

CITY COUNCIL MEETING

6:00 pm
Tuesday, June 7, 2005

I. PRELIMINARY ACTIVITIES

- A. Pledge of Allegiance
- B. Minutes
- C. [Agenda Request - Introduction of Spanish Fork Fiesta Days Rodeo Royalty](#)

II. PUBLIC HEARINGS

- 6:30 pm
- A. [Ordinance 08-05](#) - An Ordinance for Windmills in the I-1 and I-3 Zones
 - B. [Ordinance 05-05](#) - Title 15 - Land Use Ordinance (including Residential Treatment Centers tabled from April 5, 2005)
 - C. [2006 Fiscal Year Budget](#) - Revenues and expenditures for all funds, all fees and utility rate schedules, amendments to the City's capital facilities plan and budget, transfers and allocations from enterprise funds to other funds, and impact fees.

III. STAFF REPORTS

- A. Junior Baker - Legal
 - 1. [Ordinance No. 06-05](#) - A Ordinance Placing Sign Requirements Under Business Regulation
 - 2. [Ordinance No. 07-05](#) - An Ordinance Enacting Impact Fees
 - 3. Agreement with Daily Herald for a TV Guide*
- B. Kent Clark - Finance
 - 1. Digital Minute Taking Proposal*

IV. OTHER BUSINESS

V. [ADJOURN TO REDEVELOPMENT AGENCY AGENDA](#)

VI. EXECUTIVE SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION

() indicates support information, if any, will follow at the Council meeting.*

The public is invited to participate in all Spanish Fork City Council Meetings. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 798-5000.

SPANISH FORK CITY

AGENDA REQUEST FORM

Date of Meeting Requested to Attend: JUNE 7TH 2005

All forms must be completed and returned by NOON the Wednesday two weeks prior to the Council Meeting requested. (Return no later than: _____)
Thank you.

Name JAMES MEMMOTT

Phone

Address JAMES GULL

Number

Please list the subject and detailed information regarding your request:

introduction of SPANISH FORK ^{FIESTA DAYS} PAPER QUEENS TO THE
MAYOR & CITY COUNCIL.

Signature

Date

5/24/05

ORDINANCE NO. 08-05

ROLL CALL

VOTING	YES	NO
MAYOR DALE R. BARNEY <i>(votes only in case of tie)</i>		
MATTHEW D. BARBER <i>Councilmember</i>		
PAUL M. CHRISTENSEN <i>Councilmember</i>		
EVERETT KELEPOLO <i>Councilmember</i>		
SETH V. SORENSEN <i>Councilmember</i>		
CHRIS C. WADSWORTH <i>Councilmember</i>		

I MOVE this ordinance be adopted: _____

I SECOND the foregoing motion: _____

ORDINANCE 08-05

AN ORDINANCE ALLOWING WIND TURBINES FOR THE GENERATION OF ELECTRICITY AND ESTABLISHING STANDARDS

WHEREAS, Spanish Fork City is situated in a location which has constant night time winds; and

WHEREAS, technology has made feasible the generation of electricity from the wind using wind turbines; and

WHEREAS, Electricity produced from wind is environmentally friendly; and

WHEREAS, Spanish Fork zoning ordinances presently do not allow for wind turbines; and

WHEREAS, commercial turbines are operated like a business and have safety features not

always available on smaller units; and

WHEREAS, the operation of commercial turbines, as a business, is a safe and reliable industry, but, like all similar businesses, needs to remain in appropriate, industrial zones; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 4th day of May, 2005, where public comment was received; and

WHEREAS, a public hearing was held before the City Council on Tuesday, the 7th day of June, 2005, 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 §15.3.24.090 Wind Turbines is hereby created as follows:

15.3.24.090. Wind Turbines (WT)

It is the purpose of this section to promote the safe, effective, and efficient use of large wind energy systems installed to provide electricity to utilities and to promote the adoption of renewable energy resources to reduce dependence on fossil fuel power generation.

A. Definitions:

1. Large wind energy system: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of more than 100 kW.
2. Tower height: The height of a wind turbine measured from the grade level to the hub.
3. Blade sweep: The diameter of the wind turbine blades as determined by the blade rotation.

B. Requirements:

1. Minimum parcel size: A large wind energy system consisting of one tower must be located on a parcel that is a minimum of five acres in size. An additional acre of property is required for each additional tower.
2. Onsite structures maybe located up to the foundation of the tower.
3. Setback from a residential zone or use: The tower base must be setback a minimum of 500 feet from residential zoning districts.
4. Distance from rights-of-way and property lines: None; but all tower bases must be located on leased or owned property. The blade sweep cannot encroach upon adjoining properties or rights-of-way without easements providing for their encroachment. The

- easement must be a recorded document.
5. Height: Tower height is not to exceed 270 feet. Provided that, in all cases, the system shall comply with all applicable Federal Aviation Administration (FAA) requirements.
 6. Height of Blade (tip at low point of blade sweep from ground): No closer than 50 feet.
 7. Braking Device: All WT devices shall have braking systems when winds reach speeds in excess of 65 miles per hour.
 8. Sign: One project identification warning sign is permitted containing a telephone number for emergency calls, no larger than 16 square feet in size.
 9. Color/Finish: white or other non-reflective color.
 10. Interference with Broadcast Signals: The system shall not create electromagnetic interference and shall be filtered and/or shielded to prevent interference with broadcast signals.
 11. Compliance with International Building Code (IBC): Building permit applications for large wind energy systems shall be accompanied by standard drawings of the wind turbine structure, including the tower, base, and footings. An engineering analysis of the tower and WT showing compliance with the building code and certified by a professional engineer licensed in the state of Utah shall also be submitted.
 12. Compliance with FAA Regulations: Large wind energy systems must comply with applicable FAA regulations, including any necessary approvals for installations close to airports.
 13. Utility Notification: A letter shall be provided from any interconnecting utility companies confirming approval for any interconnection.
 14. Zoning Districts: Large wind energy systems are permitted only in the I-3 and I-1 zoning districts which are east of 3400 East.
 15. Wind Study: A wind or feasibility study must be conducted and recommend a specific location for the WT. The study must also recommend an optimal height for the WT and if the location is feasible for a WT.
 16. The tower shall not be climbable from the exterior.

