

Notice of a Public Hearing

The Planning Commission and City Council will hold public hearings on Wednesday, December 7, and Tuesday, December 13, at 6:00 p.m. on the following:

Title 15 Text Amendment: The proposal involves changes to Title 15 Land Use regulations.

Transportation Master Plan: The proposal involves changes to the Transportation Element of the General Plan.

Zone Map Amendments:

- Voorhees Duplex: The proposal is to change the zone from R-3 to R-3 with the Infill Overlay to allow for an additional duplex to be built on the property located at 117 North 200 West.
- Ludlow Development Enhancement: The proposal is to amend the Development Enhancement Overlay approval for 0.32-acre property located at 103 East 100 South.
- Triangle Park, 10 South Maple Leaf Drive: The proposal is to change the zone from R-1-12 to Public Facility to most accurately reflect the ownership and actual use of the property.
- Sierra Park, 94 North 1800 East: The proposal is to change the zone from R-1-12 to Public Facility to most accurately reflect the ownership and actual use of the property.
- 375 North 1880 East: The proposal is to change the zone from R-1-12, to Public Facility to most accurately reflect the ownership and actual use of the property.
- 500 East Commerce Way: The proposal is to change the zone from Shopping Center to Industrial 1, Public Facility, General Commercial; and General Commercial to Shopping Center to most accurately reflect the current property lines.
- 668 West 1460 South: The proposal is to change the current zone from R-3 to R-1-15 to most accurately reflect the actual use of the property.
- 686 North Slant Road: The proposal is to change the current zone from R-3 to R-1-9 to most accurately reflect the actual use of the property.
- 1116 South 1450 East: The proposal is to change the zone from R-1-9, to Public Facility to most accurately reflect the ownership and actual use of the property.
- Adventure Heights All Abilities Park, 1321 East Canyon Road: The proposal is to change the zone from R-1-12, to Public Facility to most accurately reflect the ownership and actual use of the property.
- 1362 and 1342 West River Ridge Lane: The proposal is to change the current zone from Rural Residential to R-1-12 to most accurately reflect the actual use of the property.
- Waste Water Reclamation Facility, 2028 North 200 East: The proposal is to change the zone from Industrial 1 to Public Facility to most accurately reflect the ownership and actual use of the property.
- 1544 East Ridgefield Road: The proposal is to change the zone from Public Facility to R-

3, to most accurately reflect the ownership and actual use of the property.

- South Sewer Lift Station, 1592 West 1900 South: The proposal is to change the zone from Rural Residential to Public Facility to most accurately reflect the ownership and actual use of the property.
- 1923 East 280 South: The proposal is to change the zone from R-1-12, to Public Facility to most accurately reflect the ownership and actual use of the property.
- 1100 East Spanish Fork Parkway: The proposal is to change the zone from Public Facility to General Commercial to most accurately reflect the current property lines.
- Legacy Farms trail-head and parks, Heritage Drive and Spanish Fork Parkway: The proposal is to change the zone from R-1-9 and R-1-12, to Public Facility to most accurately reflect the ownership and actual use of the property.
- New Public Library, 80 South Main Street: The proposal is to change the zone from Commercial Office to Public Facility to most accurately reflect the ownership and actual use of the property.
- North Sewer Lift Station, 583 West 3800 North: The proposal is to change the zone from Industrial 1 to Public Facility to most accurately reflect the ownership and actual use of the property.

