

APPROVED MINUTES

05.04.2026

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

May 4th, 2026

The American Fork City Development Review Committee met in a regular session on May 4th, 2026, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Acting Battalion Chief: Chase Parry

Sam Kelly absent

Chief Brems absent

Staff Present:

Cody Opperman

Planner II

Ben Hunter

City Engineer

Carolyn Lloyd

Administrative Assistant II

Others Present:

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the April 27th, 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Chase Parry seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Chase Parry	AYE

The motion passed

ACTION ITEMS

- 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.**

Cody Opperman provided background on the site and building, explaining that the applicant submitted an amended commercial site plan to recognize additional square footage that had previously been added without site plan approval or building permits, including interior work completed without permits. The purpose of the amended site plan is to bring the property into compliance, formalize the building's square footage, and ensure required parking is provided for the intended uses. Cody Opperman stated that if the DRC approves the amended commercial site plan, the property owner will still be required to obtain building permits for the previously unpermitted work. No conditions were identified for the site plan. The application meets the requirements of Section 17.6.101 of the Administrative Site Plan Code and Section 17.4.503 of the City's I-1 zoning regulations.

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Staff discussed parking requirements for the site and confirmed the property meets the required 37 parking stalls, with 37 stalls currently existing on-site. The discussion clarified that storage space was not being addressed as part of the site plan review. Additional improvements related to salt treatment and ventilation requirements will be reviewed later through the tenant improvement and building permit process with the Building Department.

Patrick O'Brien moved to approve the proposed Amended Commercial Site Plan known as Woodcraft, 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.

Chase Parry seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Chase Parry	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Chase Parry seconded the motion.

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Voting was as follows:

Patrick O'Brien	AYE
Chase Parry	AYE

The motion passed

Meeting adjourned at 9:09 AM

Carolyn Lloyd

Carolyn Lloyd

Administrative Assistant II

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