



Wednesday, July 6, 2022 Planning Commission

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on July 6, 2022.

Planning Commissioners

Jesse Cardon
John Mendenhall
Todd Mitchell
Shauna Warnick
Joseph Earnest
Michelle Carroll

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 City Council Chambers, 40 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:15pm WORK SESSION -No formal actions are taken in a work session.

Subject	A. PEG DEVELOPMENT CONCEPT REVIEW.
Meeting	Jul 6, 2022 - Planning Commission
Category	1. 5:15pm WORK SESSION -No formal actions are taken in a work session.
Type	Discussion, Presentation

File Attachments
[UPDATED SITE PLAN 6-28-22.pdf \(431 KB\)](#)

2. Minutes

Subject	A. May 4, 2022
Meeting	Jul 6, 2022 - Planning Commission
Category	2. Minutes
Type	Action, Minutes

File Attachments
[minutes.planningcommission.5-4-2022.pdf \(1,766 KB\)](#)

Subject **B. June 1, 2022**

Meeting Jul 6, 2022 - Planning Commission

Category 2. Minutes

Type Action, Minutes

File Attachments
[minutes.planningcommission.6-1-2022.pdf \(2,621 KB\)](#)

3. Conditional Use Permit (Public Hearing)

Subject **A. AT&T AT HUNTERS CROSSING (CANYON ROAD SUBSTATION). The proposal involves building a new 80-foot tall cell tower to be located at 2505 East Canyon Road.**

Meeting Jul 6, 2022 - Planning Commission

Category 3. Conditional Use Permit (Public Hearing)

Type Action, Discussion

File Attachments
[report.pc.at&tathunterscrossing.7-6-2022.pdf \(5,208 KB\)](#)

4. Preliminary Plat

Subject **A. SF NORTH AIRPORT INDUSTRIAL. The proposal involves Preliminary Plat approval of a proposed industrial subdivision of 23 lots on approximately 41 acres located at 3300 North 1400 West.**

Meeting Jul 6, 2022 - Planning Commission

Category 4. Preliminary Plat

Type Action, Discussion

File Attachments
[report.pc.sfnorthindustrialpp.7-6-2022.pdf \(7,996 KB\)](#)

5. Zone Change (Public Hearing) and Preliminary Plat

Subject **A. LELAND MEADOWS SUBDIVISION. The proposal involves changing the current Zone from R-R to R-1-6 and R-1-15 in conjunction with the development of 239 residential lots and cottage homes as a Master Planned Development located at approximately 1550 West 900 South.**

Meeting Jul 6, 2022 - Planning Commission

Category 5. Zone Change (Public Hearing) and Preliminary Plat

Type Action, Discussion

File Attachments
[report.pc.lelandmeadows.7-6-2022.pdf \(35,522 KB\)](#)
[plans.lelandmeadowssubdivision.6-29-2022.pdf \(4,842 KB\)](#)

Subject **B. JUNIPER RIDGE TOWNHOMES. The proposal involves changing the current Zone from R-R to R-3 in conjunction with the development of 50 townhomes as a Master Planned Development located at approximately 350 West Woodland Hills Drive.**

Meeting Jul 6, 2022 - Planning Commission

Category 5. Zone Change (Public Hearing) and Preliminary Plat

Type Action, Discussion

File Attachments
[report.pc.juniperridge.7-6-2022.pdf \(40,007 KB\)](#)

6. Title 15 Amendments (Public Hearing)

Subject **A. AGRICULTURAL PROTECTION AREAS. Proposed amendment to allow for the creation of agriculture protection areas.**

Meeting Jul 6, 2022 - Planning Commission

Category 6. Title 15 Amendments (Public Hearing)

Type Action, Discussion

File Attachments
[ORD Agriculture Protection Areas.pdf \(106 KB\)](#)

Subject **B. REIMBURSABLE PROJECTS. Proposed amendment regarding modifications to Municipal Code 15.4.12.070 Reimbursable Projects - Intersections & 600 Amp. (Version 1)**

Meeting Jul 6, 2022 - Planning Commission

Category 6. Title 15 Amendments (Public Hearing)

Type Action, Discussion

File Attachments
[15.4.12.070 Reimbursable Projects - Intersections & 600 Amp \(DRC June 15\) \(Version 1\) - Michael Clark.pdf \(158 KB\)](#)

7. General Plan (Public Hearing)

Subject **A. 2022 MID-YEAR TRANSPORTATION ELEMENT OF THE GENERAL PLAN. The proposal involves various revisions to the Transportation Master Plan.**

Meeting Jul 6, 2022 - Planning Commission

Category 7. General Plan (Public Hearing)

Type Action, Discussion

File Attachments
[June 2022 TMP CC Memo \(eff July 12, 2022\).pdf \(1,303 KB\)](#)

8. Construction Standards (Public Hearing)

Subject	A. CONSTRUCTION STANDARDS 22.02. Proposed amendments to Policy 4.39 of the Construction Standards.
Meeting	Jul 6, 2022 - Planning Commission
Category	8. Construction Standards (Public Hearing)
Type	Action, Discussion

File Attachments Proposed Construction Standards Revisions (22.02).pdf (1,717 KB)

9. Other Discussion

10. Adjourn
