



**AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA**

**Regular Session
May 4, 2026
Monday 9:00 AM**

**American Fork City Public Works Building
275 East 200 North
American Fork City, UT 84003**

<https://www.americanfork.gov/AgendaCenter>

Development Review Committee Members

Patrick O'Brien, Dev. Services Director

Sam Kelly, Public Works Director

Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on May 4, 2026, at the American Fork City Public Works building, 275 East 200 North commencing at 9:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call

2. Public Comments

- a. Up to a 10-minute public comment period to receive public comments. Each speaker is limited to two minutes.

3. Common Consent Agenda (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

- a. Approval of the April 27, 2026, Development Review Committee minutes.

4. Action Items (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Amended Commercial Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Commercial Site Plans.)

- a. Review and action on an application for an Amended Commercial Site Plan, known as Woodcraft, located at 1658 South 580 East, American Fork City. The Commercial Site Plan consists of 1.191 acres and is in the Industrial (I-1) Zone.

5. Adjournment

Dated this 30th day of April 2026

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*

UNAPPROVED MINUTES
04.27.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

April 27th, 2026

The American Fork City Development Review Committee met in a regular session on April 27th, 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
Robert Burkhill	Engineer
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant I

Others Present: Cedar Jordan, Derek Rindlisbacher

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

UNAPPROVED MINUTES

04.27.2026

COMMON CONSENT AGENDA

Minutes of the April 20th 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 Final Plat, known as Harbor Village Slough Plat B, located at 664 S 240 W, American Fork City. The Amended Final Plat consists of 1.02 acres and is in the PR 3.0 Zone.**

Cody Opperman reviewed the project information for action item a: The applicant has applied for an Amended Final Plat to Acquire additional property. The project looks to change ownership of the property along the Western Rear of the lots to provide larger rear yards. There are some minor conditions of approval.

Sam Kelly asked where the slough will be located and if the water rights have been addressed, as he doesn't see a drainage easement on this plat.

Robert Burkhill stated his understanding was that the slough would be addressed on a different application, but he was not aware of the exact details.

The committee had a small discussion on tabling this item until there was some clarification the the location of the slough.

UNAPPROVED MINUTES

04.27.2026

Sam Kelly moved to table the proposed Amended Final Plat, located at 664 S 240 W, American Fork City, UT 84003, in the PR 3.0 Zone, to get clarification on the slough located at the back property.

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 a Preliminary Plan, known as Ragan Residence, located at 425 N 900 E, American Fork City. The Preliminary Plan consists of .87 acres and is in the R1-9000 Zone.**

Cody Opperman reviewed the project information for action item b: The applicant has applied for a Preliminary Plat to develop a Residential Subdivision. The project looks to subdivide property containing a new build home to create another lot with a single-family home on the property. There are no conditions on this application.

Sam Kelly moved to approve the proposed Preliminary Plat, located at 425 N 900 E, American Fork City, in the Residential (R1-9000) Zone, as the Preliminary Plat meets the requirements of Section 17.8.202 and Section 17.4.204, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
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UNAPPROVED MINUTES

04.27.2026

Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

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

Cody Opperman reviewed the project information for action item c: The applicant has applied for a Site Plan to develop an apartment and town home development. The project looks to provide 144 apartments and 16 townhome units. This property is part of the Lake City Row Development Agreement. Per the development agreement, this property was identified as HD Residential- Mixed Use.

Mat Sacco added that the applicants have provided a document showing there is room for the Fire apparatus to turn around.

Aaron Brems moved to recommend approval for the proposed Site Plan, located at 620 S 740 E, American Fork City, in the PC Planned Community Zone, as the Commercial Site Plan meets the requirements of Sections 17.4.407, 17.7.507, and 17.6.101, 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
Aaron Brems	AYE

The motion passed

UNAPPROVED MINUTES

04.27.2026

Other Business

There was no other business to discuss.