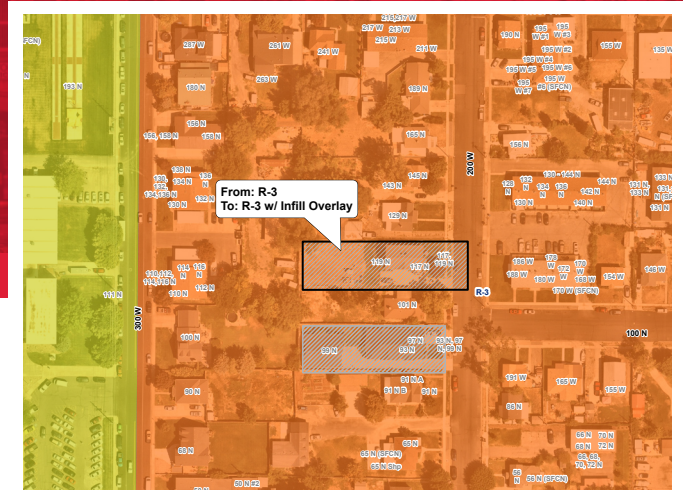
The meetings will be held in the Council Chambers at 40 South Main Street in Spanish Fork. If you have any questions or comments concerning this request, please contact Kimberly Brenneman at 801.804.4582 or by email at kbrenneman@spanishfork.org. Written questions and comments will be forwarded to the Planning Commission and City Council.

The City Council will hold public hearing on Tuesday, December 13, at 6:00 p.m. on the following:

- GWC Annexation: The proposal is for annexation of 40 acres located at approximately 3800 North 1100 West.
- Construction Standards: The proposal involves semiannual proposed changes to the City's Construction Standards.

The meeting will be held in the Council Chambers at 40 South Main Street in Spanish Fork. If you have any questions or comments concerning this request, please contact Kimberly Brenneman at 801.804.4582 or by email at kbrenneman@spanishfork.org. Written questions and comments will be forwarded to the City Council.

PUBLIC HEARING NOTICE



PLANNING COMMISSION MEETING

Wednesday, Dec. 7, 2022
6:30 PM

CITY COUNCIL MEETING

Tuesday, Dec. 13 2022
6:30 PM

SPANISH FORK CITY COUNCIL CHAMBERS

40 South Main Street | Spanish Fork, Utah

PROPOSAL PROJECT: A Public hearing will be held with the Planning Commission and City Council on a proposal to change the zone from R-3 to R-3 with the Infill Overlay to allow for an additional duplex to be built on the property located at 117 North 200 West.

FOR MORE INFORMATION, please contact: Kimberly Brenneman by calling 801.804.4582 or emailing kbrenneman@spanishfork.org



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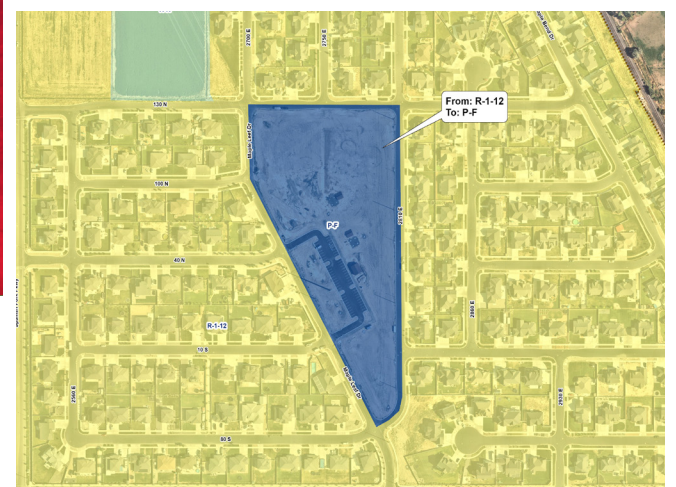
40 South Main Street | Spanish Fork, Utah

PROPOSAL PROJECT: A Public hearing will be held with the Planning Commission and City Council on a proposal to amend the Development Enhancement Overlay approval for 0.32-acre property located at 103 East 100 South.

