

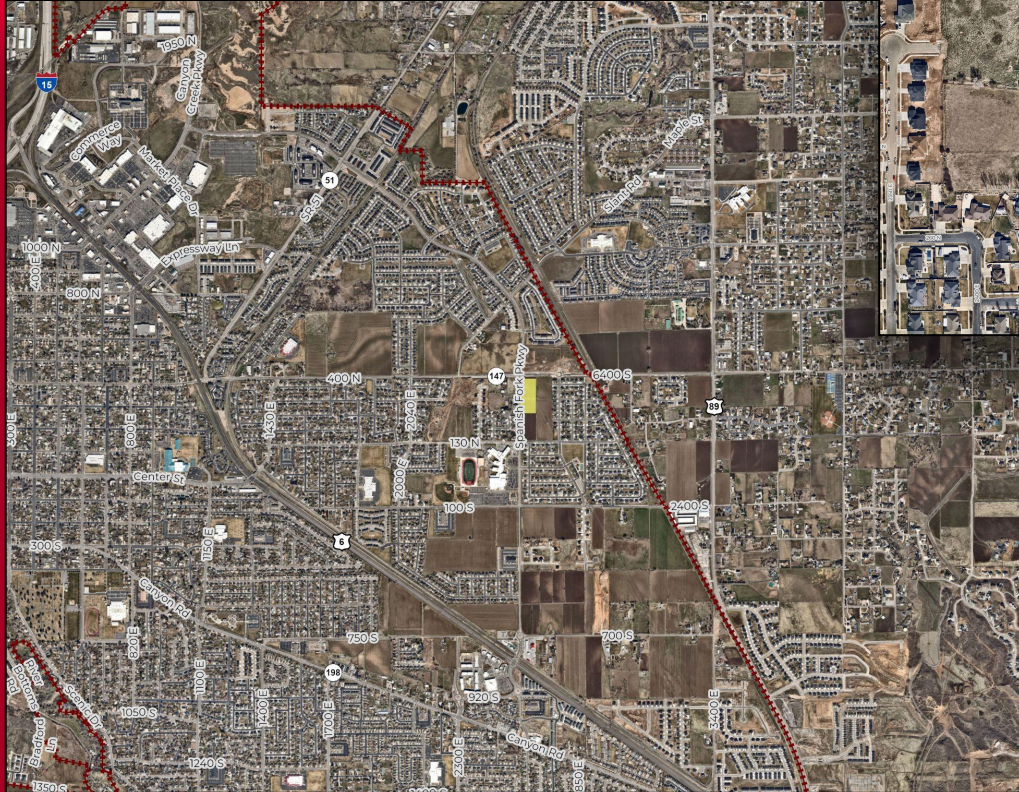


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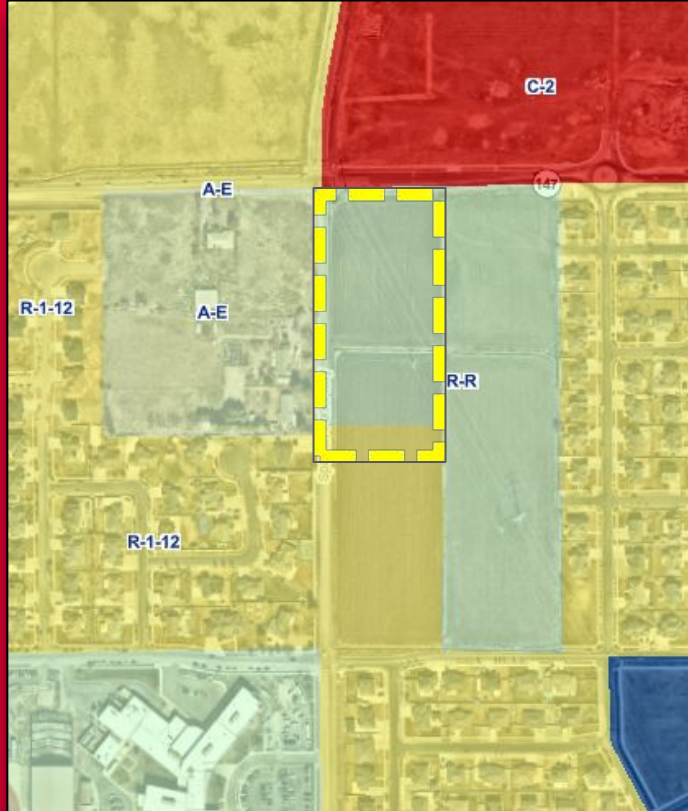
Zoning Map Amendment (Public Hearing)

