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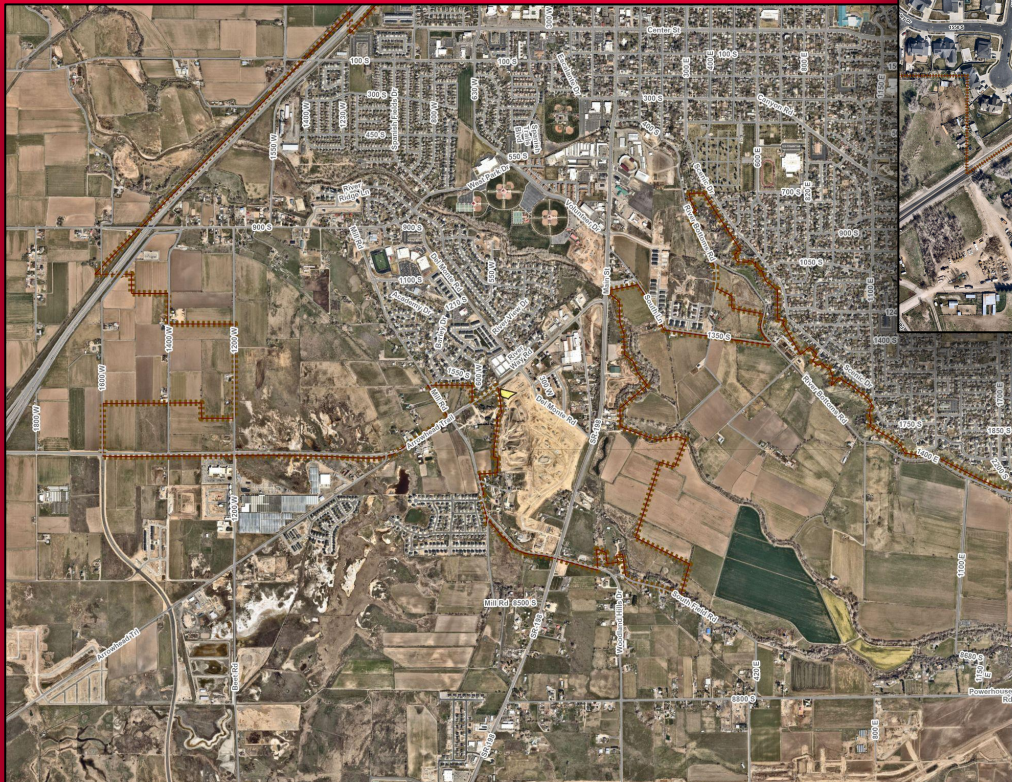


Zone Map Amendment (Public Hearing)