FOR MORE INFORMATION, please contact: Kimberly Brenneman by calling 801.804.4582 or emailing kbrenneman@spanishfork.org



PUBLIC HEARING



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Planning Commission Wednesday, Dec. 7, 2022 at 6 PM

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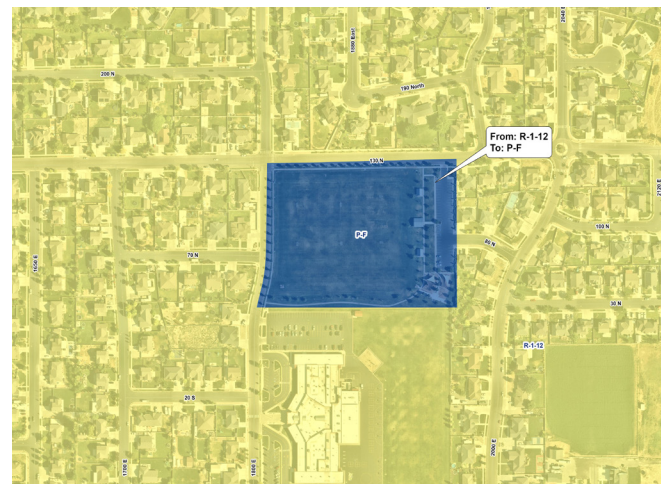
Spanish Fork City Council Chambers 40 South Main Street

PROPOSAL: Spanish Fork City's Planning Commission has directed staff to review the City's Zoning Map and propose changes to correct inconsistencies, errors or oversights. Many of the inconsistencies identified by City staff involve public parks and municipal services. To remedy that situation, it is proposed that the zoning of Triangle Park at 10 South Maple Leaf Drive be changed from R-1-12 to Public Facilities. Public Parks are permitted uses in the Public Facilities zone and the Public Facilities zone most accurately reflects the ownership and actual use of the property.

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PROPOSAL: Spanish Fork City's Planning Commission has directed staff to review the City's Zoning Map and propose changes to correct inconsistencies, errors or oversights. Many of the inconsistencies identified by City staff involve public parks and municipale services. To remedy that situation, it is proposed that the zoning of Sierra Park at 94 North 1800 East be changed from R-1-12 to Public Facilities. Public Parks are permitted uses in the Public Facilities zone, and the Public Facilities zone most accurately reflects the ownership and actual use of the property.

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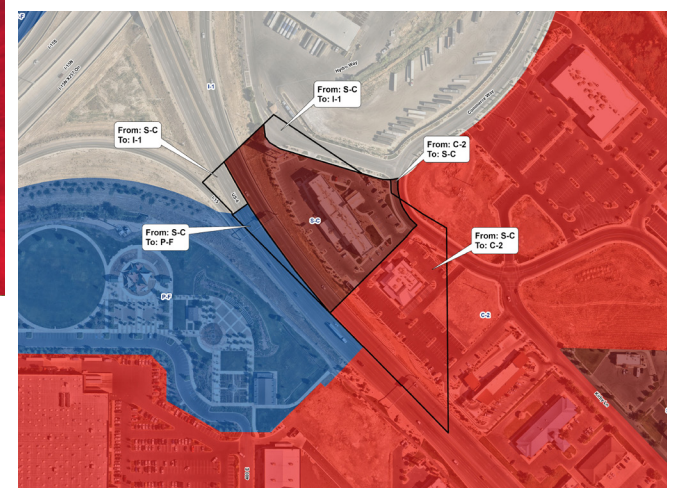
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PROPOSAL: Spanish Fork City's Planning Commission has directed staff to review the City's Zoning Map and propose changes to correct inconsistencies, errors or oversights. Many of the inconsistencies identified by City staff involve public parks and municipale facilities. To remedy that situation, it is proposed that the zoning of a city park at 375 North 1880 East be changed from R-1-12 to Public Facilities. Public Parks are permitted uses in the Public Facilities zone, and the Public Facilities zone most accurately reflects the ownership and actual use of the property.