Adjournment

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 9:14 AM

Angie McKee

Administrative Assistant I

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



Agenda Topic

Review and action on an application for an Amended Commercial Site Plan, known as Woodcraft, located at 1658 South 580 East, American Fork City. The Commercial Site Plan consists of 1.191 acres and is in the Industrial (I-1) Zone.

BACKGROUND INFORMATION		
Location:	1658 S 580 E	
Parcel ID:	45:402:0009	
Project Type:	Amended Commercial Site Plan	
Applicants:	Architectural Coalition – Guilford Rand	
Existing Land Use:	Design Industrial	
Surrounding Land Use:	North	Design Industrial
	South	Design Industrial
	East	Design Industrial
	West	Design Industrial
Existing Zoning:	I-1	
Surrounding Zoning:	North	I-1
	South	I-1
	East	I-1
	West	I-1
Square Footage (By Use)	23,241 s.f. = Office/Warehouse	
Parking Requirement	4,344 s.f. Office = 4 stall*1000 s.f. = 17.37 stalls required 18,897 s.f. Warehouse = 1 stall*1000 s.f. = 18.89 stalls required 37 stalls required 37 stalls provided	

Background

The applicant has applied for an Amended Commercial Site Plan to provide additional square footage to the building. This property has provided additional square footage to the property without site plan approvals in the past and has done interior work without permits. This Amended Commercial Site Plan is to clean up the property and solidify the square footage of the building, ensuring that required parking is provided for the intended uses. If the DRC Board determines to approve the Amended Commercial Site Plan, the property owner will need to obtain permits from the Building Department for the unpermitted work in the past.

Section 17.6.101 – Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 - a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 - b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 - c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 - d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 - e. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse,

affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.

4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.
5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

- a. No conditions are identified for the Amended Commercial Site Plan.

Findings of Fact

1. The Amended Commercial Site Plan MEETS the requirements of Section 17.6.101 Administrative Site Plan Review.
2. The Amended Commercial Site Plan MEETS the requirements of Section 17.4.503 I-1 Industrial Zone.

Project Map



Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

Staff Recommendation

The Amended Commercial Site Plan MEETS the requirements of Section 17.6.101 and Section 17.4.503. Staff recommends APPROVING the application.



Potential Motions – Amended Commercial Site Plan

Approval

I move to approve the proposed Amended Commercial Site Plan, located at 1658 South 580 East, American Fork City, in the Industrial (I-1) Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101 and Section 17.4.503.

Denial

I move to deny the proposed Amended Commercial Site Plan, located at 1658 South 580 East, American Fork City, in the Industrial (I-1) Zone as the Amended Commercial Site Plan does not meet the requirements of Section 17.6.101 and Section 17.4.503.