- Arrowhead Commercial Zone Change

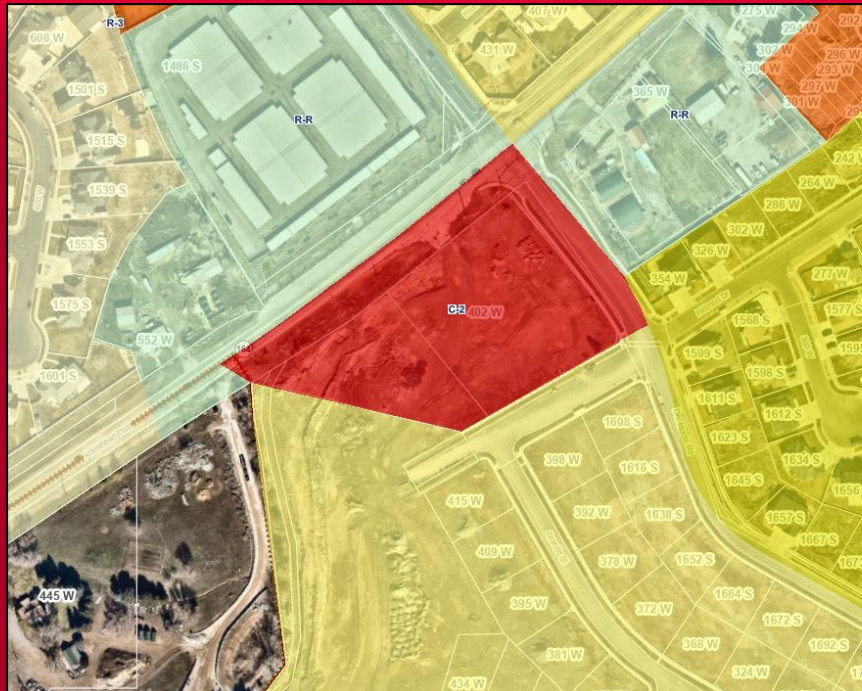


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Zoning



Land Use Designation



I am writing to formally request a zoning change for two preliminary platted parcels located within **Parcel No. 25:028:0128**, identified on the approved preliminary plat as **Parcels 147 and 192**. Together, these parcels comprise approximately **0.96 acres**. The properties are currently zoned **R-12 (Residential)**, and we respectfully request a rezoning to **C-2 (General Commercial)**.

The primary purpose of this request is to allow these parcels to be incorporated into the **adjacent commercial site plan**, which will significantly improve **site circulation, access, and internal traffic flow**. Rezoning these parcels will enable a more cohesive and functional commercial layout, reducing potential traffic conflicts and improving overall safety and efficiency for both vehicular and pedestrian movements.

Additionally, this request will **eliminate two irregularly shaped residential lots** that present practical challenges for development and long-term livability. Due to their size, configuration, and proximity to existing and planned commercial uses, these parcels are better suited for commercial use and integration rather than standalone residential development.

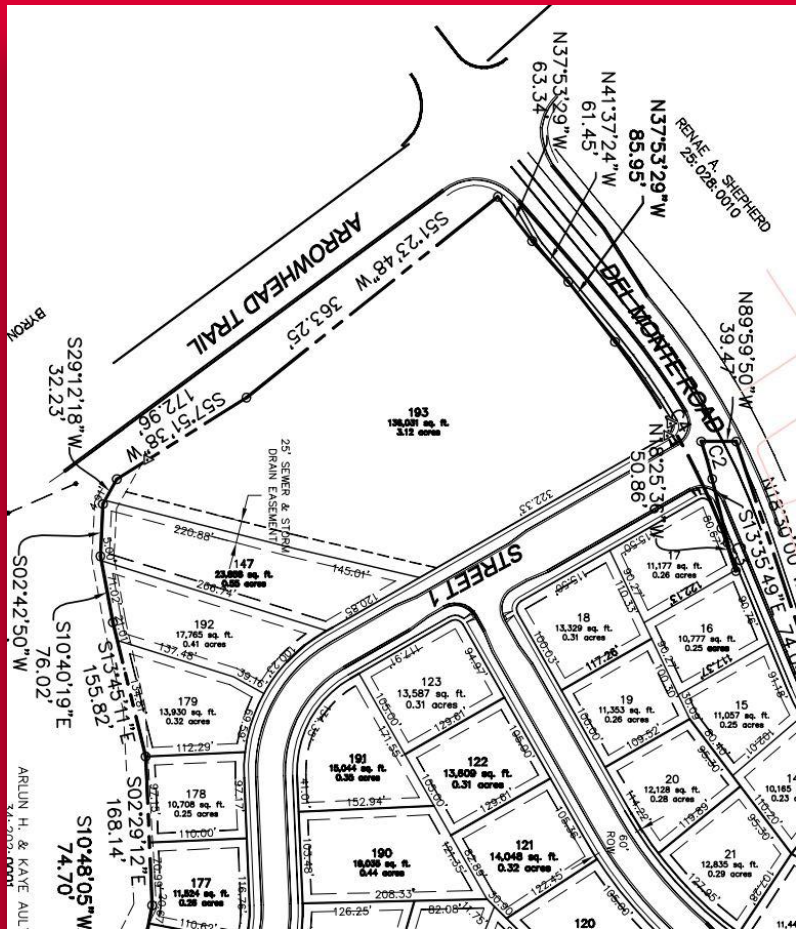
We believe the proposed rezoning:

