

ORDINANCE No.07-08

ROLL CALL

VOTING	YES	NO
MAYOR JOE L THOMAS (votes in case of tie)		
G. WAYNE ANDERSEN City Council member	X	
ROD DART City Council member	X	
RICHARD M. DAVIS City Council member	X	
STEVE LEIFSON City Council member		X
JENS P. NIELSON City Council member		X

I MOVE this ordinance be adopted: Richard M. Davis
City Council member

I SECOND the foregoing motion: Rod Dart
City Council member

Ordinance No. 07-08

**AN ORDINANCE IMPLEMENTING TEMPORARY LAND USE REGULATIONS
CONCERNING MULTI-FAMILY HOUSING IN THE R-1-6 AND R-3 ZONES**

WHEREAS, Spanish Fork City has adopted a land use title to its municipal code, which includes a zoning code; and

WHEREAS, the zoning code divides the City into zoning districts; and

WHEREAS, the R-1-6 and R-3 zoning districts are residential districts which allow for

multi-family housing; and

WHEREAS, there is a need for multi-family housing within the City, but the design of multi-family housing, including such things as lot size, frontage requirements, set backs, height requirements, fencing requirements, and similar design criteria can enhance or depreciate property values, as well as surrounding property values; and

WHEREAS, addressing the design criteria for multi-family housing to protect property values is a pressing and imminent need; and

WHEREAS, the City Council finds that addressing the design criteria for multi-family housing represents a compelling, countervailing public interest; and

WHEREAS, it is appropriate to have the Planning Commission investigate multi-family design criteria and make recommendations to the City Council; and

WHEREAS, Utah Code Annotated Section 10-9a-504 (1953 as amended), allows temporary land use regulations to be implemented when a compelling countervailing public interest is at stake;

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

I.

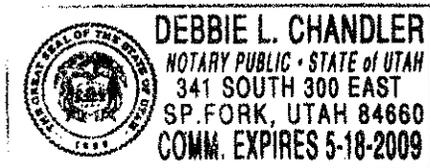
The issuance of building permits for multi-family housing in the R-1-6 and R-3 zoning districts is hereby suspended on a temporary basis. Acceptance of applications for preliminary plats in the R-1-6 or R-3 zoning districts, which contain multi-family lots, is hereby suspended on a temporary basis. Acceptance of applications for subdivision approval containing flag lots is

Proof of Publication

THE SPANISH FORK PRESS, a weekly newspaper printed and published at PROVO, 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 ONE weeks,
the first publication on the 10 day
of JULY 2008
And the last on the 10 day
of JULY 2008
Jane Chanis

PUBLIC NOTICE
ORDINANCE
07-08, The Spanish Fork City Council has adopted an Ordinance implementing temporary land use regulations concerning multi-family housing in the R-1-6 and R-3 zones. No multi-family or flag lot permits may be issued in the R-1-6 or R-3 zones for six months. Existing building lots which have received preliminary plat or site plan approval, or applications, in complete form, for preliminary plats, or subdivisions with flag lots heretofore submitted, are not subject to this suspension. 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** July 10, 2008
UPAXLP



Subscribed and sworn to before me this 10th day of July 2008

Debbie L. Chandler
Notary Public