



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
January 26, 2026
Monday 9:00 AM**

American Fork City Public Works Building

275 East 200 North

American Fork City, UT 84003

<https://www.americanfork.gov/AgendaCenter>

Development Review Committee Members

Patrick O'Brien, Dev. Services Director

Sam Kelly, Public Works Director

Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on January 26, 2026, at the American Fork City Public Works building, 275 East 200 North commencing at 9:00 AM. The agenda shall be as follows:

- 1. Regular Session**
 - a. Roll Call
- 2. Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
 - a. Approval of the January 20, 2026, Development Review Committee minutes.
- 3. Public Hearings** (Public Hearings is that class of DRC action that requires further discussion on some Amended Final Plats. Public Hearing items will have the chance for the public to speak upon.)
 - a. Public hearing, review, and action on an application for an Amended Final Plat, known as Lakeland Industrial Park “B” Amended, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Amended Final Plat will be on approximately 11.44 acres and will be in the Industrial (I-1) Zone.

- 4. Adjournment**

Dated this 22nd day of January 2026

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*



NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the American Fork City Development Review Committee will hold a Public Hearing on January 26, 2026, in the Public Works building, located at 275 East 200 North, commencing at 9:00 AM.

The public and each affected entity is invited to provide information and comment for American Fork City to consider in the process of the proposed items.

- **Notice of public hearings on an amended plat for Lakeland Industrial Park “B” Amended Final Plat**
 - Public hearing, review, and action on an application for an Amended Final Plat, known as Lakeland Industrial Park “B” Amended, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Amended Final Plat will be on approximately 11.44 acres and will be in the Industrial (I-1) Zone.
 - The applicant has applied for an Amended Final Plat to develop an industrial project. The project looks to provide waterline and storm drain easements to the rear of the property to connect to existing storm drains.

Shortly before the public hearing, supporting documentation is posted on the city website at www.americanfork.gov or available by contacting the City Recorder at 801.763.3000.

UNAPPROVED MINUTES

01.20.2026

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

January 20th, 2026

The American Fork City Development Review Committee met in a regular session on January 20th 2026, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Chief Brems absent

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner I
Carolyn Lloyd	Administrative Assistant II
Robert Burkhill	City Engineer Designee
Kelvin Smith	City Engineer Designee
Jared Hughes	Fire Marshall Designee
Darren Cooper	Fire Marshall Designee

Others Present:

Scott Denney

Darren Smith

REGULAR SESSION

UNAPPROVED MINUTES

01.20.2026

Roll Call

COMMON CONSENT AGENDA

Minutes of the December 22nd 2025, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Sam Kelly seconded the motion

Voting was as follows:

Sam Kelly	AYE
Patrick O'Brien	AYE

The motion passed

ACTION ITEMS

- a. **Review and action on an application for a Preliminary Plat, known as Rockport Industrial, located at 205 W Frontage Rd, American Fork City. The Preliminary Plan will be for approximately 1.43 acres and will be in the Planned Industrial (PI-1) Zone.**

Cody Opperman summarized background for this preliminary application for an office-warehouse development. The proposal includes approximately 4,000 square feet of office space and 16,000 square feet of warehouse space, consisting of 17 units, each slightly over 1,000 square feet.

There are no conditions of approval at this stage. All comments are minor and will be addressed with final plat application. Items noted include limited street frontage and potential landscaping considerations to be reviewed at the site plan stage, along with minor administrative and site-related updates that can be resolved in subsequent submittals.

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Patrick O'Brien moved to approve the proposed Preliminary Plat, located at 205 W Frontage Road, American Fork City, in the PI-1 Zone, in accordance with Section 17.7.202 - Section 17.7.205, Section 17.4.502, and Section 17.7.701.

Sam Kelly seconded the motion

Voting was as follows:

Sam Kelly	AYE
Patrick O'Brien	AYE

The motion passed

- b. Review and action on an application for a Preliminary Plan, known as Climb Concrete, located at 300 E 1700 S, American Fork City. The Preliminary Plan will be for approximately 5.0 acres and will be in the Industrial (I-1) Zone.**

Cody Opperman summarized the background. The applicant is requesting preliminary plat approval for an office–warehouse development located in the I-1 zone, just north of Utah Lake. There are no conditions of approval associated with the preliminary plat. The application meets the requirements of Section 17.45.030 and follows the approval process outlined in Sections 17.72.020 through 17.72.050. Staff also reviewed the site location, aerial imagery, and applicable land use and zoning.

