

APPROVED MINUTES
03.30.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

March 30th, 2026

The American Fork City Development Review Committee met in a regular session on March 30th, 2026, 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

Annalisa Reed

Planner I

Ben Hunter

City Engineer

Melissa White

Development Project Coordinator

Others Present:

Russell Gunther

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the March 23, 2026, Development Review Committee Regular Session.

Sam Kelly 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 Commercial Site Plan, known as Gunther's Tennant Improvements, located at approximately 706 E 50 S, American Fork City. The Amended Commercial Site Plan consists of 1.95 acres and is in the Planned Commercial (GC-2) Zoning.**

Cody Opperman presented the background for an amended commercial site plan for the property located at 706 East 50 South, consisting of approximately 2.0 acres and zoned Planned GC-2. The amendment is required due to the applicant's proposal to add second-floor office space within one of the units, which was not included in the original site plan calculations. The proposal complies with the GC-2 zoning requirements, including Sections 17.4.404, 17.7.601, and 17.6.101 of the City Code. Cody Opperman reviewed the site plan, aerial imagery, land use, and zoning. The amendment includes second-floor office space in Unit 2 and interior reconfiguration within Building No. 2. No conditions of approval were identified.

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Patrick O'Brien moved to approve the proposed Amended Commercial Site Plan, located at approximately 706 E 50 S, American Fork City, in the GC-2 Planned Commercial Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.4.404 GC-2 Commercial zone, Section 17.7.601 Planned Commercial Development Projects, and 17.6.101 Administrative Site Plan Review.

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

Mr. O'Brien reminded the Board that they are the recommending body, and the Planning Commission would be the final approval body.

Cody Opperman provided background information on the application, noting that the committee had previously reviewed the preliminary plan and final plat for the project. This item represents the applicant's final site plan application for the overall development, which includes an office warehouse building with outdoor storage located behind the structure. The site plan and civil plans had no outstanding comments; however, older versions of several submittal documents were included with the application. As a result, staff recommended conditions of approval requiring a signed and corrected date on the ALTA survey, submission of the most recent site plans, updated elevation plans including dumpster enclosures and directional information, the most recent landscaping plans, and the most recent drainage report. The certificate of occupancy shall not be granted until the private lift station conforms to City Code. The findings of fact demonstrate that the commercial site plan complies with Section 17.4.503 for the I-1 Zone and Section 17.6.101 for the City's site plan review process.

Discussion followed between Aaron Brems, Ben Hunter and Patrick O'Brien regarding whether there were any additional questions, concerns, or issues with the proposed list of conditions of

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approval. Sam Kelly noted a prior discussion with Ben and expressed that, as the item proceeds to the Planning Commission, an additional condition should be included requiring confirmation that the private sewer system owner has accepted the proposed connection, as the project is connecting to a private system rather than a public sewer system. The condition could be added to the list of approval conditions and incorporated into the motion. Further discussion clarified that the private lift station is maintained through an association to which all participating properties contribute for maintenance and operational costs. While the lift station is managed collectively through the association, the individual properties remain under separate ownership and are not controlled by the HOA.

Sam Kelly moved to recommend approval for the proposed Commercial Site Plan, located at approximately 300 E 1700 S American Fork City, in the I-1 Industrial Zone, subject to any conditions found in the staff report as well as adding some sort of recognition, official letter, email, or something from Mr. Phelon, accepting this development to sewer into their lift station.

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Patrick O'Brien made an additional note to staff that

Meeting adjourned at 9:12 AM



Melissa White

Development Project Coordinator

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