Table

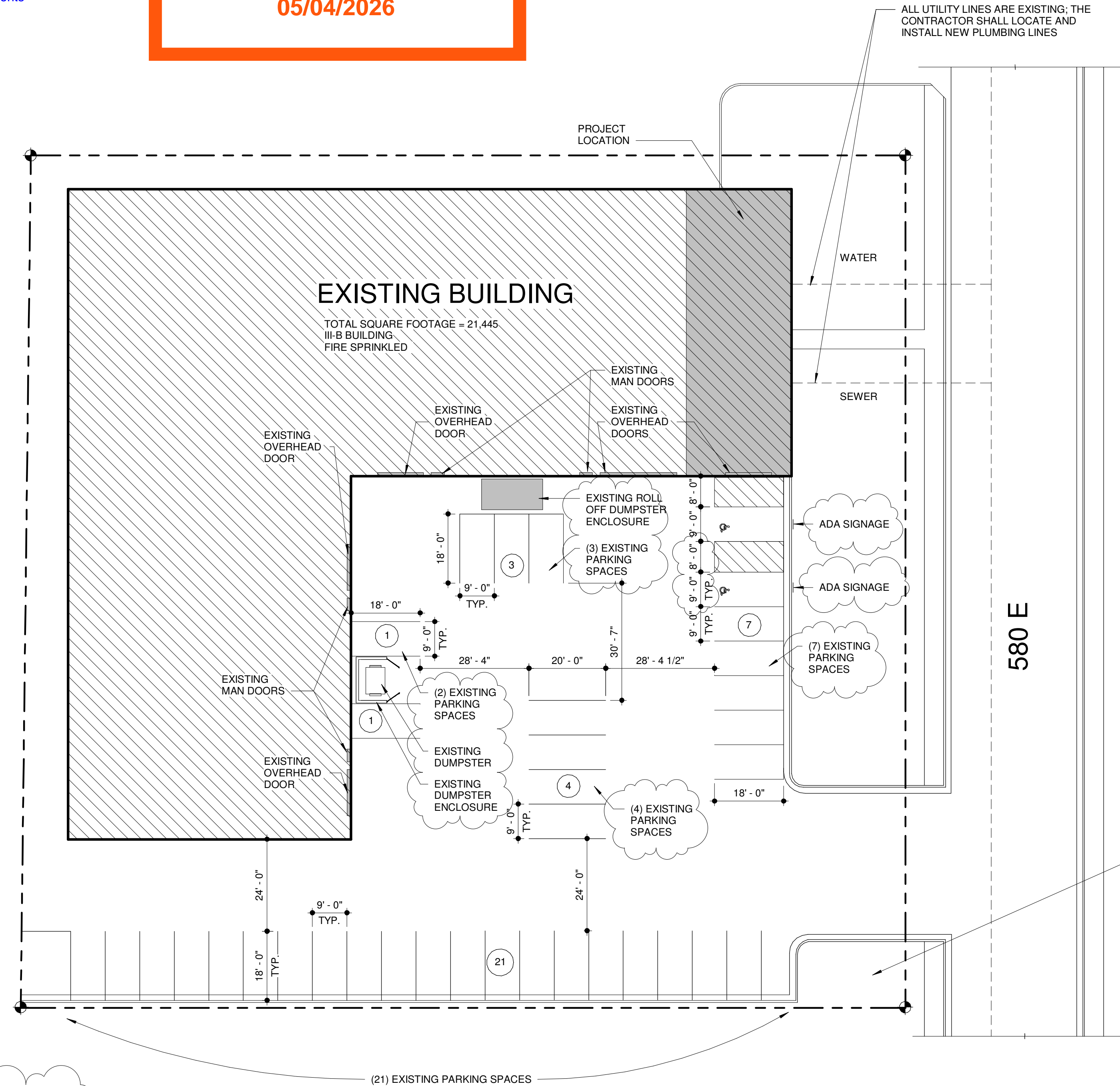
I move to table action for the proposed Amended Commercial Site Plan, located at 1658 South 580 East, American Fork City, in the Industrial (I-1) Zone, and instruct staff/developer to.....

Woodcraft TI Project

1658 S 580 E, American Fork, UT

American Fork City Development Review	
Planning and Zoning Reviewed copperman 04/29/2026	No comments
Sewer/Storm Drain Division Reviewed ahardy 04/22/2026	Fire Reviewed M.Sacco 04/27/2026
EC/LID Reviewed tmezenen 04/28/2026	Engineering Division Reviewed rburkhill 04/29/2026
Communications Reviewed MHunsaker 04/29/2026	Water/PI Division Reviewed jbrems 04/29/2026
Public Infrastructure Reviewed cscott 04/29/2026	Streets Division Reviewed ehyde 04/27/2026

Next Step
Proceed to the Development Review Committee on **05/04/2026**



SCOPE OF WORK:
ALL OF THIS IS PREVIOUSLY CONSTRUCTED. WE ARE DOING A CODE REVIEW / TI TO BRING THIS UP TO 2021 IBC CODE.

