



**Wednesday, October 8, 2025
Planning Commission**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on October 8, 2025.

Planning Commissioners

**Todd Mitchell
Shauna Warnick
Michelle Carroll
Michael Clayson
Paul Dayton
Dave Woodhouse**

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 at Library Hall, 80 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.

2. 6:00 Agenda Items

3. Minutes

A. September 3, 2025.

4. Annexation Policy Plan

A. AMENDED ANNEXATION POLICY PLAN ADOPTION. This proposal involves an amendment to the city's Annexation Policy Plan.

5. Development Agreement (Public Hearing)

A. RIVER MEADOWS TOWNHOMES AMENDED DEVELOPMENT AGREEMENT. This proposal involves a request for approval to amend the Master Development Agreement for Skye Meadows to accommodate proposed amendments to the Preliminary Plat for a Master Planned Development located at 253 West Arrowhead Trail. The proposed amendments include: updating exhibits; increasing the number of townhome units within the townhome portion of the development (River Meadows Townhomes Amended Preliminary Plat); and modifying the proposed townhome building elevations and floorplans. This request is proposed as Addendum Number 4 to the Master Development Agreement for Sky Meadows.

6. Preliminary Plat (Public Hearing)

A. RIVER MEADOWS TOWNHOMES AMENDED PRELIMINARY PLAT. This proposal involves amending a Preliminary Plat to add 24 additional townhome units to a Master Planned Development located at 253 West Arrowhead Trail.

B. 6TH EAST TOWNHOMES PRELIMINARY PLAT. This proposal involves Preliminary Plat approval for a project that features four townhome units to be developed at 590 East Center Street.

7. Zone Change (Public Hearing)

A. 6TH EAST TOWNHOMES ZONE CHANGE. This proposal involves a Zone Change request to amend the previous application of the Infill Overlay Zone to a property to accommodate four townhome units to be developed at 590 East Center Street.

B. CHILLON RECEPTION CENTER ZONE CHANGE. This proposal involves a request to change the zoning of a property from R-1-6 to C-O with the Development Enhancement Overlay to allow for an Event Center (Reception Center) to continue operating from 710 East Center Street.

8. Title 15 Amendment (Public Hearing)

A. TITLE 15 AMENDMENTS REGARDING EVENT CENTERS AND OFFICE/COMMERCIAL WALLS. This proposal involves amending the City's code to add Event Centers as an allowable use within the C-O zoning designation and, under certain circumstances, alleviate the requirement for existing professional office and commercial uses to construct a masonry wall.

B. TITLE 15 I-1 CANNABIS PROCESSING FACILITY. This proposal involves amending the Municipal Code to add Cannabis Processing Facility as a Use Subject to Conditions in the I-1 Light Industrial.

C. BOUNDARY ADJUSTMENTS. This proposal involves amending the City's Municipal Code regarding Boundary Adjustments.

9. Concept Review

A. COBALT SUBDIVISION CONCEPT

B. SEVEN BAR RANCH SUBDIVISION CONCEPT

10. Adjourn

End