II.

This ordinance shall be effective immediately upon passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK,
UTAH, this _____ day of June, 2005.

DALE R. BARNEY, Mayor

ATTEST:

KENT R. CLARK, City Recorder



Spanish Fork City Council Staff Report

To: City Council
From: Emil Pierson, Planning Director
Date: June 1, 2005
Subject: Zoning Ordinance Amendments - Uses Subject
to Conditions (Windmill) 17.28.050

BACKGROUND

Wasatch Wind has requested to amend the Zoning Ordinance to allow for wind towers in the Light Industrial (I-1) and the Heavy Industrial (I-3) zoning districts. If approved the applicant is proposing to construct eleven (11) turbines in two phases and on two sites. One site is called the south site and is located by the Fingerhut building. On this site they are proposing 4 wind turbines. Site two is located in the gravel pit located at 3400 East and Highway 6 by the power lines were they are planning on 7 wind turbines.

To be able to construct the windmill the applicant needs to amend the zoning ordinance to allow for windmills in these locations. Attached is the proposed ordinance. This request is to Amend the Ordinance and not to review their individual project. If the City Council wants to review the project or have the Planning Commission review windmill projects they can change the ordinance to require them to be a conditional use. It will become a public hearing and the Planning Commission will become the decision makers.

ANALYSIS

The applicant is requesting to construct horizontal axis turbine is the most commonly used to generate electricity, this type of turbine captures the wind's energy with two or three propeller like blades that are mounted on a rotor. These rotors sit atop towers, taking advantage of the stronger and less turbulent wind at 100 feet (30 meters) or more above ground. The turbine blades generally are constructed of fiberglass, may be up to 20 meters in length, and may weigh several thousand pounds each. A horizontal axis turbine typically has a mechanism to keep the rotor headed into the wind.

Pros and Cons of allowing wind turbines

Pros

1. Spanish Fork would be the first “wind farm” in Utah
2. Utilize the wind out of the canyon
3. Image of being a clean, environmental friendly and progressive community
4. Does not destroy the properties an other uses can be located around the wind turbines
5. Provide tourism - people will come and tour the site
6. Green credits
7. Revenues

Cons

1. Sight - everyone will be able to see the wind turbines (over 200 feet high), visual blight
2. Perceptions
 - a. sound - will the sound from the blades be loud? Who will be able to hear them?
 - b. avian (birds) in the area - will they be affected?
3. Safety - kids climbing the WT, blades breaking off

Development Review Committee

The DRC reviewed this request at their April 20th and 27th meetings and discussed the proposed project and the ordinance in detail. The DRC recommended approval of amending the ordinance as attached.

Planning Commission

The Planning Commission reviewed this request in a public hearing on May 4, 2005. The Commissioners discussed the ordinance in detail considering possible locations, height, and what the windmills would look like against the mountains. The Planning Commission recommended approval as listed.

RECOMMENDATION

APPROVE

Make a motion to APPROVE the Zoning Ordinance Amendment -Uses Subject to Conditions 17.28.050 to allow Wind Turbines as listed:

Wind Turbines (WT)

Purpose: It is the purpose of this regulation to promote the safe, effective and efficient use of large wind energy systems installed to provide electricity to utilities and to promote the adoption of renewable energy resources to reduce dependence on fossil fuel power generation.

A. Definitions:

Large wind energy system or farm: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of more than 100 kW.

Tower height: The height of a wind turbine measured from the grade level to the hub.

Blade sweep: The diameter of the wind turbine blades as determined by the blade rotation.

B. The following requirements must be met:

1. Minimum parcel size: A large wind energy system must be located on a parcel that is at minimum, five

- (5) acres in size and one additional acre per wind mill.
2. Setback from structures on the property (residences, businesses, etc.): Structures may be located up to the foundation of the WT.
 3. Setback from a residential zone or use: The tower base must be setback a minimum 500 feet from residential zoning districts.
 4. Distance from right-of-ways and property lines: None; but all WT bases must be located on leased or owned property. The WT blades cannot encroach upon adjoining properties or right-of-ways without agreements or easements providing their approval. The agreements or easement must be a recorded document.
 5. WT Height: Not to exceed 270 feet in height for a tower. Provided that, in all cases, the system shall comply with all applicable Federal Aviation Administration (FAA) requirements.
 6. Height of Blade (tip from ground): No lower than 50 feet.
 7. Braking Device: All WT devices shall have braking systems when winds reach speeds in excess of 65 miles per hour.
 8. Sign: One project identification warning sign containing a telephone number for emergency calls no larger than 16 square feet in size.
 9. Color/Finish: white or other non-reflective color.
 10. Interference with Broadcast Signals: shall not create electromagnetic interference and be filtered and/or shielded to prevent interference with broadcast signals.
 11. Density: No more than one turbine per acre
 12. Compliance with International Building Code (IBC): building permit applications for wind energy systems shall be accompanied by standard drawing of the wind turbine structure, including the tower, base, and footings. An engineering analysis of the tower showing compliance with the building code and certified by a licensed professional engineer registered in the state of Utah shall also be submitted.
 13. Compliance with FAA Regulations: wind energy systems must comply with applicable FAA regulations, including any necessary approvals for installations close to airports.
 14. Utility Notification: A letter shall be provided from any interconnecting utility companies confirming approval for any interconnection.
 15. Zoning Districts: only in the I-3 and I-1 zoning districts which are east of 3400 East.
 16. Wind Study: A wind or feasibility study must be conducted and recommend a specific location for the WT. The study must also recommend an optimal height for the WT and if the location is feasible for a WT.
 17. Tower shall not be climbable from the exterior of the WT.

DENY

Make a motion to **DENY** the **Zoning Ordinance Amendment -Uses Subject to Conditions 17.28.050 to allow Wind Turbines** for the following reason(s):

TABLE

Make a motion to **TABLE** the **Zoning Ordinance Amendment -Uses Subject to Conditions 17.28.050 to allow Wind Turbines** for the following reason(s):

**Zoning Ordinance 17.28.050. (15.3.24.010 future).
Uses Subject to Conditions**

F. Wind Turbines (WT)

Purpose: It is the purpose of this regulation to promote the safe, effective and efficient use of large wind energy systems installed to provide electricity to utilities and to promote the adoption of renewable energy resources to reduce dependence on fossil fuel power generation.

