

APPROVED 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

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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 location of the slough.

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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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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

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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.