

APPROVED 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 8:00 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

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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.