

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

February 23rd, 2026

The American Fork City Development Review Committee met in a regular session on February 23rd, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 11:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Cody Opperman	Planner II
Robert Burkhill	Engineer
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant I

Others Present: Nate Heaps, Keith Smith

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the January 26th and February 17th, 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

APPROVED MINUTES

02.23.2026

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Final Plat, known as Rockport Industrial, located at 205 W Frontage Road, American Fork City. The Final Plat consists of approximately 1.43 acres and is in the PI-1 Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Final Plat to develop an office/warehouse development located at 205 W Frontage Road. The project looks to provide 4,000 s.f. of office space and 16,000 s.f. of warehouse space for the area for a total of 20,000 s.f. for the building. Within the building, the applicant is proposing a 17-unit office/warehouse environment where each unit is a little over 1,000 s.f. The preliminary plat has already been approved by the DRC Board. The conditions of approval include a possible fire hydrant distance issue, as well as an update to the state code reference in the surveyor certification as noted in the staff report.

Patrick O'Brien noted that he has an issue with requiring an applicant to add a fire hydrant that is not even on their property.

Chief Brems agreed and asked to see the map of where the current hydrants are located.

The applicant, Nate Heaps, voiced his frustrations with last minute comments, as he feels that if the fire hydrant was an issue, it should have been addressed in one of the many earlier review cycles. He added that he is waiting for the diagnostics review from UDOT, and understands that is a condition of the approval.

APPROVED MINUTES

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Mat Sacco acknowledged that the map provided by the applicant shows a hydrant that he was not aware of when doing the review, as it is not on the current city map.

After reviewing the map Chief Brems suggested that the department verify and update the city utility/hydrant map to reflect the existing hydrant discovered near the project, so future reviews do not miss the hydrant locations.

Patrick O'Brien moved to approve the proposed Final Plat, located at 205 W Frontage Road, American Fork City, in the PI-1 Zone, in accordance with Sections 17.7.207-209 and subject to the condition of addressing the surveyor comment found in the staff report and with the omission of the fire hydrant requirement.

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	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.

APPROVED MINUTES

02.23.2026

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 9:13 AM



Angie McKee

Administrative Assistant I

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