ALL PARKING SPACES ARE EXISTING; THEREFORE, A LANDSCAPING PLAN IS NOT REQUIRED.

THE EXISTING DUMPSTER WILL REMAIN UNCHANGED.

EACH OWNER OF THE OWNER'S ASSOCIATION SHALL MAINTAIN ALL LANDSCAPING

Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

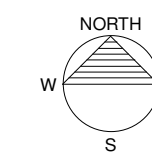
YN [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

YN [Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

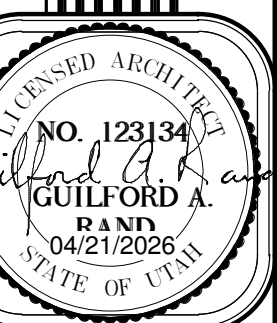
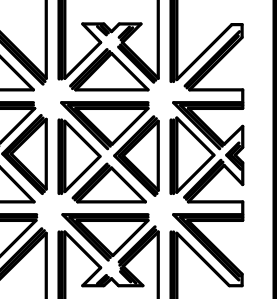
YN [Applicant Initial] This is the 1st [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 1st [Same Number] Review Cycle.

ARCHITECTURAL SITE PLAN / UTILITY PLAN

SCALE 1" = 20'-0"



USE	AREA	FORMULA per American Fork City Code 17.5.133	PARKING CALCULATIONS		ADA SPACES per IBC Table 1106.1
			SPACES REQUIRED	SPACES PROVIDED	
WAREHOUSE	18,897 SF	1 SPACE per 1000 Sq Ft	18.89	37	-2 REQUIRED
OFFICE SPACE	4,344 SF	1 SPACE per 250 Sq Ft	17.37	37	-2 PROVIDED



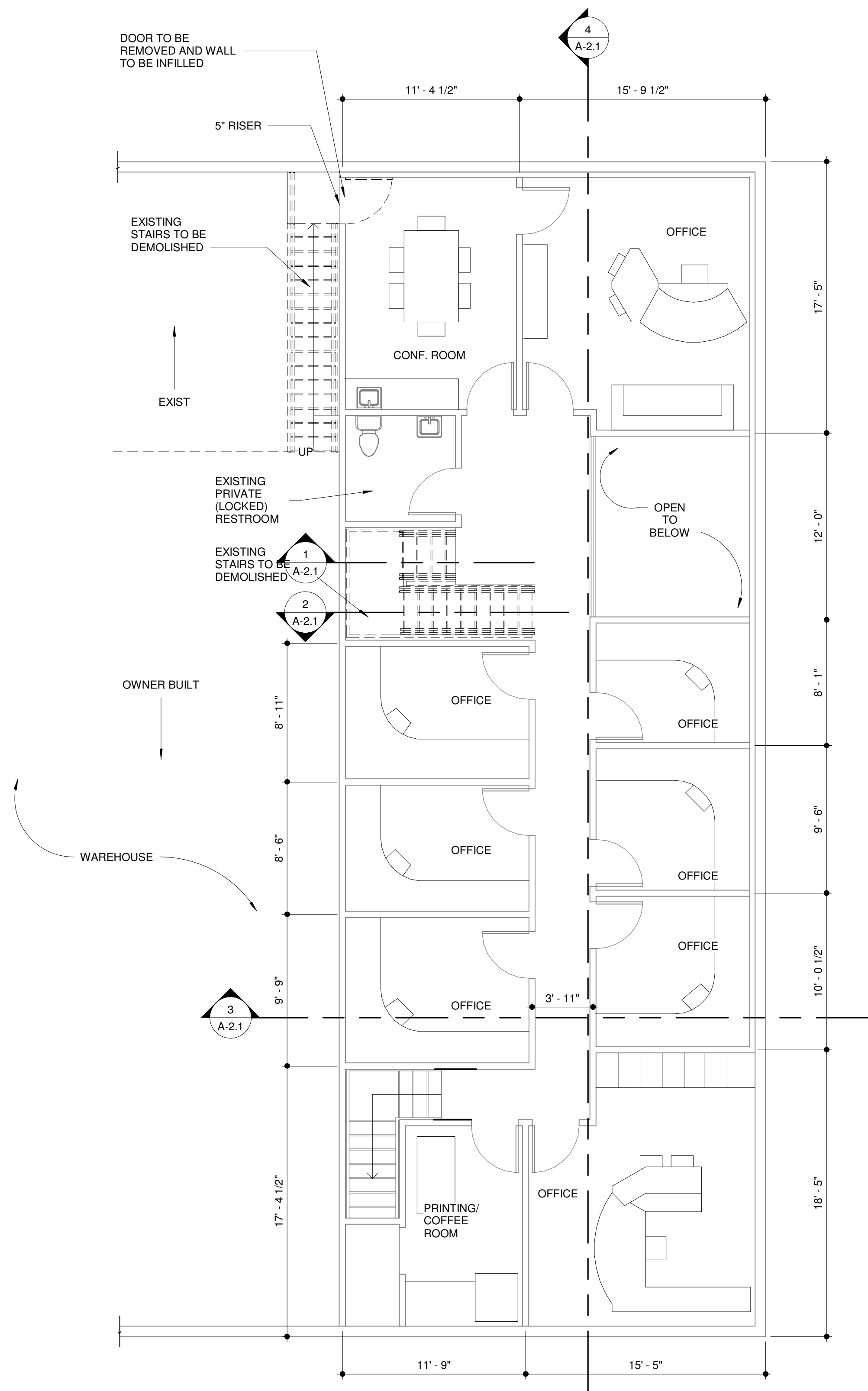
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Woodcraft TI
For Mike Richards
1658 S 580 E, American Fork, UT

