

ORDINANCE NO. 14-08

ROLL CALL

VOTING	YES	NO
MAYOR JOE L THOMAS <i>(votes only in case of tie)</i>	Absent	
G. WAYNE ANDERSEN <i>Councilmember</i>	X	
ROD DART <i>Councilmember</i>	X	
RICHARD M. DAVIS <i>Councilmember</i>	X	
STEVE LEIFSON <i>Councilmember</i>	X	
JENS P. NIELSON <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Steve Leifson

I SECOND the foregoing motion: Richard M. Davis

ORDINANCE 14-08

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, modifying the Master Planned Development chart on home sizes and identifying the size of lot for such size rather the zone will provide more variety and better quality; and

WHEREAS, a public hearing was held before the Spanish Fork Planning Commission on Wednesday, the 3rd day of December, 2008, 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 December, 2008, 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(1)(c)(1) is hereby amended as follows:

C. Architecture

1. Minimum House Sizes - finished area (square feet). For purposes of calculating required finished area, square footage in basements shall not qualify. For split level homes, finished area on floors that are at least 50% below the finished grade of the lot shall not count towards the required finished area.

Minimum House Sizes - Finished Floor Area

Minimum House Sizes - finished area		
Minimum Lot Size and Multi-family	One Story	Multi-level
80,000 square feet	1,600 square feet	2,400 square feet
60,000 square feet	1,600 square feet	2,400 square feet
40,000 square feet	1,600 square feet	2,400 square feet
30,000 square feet	1,500 square feet	2,200 square feet
20,000 square feet	1,500 square feet	2,200 square feet
15,000 square feet	1,500 square feet	2,200 square feet
12,000 square feet	1,400 square feet	2,000 square feet
9,000 square feet	1,300 square feet	1,600 square feet
8,000 square feet	1,200 square feet	1,500 square feet
6,000 square feet	1,100 square feet	1,400 square feet
Multi-family	1,000 square feet (one level)	1,200 square feet (multi-level)

II.

This ordinance shall take effect twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 16th day of December, 2008.


 G. WAYNE ANDERSON, Mayor Pro Tem

ATTEST:



 Kimberly Robinson, City Recorder

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 1 weeks,

the first publication on the 19th day

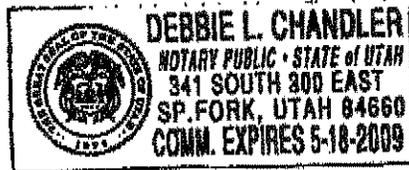
of February 2009

And the last on the 19th day

of February 2009

Debbie L. Chandler

ORDINANCE 14-08	Planned Development provisions of the Municipal Code. 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 February 19, 2009 UPAXLP
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Subscribed and sworn to before me this 19th day of February 2009

Debbie L. Chandler
Notary Public