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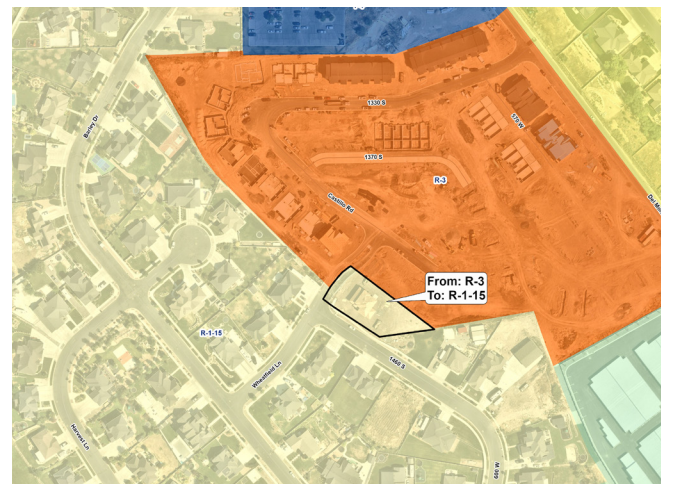
Spanish Fork City Council Chambers 40 South Main Street

PROPOSAL: Spanish Fork City's Planning Commission has directed staff to review the City's Zoning Map and propose changes to correct inconsistencies, errors or oversights. One such situation found by City staff involves properties located around 500 East Commerce Way. It is therefore now proposed that the zoning boundary lines be modified so as to follow property lines in the area. The main purpose of this proposal is not to change the uses that would be allowed in the area but rather to simply make the applicable rules more clear.

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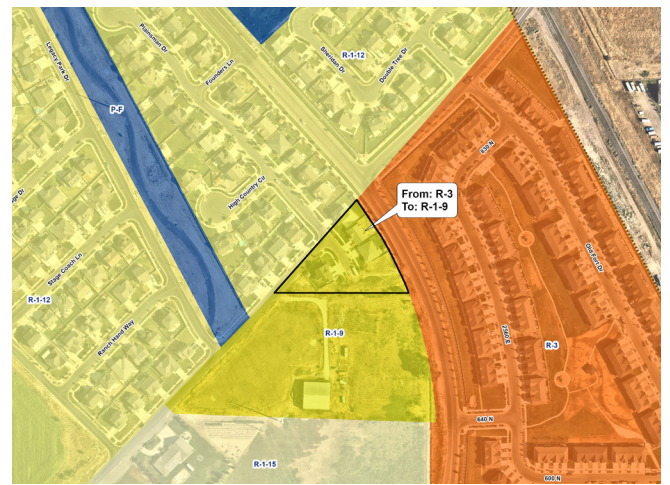
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PROPOSAL: Spanish Fork City's Planning Commission has directed staff to review the City's Zoning Map and propose changes to correct inconsistencies, errors or oversights. One such situation found by City staff involves properties located at 668 West 1460 South. It is therefore now proposed that the zoning boundary lines be modified so as to follow property lines in the area. The main purpose of this proposal is not to change the uses that would be allowed in the area but rather to simply make the applicable rules more clear.

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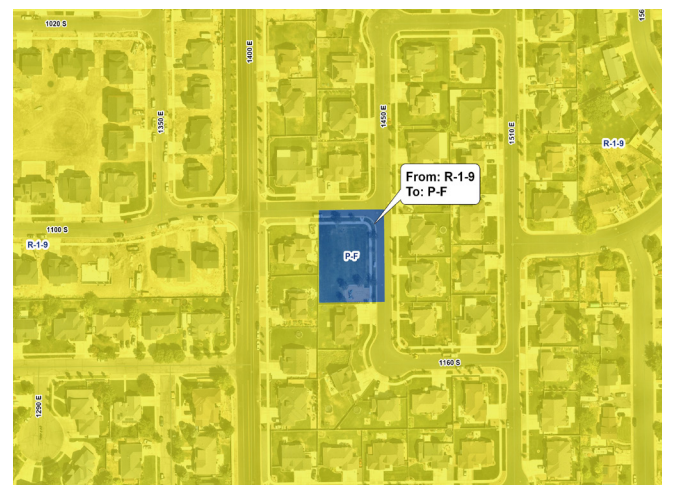
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PROPOSAL: Spanish Fork City's Planning Commission has directed staff to review the City's Zoning Map and propose changes to correct inconsistencies, errors or oversights. One such situation found by City staff involves properties located around 686 North Slant Road. It is therefore now proposed that the zoning change from R-3 to R-1-9. The main purpose of this proposal is not to change the uses that would be allowed in the area but rather to simply make the applicable rules more clear.

