

APPROVED MINUTES

05.11.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

May 11th, 2026

The American Fork City Development Review Committee met in a regular session on May 11th, 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

Ben Hunter

City Engineer

Mat Sacco

Fire Marshal

Carolyn Lloyd

Administrative Assistant II

Others Present:

Thatcher Lamb

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

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Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the May 4th, 2026, Development Review Committee Regular Session.

Aaron Brems motioned to approve the Common Consent agenda

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

PUBLIC HEARING

- a. Public hearing on an application for an Amended Final Plat, known as Anderson Acres PUD Plat D, located at approximately 892 E 120 N, American Fork City. The Amended Final Plat consists of 0.84 acres and is in the Residential (R1-9000) Zone.

Public Hearing Open

No Comments

Public Hearing Closed

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- b. Public hearing on an application for an Amended Final Plat, known as Tilotson Warehouse Condo Plat A, located at approximately 1500 S 618 E, American Fork City. The Amended Final Plat consists of 4.62 acres and is in the Planned Industrial (PI-1) Zone and Industrial (I-1) Zone.**

Public Hearing Open

No Comments

Public Hearing Closed

ACTION ITEMS

- a. Review and action on an application for a Final Plat, known as Landon Court East, located at approximately 1252 E 700 N, American Fork City. The Final Plat consists of 1.381 acres and is in the Residential (R1-15,000) Zone.**

Cody Opperman explained that the application was for final plat approval of a two-lot subdivision that had previously received preliminary plat approval. The property is zoned R1-15,000, requiring a minimum lot size of 15,000 square feet along with specific width and depth standards. Cody stated the proposed lots meet all required square footage, width, and depth requirements. Conditions of approval include addressing remaining JUB Engineering comments through the post-entitlement review process. Final plat complies with Sections 17.4.2 and 17.8.207 of the development code.

Ben Hunter explained that the remaining JUB comments were minor items, including a mathematical rounding discrepancy of two square feet and a graphical dimension error that was correctly identified in the written description. Ben stated that these items can be corrected prior to recording the plat.

The Fire Marshall confirmed he had no comments to be addressed.

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Sam Kelly moved to approve the proposed Final Plat, located at approximately 1252 E 700 N, American Fork City, in the Residential (R1-15,000) Zone subject to conditions outlined by Engineering.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

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The motion passed

Meeting adjourned at 9:07 AM

Carolyn Lloyd

Administrative Assistant II

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