



**NOTICE OF MEETING AND AGENDA  
PLANNING COMMISSION  
FEBRUARY 10, 2026 AT 7:00 P.M.**  
City Council Chambers  
110 South Main Street  
Springville, Utah 84663

The agenda will be as follows:

**Call to Order**

- Approval of the Agenda
- Approval of Minutes: January 13, 2026

**Administrative Session - No Items**

**Legislative Session – Public Hearing**

- 1) Perry Sharma Capital requests an amendment to the Official Zone Map from NC Neighborhood Commercial to HC Highway Commercial for the property located at northwest corner of Wallace Drive and 1600 South Parcel 26:047:0195.
- 2) Springville Public Works requests a recommendation on the approval of the Transportation Impact Fee Facility Plan, and Impact Fee Analysis.
- 3) The Springville Planning Commission will hold a public hearing to review the Springville Station Area Plan and make a recommendation to the City Council. The plan sets a vision and policies for development and transportation around the FrontRunner station area.

**Adjournment**

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on February 6, 2026. Agendas and minutes are accessible through the Springville City website at [www.springville.org/agendas-minutes](http://www.springville.org/agendas-minutes). Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html). Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.