



**Wednesday, April 7, 2021
Planning Commission**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah, commencing at 6:00 p.m. on April 7, 2021.

Planning Commissioners

**Kevin Oyler
John Mendenhall
Todd Mitchell
Shauna Warnick
Joseph Earnest
Jesse Cardon**

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. Minutes

Subject	A. March 3, 2021
Meeting	Apr 7, 2021 - Planning Commission
Category	1. Minutes
Access	Public
Type	Action, Minutes

2. Annexation

Subject	A. LEIFSON ANNEXATION. The proposal requests that approximately 0.22 acres, located at 968 East Scenic Drive, be annexed into the City.
Meeting	Apr 7, 2021 - Planning Commission
Category	2. Annexation
Access	Public
Type	Action, Discussion

File Attachments
[report.pc.leifsonannexation.4-7-2021.pdf \(766 KB\)](#)

3. General Plan Amendment (Public Hearing)

Subject	A. I-15 WEST GENERAL PLAN. The proposal involves changing the General Plan from Agricultural and Industrial to Low Density Residential for land west of I-15 and north of Utah County 8000 South.
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Meeting Apr 7, 2021 - Planning Commission

Category 3. General Plan Amendment (Public Hearing)

Access Public

Type Action, Discussion

File Attachments

[I-15 West GP Amendment.pdf \(2,237 KB\)](#)

Subject **B. 2700 NORTH INTERCHANGE GENERAL PLAN. The proposal involves changing the General Plan from Business Park and Industrial to Commercial and Mixed Use for properties in the vicinity of 2700 North I-15.**

Meeting Apr 7, 2021 - Planning Commission

Category 3. General Plan Amendment (Public Hearing)

Access Public

Type Action, Discussion

File Attachments

[2700 N GP Amendment.pdf \(2,565 KB\)](#)

4. Zone Change (Public Hearing)

Subject **A. 2700 NORTH INTERCHANGE ZONING. The proposal involves changing the current Zone from I-1 to C-2 and B-P for properties in the vicinity of 2700 North I-15.**

Meeting Apr 7, 2021 - Planning Commission

Category 4. Zone Change (Public Hearing)

Access Public

Type Action, Discussion

File Attachments

[2700 N Zoning Map Amendment.pdf \(717 KB\)](#)

Subject **B. MTECH. The proposal involves changing the current Zone from B-P to P-F for property located at 693 West 1210 South.**

Meeting Apr 7, 2021 - Planning Commission

Category 4. Zone Change (Public Hearing)

Access Public

Type Action, Discussion

File Attachments

[MTECH Zoning Map Amendment.jpg \(274 KB\)](#)

Subject **C. FRITZI. The proposal involves changing the current Zone from I-1 to R-R for property located at approximately 225 West Arrowhead Trail.**

Meeting Apr 7, 2021 - Planning Commission

Category 4. Zone Change (Public Hearing)

Access Public

Type Action, Discussion

File Attachments

[Fritzi Zoning Map Amendment.pdf \(2,067 KB\)](#)

Subject D. JOHNSON 400 EAST. The proposal involves changing the current Zone from R-1-6 to C-2 for property located at approximately 391 East 900 North.

Meeting Apr 7, 2021 - Planning Commission

Category 4. Zone Change (Public Hearing)

Access Public

Type Action, Discussion

File Attachments

[Johnson Zone Map Amendment.pdf \(410 KB\)](#)