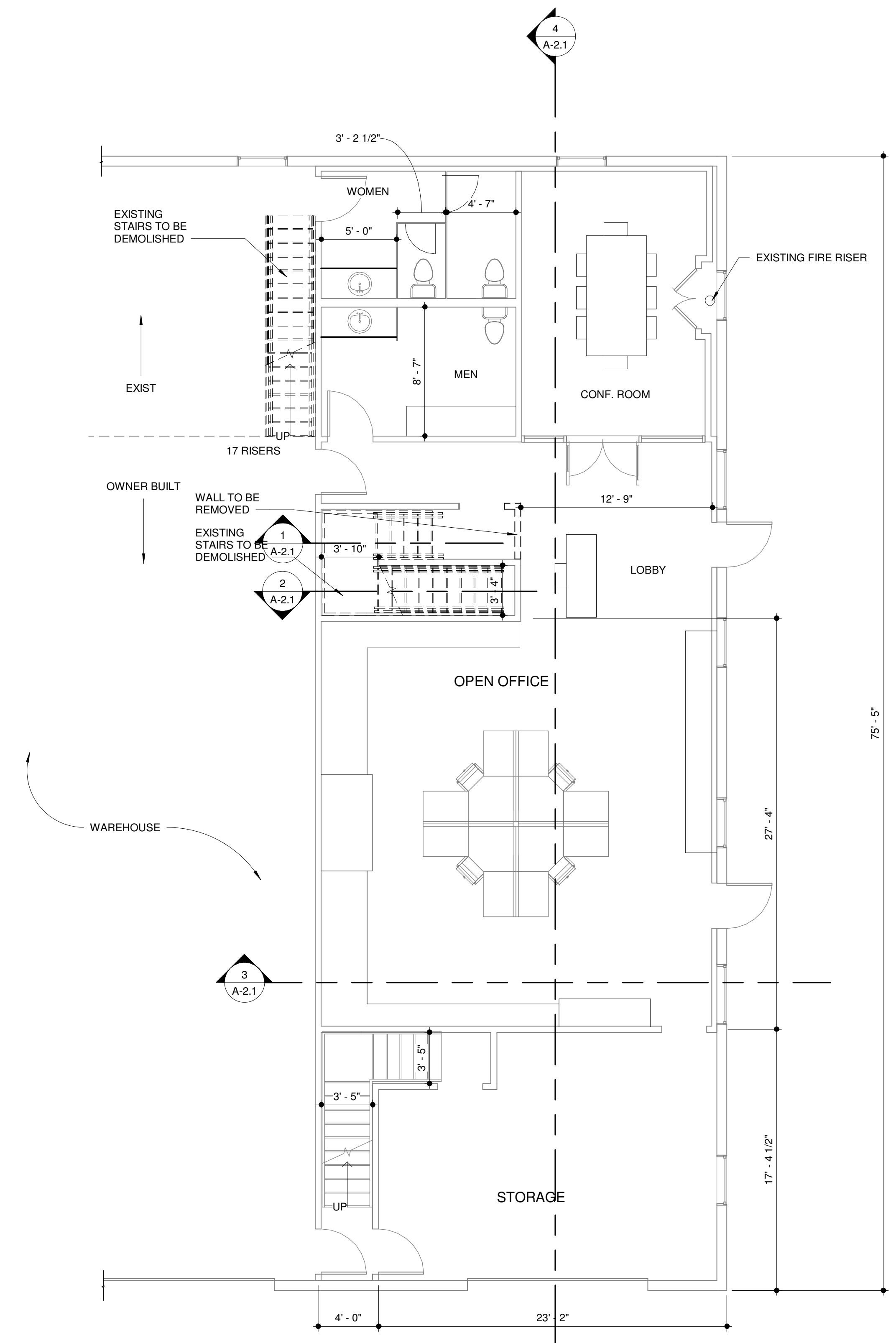
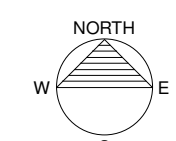
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A-0.7