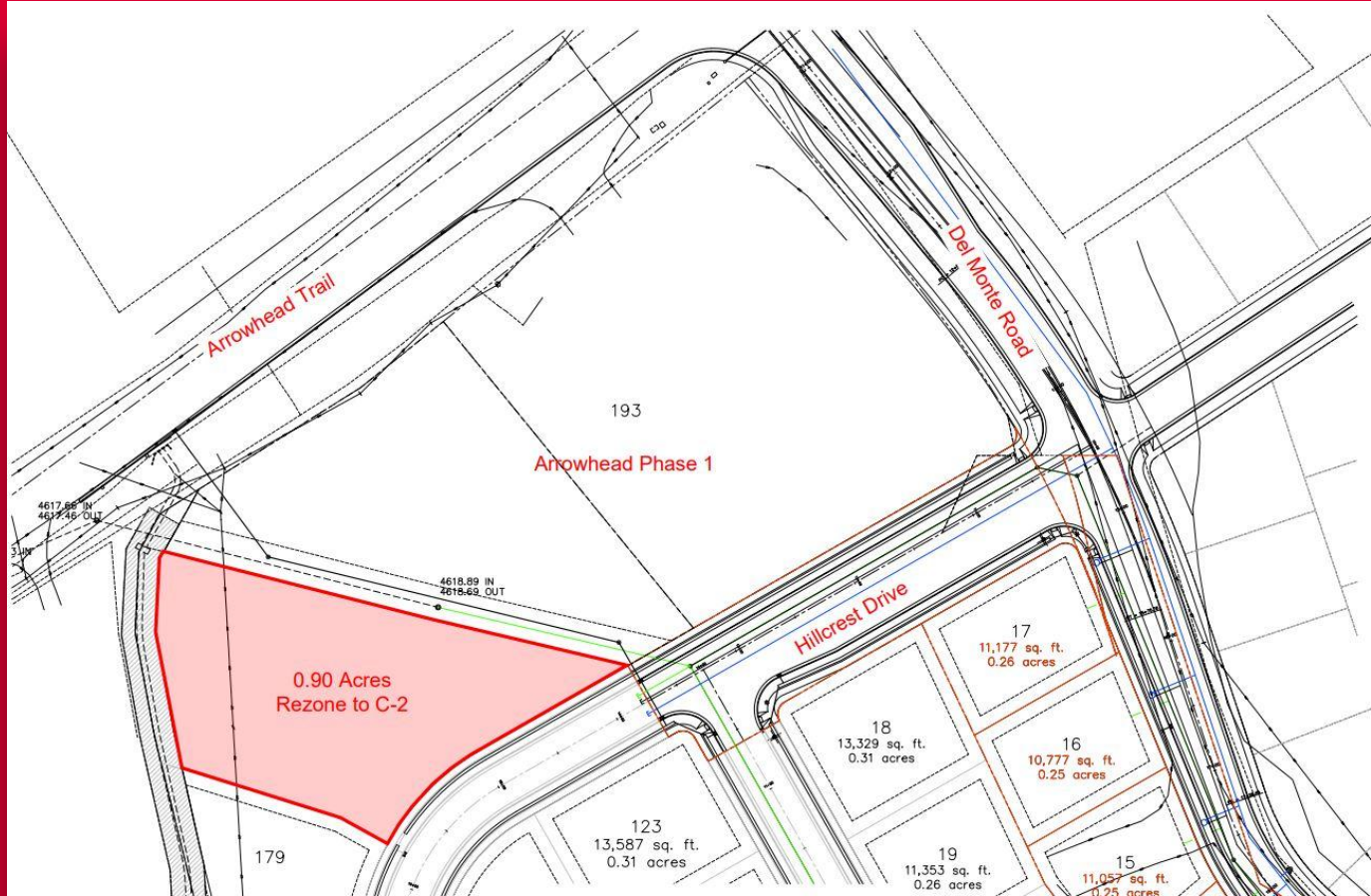
- Enhances traffic circulation and site functionality for the adjacent commercial development
- Eliminates suboptimal residential parcels that are poorly suited for residential use
- Improves compatibility between land uses in the immediate area
- Supports orderly growth and development consistent with the City's long-range planning objectives