5. Title 15 Amendments (Public Hearing)

Subject A. TITLE 15 AMENDMENTS

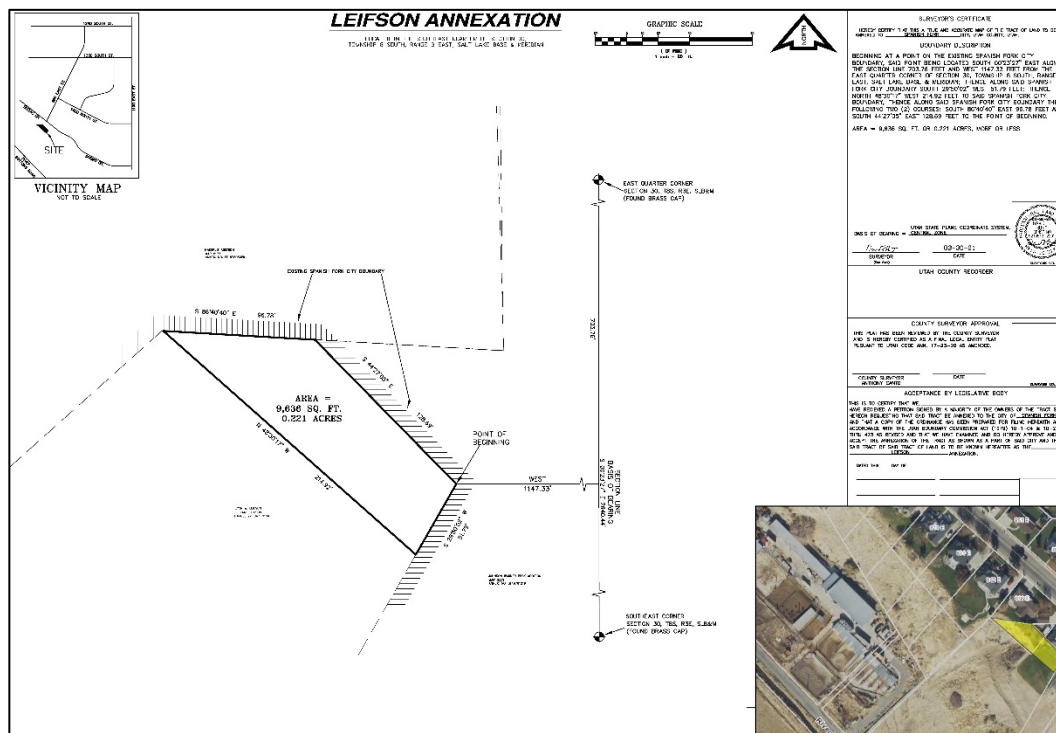
Meeting Apr 7, 2021 - Planning Commission

Category 5. Title 15 Amendments (Public Hearing)

Access Public

Type Action, Discussion

6. Adjourn



Lynn Leifson Annexation Approval Request

April 7, 2021, Planning Commission.

Located at 968 East Scenic Drive, including approximately 0.221 acres.

The subject property is currently outside City boundaries, but is located within the City's Annexation Policy Boundary and Growth Boundary.

Key Issues

1. Property Lines.
2. Hillside.

Recommendation

That the proposed Annexation be recommended for approval with the R-1-9 Residential zoning designation based on the following findings:

Findings

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the subject property is located within the City's Growth Boundary.
3. That the subject property has a General Plan Land Use Designation of Medium Density Residential.

