS, a recommendation was made to the City Council to adopt the Comprehensive General Plan amendment; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on the 1<sup>st</sup> day of May, 2001, wherein additional public input was received; and

WHEREAS, in order to protect the health, safety, and welfare of the residents of the City, an amendment to the Comprehensive General Plan should be adopted;

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

#### **SECTION I.**

The Spanish Fork City General Plan for the following property is hereby designated Light Industrial, said property being described as follows:

Commencing North 33.17 feet from the East Quarter Corner of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00° 15' 07" West 1313.49 feet; thence North 89° 26' 12" East 24.07 feet; thence South 89° 47' 36" East 1304.43 feet; thence North 52° 30' 10" East 288.08 feet; thence South 00° 49' 51" East 838.95 feet; thence North 89° 19' 55" East 656.92 feet; thence South 34° 18' 40" West 980.96 feet; thence North 54° 20' 48" West 123.52 feet; thence along an curve to the left 236.33 feet with a radius of 448.26 feet (chord bears North 69° 11' 18" West 233.61 feet); thence North 89° 38' 46" West 325.15 feet; thence North 89° 59' 58" West 1024.55 feet; to the point of beginning.

An area containing 54.78 acres.

The Spanish Fork City General Plan for the following property is hereby designated General

Commercial/Light Industrial, said property being described as follows:

Commencing at the East Quarter Corner of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 500.78 feet; thence South 89° 11' 00" East 1369.99 feet; thence North 34° 17' 12" East 480.32 feet; thence North 54° 20' 48" West 123.52 feet; thence along an curve to the left 236.33 feet with a radius of 448.26 feet (chord bears North 69° 11' 18" West 233.61 feet); thence North 89° 38' 46" West 325.15 feet; thence North 89° 59' 58" West 1024.55 feet; thence South 33.17 feet to the point of beginning.

An area containing 19.14 acres.

### SECTION II.

WHEREFORE, to protect the safety and welfare of the citizens of Spanish Fork City, this ordinance shall take effect immediately upon passage.

### SECTION III.

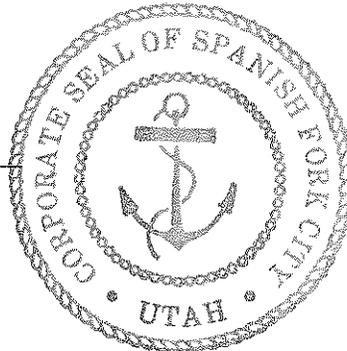
This ordinance is not part of the Spanish Fork City Municipal Code.

PASSED AND ORDERED PUBLISHED BY THE SPANISH FORK CITY COUNCIL OF SPANISH FORK, UTAH, this 1<sup>st</sup> day of May, 2001.

  
\_\_\_\_\_  
DALE R. BARNEY, Mayor

ATTEST:

  
\_\_\_\_\_  
KENT CLARK, City Recorder



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# MEMORANDUM

April 27, 2001

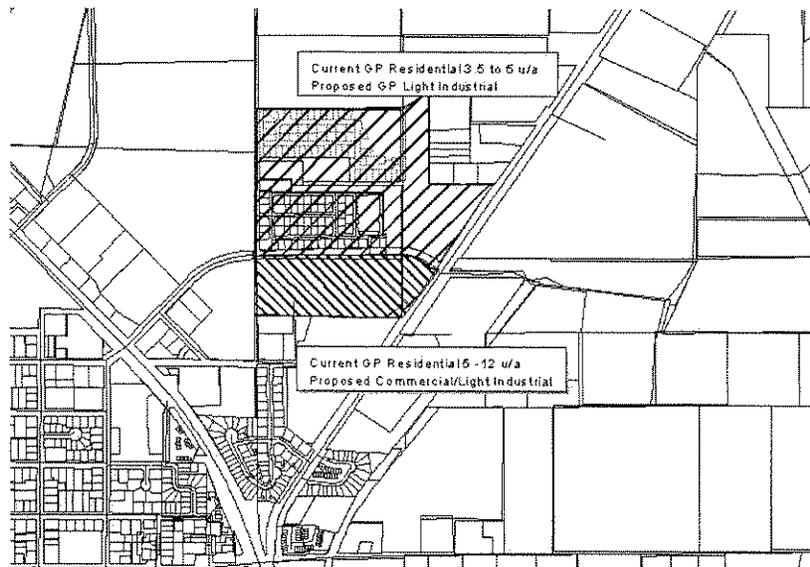
**To:** City Council  
**From:** Emil Pierson, City Planner  
**Subject:** General Plan Amendment