Robert Burkhill indicated the only note associated with the application is that the certificate of occupancy will be withheld until the lift station is brought up to City standards. Several deficiencies have been identified, and the applicant has been notified that all items must be corrected prior to issuance of the certificate of occupancy.

Sam Kelly questioned whether the utilities were stubbed or if road cuts were required.

Scott Denney replied that they would have to do some road cutting for the utilities.

Sam Kelly indicated staff recommended that water connections be installed as straight as possible, particularly at the drive access, to avoid bends. Straight alignments would reduce

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construction costs, eliminate the need for thrusting, and minimize the risk of leaks or failures, especially given existing soil conditions.

Scott Denney expressed interest in expediting the next steps in the process of moving forward with construction.

Patrick O'Brien advised that completion of the engineering checklist is the primary item that may affect timing and indicated an updated checklist would be sent to the applicant.

Patrick moved to approve the proposed Preliminary Plat, located at 300 E 1700 S, American Fork City, in the Industrial (I-1) Zone. In accordance with Section 17.7.202 - Section 17.7.205, Section 17.4.503.

Sam Kelly seconded the motion

Voting was as follows:

Sam Kelly	AYE
Patrick O'Brien	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Sam Kelly seconded the motion.

Voting was as follows:

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Patrick O'Brien	AYE
Sam Kelly	AYE

The motion passed

Meeting adjourned at 8:13 AM

Carolyn Lloyd

Administrative Assistant II

The order of agenda items may change to accommodate the needs of the committee, public, and staff.

Agenda Topic

Review and action on an application for an Amended Final Plat, known as Lakeland Industrial Park “B” Amended, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Amended Final Plat will be on approximately 11.44 acres and will be in the Industrial (I-1) Zone.

BACKGROUND INFORMATION		
Location:		1700 S 400 E
Parcel ID:		45:849:0002, 45:849:0001
Project Type:		Amended Final Plat
Applicants:		R Curtis Atkinson
Existing Land Use:		Shoreline Protection
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Design Industrial
Existing Zoning:		I-1; SP
Surrounding Zoning:	North	PI-1
	South	I-1; SP
	East	I-1
	West	I-1

Background

The applicant has applied for an Amended Final Plat to develop an industrial project. The project looks to provide waterline and storm drain easements to the rear of the property to connect to existing storm drains.

Sec 17.8.216 Amendments

The plans, plats, documents, and statements may be amended by following the same procedure required for initial approval. No change shall be made which is contrary to the intent of the city's land use plan or the standards and requirements of this code. Any amendment of a recorded final plat shall not be approved or recorded except in conformance with the terms and conditions established by state law.

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

Utah State Code 10-20-207. Notice for an amendment to a subdivision -- Notice for vacation of or change to street.

(1),

(a), For an amendment to a subdivision, each municipality shall provide notice of the date, time, and place of at least one public meeting, as provided in Subsection (1)(b).

(b), At least 10 calendar days before the public meeting, the notice required under Subsection (1)(a) shall be:

(i), mailed and addressed to the record owner of each parcel within specified parameters of that property; or

(ii), posted on the property proposed for subdivision, in a visible location, with a sign of sufficient size, durability, and print quality that is reasonably calculated to give notice to passers-by.

(2), Each municipality shall provide notice as required by Section 10-20-208 for a subdivision that involves a vacation, alteration, or amendment of a street.



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Findings of Fact

1. The Amended Final Plat meets the requirements of Section 17.4.503.
2. The Amended Final Plat meets the requirements of Section 17.8.217 Amended Plats.

Project Map



Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist prior to any platting,



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permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

Staff Recommendation

The Amended Final Plat meets the requirements of Section 10-9a-608. Subdivision amendments. Staff recommends Approving the application.

Potential Motions – Amended Final Plat

Approval

I move to approve the proposed Amended Final Plat, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the Industrial (I-1) Zone, as the Amended Final Plat meets the requirements of Section 17.4.503 and 17.8.217.

Denial

I move to deny the proposed Amended Final Plat, located at approximately 1700 S 400 E, American Fork City, in the Industrial (I-1) Zone as the Amended Final Plat does not meet the requirements of Section 17.4.503.

Table

I move to table action for the proposed Amended Final Plat, located at approximately 1700 S 400 E, American Fork City, in the Industrial (I-1) Zone, and instruct staff/developer to.....