Exhibits

1. Annexation Plat.
2. Annexation Feasibility Study.



I-15 West General Plan Amendment 2021



1" = 1,405 Ft

Legend

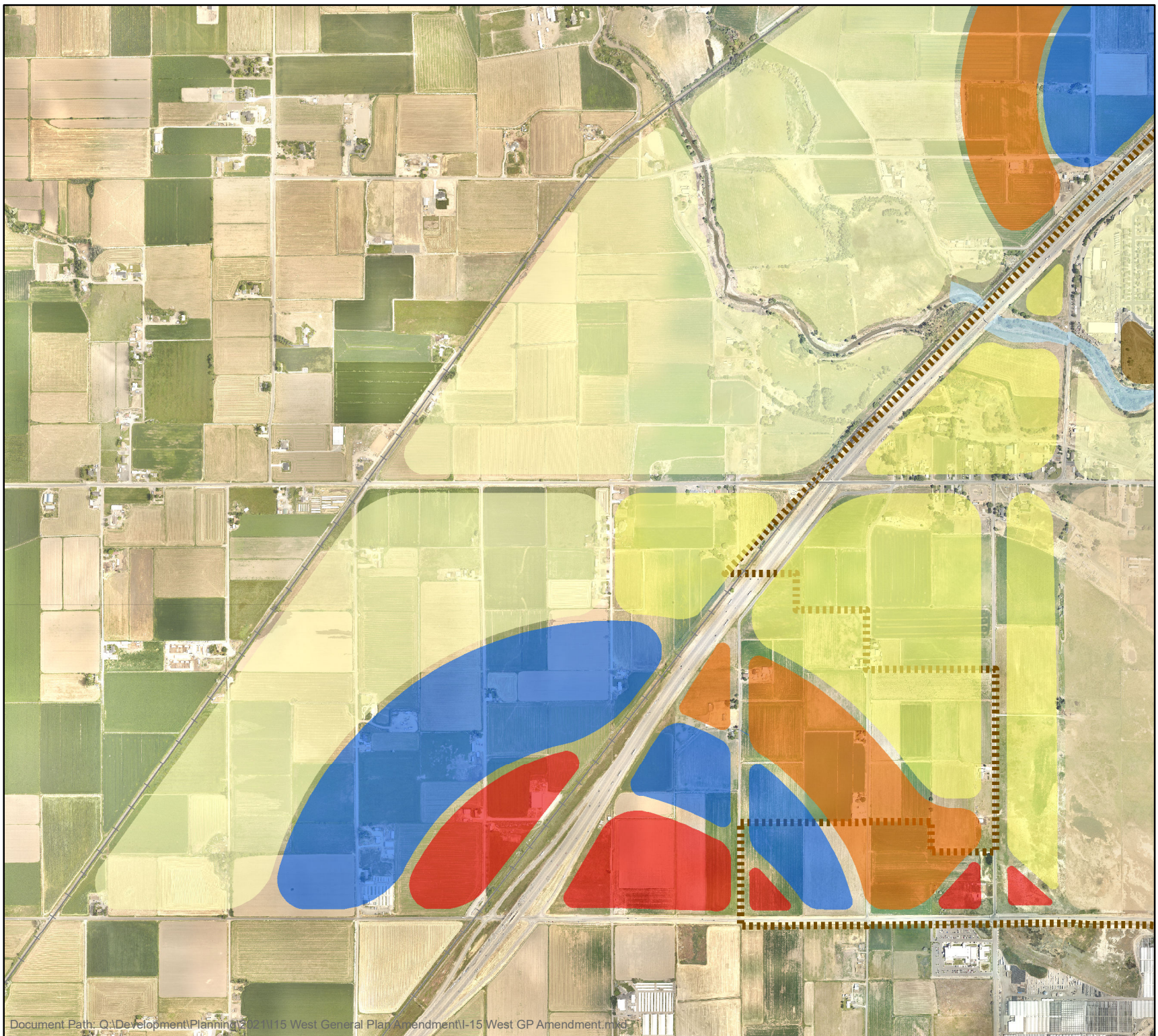
- Commercial
- Floodplain (FLOODWAY)
- Industrial
- Estate Density Residential
- Low Density Residential
- Medium Density Residential
- Urban Density Residential
- Mixed Use
- Public Facilities
- Railroads
- Spanish Fork Boundary

Print Date: 3/29/2021



Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)

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Document Path: Q:\Development\Planning\2021\I15 West General Plan Amendment\I-15 West GP Amendment.mxd