A. Definitions:

1. Large wind energy system or farm: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of more than 100 kW.

2. Tower height: The height of a wind turbine measured from the grade level to the hub.

3. Blade sweep: The diameter of the wind turbine blades as determined by the blade rotation.

B. The following requirements must be met:

1. Minimum parcel size: A large wind energy system must be located on a parcel that is at minimum, five (5) acres in size and one additional acre per windmill.

2. Setback from structures on the property (residences, businesses, etc.): Structures may be located up to the foundation of the WT.

3. Setback from a residential zone or use: The tower base must be setback a minimum 500 feet from residential zoning districts.

4. Distance from right-of-ways and property lines: None; but all WT bases must be located on leased or owned property. The WT blades cannot encroach upon adjoining properties or right-of-ways without agreements or easements providing their approval. The agreements or easement must be a recorded document.

5. WT Height: Not to exceed 270 feet in height for a tower. Provided that, in all cases, the system shall comply with all applicable Federal Aviation Administration (FAA) requirements.

6. Height of Blade (tip from ground): No lower than 50 feet.

7. Braking Device: All WT devices shall have braking systems when winds reach speeds in excess of 65 miles per hour.

8. Sign: One project identification warning sign containing a telephone number for emergency calls no larger than 16 square feet in size.

9. Color/Finish: white or other non-reflective

color.

10. Interference with Broadcast Signals: shall not create electromagnetic interference and be filtered and/or shielded to prevent interference with broadcast signals.

13. Density: No more than one turbine per acre

n) Compliance with International Building Code (IBC): building permit applications for wind energy systems shall be accompanied by standard drawing of the wind turbine structure, including the tower, base, and footings. An engineering analysis of the tower showing compliance with the building code and certified by a licensed professional engineer registered in the state of Utah shall also be submitted.

o) Compliance with FAA Regulations: wind energy systems must comply with applicable FAA regulations, including any necessary approvals for installations close to airports.

p) Utility Notification: A letter shall be provided from any interconnecting utility companies confirming approval for any interconnection.

q) Zoning Districts: only in the I-3 and I-1 zoning districts which are east of 3400 East.

r) Wind Study: A wind or feasibility study must be conducted and recommend a specific location for the WT. The study must also recommend a optimal height for the WT and if the location is feasible for a WT.

s) Tower shall not be climbable from the exterior of the WT.

ORDINANCE NO. _____

ROLL CALL

VOTING	YES	NO
MAYOR DALE R. BARNEY <i>(votes only in case of tie)</i>		
MATTHEW D. BARBER <i>Councilmember</i>		
PAUL M. CHRISTENSEN <i>Councilmember</i>		
EVERETT KELEPOLO <i>Councilmember</i>		
SETH V. SORENSEN <i>Councilmember</i>		
CHRIS C. WADSWORTH <i>Councilmember</i>		

I MOVE this ordinance be adopted: _____

I SECOND the foregoing motion: _____

ORDINANCE _____

**AN ORDINANCE REPEALING TITLES 16 & 17 CONCERNING SUBDIVISIONS
AND ZONING AND ENACTING TITLE 15 CONCERNING LAND USE,
OF THE SPANISH FORK MUNICIPAL CODE**

WHEREAS, Spanish Fork City has adopted a municipal code, which includes Title 16 concerning subdivisions and Title 17 concerning zoning; and

WHEREAS, The 2005 Utah State Legislature rewrote the Land Use Development and Management Act, necessitating changes in both the subdivision and zoning ordinances of the City; and

WHEREAS, A review of the new Act and the Municipal Code leads to the conclusion that an all inclusive title concerning land use, which incorporates both subdivisions and zoning,

together with other land use matters, would best suit the needs of the City; and

WHEREAS, The DRC, Planning Commission, and City Council have approved the concept; and

WHEREAS, Staff has prepared a land use title incorporating general provisions, the comprehensive general plan, development, and zoning, and which title includes all changes necessitated by the enactment of the new Land Use Development and Management Act; and

WHEREAS, A public hearing was held before the Planning Commission on Wednesday, the 4th day of May, 2005, where public input was received; and

WHEREAS, A public hearing was held before the City Council on Wednesday, the 7th day of June, 2005, where additional public input was received;

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

I

Title 16, Subdivisions, of the Spanish Fork Municipal Code, is hereby repealed.

II

Title 17, Zoning, of the Spanish Fork Municipal Code, is hereby repealed.

III

Title 15, Land Use, of the Spanish Fork Municipal Code, is hereby enacted as set forth in the attached document.

IV

In order to remain in compliance with the changes made in state law, by the passage of the Land Use Development and Management Act, this ordinance is effective immediately upon passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH
FORK, UTAH, this 7th day of June, 2005.

DALE R. BARNEY, Mayor

ATTEST:

KENT R. CLARK, City Recorder

ORDINANCE NO. 06-05

ROLL CALL

VOTING	YES	NO
MAYOR DALE R. BARNEY <i>(votes only in case of tie)</i>		
MATTHEW D. BARBER <i>Councilmember</i>		
PAUL M. CHRISTENSEN <i>Councilmember</i>		
EVERETT KELEPOLO <i>Councilmember</i>		
SETH V. SORENSEN <i>Councilmember</i>		
CHRIS C. WADSWORTH <i>Councilmember</i>		

I MOVE this ordinance be adopted: _____

I SECOND the foregoing motion: _____

ORDINANCE 06-05

AN ORDINANCE PLACING SIGN REQUIREMENTS UNDER BUSINESS REGULATION

WHEREAS, Spanish Fork City has established a sign ordinance, which has been placed in the comprehensive zoning ordinance; and

WHEREAS, the placement of the sign ordinance in the zoning ordinance has made it difficult for residents and other interested parties to locate the ordinance; and

WHEREAS, Spanish Fork City is rewriting its zoning ordinance into a land use title in order to comply with the new requirements of state law; and

WHEREAS, placing sign requirements under business regulation is a better way to organize the municipal code and will allow it easier to find for residents and other interested parties;

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

I.

Chapter 36 of Title 5 of the Spanish Fork City Municipal Code is hereby created as follows:

Chapter 5.36 Signs.

