

APPROVED MINUTES
03.23.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

March 23rd, 2026

The American Fork City Development Review Committee met in a regular session on March 23rd, 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

Ben Hunter

City Engineer

Mat Sacco

Fire Marshall

Angie McKee

Administrative Assistant I

Others Present: Shay Larson, Mark Hampton, Taylor Butterfield, Cinda Shill

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the March 16th 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
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for an Amended Site Plan, known as Navarro Home, located at 247 E 700 N, American Fork City. The Commercial Site Plan consists of 1.68 acres and is in the RA-1 Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Site Plan to develop a residential home. The project looks to provide the minimum level of improvements associated with the property due to a new home on the lot. There are a few conditions of approval that will need to be met.

Taylor Butterfield, the project contractor, explained that the reason the driveway width was changed to 17 feet is due to the cost of the gate as a 20-foot gate is much more expensive.

The Fire Marshall Mat Sacco explained that the driveway would need to be the full 20 feet in order to get the fire apparatus onto the property, so that change will still be a condition that must be addressed.

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Patrick O'Brien moved to approve the proposed Amended Site Plan, located at 247 E 700 N, American Fork City, in the RA-1 Zone, as the Amended Site Plan meets the requirements of Section 17.4.102 and Section 17.6.101, subject to any conditions found in the staff report.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- b. Review and action 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 2.38 acres and is in the R1-12000 and RA-1 Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant is applying for an Amended Final Plat to allow for the building of a single-family home on one of the lots. This application will help clean up a prior subdivision and ensure that all lots meet the requirements of the underlying zone. The public hearing portion for the Amended Final Plat was completed on March 9, 2026. There are a couple of conditions of approval that will need to be met.

Sam Kelly moved to approve the proposed Amended Final Plat, located at 794 W 1000 N Circle, American Fork City, in the Residential Agriculture RA-1 and Residential R1-12,000 Zones, as the Amended Final Plat meets the requirements of Section 17.4.203 R-1-12,000 Residential Zone, Section 17.4.102 RA-1 Residential-Agricultural Zone and Section 17.8.217 Amended Plats, subject to any conditions outlined in the staff report.

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- c. Review and recommendation on an application for a Commercial Site Plan, known as Mira Vista Phase 4, located at 530 S 1040 E, American Fork City. The Commercial Site Plan consists of approximately 1.05 acres and is in the R3-7500 Zone.**

Cody Opperman reviewed the background information for action item letter c: The applicant has applied for a Commercial Site Plan to develop a Condominium Planned Community. The project looks to develop 20 condos in a three-story building. This is phase 4 of a multiple part planned community and will be the final phase of the project. An Amended Final Plat for the project has been recently approved with the DRC Board on February 17, 2026. With the Amended Final Plat, the required public hearing portion was completed on July 14, 2025. There are a couple of conditions of approval that will need to be addressed.

Aaron Brems moved to recommend approval of the proposed Commercial Site Plan, located at approximately 530 S 1040 E, American Fork City, in the R3-7500 Zone, as the Commercial Site Plan meets the requirements of Section 17.4.301 and Section 17.6.101, subject to any conditions found in the staff report.

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- d. Review and action on an application for an Amended Commercial Site Plan, known as Highline Townhomes Temp Parking Lot, located at approximately 495 S 1110 W, American Fork City. The Commercial Site Plan consists of 0.1 acres and is in the TOD Zone.**

Cody Opperman reviewed the background information for action item letter d: The applicant has applied for an Amended Commercial Site Plan to develop a Temporary Parking Lot for their townhome products and sales office/model home. The project looks to provide 9 parking stalls for their sales office/model home temporarily on Parcel IDs: 38:725:0319, 39:725:0320, and 38:725:0321. There are a few conditions of approval that will need to be met, including changes to the ADA stalls.

Patrick O’Brien moved to approve the proposed Amended Commercial Site Plan for a Temporary Parking Lot, located at approximately 495 S 1110 W, American Fork City, in the TOD Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101, subject to any conditions found in the staff report.

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

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Sam Kelly 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 9:19 AM

Angie McKee

Administrative Assistant I

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