2700 North General Plan Amendment 2021



1" = 1,040 Ft

Legend

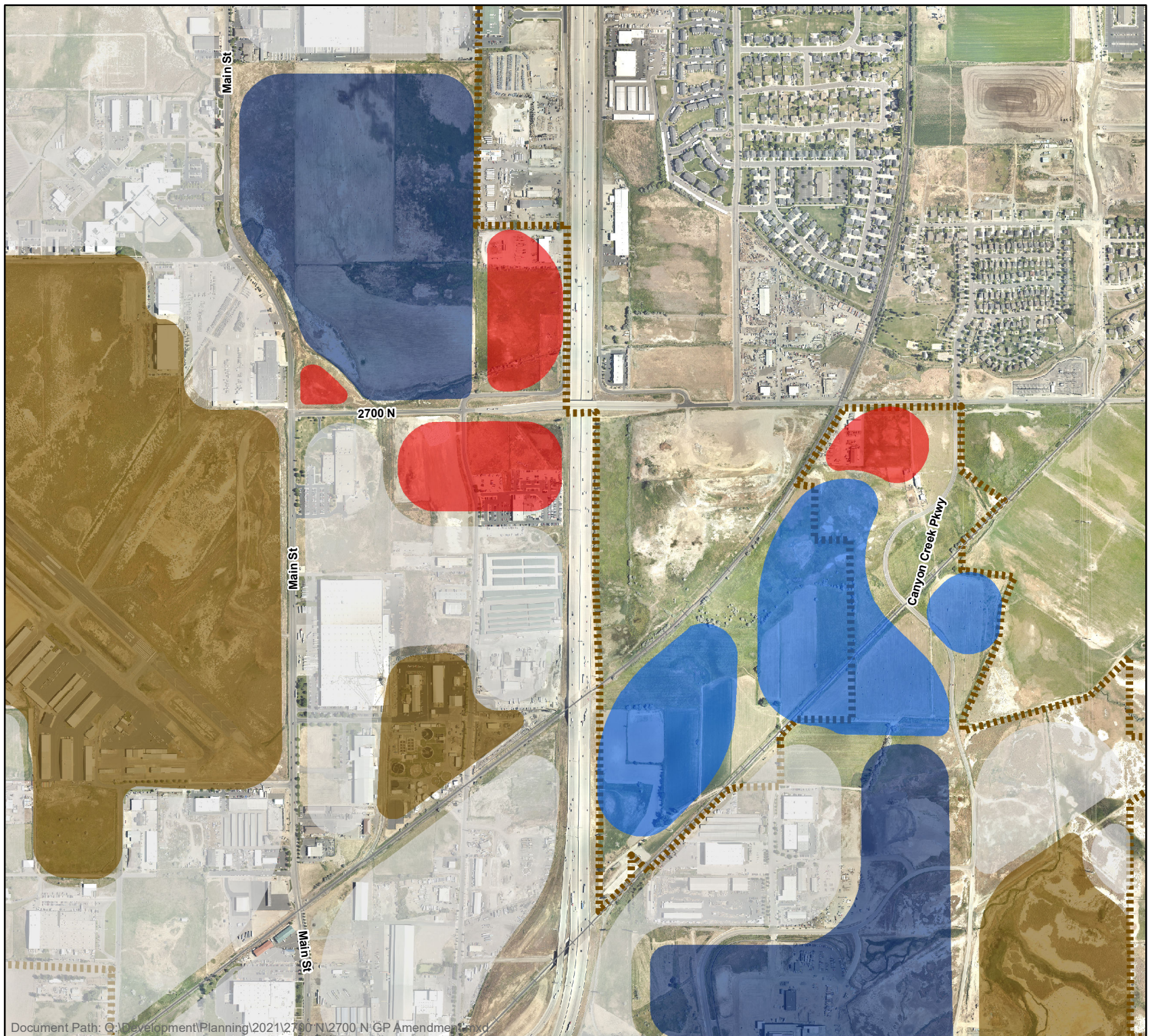
- Business Park
- Commercial
- Industrial
- Mixed Use
- Public Facilities
- Road Names
- Railroads
- Spanish Fork Boundary

Print Date: 1/8/2021



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Document Path: Q:\Development\Planning\2021\2700 N\2700 N GP Amendment.mxd