5.36.010. Purpose.

- 5.36.020. General Provisions**
- 5.36.030. Prohibited Signs**
- 5.36.040. Permitted Permanent Signs**
- 5.36.050. Permitted Temporary Signs**
- 5.36.060. Billboards**
- 5.36.070. Nonconforming Signs**
- 5.36.080. Exempt Signs**
- 5.36.090. Permits and Fees**

5.36.010. Purpose:

The purpose of this section is to regulate the number, type, location, physical dimensions, and design of signs in order to protect the public interest and achieve community objectives as follows:

1. To balance public and private objectives by allowing adequate signage for business identification;
2. To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage which may be caused by cluttered, distracting, and illegible signage;
3. To prevent property damage and personal injury resulting from signs which are improperly constructed or poorly maintained;
4. To promote the use of signs which are well designed, of appropriate scale, and integrated with surrounding buildings and landscape in order to meet the city's desire for quality development.

5.36.020. General Provisions:

1. All signs shall comply with the city's Clear Vision Area requirements.
2. All signs shall be structurally designed, constructed, and maintained in accordance with all applicable provisions of the International Building Code.
3. Signs shall not be located in a manner which interferes with pedestrian travel or poses a hazard to pedestrians.
4. All signs and sign structures shall be maintained in good order, repair, and appearance at all times so as not to constitute a danger or hazard to the public safety or create a visual blight. If the Building Official/City Planner determines any sign or sign structure to be in an unsafe or unsightly condition, he/she shall immediately notify, in writing, the owner of such sign who shall correct such condition within forty-eight (48) hours. If the correction has not been made within forty-eight (48) hours, the Building Official/City Planner may have the sign removed if it creates a danger to the public safety or welfare, or have any necessary repairs or maintenance performed at the expense of the sign owner, or owner or lessee of the property upon which the sign is located.
5. Signs may be illuminated or non-illuminated, unless otherwise restricted herein. The source of the sign's illumination shall not be visible from any street, sidewalk, or adjacent property. This shall not preclude the use of neon sign elements.
6. Freestanding signs shall be incorporated within a landscaped planter area of at least

- twenty-five (25) square feet.
7. Sign area shall be measured as follows:
 - a. Sign copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy shall be measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.
 - b. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or other structure that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy shall be measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.
 - c. For multi-face signs, only the largest single face shall be counted as the area.
 8. Sign height shall be measured as follows:
 - a. Pole or pylon sign(s): The height shall be the vertical distance from the top of the highest element of the sign or sign structure to the top of the curb or crown of the roadway where no curb exists. The height of any monument base or other structure erected to support or ornament the sign shall be measured as part of the sign height.
 - b. Monument signs must have at least a one (1) foot high pedestal, and the illuminated cabinet may not exceed five (5) feet in height for a total of six (6) feet. The height to the top of the sign as measured from the street curb may vary depending upon landscaping, but the combined height of the sign and berming/landscaping may not exceed nine (9) feet unless specifically authorized herein.
 - c. Wall, fascia, mansard, and parapet mounted signs: The height shall be the vertical distance to the top of the sign or sign structure from the base of the wall on which the sign is located.
 9. The maximum height for freestanding signs are as follows:
 - a. Pole or pylon signs: 25 feet except for parcels contiguous to I-15 which the signs may be 35 feet in height.
 - b. Monument signs: 6 feet not including berming/landscaping
 - c. Other freestanding signs: 25 feet
 10. Freestanding signs (pole, pylon and monument) are allowed for any size parcel provided that the parcel has 50 lineal feet of street frontage.
 11. Freestanding signs (size requirements)
 - a. Monument sign area is determined by the following formula: thirty (30) square feet plus one (1) square foot per one (1) lineal foot of street frontage over 50 feet, maximum size is 80 square feet unless specifically authorized herein.
 - b. A freestanding pole/pylon sign may not exceed 80 square feet unless specifically authorized herein.
 12. Reader boards and electronic message centers may be allowed, however, devices shall not exceed 50 percent of the total freestanding sign area.
 13. Wall signs should be the primary form of identification for business uses in the City. Each business is entitled to one wall sign if the following criteria are met:

- a. The sign may not occupy more than 15 percent of the front flat wall area.
 - b. The 15 percent may be divided into more than one sign.
 - c. Secondary wall signs may be approved by the city planner if the sign does not exceed 5 percent of that wall.
14. Signs in planned commercial centers that are one (1) and up to five (5) acres in size allow the following:
- a. One (1) primary multi-tenant freestanding pole or pylon sign per project may have a total of 160 square feet.
 - b. Planned centers with two (2) or more street frontages over 100 feet are allowed one (1) sign on each street frontage. The signs must be separated by at least 100 feet as measured in a straight line between the signs. The second sign must be a monument sign not to exceed 48 square feet.
 - c. A freestanding building located within a planned center may request a monument sign up to 30 square feet provided that the freestanding building lot is contiguous to a major arterial street and has at least fifty (50) feet of street frontage. The sign must be in architectural harmony with the signage within the project and not be within 50 feet of any other freestanding sign within the development.
 - d. Planned commercial developments must have a sign theme and plans must be submitted for the overall placement and design for the development.
15. Signs in planned commercial centers that are over five (5) and up to ten (10) acres in size allow the following:
- a. One (1) primary multi-tenant freestanding pole or pylon sign per project may have a total of 180 square feet, an additional primary multi-tenant freestanding sign may be approved if the project has over 500 feet of frontage. The additional sign must be approved by the Development Review Committee and the signs must be a minimum of 300 feet apart.
 - b. Planned centers with two (2) or more street frontages over 100 feet are allowed one (1) monument sign on each street frontage. The signs must be separated by at least 100 feet as measured in a straight line between the signs. The monument sign can not exceed 48 square feet in size.
 - c. A freestanding building located within a planned center may request a monument sign up to 30 square feet provided that the freestanding building lot is contiguous to a major arterial street and has at least fifty (50) feet of street frontage. The sign must be in architectural harmony with the signage within the project and be 50 feet from any other sign within the development.
 - d. Planned commercial developments must have a sign theme and plans must be submitted for the overall placement and design for the development.
16. Signs in planned commercial centers that are ten (10) or more acres in size allow the following:
- a. One (1) primary freestanding pole or pylon multi-tenant sign is permitted per project. Additional primary multi-tenant freestanding sign(s) may be approved for each additional 700 feet of frontage. The additional sign(s) must be approved by the Development Review Committee and be a minimum of 500 feet from any other primary freestanding sign.