We respectfully request that this rezoning application be scheduled for review by the Planning Commission and City Council. We are happy to provide additional exhibits, traffic information, or site plan concepts as needed to support the City's review.



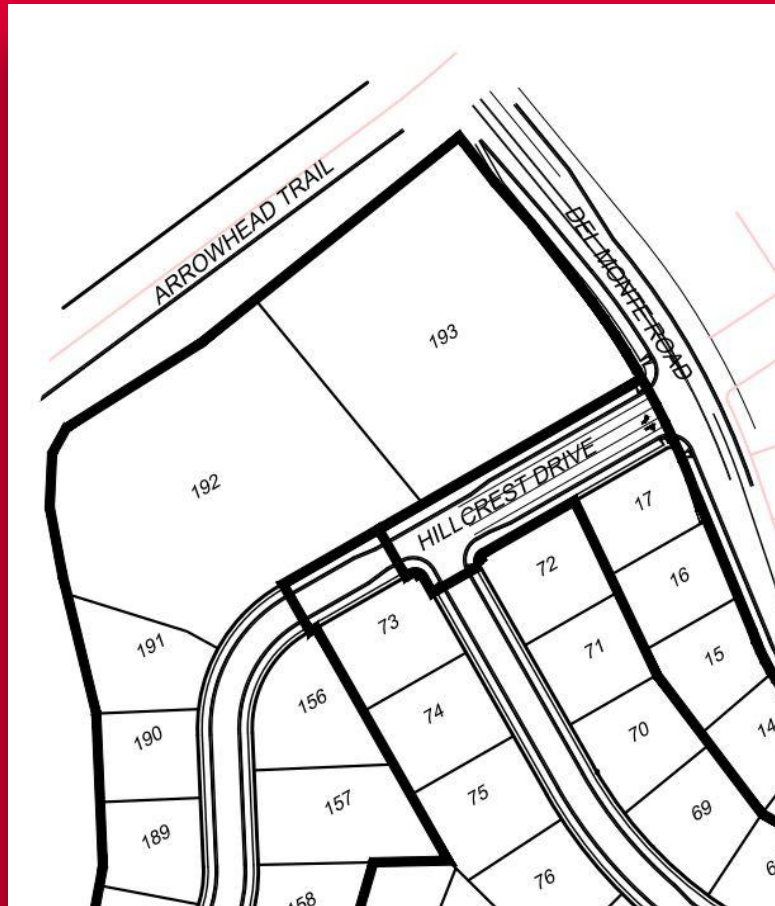
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Arrowhead Commercial Zone Change

Proposed Motion: I move to approve of the proposed Arrowhead Commercial Zone Change based on the following findings:

Findings

1. That the proposal is consistent with the City's General Plan Designation of Commercial.
2. That the proposal will provide for the expansion of a conveniently located commercial area.
3. That the proposal will provide services to residents of Spanish Fork and expand the City's sales tax base.
4. That the proposal will promote commercial uses at a major intersection.
5. That the proposal is adequately sized to minimize the potential impacts on the residential area.
6. That the Applicant will be providing masonry walls and uniform fencing along the west and south borders as the commercial and residential lots are developed.
7. That the Applicant will be finalizing access and cross access as the commercial lots are subdivided and developed.