DATE
04/21/2026

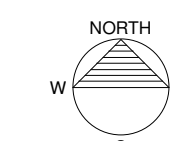
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EXISTING UPPER FLOOR PLAN / DEMO PLAN
 SCALE 3/16" = 1'-0"



EXISTING MAIN FLOOR PLAN / DEMO PLAN
 SCALE 3/16" = 1'-0"



REVISIONS DATE

ARCHITECTURAL COALITION

962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

NO. 123134
 GUILFORD A.
 B.A.N.T.
 04/21/2026
 STATE OF UTAH

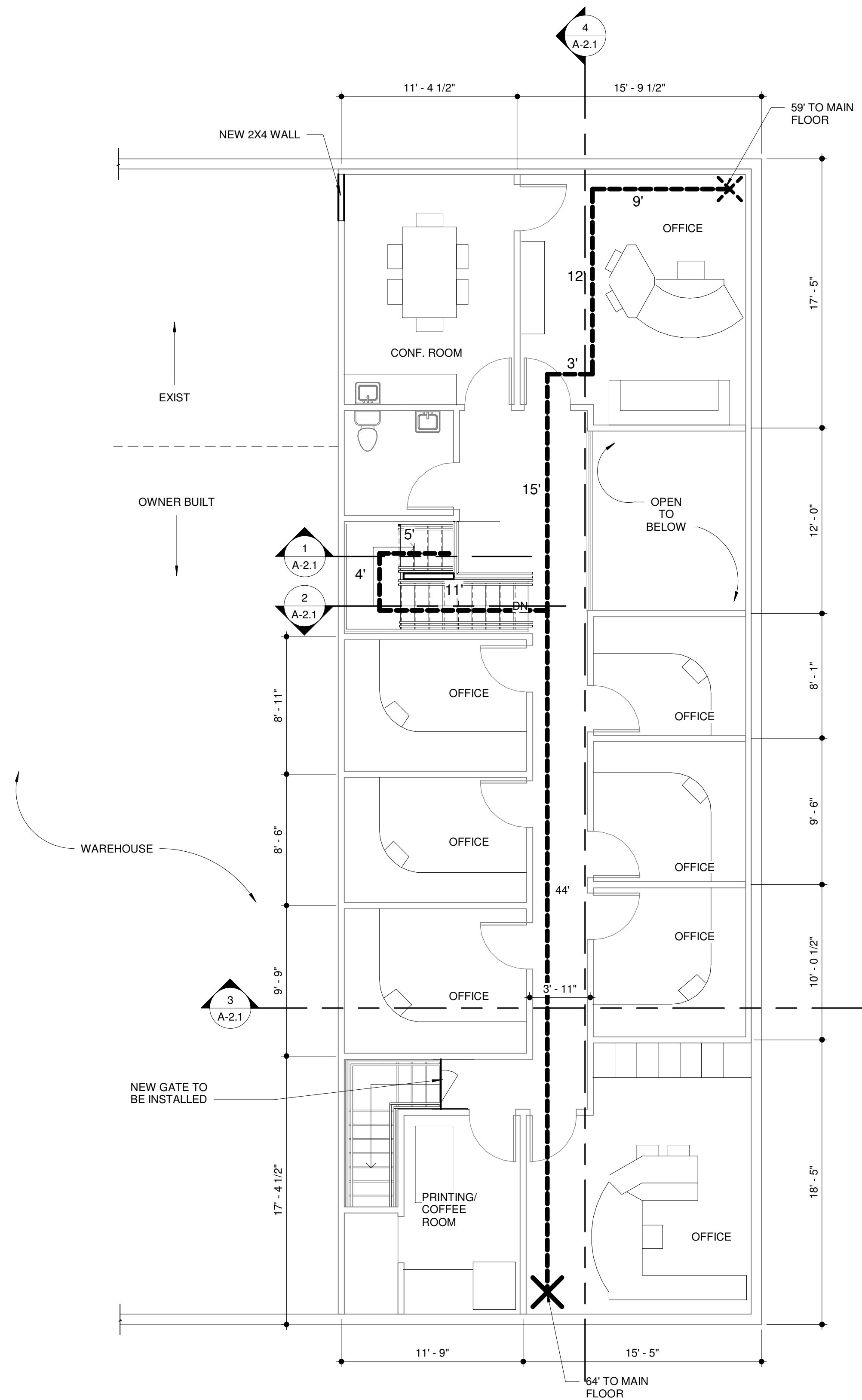