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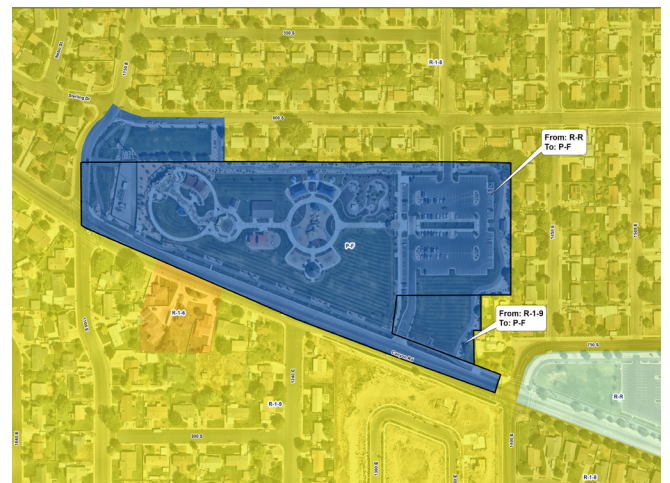
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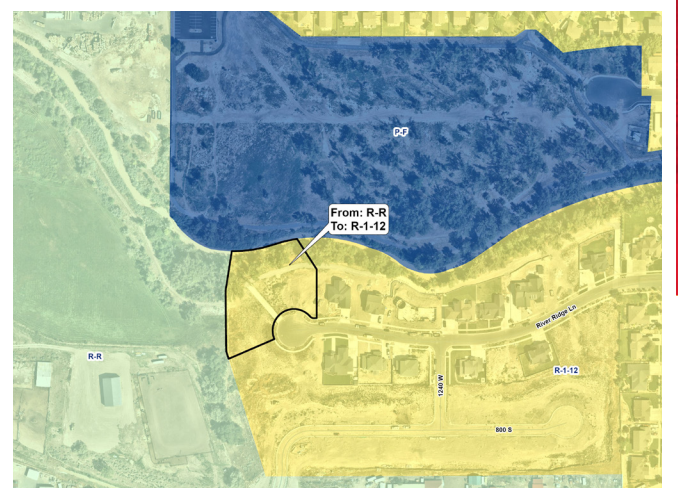
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PROPOSAL: Spanish Fork City's Planning Commission has directed staff to review the City's Zoning Map and propose changes to correct inconsistencies, errors or oversights. Many of the inconsistencies identified by City staff involve public parks and municipale facilities. To remedy that situation, it is proposed that the zoning of Adventure Heights All Abilities Park at 1321 East Canyon Road be changed from R-1-9 and Rural Residential to Public Facilities. Public Parks are permitted uses in the Public Facilities zone and the Public Facilities zone most accurately reflects the ownership and actual use of the property.

