

ORDINANCE NO. 02-07

ROLL CALL

VOTING	YES	NO
MAYOR JOE L THOMAS <i>(votes only in case of tie)</i>		
G. WAYNE ANDERSEN <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: Councilman Anderson
I SECOND the foregoing motion: Councilman Wadsworth

ORDINANCE 02-07

AN ORDINANCE MAKING CHANGES TO THE MASTER PLANNED DEVELOPMENT PROVISIONS OF THE MUNICIPAL CODE

WHEREAS, Spanish Fork City has adopted provisions for master planned developments where developers of subdivisions can gain bonus densities by providing various amenities; and

WHEREAS, some minor changes to the requirements of the master planned development requirements need to take place to better provide the quality of developments the City envisioned when it authorized master planned developments; and

WHEREAS, adding a base density column to the residential development standards table helps to clarify the densities allowed in master planned developments; and

WHEREAS, allowing non-contiguous parcels, which could qualify as a master planned development on their own, but which are in close proximity, and can be developed with a common theme, provides the City with better tools to plan developments and obtain the amenities to better protect the health, safety, and welfare of it's residents; and

WHEREAS, a public hearing was held before the Spanish Fork Planning Commission on Wednesday, the 6th day of December, 2006, where public comment was received; and

WHEREAS, the Planning Commission has recommended adoption of the changes to the master planned development requirements; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday,

the 16th day of January, 2007, where additional public comment was received;

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

I.

Spanish Fork Municipal Code §15.3.24.030(c) and (d) are hereby amended to read as follows:

4.030 (3)

c. The minimum size of a Master Planned Development in the R-1-6 & R-3 zones is five (5) contiguous acres. School and church sites are to be excluded from the acreage calculations.

d. In all other residential zones, the minimum size for a Master Planned Development is 20 contiguous acres, excluding school & church sites, unless the following criteria can be met:

1. The City Council has made a finding that the development is consistent with the development objectives of the Comprehensive General Plan and is in the best interest of the City.
2. Each individual portion of a Master Planned Development must be a minimum of 20 acres.
3. The individual portions of Master Planned Developments may not be separated, at the nearest point, by more than 1000 feet, measured in a straight line.
4. The roadways and utilities must be designed for all necessary connectivity and service.

II.

Spanish Fork Municipal Code Title 15, Part 3, Chapter 16, Table 1, Residential Development Standards is hereby amended to read as follows:

TABLE 1 - Residential Development Standards										
District	Base Density	Minimum Lot Area	Minimum Width ²	Minimum Depth	Minimum Setback ¹				Max. Building Height	
					Front:1	Rear	Side	Corner	Principal Bldg ¹	Accessory Bldg ¹
A-E	n/a	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	n/a	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.4 units per acre	80,000 s.f.	180'	200'	40'	80'	20'	30'	30'	20'
R-1-60	.54 units per acre	60,000 s.f.	160'	200'	40'	60'	20'	30'	30'	20'
R-1-40	.81 units per acre	40,000 s.f.	140'	200'	30'	40'	20'	30'	30'	20'
R-1-30	1.07 units per acre	30,000 s.f.	130'	150'	40'	40'	15'	25'	30'	20'
R-1-20	1.61 units per acre	20,000 s.f.	125'	150'	30'	30'	15'	25'	30'	15'
R-1-15	2.15 units per acre	15,000 s.f.	100'	125'	30'	30'	15'	25'	25'	15'
R-1-12	2.69 units per acre	12,000 s.f.	100'	100'	25'	25'	10'	15-25' ⁶	30'	15'
R-1-9	3.58 units per acre	9,000 s.f.	85'	90'	20-25' ⁶	25'	10'	15-25' ³	30'	15'
R-1-8	4.03 units per acre	8,000 s.f. ⁴	75' ²	90'	20-25' ⁶	25'	10'	15-25' ⁶	30'	15'

III.

This ordinance shall be effective twenty days after passage and publication.

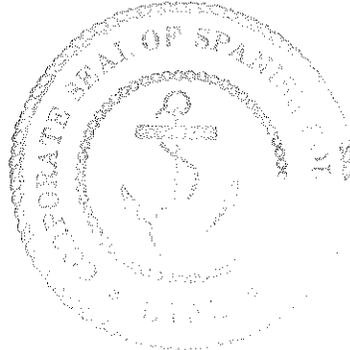
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK,
UTAH, this 16th day of January, 2007.



JOE L THOMAS, Mayor

ATTEST:


KENT R. CLARK, City Recorder



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 15 day

of February 2007

And the last on the 15 day

of February 2007

Erica Savage

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ter Planned Development is 20 contiguous acres, excluding school & church sites, unless the following criteria can be met:

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ments may not be separated, at the nearest point, by more than 1000

feet, measured in a straight line.
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Spanish Fork Municipal Code Title 15, Part 3, Chapter 16, Table 1, Residential Development Standards table was amended to identify base density.

Adopted on the 16th day of January, 2007. A complete copy of this ordinance is available at the Spanish Fork City Office, 40 South Main, Spanish Fork.

Published in the **Spanish Fork Press** on February 15, 2007.



DEBBIE L. CHANDLER
NOTARY PUBLIC • STATE of UTAH
341 SOUTH 300 EAST
SP. FORK, UTAH 84660
COMM. EXPIRES 5-18-2009

Subscribed and sworn to before me this 15th day of February 2007

Debbie L. Chandler
Notary Public