- Hollow Acres Commercial

Hollow Acres Commercial



Zoning



Land Use Designation

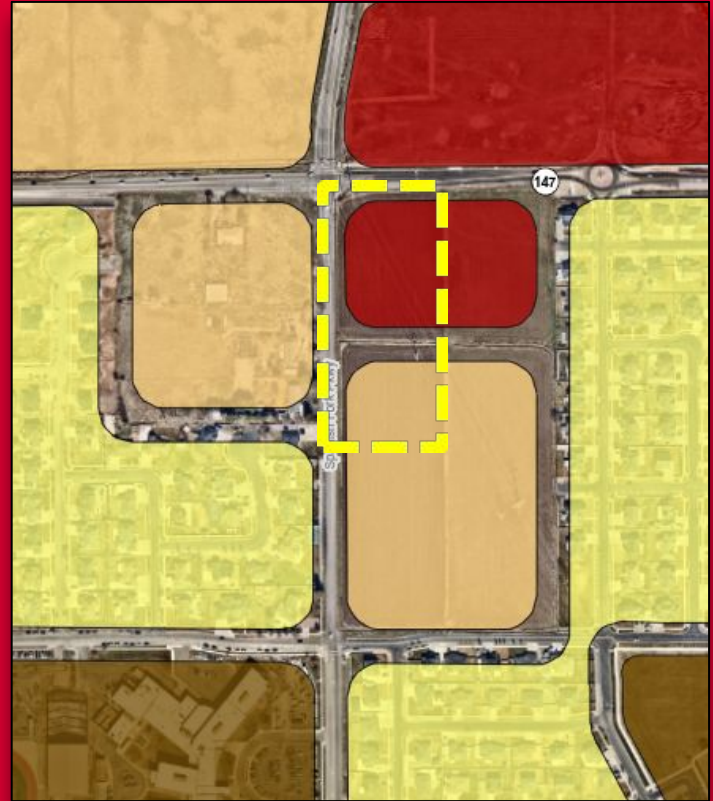


Exhibit A

Hollow Acres Commercial Zone Change



1" = 200 Ft

Legend

Zoning:

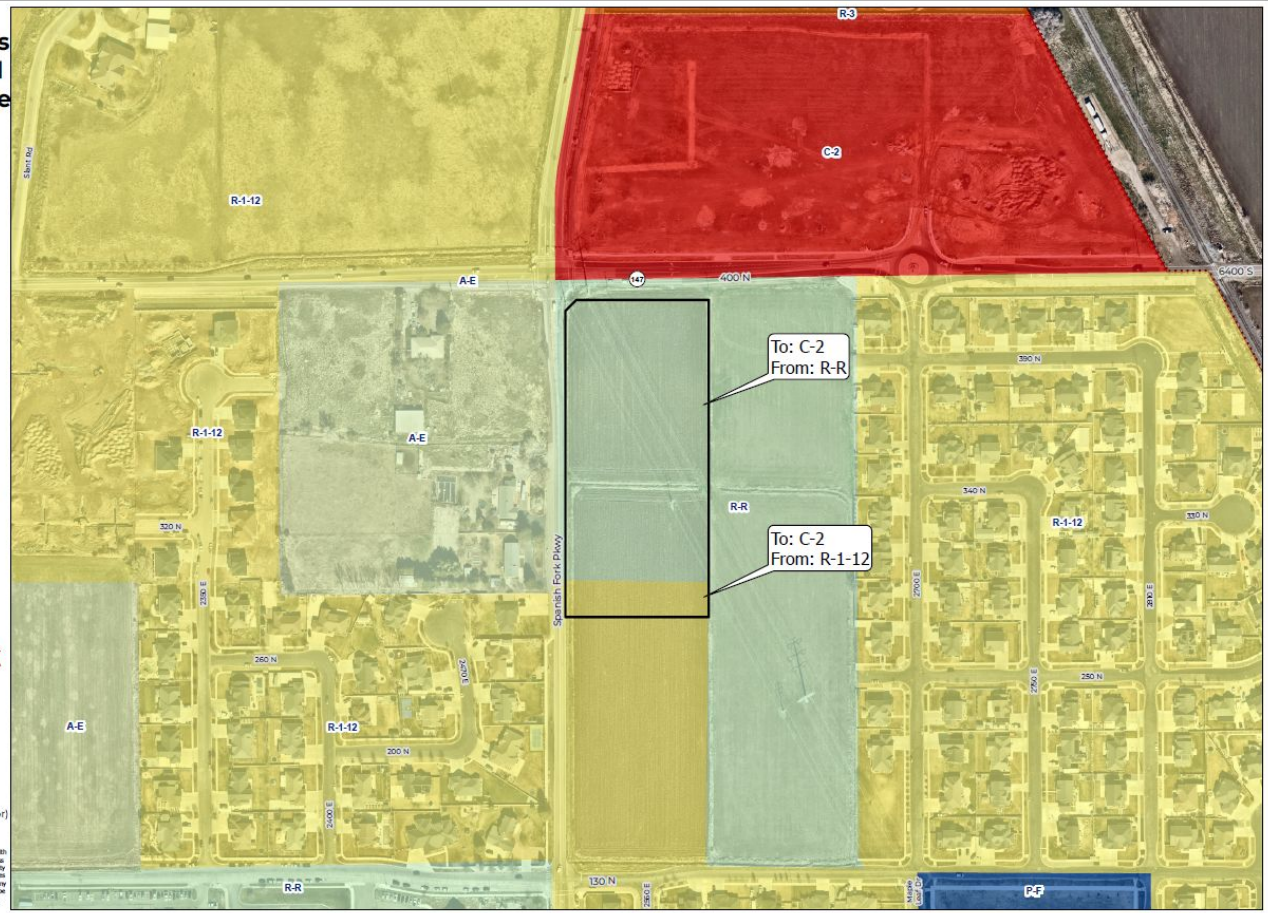
- A-E
- R-R
- R-1-12
- R-3
- C-2
- P-F
- Hollow Acres Commercial