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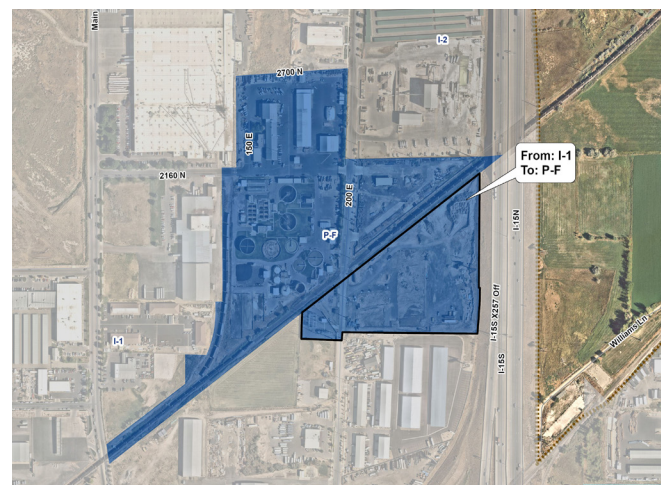
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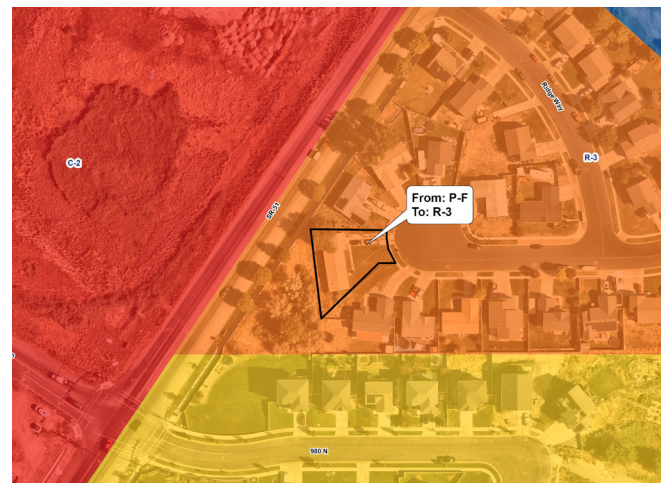
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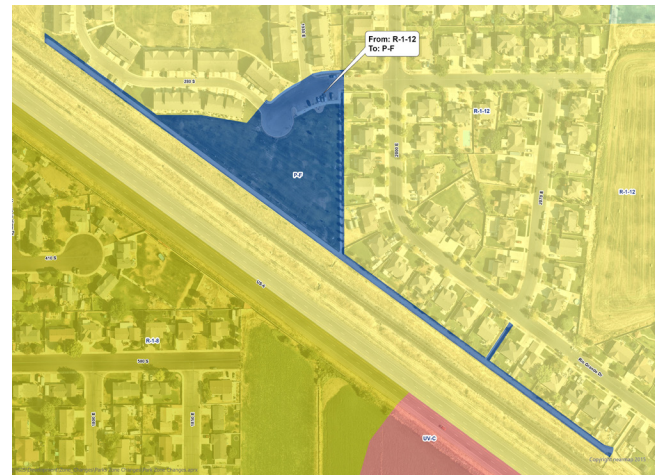
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PROPOSAL: Spanish Fork City's Planning Commission has directed staff to review the City's Zoning Map and propose changes to correct inconsistencies, errors or oversights. Many of the inconsistencies identified by City staff involve public parks and municipal services. To remedy that situation, it is proposed that the zoning of the South Sewer Lift Station located at 1592 West 1900 South be changed from Rural Residential to Public Facilities. Municipal Facilities required for local services are permitted uses in the Public Facilities zone and the Public Facilities zone most accurately reflects the ownership and actual use of the property.