2700 North Zoning Map Amendment 2021



1" = 1,040 Ft

Legend

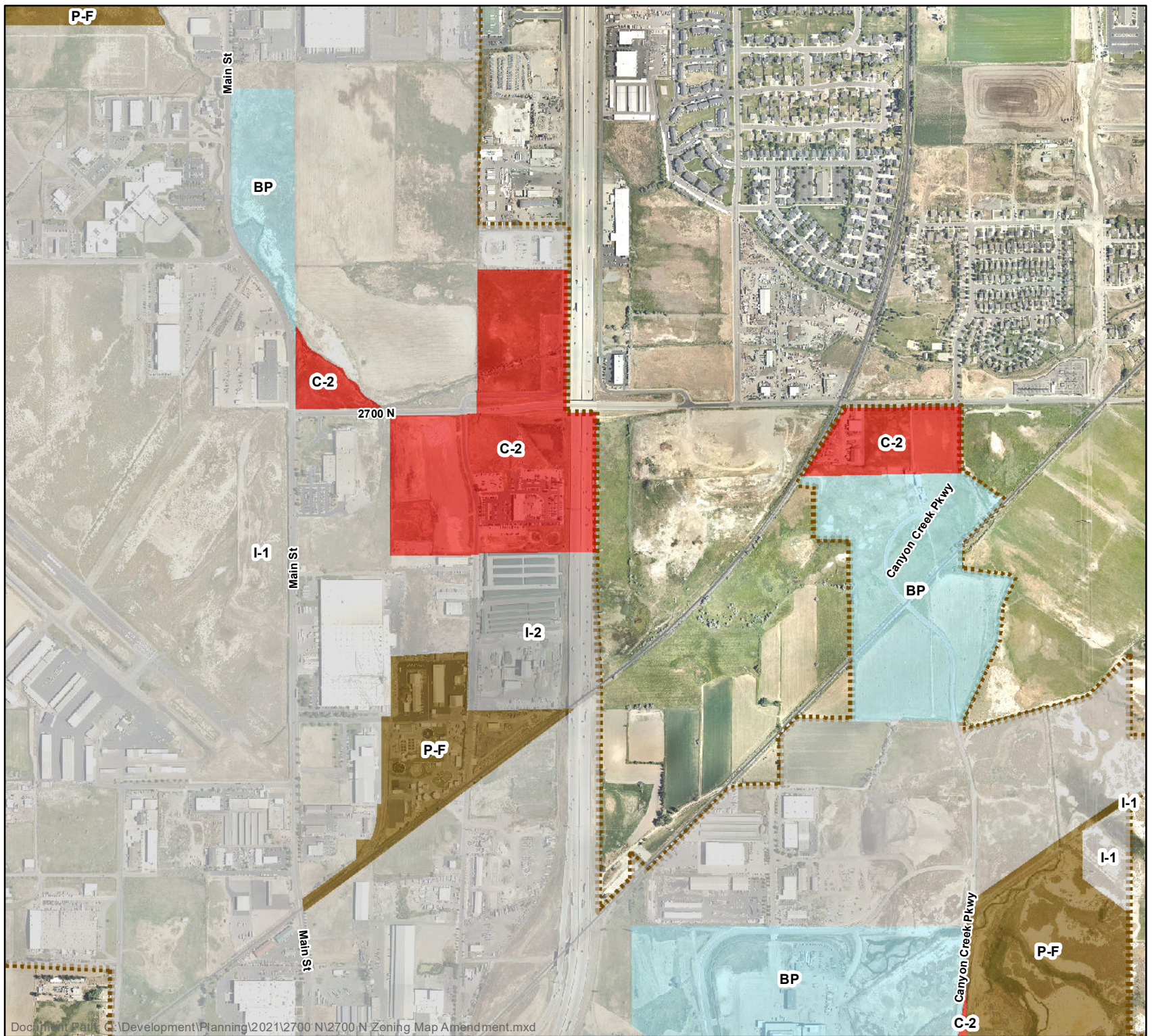
- P-F
- C-2
- BP
- I-1
- I-2
- Road Names
- Railroads
- Spanish Fork Boundary

Print Date: 3/18/2021



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MTECH Zoning Map Amendment 2021



