

APPROVED MINUTES
04.06.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

April 6th, 2026

The American Fork City Development Review Committee met in a regular session on April 6th, 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 Captain: Jordan Hendrickson

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner I
Robert Burkhill	Engineer
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant I

Others Present: Thatcher Lamb, Caitlyn Peterson

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the March 30th 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
Jordan Hendrickson	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Residential Accessory Structure Site Plan, known as the Rovig Residential Accessory Structure Site Plan, that is 750 square feet or greater, located at approximately 731 N 900 W, American Fork City. The Accessory Structure consists of 1 acre and is in the RA-1 Residential Agricultural Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 750 square foot threshold, requiring the application to be brought to the Development Review Committee for a determination. The applicant has provided a covenant acknowledging that they will not be using the structure as a residence.

Mat Sacco mentioned that due to the structures location on the property as well as the size, it could be tough to get to some of the areas, so adding a sprinkler system has been part of the discussions. He also noted that he noticed a restroom in the building, so water should already be there in case the sprinkler system is required.

APPROVED MINUTES

04.06.2026

Sam Kelly moved to approve the proposed Residential Accessory Structure that is in excess of 750 square feet, located at approximately 731 N 900 W, American Fork City, UT 84003, in the RA-1 Residential Agriculture Zone, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Jordan Hendrickson	AYE

The motion passed

- b. Review and action on an application for a Preliminary Plan, known as Landon Courts East, located at 700 N 1252 E, American Fork City. The Preliminary Plan consists of 1.38 acres and is in the R1-15,000 Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for a Preliminary Plat to develop a Residential Subdivision. The project looks to provide 4 homes between 2 phases of development known as Landon Courts East and West. This application is for 2 homes as part of Landon Courts East. There are a few conditions of approval that can be addressed with the second phase of development.

Sam Kelly moved to approve the proposed Preliminary Plat, located at 700 N 1252 E, American Fork City, in the R1-15,000 Zone, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion

Voting was as follows:

APPROVED MINUTES

04.06.2026

Patrick O'Brien	AYE
Sam Kelly	AYE
Jordan Hendrickson	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Sam Kelly motioned to adjourn the meeting.

Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Jordan Hendrickson	AYE

The motion passed

Meeting adjourned at 9:12 AM



Angie McKee

Administrative Assistant I

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