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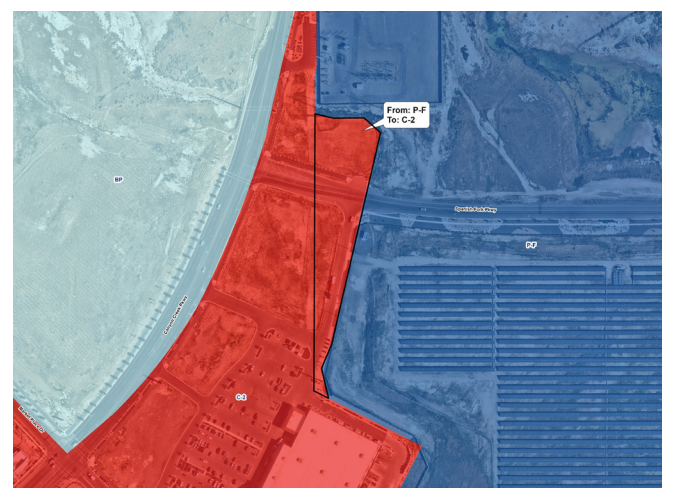
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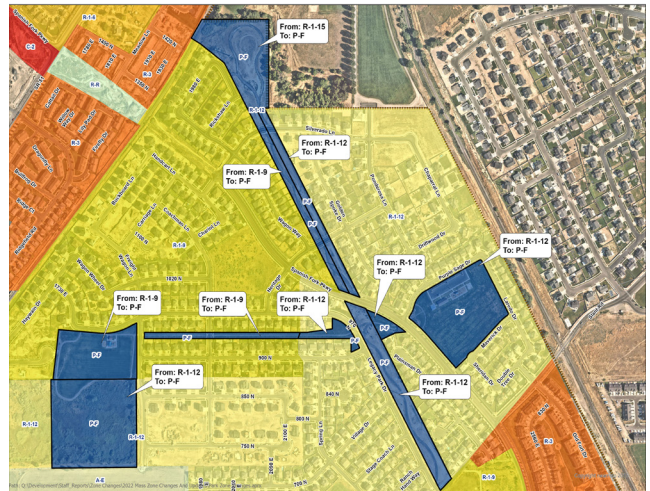
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PROPOSAL: Spanish Fork City's Planning Commission has directed staff to review the City's Zoning Map and propose changes to correct inconsistencies, errors or oversights. One such situation found by City staff involves properties located around 1100 East Spanish Fork Parkway. It is therefore now proposed that the zoning boundary lines be modified so as to follow property lines in the area. The main purpose of this proposal is not to change the uses that would be allowed in the area but rather to simply make the applicable rules more clear.

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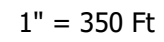
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PROPOSAL: Spanish Fork City's Planning Commission has directed staff to review the City's Zoning Map and propose changes to correct inconsistencies, errors or oversights. Many of the inconsistencies identified by City staff involve public parks and municipal services. To remedy that situation, it is proposed that the zoning for the Legacy Farms trail-head along with the neighborhood parks within the Legacy Farms development located at approximately Heritage Drive and Spanish Fork Parkway be changed from R-1-9 and R-1-12 to Public Facilities. Public Parks are permitted uses in the Public Facilities zone, and the Public Facilities zone most accurately reflects the ownership and actual use of the property.

