



Planning Commission Agenda

Wednesday, October 7, 2026

80 South Main Street in the Council Chambers at Library Hall

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:00 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on October 7, 2026.

Planning Commissioners:

Michelle Carroll

Michael Clayson

Paul Dayton

Dave Woodhouse

Darrin Mellor

Megan Johnson

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. **5:00 pm WORK SESSION - no formal actions are taken in a work session**

Training on land use regulations will be provided by staff.

2. **6: 00 pm Agenda Items**

3. **ADOPTION OF MINUTES**

3.1 September 2, 2026

[minutes.planningcommission.9-2-2026.pdf](#) 

4. **ZONE CHANGE (public hearing)**

4.1 Builders FirstSource

This proposal involves a request to change the zoning of 16.8 acres of property from R-R Rural Residential to I-1 Light Industrial. The subject property is located at

5. ZONE CHANGE & PRELIMINARY PLAT (public hearing)

5.1 Nelson Commercial Zone Change & Preliminary Plat

a. Zone Change

b. Preliminary Plat

This proposal involves a request to change the zoning of a property from R-R Rural Residential to C-2 General Commercial and to approve a Preliminary Plat to allow for five commercial lots to be developed at 2162 South Main Street.

[report.pc.nelsoncommercialzonechange.10-7-2026.pdf](#) 

[report.pc.nelsoncommercialpreliminaryplat.10-7-2026.pdf](#) 

6. GENERAL PLAN AMENDMENT & ZONE CHANGE (public hearing)

6.1 Shady Oaks General Plan Amendment & Zone Change

a. General Plan Amendment

b. Zone Change

This proposal involves a request to change the zoning of a property from R-1-30 Residential to C-O Commercial Office and the general plan land use designation from Medium Density Residential to Mixed Use. The subject property is located at 3575 East River Bottoms Road.

[report.pc.shadyoaks.10-7-2026.pdf](#) 

7. GENERAL PLAN AMENDMENT, ZONE CHANGE & PRELIMINARY PLAT (public hearing)

7.1 Ridgeline Townhomes General Plan Amendment, Zone Change & Preliminary Plat

a. General Plan Amendment

b. Zone Change

c. Preliminary Plat

This proposal involves a request to change the the general plan land use designation from Business Park to High Density Residential and zoning from C-2 General Commercial to R-3 Residential with the Master Planned Development Overlay to allow for a Preliminary Plat featuring 45 multi-family units on property located at 1217 North SR-51.

[report.pc.ridgelinetownhomesgpmmap.10-7-2026.pdf](#) 

[report.pc.ridgelinetownhomeszonechange.10-7-2026.pdf](#) 

[report.pc.ridgelinetownhomes.preliminaryplat.10-7-2026.pdf](#) 

8. TITLE 15 AMENDMENT (public hearing)

8.1 Title 15 Planning Commission

This proposal updates Title 15 regarding the procedures and training for the

Planning Commission based on recently adopted state code.

[memo.pc.title15planningcommission.10-7-2026.docx.pdf](#)  [pc.rulesoforder.9-22-2026.pdf](#) 

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