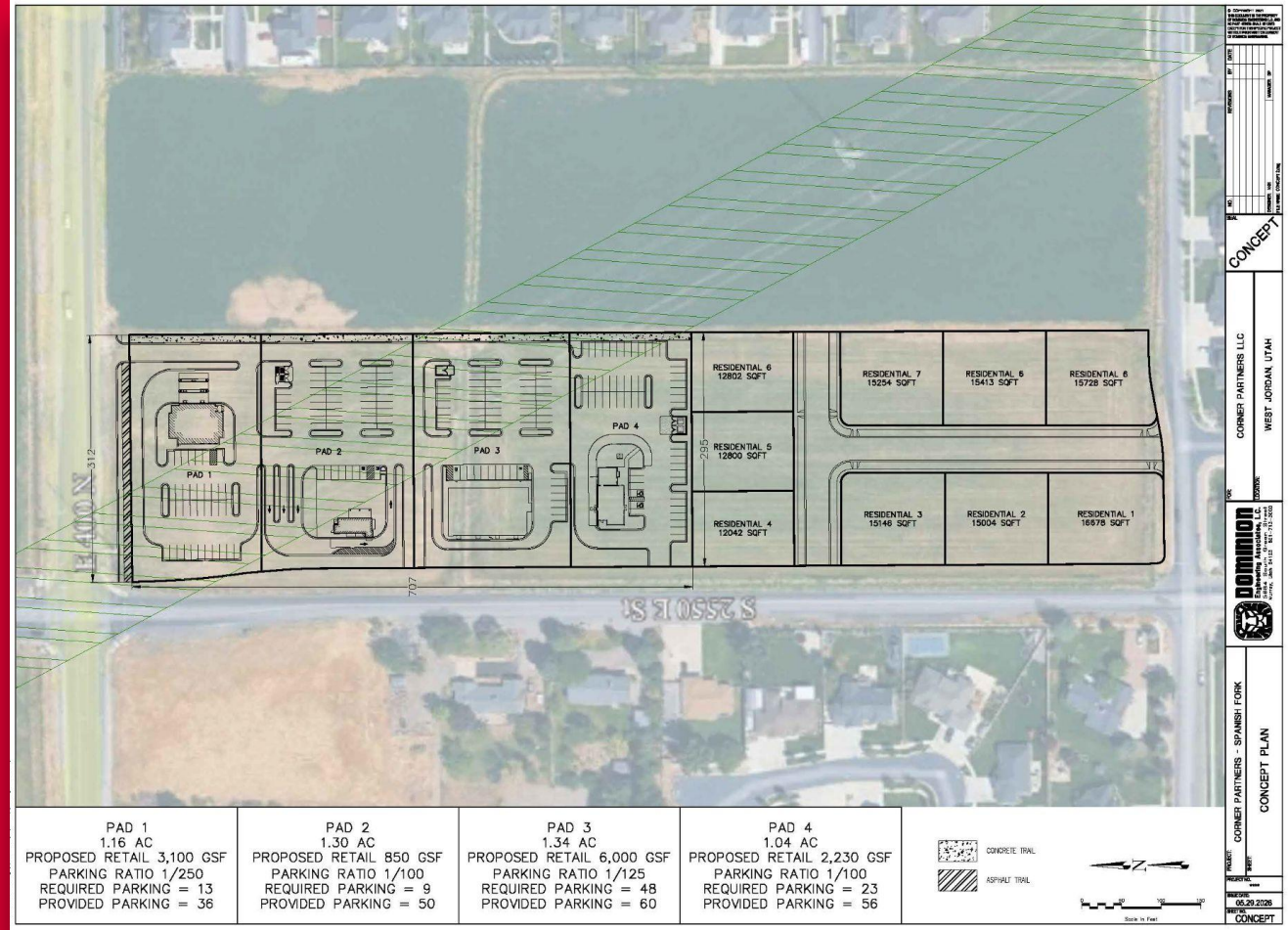


Print Date: 7/21/2026

Spanish Fork City GIS
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Spanish Fork, UT 84660
GIS Phone Numbers:
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Hollow Acres Commercial Zone Change