Freestanding sign(s) must meet the following:

- i. 10 to 39 acres may have up to 200 square feet of signage.
- ii. 40 to 69 acres may have up to 260 square feet of signage.
- iii. 70 and over acres may have up to 320 square feet of signage.
- b. Planned centers with two (2) or more street frontages over 100 feet are allowed one (1) monument sign on each street frontage not to exceed 48 square feet in size. The signs must be separated by at least 100 feet as measured in a straight line between any freestanding signs for the development.
- c. A freestanding building located within a planned center may request a monument sign up to 30 square feet in size provided that the freestanding building lot is contiguous to a major arterial street and has at least fifty (50) feet of street frontage. The sign must be in architectural harmony with the signage within the project and not within 50 feet of any other signs for the project.
- d. Planned commercial developments must have a sign theme and plans must be submitted for the overall placement and design for the development.

5.36.030. Prohibited Signs:

Any sign not specifically listed as permitted by this ordinance is prohibited, including, but not limited to the following:

1. Signs located within, or projecting over any public street, right-of-way, or other public property except shingle signs as provided in Section D(3a). The City or other governmental entities may install signs on their own property to identify public buildings and uses and to provide necessary traffic control.
2. Roof signs, except those in the C-2 commercial zone, which must meet the following criteria:
 - a. Located below the peak of the roof; not permitted on a flat roof
 - b. Located on the side or back of the building
 - c. Non-illuminated
 - d. Under five (5) percent of the flat wall area for that side of the building
 - e. No secondary wall sign shall be permitted
 - f. No parcels over 2 acres in size or planned commercial centers over 1 acre shall be permitted a roof sign.
3. Projecting signs.
4. Any sign which interferes with or confuses traffic, or presents a traffic hazard.
5. Signs emitting sound, except for approved drive-up menu boards as provided for in Section D(3d).
6. Signs with intermittent or flashing illumination and animated or moving signs, except for time and temperature signs and electronic message boards.
7. Awning mounted signs, unless painted directly on the face of the awning.
8. Signs mounted, attached, or painted on trailers, boats, or motor vehicles when parked, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes.

9. Pennants, banners, balloons, flags, and similar displays except as provided in Section E(3).
10. Temporary signs which advertise a business, commodity, service, entertainment, product, or attraction, except as permitted in Section E.
11. Reader panel and electronic message signs that are portable, exceed 50 percent of a permanent sign, unless specifically authorized herein.
12. Portable signs except as provided in Section E.
13. Signs which extend below the bottom edge of a fascia board or mansard roof.
14. Off-premise signs except as allowed herein.

5.36.040. Permitted Permanent Signs:

1. Agriculture, Residential, and Residential Office Districts.
 - a. All signs must meet the general provisions section and the additional requirements listed below.
 - b. General:
 - i. Monument signs shall not exceed a height of five (5) feet, measured from the top of the pedestal.
 - ii. Wall signs shall not exceed a height of fifteen (15) feet measured from the base of the wall.
 - c. Identification Signs:
 - i. Residence signs: One (1) or more wall signs not to exceed a total aggregate area of three (3) square feet which may include the name of the residence, the name of the occupant, and the street address.
 - ii. Nonresidential uses:
 - The maximum aggregate area of all identification signs shall be forty-eight (48) square feet.
 - One (1) monument sign not to exceed twenty-four (24) square feet except for churches who may use up to forty-eight (48) square feet.
 - d. Reader panel signs:
 - i. Churches may use up to one-half (½) of the allowed monument sign area for a reader panel.
 - ii. Public and private schools may have one (1) freestanding reader panel sign not to exceed thirty-two (32) square feet in area and fourteen (14) feet in height.
 - e. Temporary signs in accordance with Section E.
2. Commercial Office and Business Park Districts:
 - a. All signs must meet the general provisions section and the additional requirements listed below.
 - b. Wall, fascia, mansard, and parapet identification signs:
 - i. The maximum sign area permitted for each business is fifteen percent (15%) of the flat wall area or forty-eight (48) square feet, which ever is greater.
 - c. Freestanding identification signs:
 - i. One (1) monument sign shall be permitted per project, except on parcels with two (2) or more street frontages over 100 feet in length, which are allowed one (1) monument sign per frontage. The signs must be separated by at least 100 feet as measured in a straight line between the signs.
 - ii. The maximum monument sign area is forty-eight (48) square feet.

- d. Reader panel signs:
 - i. Churches may use up to one-half (½) of the allowed monument sign area for a reader panel.
 - e. Directional signs when required to assist the flow of traffic not to exceed six (6) square feet in area or a height of three (3) feet.
 - f. Directory signs when required to identify the location of the various buildings or offices located within the project not to exceed eighteen (18) square feet and a maximum height of six (6) feet.
 - g. Temporary signs in accordance with Section E.
3. Commercial Districts:
- a. All signs must meet the general provisions section and the additional requirements listed below.
 - b. Wall, fascia, mansard, parapet, awning, and shingle identification signs:
 - i. Are allowed only on the exterior elevation of the space occupied by the business, or, for shingle signs, immediately adjacent to the business it identifies.
 - ii. The maximum sign area permitted for each business is fifteen percent (15%) of the flat wall area.
 - iii. The maximum aggregate wall sign area is 300 square feet.
 - iv. The minimum clearance between the bottom of a shingle sign and the nearest grade or sidewalk is eight (8) feet.
 - c. Freestanding identification signs not part of a planned commercial center:
 - i. One (1) freestanding sign shall be permitted per project, or on parcels with multiple street frontages, one (1) monument sign may be permitted for each street if the frontage adjacent to the site is at least 100 feet and the signs are over 100 feet apart.
 - ii. The maximum area for a pole or pylon sign is eighty (80) square feet on parcels up to ten (10) acres and 120 square feet for parcels over ten (10) acres.
 - d. Reader panel signs:
 - i. Churches may use up to one-half (½) of the allowed monument sign area for a reader panel.
 - ii. Automotive service stations may use up to twenty-four (24) square feet of the allowed freestanding sign area for a reader panel only to identify the current price of fuel being sold.
 - e. Menu boards for drive-thru restaurants:
 - i. One (1) preview menu board and one (1) ordering menu board is allowed per business. Such signs may be freestanding or wall mounted.
 - ii. The maximum aggregate area for a preview and an ordering menu board shall not exceed twenty-four (24) square feet with a maximum height of six (6) feet.
 - f. Directional signs when required to assist the flow of traffic not to exceed six (6) square feet in area or three (3) feet in height.
 - g. Directory signs when required to identify the location of the various buildings or offices located within the project not to exceed eighteen (18) square feet and a maximum height of six (6) feet.
 - h. Temporary signs in accordance with Section E.
 - i. No freestanding signs are allowed in the C-D zoning district.