1" = 400 Ft

Legend

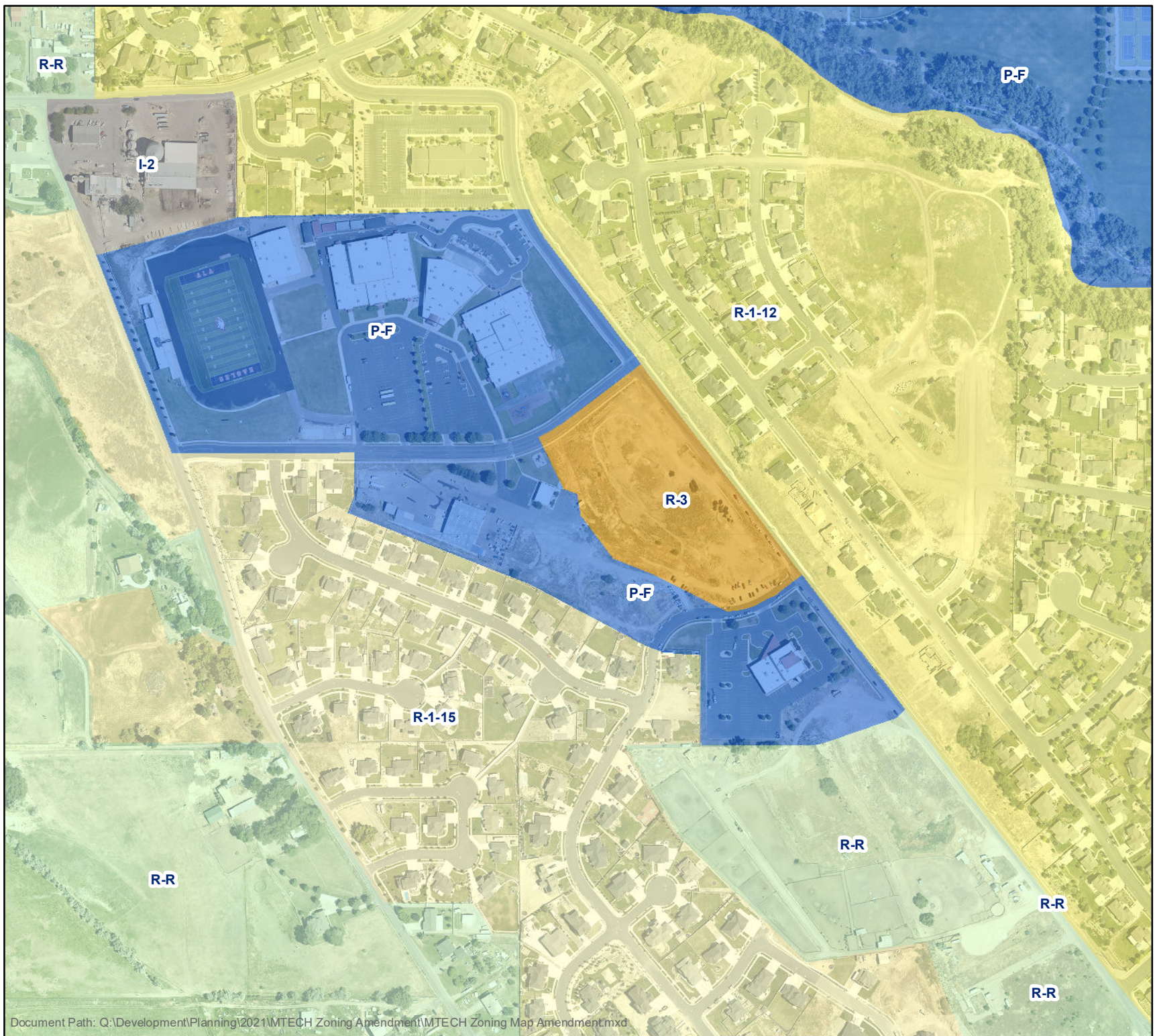
- R-R
- R-1-15
- R-1-12
- R-3
- P-F
- I-2
- Spanish Fork Boundary

Print Date: 3/18/2021



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Document Path: Q:\Development\Planning\2021\MTECH Zoning Amendment\MTECH Zoning Map Amendment.mxd

