

APPROVED MINUTES  
03.16.2026

**AMERICAN FORK CITY**  
**DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION**

**March 16, 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 Representative: Justin Whatcott

**Staff Present:**

Cody Opperman	Planner II
Annie Reed	Planner I
Ben Hunter	City Engineer
Carolyn Lloyd	Administrative Assistant

**Others Present:**

Francy Contreros

Kirk Magleby

Nate Heaps

Keith Smith

**REGULAR SESSION**

**Roll Call**

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**Public Comment Opened**

No Comments

**Public Comment Closed**

**COMMON CONSENT AGENDA**

**Minutes of March 9th 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:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Justin Whatcott</b>	<b>AYE</b>

**The motion passed**

**ACTION ITEMS**

- a. Review and action on an application for a Preliminary Plan, known as Maker Acre, located at 520 E 200 N, American Fork City. The Preliminary Plan consists of 1 acre and is in the R-2-7500 Residential Zone.**

Cody Opperman provided background on the preliminary plat located in the R2-7500 zone, proposing three two-family dwellings for a total of six units. This is the third review of the preliminary plat by the DRC. The applicant is working with the Utah County Recorder's Office to resolve existing property overlaps prior to final plat approval. If the overlaps cannot be

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resolved, a new preliminary plat application will be required to address lot requirements. Additional conditions include correcting recent PUE changes, addressing text revisions, and resolving remaining DRC comments during the final plat review. Cody noted that the preliminary plat meets the applicable code requirements of 17.4.206 and 17.8.202.

Conversation between Kirk Magleby, Francy Contreros and Ben Hunter regarding the standard process for resolving property overlaps. Staff explained that the process is typically handled on a case-by-case basis and coordinated with the Utah County Recorder’s Office. The applicant’s surveyor has prepared a draft affidavit to adjust the affected parcels to align with right-of-way lines. If the county approves the affidavit and the adjustment resolves the overlap without creating new issues such as lot size deficiencies, the final plat can proceed.

Kirk Magleby also asked about a previous delay related to a proposed road shown in the City’s master plan. Ben Hunter clarified that the issue has been resolved, as including the road would not meet minimum lot depth and width requirements under City code. The proposed plat layout, including the modified design, has since been accepted. The affidavit will still go through the county’s review process, and any required adjustments will be coordinated with the applicant.

Ben Hunter noted that the City code has changed since the project was initially submitted, and side PUEs are no longer required. The applicant may choose to keep the side PUEs or remove them to reflect the current code. Staff explained that this flexibility is offered to developments that were submitted prior to the code change.

**Patrick O’Brien moved to approve the proposed Preliminary Plat, located at 520 E 200 N, American Fork City, in the R-2-7500 Residential Zone, subject to any conditions found in the staff report.**

**Sam Kelly seconded the motion**

**Voting was as follows:**

<b>Patrick O’Brien</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Justin Whatcott</b>	<b>AYE</b>

**The motion passed**

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- b. Review and recommendation on an application for a Commercial Site Plan, known as Rockport Industrial, located at 205 W Frontage Rd, American Fork City. The Commercial Site Plan consists of 1.43 acres and will be in the Planned Industrial (PI-1) Zone.**

Cody Opperman presented a commercial site plan for an office warehouse development located at 205 West Frontage Road. The proposal includes approximately 4,000 square feet of office space and 16,000 square feet of warehouse space, with 17 units averaging just over 1,000 square feet each. Cody Opperman noted minor conditions, including updating contact information per DRC comments. The site plan meets the code requirements 17.4.502 for the PI-1 zone and 17.4.502 and 17.7.701 for the Planned Industrial Park standards including 17.6.101. Cody Opperman also noted that the Planning Commission will need to make a determination regarding a reduced landscaping buffer along the street frontage.

Patrick O'Brien indicated that there are no outstanding comments from the Fire Department.

Ben Hunter noted the applicant has been moving forward with the permitting process, including coordination for work within the right-of-way and with Union Pacific. Some formal approvals are still pending, but the process is progressing, and no issues are anticipated.

Discussion between Nate Heaps and Ben Hunter regarding an existing access point that appears to cross onto a neighboring property without a recorded easement. Uncertainty was noted about how the access was originally approved, as the development was approved in 2017 and several current staff members were not present at that time. It was suggested that the issue may have been overlooked or informally addressed during the original approval process. Nate Heaps indicated they are currently working with the neighboring property owner to establish a formal cross-access agreement to resolve the matter. Ben Hunter noted they may review prior approvals to determine if any conditions related to the access were previously required.

**Patrick O'Brien moved to recommend approval for the proposed Commercial Site Plan, located at 205 W Frontage Road, American Fork City, in the PI-1 Zone, as the Commercial Site Plan meets the requirements of Section 17.4.502, 17.7.701 and Section 17.6.101 and meets all the other findings of fact as outlined in the presentation, subject to conditions also outlined in the staff report.**

**Sam Kelly seconded the motion**

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**Voting was as follows:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Justin Whatcott</b>	<b>AYE</b>

**The motion passed**

**Other Business**

There was no other business to discuss

**Adjournment**

**Patrick O'Brien motioned to adjourn the meeting.**

**Justin Whatcott seconded the motion.**

**Voting was as follows:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Justin Whatcott</b>	<b>AYE</b>

**The motion passed**

Meeting adjourned at 9:17 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.