5. Industrial Districts:
 - a. All signs must meet the general provisions section and the additional requirements listed below.
 - b. Wall, fascia, mansard, and parapet identification signs:
 - i. Are allowed only on the exterior elevation of the space occupied by the business.
 - ii. The maximum sign area permitted for each business is fifteen percent (15%) of the flat wall area.
 - iii. The maximum aggregate wall sign area is 300 square feet.
 - c. Freestanding identification signs:
 - i. One (1) monument sign shall be permitted per project, or on parcels with multiple street frontages, one (1) monument sign may be permitted for each street if the frontage adjacent to the site is at least 100 feet and the signs are over 100 feet apart.
 - ii. For developments that are considered as planned industrial centers (over 25 acres in size and have multi-tenant signs) the Planning Commission may increase the size and height of the monument sign.
 - d. Reader panel signs:
 - i. Automotive service stations may use up to twenty-four (24) square feet of the allowed freestanding sign area for a reader panel only to identify the current price of fuel being sold.
 - e. Directional signs when required to assist the flow of traffic not to exceed six (6) square feet in area or three (3) feet in height.
 - f. Directory signs when required to identify the location of the various buildings or offices located within the project not to exceed eighteen (18) square feet and a maximum height of six (6) feet.
 - g. Temporary signs in accordance with Section E.

5.36.050. Permitted Temporary Signs:

1. Sale, lease, or rent signs.

Signs shall be non-illuminated, with one (1) sign permitted for each street frontage, with a maximum of two (2) signs per parcel or building.

 - a. Agricultural, Residential, and Residence Office Districts:
 - i. Vacant land: Less than five (5) acres, each sign shall have a maximum area of twelve (12) square feet and a maximum height of six (6) feet. Five (5) acres or more, each sign shall have a maximum area of thirty-two (32) square feet, and a maximum height of eight (8) feet.
 - ii. Buildings: Each sign shall have a maximum area of twelve (12) square feet and a maximum height of six (6) feet.
 - b. Commercial Office, Commercial, and Industrial Districts:
 - i. Vacant land: Each sign shall have a maximum area of thirty-two (32) square feet and a maximum height of eight (8) feet.
 - ii. Buildings: Each sign shall have a maximum area of twelve (12) square feet and a maximum height of six (6) feet.
2. Off-site open house or other directional signs.
 - a. A maximum of two (2) signs is permitted for each open house or directional sign for the sale of property.

- b. Each sign shall have a maximum area of six (6) square feet and a maximum height of three (3) feet.
 - c. Signs must be placed on private property and with the permission of the owner or lessee of the property.
3. Subdivision Advertising Signs.
- a. One (1) sign is permitted at each major entry with a maximum of four (4) signs per subdivision.
 - b. Each sign shall have a maximum area of thirty-two (32) square feet and a maximum height of eight (8) feet.
 - c. No sign permit shall be issued until a final plat has been recorded.
 - d. Such signs may be maintained until ninety percent (90%) of the lots in the subdivision are sold or the sales office closes, whichever occurs first.
4. Special Events, Seasonal Sales, Grand Openings.
- a. These displays may be used to advertise grand openings, a change of business ownership, special sales, seasonal sales, new products or services, and other similar promotions.
 - b. These displays may include such displays as pennants, banners, flags, inflatable structures, search lights, character or product likeness, and other similar attention attracting media and devices.
 - c. Such displays shall be allowed for a maximum of ten (10) consecutive days no more than four (4) times per year except Christmas tree sales lots which may have signage from Thanksgiving to December 31.
 - d. Grand opening displays are allowed for thirty (30) consecutive days. The grand opening display requires a new business, change in business name, or new management.
 - e. There shall be a minimum of thirty (30) days between each display.
 - f. Holiday periods. A business may advertise a special service, product or sale during the following holiday periods. One banner sign only is allowed during these periods. The sign must be mounted on the building. The sign must be removed by the end of the first working day after the holiday period ends.
 - President's Day - February for 5 days
 - Easter - March or April for 5 days
 - Memorial Day - May for 5 days
 - July 4th for 5 days
 - July 24th for 5 days
 - Labor Day - September for 5 days
 - Thanksgiving - November for 7 days
 - December 15th to Jan. 2 for 21 days
 - g. Government entities and non-profit organizations may install signs, upon obtaining a special events sign permit, to give notice of special events and functions. Such signs may be displayed during holidays or civic functions (i.e. festival of lights, fiesta days, etc). Signs may be erected 30 days prior to the event or function. All signs must be removed at the conclusion of the event or function.
5. Construction and Development Signs.
- a. One (1) non-illuminated sign is allowed on a construction site with a maximum area of thirty-two (32) square feet and a maximum height of eight (8) feet.

- b. The sign may identify the name of the project, the names of the developer, contractor, architect, subcontractor, and financier of the project, and the projected completion date.
 - c. The sign may only be installed after building permits have been issued for the project.
 - d. The sign shall be removed prior to the issuance of a Certificate of Occupancy for the project.
6. Window Signs.
- a. May be used for business identification and advertising of any service, product, person, business, place or activity on the premises.
7. Non-commercial Signs including political signs.
- a. In agricultural, residential, and residence office districts such signs shall have a maximum area of six (6) square feet and a maximum height of five (5) feet.
 - b. In commercial office, commercial, and industrial districts such signs shall have a maximum are of thirty-two (32) square feet and maximum height of eight (8) feet.
 - c. Political signs advocating a position for a specific candidate or measure shall be removed within ten (10) days following the appropriate election.

