

APPROVED MINUTES

03.09.2026

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

March 9, 2026

The American Fork City Development Review Committee met in a regular session on March 9th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Assistant Public Works Director: Allister Scott

Staff Present:

Cody Opperman

Planner II

Annie Reed

Planner I

Ben Hunter

City Engineer

Mat Sacco

Fire Marshall

Carolyn Lloyd

Administrative Assistant

Others Present:

Derek Rindlisbacher

Cedar Jordan

Public Comments (10-minute public comment period - 2 minutes per person)

Open Public Comments:

Closed Public Comments

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REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of March 2nd 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Allister Scott	AYE
Aaron Brems	AYE

The motion passed

PUBLIC HEARING

- a. Public hearing on an application for an Amended Final Plat, known as Walton Lot, located at approximately 794 W 1000 N Circle, American Fork City. The Amended Final Plat consists of approximately 2.35 acres and is in the R1-12000 and RA-1 Zone.**

Public Hearing Open

Public Hearing Closed

ACTION ITEMS

- a. Review and action on an application for a Final Plat, known as Climb Concrete, located at approximately 300 E 1700 S, American Fork City. The Final Plat consists of 5 acres and is in the I-1 Industrial Zone.**

Cody Opperman indicated that the proposed development is located in the I-1 (Industrial) Zone of the city, southeast of and adjacent to Utah Lake. The project consists of an office warehouse building with outdoor storage located behind the structure. A portion of the property closer to Utah Lake will remain undeveloped and is outside of the designated outdoor storage area. Staff noted conditions of approval requiring the lift station to be brought into compliance with code requirements prior to issuance of a certificate of occupancy, as previously discussed.

Additionally, a Final Plat for post-entitlement review is currently being processed. The proposal meets the requirements of the I-1 Zone under Section 17.45.030 and the Final Plat requirements outlined in Section 17.72.070.

Ben Hunter stated that he did not have any concerns at this time regarding the lift station.

Aaron Brems moved to approve the proposed Final Plat, located at 300 E 1700 S American Fork City, in the I-1 Industrial Zone, subject to any conditions found in the staff report.

Allister Scott seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Allister Scott	AYE
Aaron Brems	AYE

The motion passed

- b. Review and action on an application for a Final Plat, known as High Pointe Apartments, located at 620 S 740 E, American Fork City. The Final Plat consists of 3.46 acres and is in the PC Planned Community Zone.**

Cody Opperman stated that this item is a Final Plat for a project that previously received Preliminary Plat approval. The proposal includes the development of an apartment and townhome project consisting of 144 apartment units and 16 townhome units. The property is located within the Lake City Road Development Agreement area and is zoned PC (Planned Community). Cody indicated there are no conditions of approval associated with the Final Plat. The proposal meets the requirements of Section 17.44.070 for the PC Plan Community Zone and follows the approval process outlined in Section 17.72.070.

A discussion between Aaron Brems, Ben Hunter, and Allister Scott addressed details of the proposed development. Staff clarified that the project consisted of 144 apartment units and 16 townhome units. The Final Plat will establish the lot configuration and subdivide the internal roads for this portion of the development. Additional project details will be reviewed during a subsequent Commercial Site Plan application. The internal roads will remain privately maintained and managed by the development, and the project includes a roadway connection through 740 East.

Patrick O'Brien moved to approve the proposed Final Plat, located at 620 S 740 E, American Fork City, in the PC Planned Community Zone, as the plat meets the requirements of Section 17.72.0211.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Allister Scott	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
Allister Scott	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 9:10 AM

Carolyn Lloyd

Administrative Assistant

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