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Legacy Farms

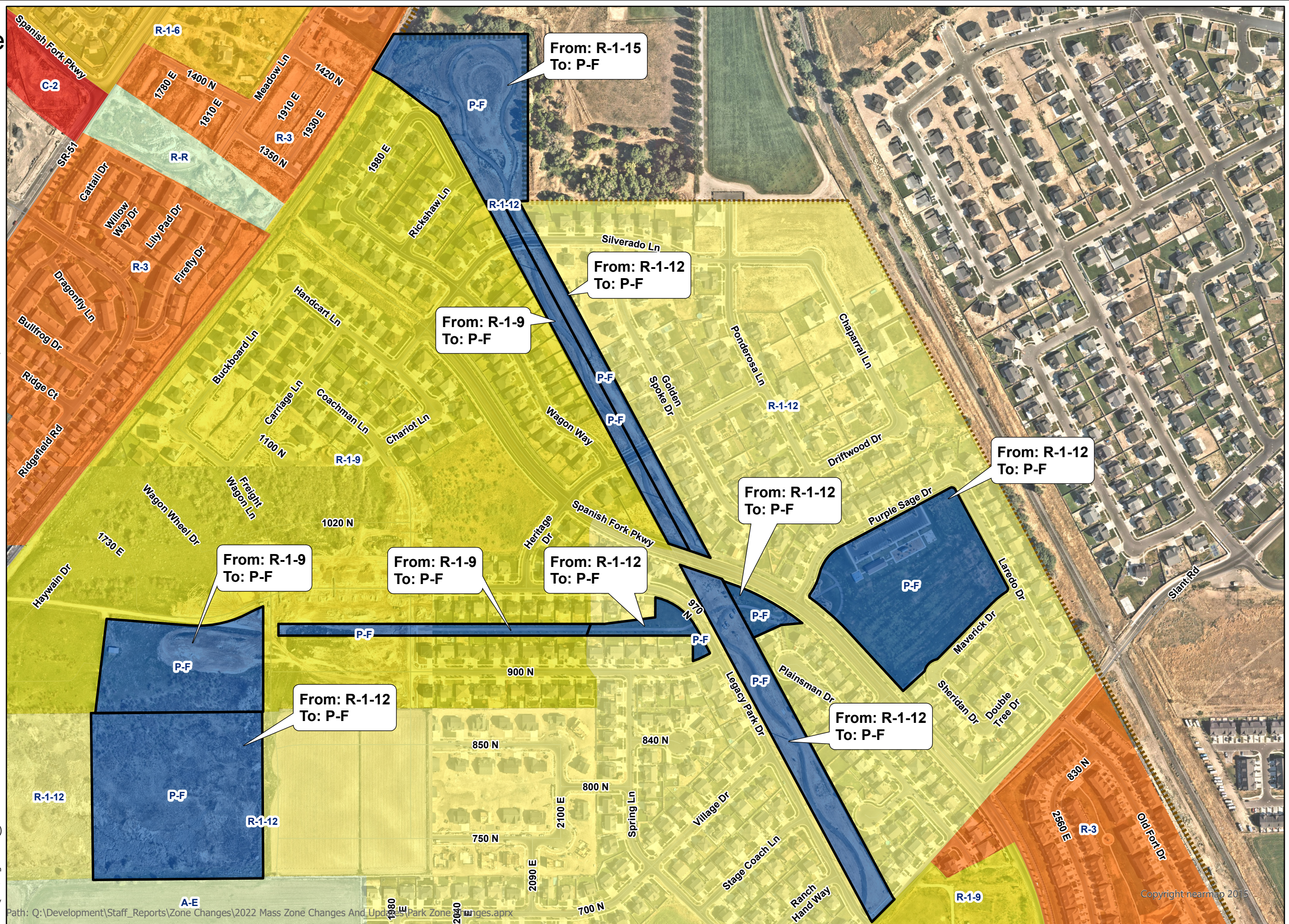


 Spanish Fork Boundary
 Outline_1788E_970N
 A-E
 C-2
 P-F
 R-1-12
 R-1-6
 R-1-9
 R-3
 R-R

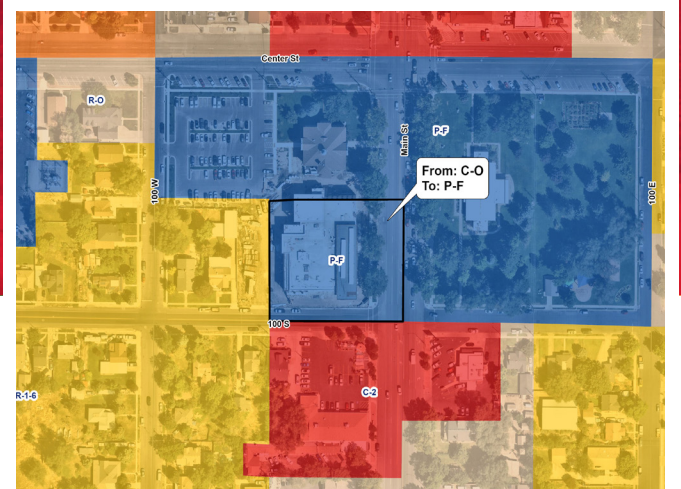


Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)

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PUBLIC HEARING NOTICE



CITY COUNCIL MEETING

Tuesday, December 13, 2022
6:30 PM

SPANISH FORK CITY COUNCIL CHAMBERS

40 South Main Street | Spanish Fork, Utah

PROPOSAL PROJECT: A Public hearing will be held with the City Council on a proposal to annex property consisting of approximately 40 acres located at 3800 North 1100 West.

FOR MORE INFORMATION, please contact: Kimberly Brenneman by calling 801.804.4582 or emailing kbrenneman@spanishfork.org