## BACKGROUND

City Staff is requesting to amend the General Plan for 72.39 acres. The General Plan amendment would change the property north of Expressway Lane from Residential 3.5 to 5 units per acre to Light Industrial. South of Expressway Lane is currently listed as Residential 5 to 12 unit per acre and would be changed to General Commercial/Light Industrial.

## ANALYSIS

To the north of the property is owned by the City which is General Planned as Business Park/Light Industrial. The property on south will continue to be General Planned as Residential 5-12 u/a. West is property that is planned as commercial and light industrial. To the east is Highway 51.



### *Development Review Committee*

The DRC reviewed this request at its March 21<sup>st</sup> meeting and recommended approval of the General Plan Amendment.

### *Planning Commission*

The Planning Commission reviewed this item at their April 4<sup>th</sup> meeting and discussion took place about the uses that would be permitted in the light industrial land use category. The Planning Commission voted to give this amendment a positive recommendation to the Council.

## RECOMMENDATION

City Council approve the General Plan Amendment from Medium Urban Residential 3 ½ to 5 units per acre to Light Industrial; and High Urban Residential 5 to 12 units per acre to Commercial/Light Industrial as listed on the attached map.

# 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 County, Utah and of general circulation therein; that the Notice, a copy of which is hereto attached, was printed and published in said paper

for consecutive 1 weeks,

the first publication on the 31st day

of May 2001

and the last on the 31st day

of May 2001

*J. Lane Henderson*

**ORDINANCE 04-01  
MAKING AMENDMENTS TO THE GENERAL PLAN ZONING DESIGNATIONS**

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

The Spanish Fork City General Plan for the following property is hereby designated Light Industrial, said property being described as follows:

Commencing North 33.17 feet from the East Quarter Corner of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°15'07" West 1313.49 feet; thence North 89°26'12" East 24.07 feet; thence South 89°47'36" East 1304.43 feet; thence North 52°30'10" East 288.08 feet; thence South 00°

49'51" East 838.95 feet; thence North 89°19'55" East 656.92 feet; thence South 34°18'40" West 980.96 feet; thence North 54°20'48" West 123.52 feet; thence along an curve to the left 236.33 feet with a radius of 448.26 feet (chord bears North 69°11'18" West 233.61 feet); thence North 89°38'46" West 325.15 feet; thence North 89°59'58" West 1024.55 feet; to the point of beginning.

An area containing 54.78 acres.

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Commencing at the East Quarter Corner of Section 18, Township 8 South, Range 3 East, Salt Lake Base and Me-

ridian; thence South 500.78 feet; thence South 89°11' East 1369.99 feet; thence North 34°17'12" East 480.32 feet; thence North 54°20'48" West 123.52 feet; thence along an curve to the left 236.33 feet with a radius of 448.26 feet (chord bears North 69°11'18" West 233.61 feet); thence North 89°38'46" West 325.15 feet; thence North 89°59'58" West 1024.55 feet; thence South 33.17 feet to the point of beginning.

An area containing 19.14 acres.

PASSED AND ORDERED PUBLISHED BY THE SPANISH FORK CITY COUNCIL OF SPANISH FORK, UTAH, this 1st day of May, 2001.

Published in the Spanish Fork Press May 31, 2001.

Subscribed and sworn to before me this 31st day of May 2001

*Melinda H. Warner*  
Notary Public



NOTARY PUBLIC  
MELINDA H. WARNER  
768 E. 1240 S.  
Spanish Fork, UT 84660  
My Commission Expires: 3-25-2002  
State of Utah