Fritzi Zoning Map Amendment 2021



1" = 400 Ft

Legend

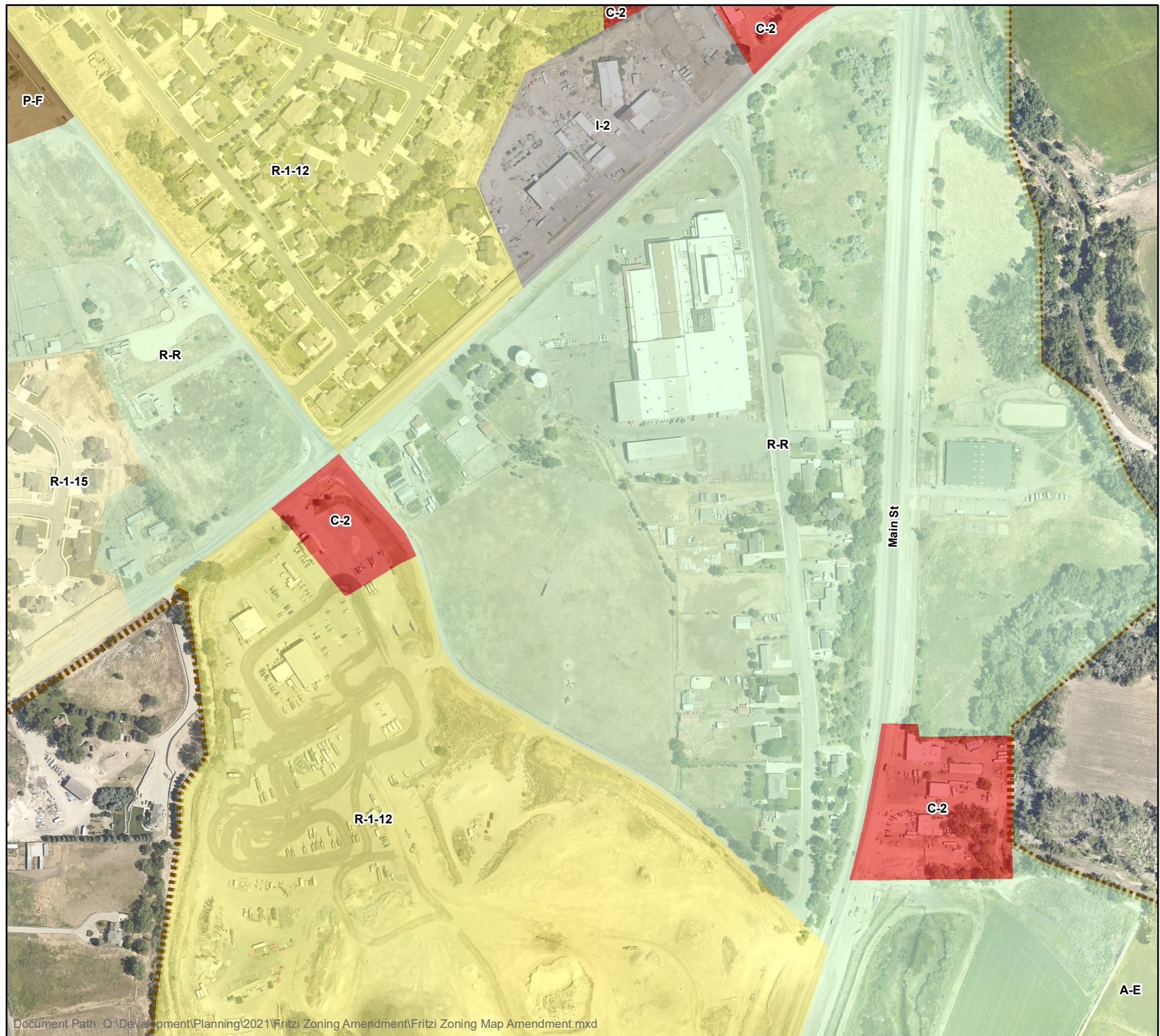
- A-E
- R-R
- R-1-15
- R-1-12
- P-F
- C-2
- I-2
- Road Names
- County SF Parcels
- Spanish Fork Boundary

Print Date: 3/29/2021



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Document Path: Q:\Development\Planning\2021\Fritzi Zoning Amendment\Fritzi Zoning Map Amendment.mxd