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

Findings

1. That the proposal is consistent with the City's General Plan Land Use Designation of Commercial.
2. That the proposal will provide for commercial uses at an important and highly visible intersection.
3. That the proposal will enhance commercial uses and services in the area.
4. That the proposal will promote conveniently located commercial uses and services.



Parkway Shops

400 North 2550th East, Spanish Fork, Utah





Parkway Shops

400 North 2550th East, Spanish Fork, Utah





Render view #1

Parkway Shops

400 North 2550th East, Spanish Fork, Utah





Render view #2

Parkway Shops

400 North 2550th East, Spanish Fork, Utah





Render view #3

Parkway Shops

400 North 2550th East, Spanish Fork, Utah






Render view #4

Parkway Shops

400 North 2550th East, Spanish Fork, Utah





Render view #5

Parkway Shops

400 North 2550th East, Spanish Fork, Utah





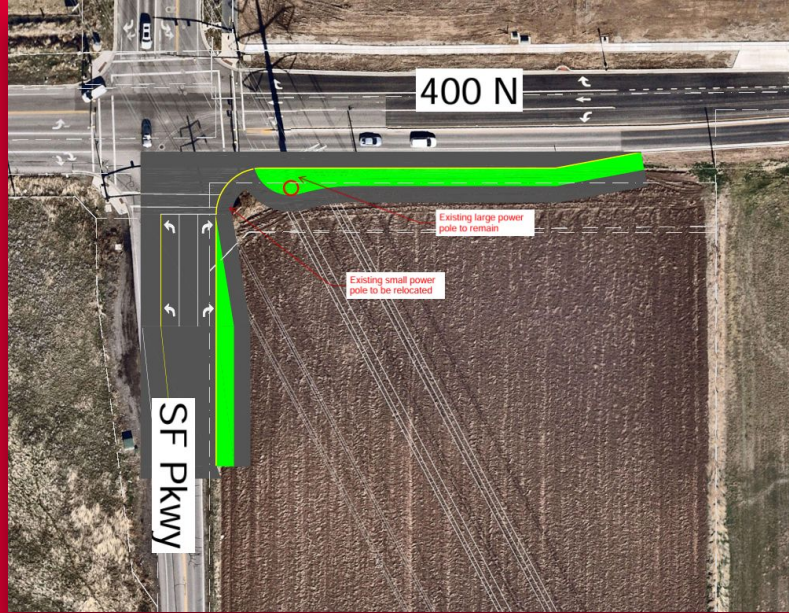
COMMERCIAL

The Commercial designation accommodates a wide range of business and service-oriented uses that support daily needs, employment, and the local economy. Typical uses include retail, dining, offices, personal services, and hospitality. Developments may take the form of freestanding businesses or be part of larger, integrated commercial centers.

Commercial land is highly location-sensitive, with success often depending on visibility, access, and proximity to major transportation corridors and population centers. Because suitable sites for commercial activity are limited, preserving these locations for commercial use is critical to sustaining the city's economic base and ensuring convenient access to goods and services for residents.



Future development in Commercial areas should emphasize accessibility, efficient circulation, and high-quality design. Projects should provide adequate parking, pedestrian connections, and links to public transit, while ensuring compatibility with adjacent land uses. Thoughtful site design will help maintain the vitality, attractiveness, and long-term viability of Spanish Fork's commercial areas.





Spanish Fork Community Development

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Zoning Text Amendment (Public Hearing)

- Volition

February 2026 - The City's Large Load Advisory Committee met for the first time. Subsequent meetings were held in March, April, May, July and August.

April 2026 - The Large Load Advisory Committee visited Bloom manufacturing facility and sites operating Bloom generation.

April 2026 - The Committee presented updates on work and Bloom visit in City Council Work Session.

July 2026 - The Development Review Committee recommended approval of a Zoning Text Amendment involving data centers and self-generation of power.

August 2026 - Planning Commission will held a public hearing on proposed text amendment for data centers and self-generation of power. Volition held public open house meetings.

August 2026 - Volition held public open house meetings.

August 2026 - Staff/elected official site visit, data center in Salt Lake County.