5.36.060. Billboards.

Billboards are permitted in the following locations and subject to the following restrictions:

- 1. Billboards are permitted:
 - a. Along I-15 from 3100 North to 1600 North and mile post number 259 to mile post number 258 (heading south) these billboards must be at least 500 feet from any other billboard on the same side of the interstate highway and located in an industrial zone.
 - b. Along Highway 6 from mile post number 177 (Highway 89) to mile post number 178 (heading south) these bill boards must be at least 750 feet from any other billboard on the same side of the highway and located in an industrial zone.
- 2. Must be within 100 feet of I-15 or US Highway 6.
- 3. Must be at least 400 feet from any R-1, and R-3 residential districts.
- 4. Cannot exceed a height of fifty (50) feet, or twenty-five (25) feet above roadway grade level, whichever is less.
- 5. May be double-faced or back-to-back if the separation of panels does not exceed five (5) feet.
- 6. Each side may have a sign area not to exceed 675 square feet.
- 7. Footing and structure details must be furnished to the City Building Official prior to issuance of a building permit.
- 8. Must be monopole.
- 9. Utah Department of Transportation must approve the billboard location prior to City approval.

5.36.070. Nonconforming Signs.

Nonconforming signs shall be removed or brought into conformance with this ordinance when:

- 1. More than fifty percent (50%) of the reproduction cost of the sign or sign structure has been damaged or destroyed, or has deteriorated to such an extent that the cost of repairs exceeds fifty percent (50%) of the reproduction cost of the sign or sign structure.
- 2. The property undergoes development or redevelopment in accordance with the Design

Review section of Title 15.

3. There is a change in the business name.

5.36.080. Exempt Signs.

1. Traffic signs or barricades erected or maintained by a governmental entity.
2. Signs not visible beyond the boundaries of the property upon which they are located shall be exempt from the provisions of this Section, except those public safety provisions contained in §5.36.020.

5.36.090. Permits and Fees.

1. Building and sign permits shall be obtained prior to erecting, placing, constructing, or altering—any sign except:
 - a. The following temporary signs:
 - i. Non-commercial signs.
 - ii. Sale, lease, or rent signs.
 - iii. Political signs.
 - iv. Window signs.
 - v. Open house direction signs.
 - b. Residence and commercial farm or ranch identification signs.
 - c. Change of copy on reader panel signs or copy on any billboard.
2. The permit fees shall be in the amount established by City Council resolution, or in the annual budget.
3. An application for a sign permit shall be made in writing on forms provided by the Engineering Department. The following information will be required on all sign permit applications:
 - a. Address of the property.
 - b. Business name.
 - c. Business owner's name, address, and telephone number.
 - d. Sign contractor's name, address, and telephone number.
 - e. Valuation of the sign(s).
 - f. Inventory of all existing signs on the property showing the type, dimensions, and location of each sign.
 - g. Fully dimensioned plans and elevations showing the dimensions, design copy, and location of each proposed sign.
 - h. Plans indicating the scope and structural detail of the work to be done; including details of all connections, supports, footings, and materials.
 - i. Required information for an electrical permit for all electric signs.
 - j. Color, material, and letter samples when the sign is subject to design review.

II.

This ordinance shall become effective immediately upon repeal of Spanish Fork Municipal Code §17.28.010.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK,

UTAH, this 7th day of June, 2005.

DALE R. BARNEY, Mayor

ATTEST:

KENT R. CLARK, City Recorder

IMPACT FEE ENACTMENT ORDINANCE

WHEREAS, Spanish Fork City continues to experience extremely rapid growth; and,

WHEREAS, new facilities are necessary to accommodate the growth; and

WHEREAS, it is fair and equitable that the entities responsible for the new facilities pay for the cost thereof; and

WHEREAS, impact fees are an appropriate mechanism to pay for facilities made necessary by rapid growth; and

WHEREAS, Spanish Fork City has prepared a capital facilities plan as part of its comprehensive general plan; and

WHEREAS, the capital facilities plan has been recently amended in order to remain current with the growth and needs of the city; and

WHEREAS, an analysis has been prepared whereby the needs, costs, and equitable allocation of those costs has been determined and fairly apportioned; and

WHEREAS, the City has an immediate need for parks and recreation facilities to accommodate the new growth; and

WHEREAS, major improvements, including development of new sources of culinary water are necessary to accommodate the growth; and

WHEREAS, storm water facilities are needed in various areas of the City in order for those areas to develop and accommodate the growth; and

WHEREAS, a new electric sub-station and related upgrades are necessary to provide electric power to service all of the new growth; and

WHEREAS, upgrades to the sewer plant are necessary to increase the biological capacity necessary to accommodate new growth; and

WHEREAS, expansion of the pressure irrigation (secondary water) system is necessary to extend the life of the system and allow for growth demands; and

WHEREAS, it is fair and equitable that new residents pay their share of the buy-in cost of existing infrastructure, taking into account those factors identified in Utah Code Ann. §11-36-201; and

WHEREAS, all sources of revenue have been analyzed and considered by the City; and

WHEREAS, the City has previously adopted impact fees, which bases and analyses should be reviewed on a regular basis; and

WHEREAS, a written analysis dated May 3, 2005 has been prepared; and

WHEREAS, the written analysis has been available for public inspection for at least 14 days; and

WHEREAS, the analysis identifies the impact on improvements needed to the water system (both culinary and secondary), electric power system, sewer system, storm water facilities, and the recreation facilities required by the development activities; and

WHEREAS, the analysis demonstrates how those impacts on the improvements are related to the development activities; and

WHEREAS, the analysis makes a conservative estimate of the proportionate share of the cost of impacts on the system improvements that are reasonably related to the development activity; and

WHEREAS, the analysis identifies the amount of impact fee that could be imposed and

how that fee was calculated; and

WHEREAS, the City has identified and analyzed, through the impact fee analysis, those criteria set forth in Utah Code Ann. §11-36-201(5)(b); and

WHEREAS, the impact fee proposed by this impact fee enactment does not exceed the highest fee justified by the impact fee analysis; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on the 7th day of June 2005, wherein public comment was received, not only from concerned citizens, but from developers involved in the current development within the City; and

WHEREAS, the impact fee enactment has been available for public inspection for at least 14 days preceding the public hearing; and

WHEREAS, in order to protect the health, safety, and welfare of the residents of the City, it is necessary to impose an impact fee on new development to pay for the improvements made necessary to the culinary water system, pressure irrigation (secondary water) system, sewer system, electric system, storm water facilities, and recreational facilities by that new development;

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

SECTION I.