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Woodcraft TI
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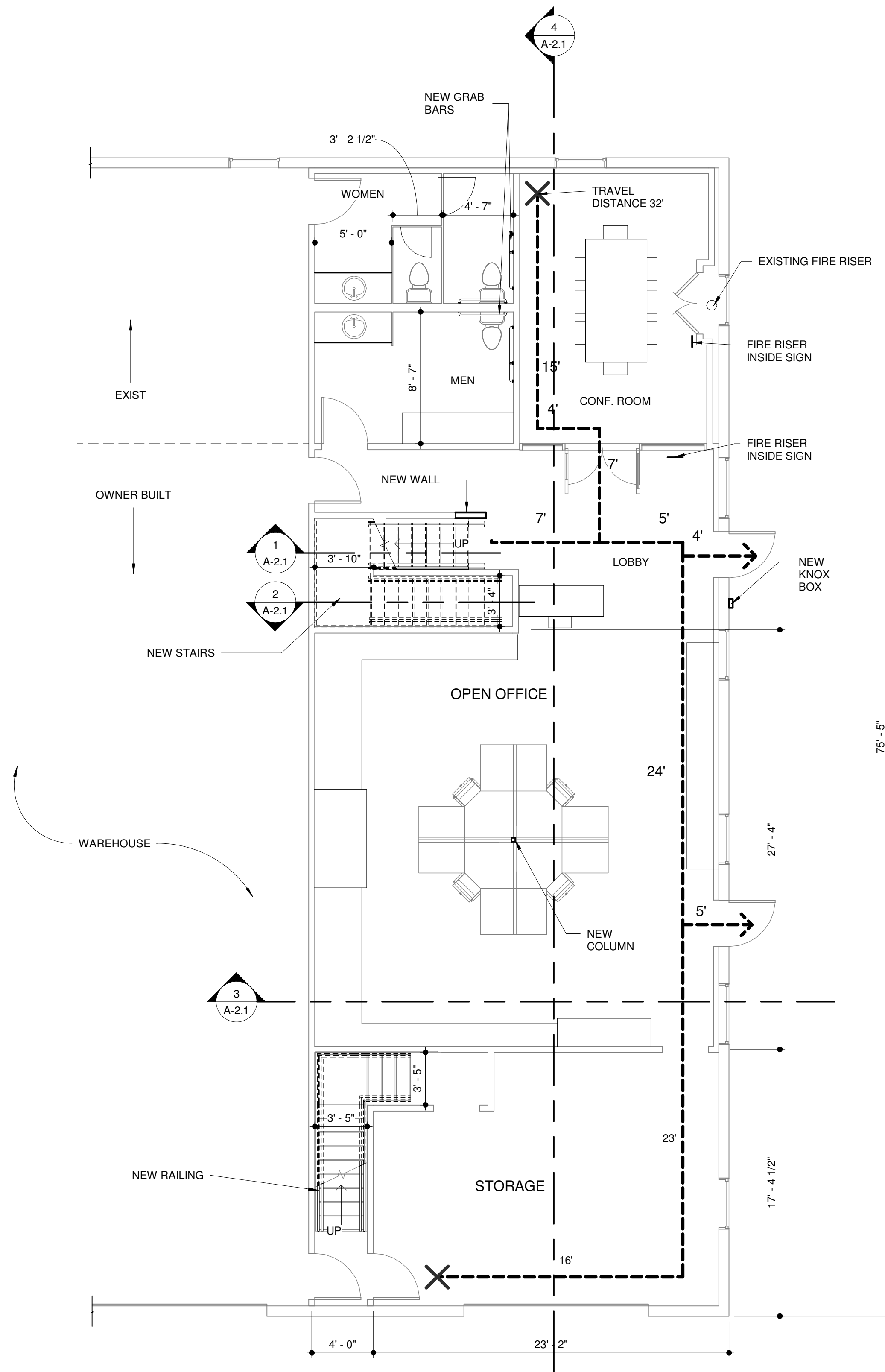
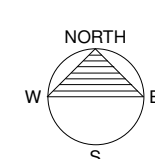
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A-1.1

DATE
 04/21/2026

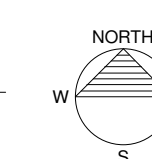
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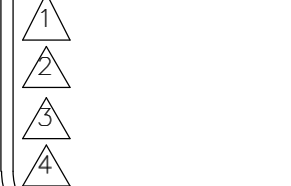
NEW UPPER FLOOR PLAN / LIFE SAFETY PLAN
 SCALE 3/16" = 1'-0"



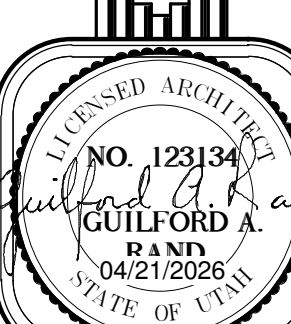
NEW MAIN FLOOR PLAN / LIFE SAFETY PLAN
 SCALE 3/16" = 1'-0"



REVISIONS DATE



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 1658 S 580 E, American Fork, UT

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 For Mike Richards
 1658 S 580 E, American Fork, UT

SHEET NO.
A-1.2

DATE
 04/21/2026