

ORDINANCE NO. 08-09

ROLL CALL

VOTING	YES	NO
MAYOR JOE L THOMAS <i>(votes only in case of tie)</i>		
G. WAYNE ANDERSEN <i>Councilmember</i>	X	
RODNEY 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: Councilman Leifson

I SECOND the foregoing motion: Councilman Andersen

ORDINANCE 08-09

WHEREAS, Spanish Fork City has enacted a land use ordinance setting forth a number of zones, the permitted uses within each zone, and development standards; and

WHEREAS, the City land use ordinance includes a section on master planned developments, whereby a developer can increase densities by providing additional amenities; and

WHEREAS, The master planned development section of the ordinance contains a provision on architecture, whereby densities can be increased by using masonry or masonry based materials on the exterior surfaces; and

WHEREAS, the City has been made aware of certain new, wood based products, which have the durability of masonry based products and have a similar feel and appearance; and

WHEREAS, public hearings were held before the Planning Commission on Wednesday, the 6th day of May, 2009, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 19th day of May, 2009, whereat additional public comment was received; and

WHEREAS, the Council finds that the proposed amendments to the architecture standards of the master planned development section of the land use ordinance is consistent with the intent of the City to increase the durability and appearance of exterior surfaces in such developments; and

WHEREAS, the Council finds that the proposed amendment would allow high quality residential units that promote the general welfare and common good of the community;

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

I.

Spanish Fork City Municipal Code §15.3.24.030(3)(C)(6) is hereby amended as follows:

15.3.24.030. Master Planned Developments:

3. Master Planned Development Requirements and Bonus Density
- C. Architecture
6. Exterior Materials - Homes in Master Planned Developments shall be clad in masonry, or masonry based materials or a chemically-treated, wood-based, nail-on, lap siding that has at least a 50-year warranty. The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.

II.

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

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 19th day of May, 2009.

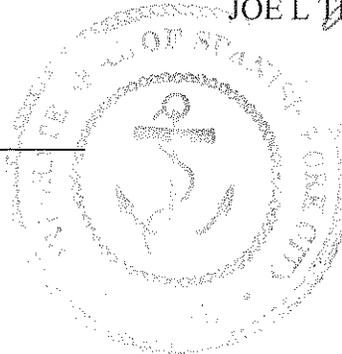


JOE L THOMAS, Mayor

ATTEST:



KIM ROBINSON, City Recorder



Proof of Publication

THE SPANISH FORK PRESS, a weekly newspaper printed and published at Provo, Utah County and of general circulation therein; that the Notice, a copy of which is hereto attached, was printed and published in said paper

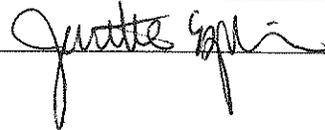
for..... consecutive weeks,

the first publication on the _____ day

of _____ 2009

And the last on the _____ day

of _____ 2009

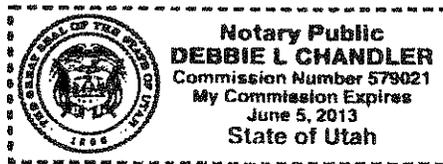


ORDINANCE 08-09 15, Master Planned City Office, 40 Developments, South Main, Spanish Fork of the Municipal Code. A complete copy of this ordinance is available at the Spanish Fork City Office, 40 South Main, Spanish Fork. Published in the **Spanish Fork Press** June 4, 2009. UPAXLP

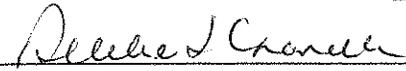
The Spanish Fork City Council has adopted an Ordinance making changes to Title

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** June 4, 2009. UPAXLP



Subscribed and sworn to before me this 17th day of JUNE 2009



Notary Public