Johnson Exhibit A - Zone Change



1" = 75 Ft

Legend

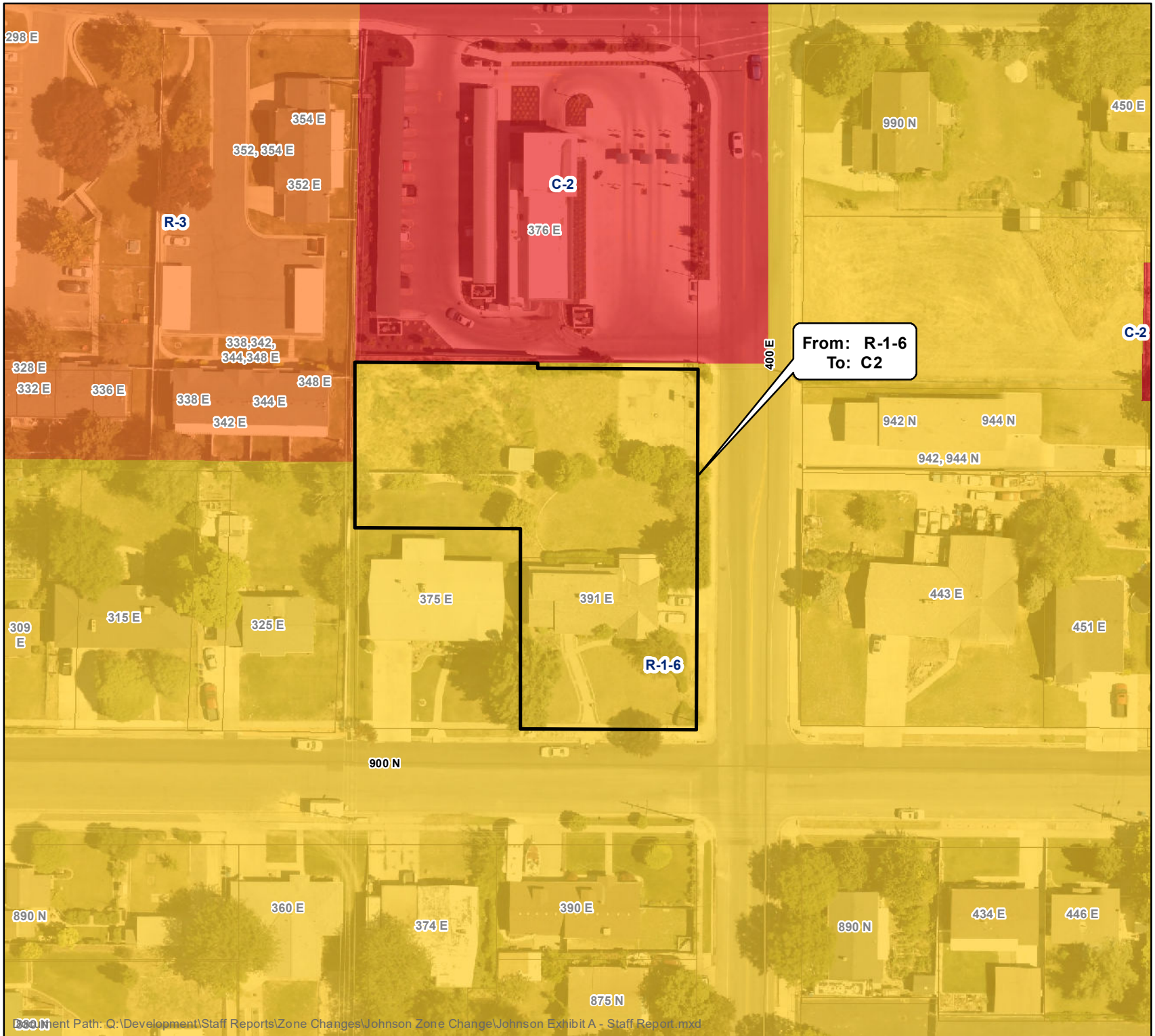
- Johnson_400E_ZC
- R-1-6
- R-3
- C-2
- Addresses
- Road Names
- Yes
- County SF Parcels
- Spanish Fork Boundary

Print Date: 3/25/2021



Spanish Fork City GIS
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Document Path: Q:\Development\Staff Reports\Zone Changes\Johnson Zone Change\Johnson Exhibit A - Staff Report.mxd