



Development Review Committee Agenda

Wednesday, September 16, 2026

80 S Main Street in the Council Chambers at Library Hall

Development Review Committee Agenda

PUBLIC NOTICE is hereby given that the Development Review Committee 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, commencing at 10 a.m. on September 16, 2026.

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 Development Review Committee. 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. This meeting is not available to attend virtually.

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1. Approval of Minutes

1.1 September 9, 2026

2. Zone Change

2.1 Canyon Creek Development Zone Change 3

This proposal involves a request to change the zoning of a property from I-1 Light Industrial to R-4 Residential on a 32-acre site located at approximately 2100 North Canyon Creek Parkway. [memo.drc.canyoncreekdevelopmentzonechange.9-16-2026.pdf](#) 

2.2 Nelson Commercial Zone Change 28

This proposal involves a request to change the zoning of a property from R-R Rural Residential to C-2 General Commercial. The subject property is located at 2162 South Main Street. [report.drc.nelsoncommercialzonechange.9-16-2026.pdf](#) 

3. Preliminary Plat

3.1 Nelson Commercial 32

This proposal involves approval of a Preliminary Plat for five commercial lots to be developed at 2162 South Main Street. [report.drc.nelsoncommercialpreliminaryplat.9-16-2026.pdf](#) 

4. Preliminary Plat & Zone Change

- 4.1 Ridgeline Townhomes Preliminary Plat & Zone Change 40
This proposal involves a request to change the zoning of a property 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 to be located at 1217 North State Street. [report.drc.ridgelinetownhomes.preliminaryplat.9-16-2026.pdf](#)  [report.drc.ridgelinetownhomeszonechange.9-16-2026.pdf](#) 

5. Re-Final Plat

- 5.1 Park Estates Plat C (2026) 58
This proposal involves the re-approval of a Final Plat for 11 single family lots at 2740 East 360 South. [report.drc.parkestatesplatcfinalplat.9-16-2026.pdf](#) 

6. Title 15 Amendments

- 6.1 Title 15 Volleyball Training Facility
This proposal involves a request to amend the city's Municipal Code to allow indoor volleyball facilities to be a permitted use from the I-1 Light Industrial Zone. The subject property is located at 2761 North 170 East.

7. ADJOURNMENT