

ORDINANCE No. 04-16

Roll Call

| VOTING | YES | NO |
|--|--------|----|
| STEVE LEIFSON <i>Mayor (votes only in case of tie)</i> | | |
| CHAD ARGYLE <i>Council member</i> | | X |
| STACY BECK <i>Council member</i> | ABSENT | |
| BRANDON B. GORDON <i>Council member</i> | X | |
| MIKE MENDENHALL <i>Council member</i> | X | |
| KEIR A. SCUBES <i>Council member</i> | X | |

I MOVE this ordinance be adopted: Council member Scoubes
 I SECOND the foregoing motion: Council member Gordon

ORDINANCE No. 04-16

AN ORDINANCE MAKING AMENDMENTS TO THE INFILL OVERLAY ZONE TO ALLOW HIGHER DENSITIES

WHEREAS, Spanish Fork City has enacted a land use ordinance to regulate the development of land within the City, establish zoning to protect property values, and establish administrative rules concerning land use; and

WHEREAS, amendments to the land use ordinance need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices; and

WHEREAS, the infill overlay zone is an effective land use tool, but needs to be expanded to meet the needs of the city and the intent of the ordinance to accommodate development parcels which are difficult to develop for various reasons; and

WHEREAS, allowing slightly higher densities in the in-fill overlay zone for the R-3 and R-1-6 zones will better allow for efficient planning and development; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 3rd day of February, 2016, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 16th day of February, 2016, whereat additional public comment was received;

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

I.

Spanish Fork Municipal Code §15.3.16.035(C)(3), Infill Overlay Zone, is hereby amended as follows:

15.3.16.035 Infill Overlay Zone (I-F)

C. Development Standards.

3. No more than one unit for every 3,260 square feet of project area shall be permitted for developments in the R-3 Zone. No more than one unit for every 4,420 square feet of project area shall be permitted for developments in the R-1-6 Zone.

II.

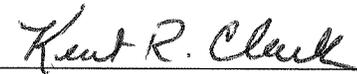
This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 16th day of February, 2016.



STEVE LEIFSON, Mayor

Attest:



Kent R. Clark, City Recorder

