APPROVED MINUTES
03.02.2026

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITEE REGULAR SESSION

March 2, 2026

The American Fork City Development Review Committee met in a regular session on March 2nd, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 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
Annie Reed	Planner I
Ben Hunter	City Engineer
Mat Sacco	Fire Marshall
Carolyn Lloyd	Administrative Assistant

Others Present:

Public Comments (10-minute public comment period)

Open Public Comments:

No Comments

Closed Public Comments

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of February 23rd 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Sam Kelly 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 Preliminary Plan, known as Monument Health, located at 350 E 300 N, American Fork City. The Preliminary Plan consists of approximately 4.85 acres and is in the PO-1 Zone.**

Cody Opperman presented a Preliminary Plan application for the Monument Health Center, a nursing home located in the PL-1 (Professional Office) zoning designation. The proposal includes overall site improvements such as modifications to the parking layout, changes to ingress and egress, and updates to landscaping and drainage. The project was reviewed by the Development Review Committee (DRC), and staff noted that outstanding comments are outlined

in the Conditions of Approval. Staff recommended that those remaining comments be addressed during the Final Plat and Commercial Site Plan application processes. The application was found to comply with the requirements of Sections 17.72.0202 and 17.72.0204 of the City Code governing the preliminary plat process.

Mat Sacco arrived

Sam Kelly moved to approve the proposed Preliminary Plat, located at 350 E 300 N, American Fork City, in the PO-1 Zone, subject to the condition that all outstanding comments shall be addressed and resolved as part of the Final Plat and Commercial Site Plan application processes.

Patrick O'Brien 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.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

Meeting adjourned at 9:09AM

Carolyn Lloyd

Administrative Assistant

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