1. The culinary water impact fee is hereby amended for each residential dwelling unit located in the City.

2. The amount of the impact fee for culinary water is \$1,452.00 for each single family

detached residence, and \$1,268.00 for all other residential units.

3. The culinary water impact fee is hereby amended for each building in the City based upon the size of meter providing culinary water to the building.

4. The amount of the impact fee for culinary water for non-residential users is \$1,452.00 for a one inch meter; \$2,821.00 for a one and one-half (1½) inch meter; \$4,510.00 for a two inch meter; \$10,223.00 for a three inch meter; and \$17,515.00 for a four inch meter. Fees for meters larger than four inches will be based on an annualized average day demand and the net capital cost per gallon of capacity.

5. A pressure irrigation impact fee is hereby imposed for each building within the city.

6. The amount of the impact fee for pressure irrigation for each single family detached residential building is \$919.00. For all other residential and non-residential buildings, the impact fee shall be calculated based on the capital cost per acre by type of development, less principal payment for each connection to the system.

7. The recreational facility impact fee is hereby amended for each residential dwelling in the City.

8. The amount of the recreational facility impact fee is \$3,018.00 per single family detached residential dwelling. All other residential dwellings shall pay an impact fee of \$2,635.00 per unit.

9. The municipal power impact fee is hereby amended for each building in the City based upon the size of service.

10. The amount of the impact fee for power shall be as follows:

Single Phase Service Size (KVA)

24 (100A 120/240V)	\$ 882.00
30 (125A 120/240V)	\$ 1,083.00
36 (150A 120/240V)	\$ 1,283.00
48 (200A 120/240V)	\$ 1,684.00
54 (225A 120/240V)	\$ 1,885.00
96 (400A 120/240V)	\$ 3,288.00

Three Phase Service Size (KVA)

45.0	\$ 1,584.00
75.0	\$ 2,586.00
112.5	\$ 3,839.00
150.0	\$ 5,092.00
225.0	\$ 7,598.00
300.0	\$10,104.00
500.0	\$16,787.00
750.0	\$25,140.00
1000.0	\$33,494.00
1500.0	\$50,200.00

_____ 11. The sewer system impact fee is hereby amended for each building in the City based upon the size of water meter providing culinary water to the building.

12. The amount of the impact fee for sewer is \$1,261.00 for single family detached residential buildings, \$1,101.00 for all other residential buildings. For nonresidential building, the impact fee shall be \$1,261.00 for a one inch meter, \$2,450.00 for a one and one-half (1½) inch meter, \$3,918.00 for a two inch meter, \$8,880.00 for a three inch meter, and \$15,213.00 for a four inch meter. Meter sizes over four inches will pay an impact fee based upon the annualized day demand and the net capital cost per gallon of capacity.

13. There is hereby imposed a storm water facilities impact fee in those areas identified on the map attached as an addendum hereto. The impact fee is based upon a capital cost per acre

determined by the estimated cost of the specific improvements required in the specific area identified. For nonresidential users, the impact fee will be based upon the gross floor area, in 1,000 square foot increments, determined by the estimated cost of the improvements in the specific area identified.

14. The amount of the impact fee for storm water facilities is as follows:

	SE Bench <u>Per Housing Unit</u>	NE Bench <u>Per Housing Unit</u>	Westfields <u>Per Housing Unit</u>
Single Family Detached	\$1422.00	\$1882.00	\$447.00
All Other Residential	\$1167.00	na	563.00
	<u>Per 1,000 Sq. Ft.</u>	<u>Per 1,000 Sq. Ft.</u>	<u>Per 1,000 Sq.Ft.</u>
Commercial / Shpg Ctr	\$923.00	\$758.00	\$0.00
Office / Institutional	\$635.00	\$521.00	\$332.00
Light Industrial	\$na	na	\$341.00

15. Impact fees for storm water facilities shall be collected prior to the recording of a final plat. Buildings not in a platted subdivision shall pay the impact fee as a condition of obtaining a building permit.

16. All other impact fees are due and payable when the building permit is obtained and shall be a condition precedent to the issuance of the building permit.

17. All impact fees are in addition to any other fees and are due upon the issuance of a building permit.

18. The impact fee shall be deposited into an interest bearing ledger account and may be only used for capital improvements to the capital facility system for which the fee was collected. These improvements may include analysis costs, the construction contract price, the cost of acquiring land, improvements, materials, and fixtures, the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements, the debt service charges incurred if the improvements are financed by bonds, notes, or other obligations carrying debt service charges, and for the cost of issuance of any such bonds, notes or other obligations.

19. The impact fees may not be used for operation or maintenance costs for any public facilities within the City.

20. Special exceptions, waivers, or credits may be granted, in the sole discretion of the City Council, upon application in accordance with the Spanish Fork City Municipal Code §15.4.12.050.

21. In order to protect the health, safety, and welfare of the residents of the City, the impact fees identified herein shall become effective immediately.

22. These impact fees are for system improvements and in no wise repeal or rescind the water transfer required upon development, pursuant to Spanish Fork Municipal Code §13.12.010(B), to insure that an adequate supply of water exists.

SECTION II.

This ordinance shall not be part of the Municipal Code.

SECTION III.

This ordinance shall become effective immediately upon passage.

SPANISH FORK^{CITY}

40 S. MAIN ST. • SPANISH FORK, UT 84660

REDEVELOPMENT AGENCY

Notice is hereby given that the Redevelopment Agency of Spanish Fork City will hold a meeting on June 7, 2004 at 6:30 pm, 40 South Main Street, Spanish Fork City, Utah. All interested citizens are invited to attend.

AGENDA

6:30 pm

- I. Roll Call**

- II. Disbursements**

- III. Minutes**

- IV. PUBLIC HEARING**
 - A. [Fiscal Year 2006 Budget Adoption](#)

- V. Other Business**

- VI. Adjourn**

The public is invited to participate in all Redevelopment Agency Meetings. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 798-5000.