

ORDINANCE NO. 15-06

ROLL CALL

VOTING	YES	NO
MAYOR JOE L THOMAS <i>(votes only in case of tie)</i>		
G. WAYNE ANDERSON <i>Councilmember</i>	X	
MATTHEW D. BARBER <i>Councilmember</i>	X	
STEVE LEIFSON <i>Councilmember</i>	X	
SETH V. SORENSEN <i>Councilmember</i>	X	
CHRIS C. WADSWORTH <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Councilmember Anderson
SECOND the foregoing motion: Councilmember Wadsworth

ORDINANCE 15-06

AN ORDINANCE MAKING AMENDMENTS TO THE GENERAL PLAN ZONING DESIGNATIONS (Fritzi Property)

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 .45 acres located at 60 East 800 North should be designated from General Commercial/Residential 4.5~5.5 units per acre to General Commercial/Residential 5.5-9 units per

acre.

WHEREAS, a public hearing was held before the Planning Commission on the 5th day of September, 2006, 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 19th day of September, 2006, 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 General Commercial/Residential 5.5-8 units per acre, said property being described as follows:

PARCEL A

That portion of that real property described in Deed Book 1473 Pages 300-303 and that real property described in Deed Book 1498 Page 54-60 in the official records of Utah County situated in the southeast quarter and the northeast quarter of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and the southeast quarter and the northwest quarter of Section 30, Township 8 South, Range 3 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point located S0°12'25"E along the section line 271.82 feet and East 88.54 feet from the East 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence S2°10'14"E 427.25 feet; thence S65°54'40"W 381.89 feet; thence S2°26'12"W 54.13 feet; thence S87°58'27"W 38.48 feet; thence S78°18'05"W 16.16 feet; thence N2°00'50"E 50.02 feet; thence N67°25'14"E 1.87 feet; thence N2°00'50"E 1,301.08 feet; thence N87°58'31"W 9.75 feet; thence N2°00'50"E 346.18 feet; thence S26°30'00"E 125.23 feet; thence S1°39'00"W 156.31 feet; S88°14'57"E 20.65 feet; thence S25°30'59"E 556.85 feet; thence S5°07'41"E 285.42 feet to the point of beginning.

Contains: +/-9.49 Acres

PARCEL B

That portion of that real property described in Deed Book 1473 Pages 300-303 in the official records of Utah County situated in the southeast quarter and the northeast quarter of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning on the westerly right-of way line of Main Street (SR-198) located North 387.26 Feet and West 356.48 feet from the East 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing: S0°12'25"E from the East 1/4 Corner to the Southeast Corner of said Section); thence S2°03'23"W along said right-of-way line 1,097.96 feet to a found UDOT Right-of-Way Marker; thence S19°15'55"W along a fence line 165.62 feet; thence N52°07'13"W 64.21 feet; thence N17°48'52"W 98.77 feet to a fence corner; thence N85°36'27"W along a fence line 171.48 feet to the easterly right-of-way line of Calpac Avenue; thence N6°11'57"W along said right-of-way 841.00 feet to the southerly right-of-way line of Arrowhead Trail (SR-164); thence along said right-of-way the following (4) courses: N42°35'03"E 253.48 feet; thence along the arc of a 318.10 foot radius non-tangent curve (radius bears: S40°19'16"E) 123.02 feet through a central angle of 22°09'33" chord: N60°45'30"E 122.26 feet; thence N78°59'41"E 133.67 feet; thence S88°00'21"E 27.33 feet to the point of beginning.

Contains: +/-9.17 Acres

Less and excepting those exceptions described in Deed Book: 1473 Page: 300-303 in the official records of Utah County.

Net Area Contains: +/-9.09 Acres

PARCEL C

That portion of that real property described in Deed Book 1473 Pages 300-303 in the official records of Utah County situated in the southeast quarter and the northeast quarter of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning on the south right-of way line of Arrowhead Trail (SR-164) and the Westerly line of Calpac Avenue said point being located North 55.11 Feet and West 852.94 feet from the East 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing: S0°12'25"E from the East 1/4 Corner to the Southeast Corner of said Section); thence S6°11'57"E along said right-of-way 1,133.61 feet to a fence line; thence along a fence that following (2) courses: S89°05'03"W 461.23 feet; thence S27°46'00"E 305.63 feet to that real property described as Parcel "C" in Deed Book 1473 Pages 300-303 in the official records of Utah County; thence along said real property the following (7) courses: S87°32'30"E 16.06 feet; thence S0°06'31"E 685.66 feet; thence N60°02'57"W 715.44 feet; thence N43°01'48"W 55.87 feet; thence N21°02'15"W 139.28 feet; thence N16°28'27"W 163.26 feet; thence N15°31'00"W 165.21 feet to the intersection with a fence line; thence along a fence line and the following (4) courses N56°34'40"E 385.58 feet; thence N42°13'43"W 180.39 feet; thence N47°33'19"E 146.20 feet; thence N43°52'56"W 149.47 feet to the south line of Arrowhead Trail (SR-164); thence N48°01'49"E along said south line 1,039.25 feet to the point of beginning.

Contains: +/-26.95 Acres

Less and excepting those exceptions described in Deed Book: 1473 Page 300-303 in the official records of Utah County.

Net Area Contains: +/-26.88 Acres

KENT R. CLARK, City Recorder

Subscribed and sworn to before me this _____ day of _____, 2004.

NOTARY PUBLIC

Proof of Publication

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 8 day

of February 2007

And the last on the 8 day

of February 2007

Erna Savage

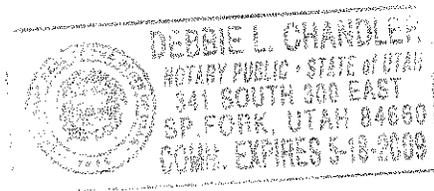
ORDINANCE 15-06

The Spanish Fork City Council passed an ordinance making amendments to the General Plan Zoning Designation for the Fritzi Property approximately

located at 253 West Arrowhead Trail, designating it General Commercial/ Residential 5.5-8 units per acre. Adopted on the 5th day of October, 2006. A complete copy of this ordi-

nance with legal description is available at the Spanish Fork City Office, 40 South Main, Spanish Fork.

Published in the **Spanish Fork Press** on February 8, 2007.



Subscribed and sworn to before me this 8th day of February 2007

Debbie L. Chandler
Notary Public