



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
July 13, 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 July 13, 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 July 6, 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 a Final Plat, known as Climb Concrete, located at approximately 300 E 1700 S, American Fork City. The Final Plat consists of 5 acres and is in the I-1 Industrial Zone.

5. Adjournment

Dated this 9th day of July 2026

Patrick O'Brien

Development Services Director

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

UNAPPROVED MINUTES

07.06.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

July 6th, 2026

The American Fork City Development Review Committee met in a regular session on July 6th, 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

Building Official: Dan Loveland

Staff Absent:

Fire Marshal: Mat Sacco

Fire Chief: Aaron Brems

Staff Present:

Cody Opperman

Senior Planner

Ben Hunter

City Engineer

Carolyn Lloyd

Administrative Assistant II

Others Present:

Holden Holt – Premier Family Medical

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

07.06.2026 – DRC Minutes

UNAPPROVED MINUTES

07.06.2026

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the June 22nd, 2026, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

Dan Loveland seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for an Amended Commercial Site Plan, known as Premier Family Medical, located at approximately 226 N 1100 E, American Fork City. The Amended Commercial Site Plan consists of 2.03 acres and is in the PO-1 Zone.**

Cody Opperman indicated the applicant has requested an amended commercial site plan to accommodate temporary mobile CT and MRI units located in trailers within existing parking stalls on the site. The proposal will temporarily impact approximately 10 parking spaces; however, the site continues to meet all required parking standards. Staff reported no conditions of approval and found that the application complies with Section 17.06.101 (Commercial Site Plan Review) and Section 17.44.060 (PO-1 Professional Office Zone). The property is designated Professional Office under both land use and zoning, and the site plan shows the temporary placement of the two mobile medical trailers within the existing parking area.

No comments from Engineering

UNAPPROVED MINUTES

07.06.2026

No comments from the Building Department

Sam Kelly moved to approve the proposed Amended Commercial Site Plan, located at approximately 226 N 1100 E, American Fork City, in the PO-1 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101 and Section 17.4.406.

Dan Loveland seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE

The motion passed

Other Business

No other business to discuss.

Adjournment

Dan Loveland motioned to adjourn the meeting.

Sam Kelly seconded the motion.

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE

The motion passed

UNAPPROVED MINUTES

07.06.2026

Meeting adjourned at 9:05 AM

Carolyn Lloyd

Administrative Assistant II

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

Development Review Committee Staff Report
Meeting Date: July 13, 2026



Agenda Topic

Review and action on an application for a Final Plat, known as Climb Concrete, located at approximately 300 E 1700 S, American Fork City. The Final Plat consists of 5 acres and is in the I-1 Industrial Zone.

BACKGROUND INFORMATION		
Location:		300 E 1700 S
Parcel ID:		13:078:0103
Project Type:		Industrial Building
Applicants:		Michael Frost and Chris Huntsman
Existing Land Use:		Design Industrial
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Shoreline Protection
Existing Zoning:		I-1 Industrial
Surrounding Zoning:	North	PI-1 Planned Industrial
	South	M-1 Marina
	East	M-1 Marina
	West	I-1 Industrial and SP Shoreline Protection
Square Footage (By Use)		6,118 Square Feet
Total Number of Units		N/A
Parking Requirement		36 Parking Stalls

Background

The applicant has applied for a Final Plat to develop an Industrial Property. The project looks to provide an office-warehouse and outdoor storage of Climb Concrete. The southern portion of the lot near Utah Lake is not being developed.

This is coming back into review due to an overlap of boundary lines. No recorded plat has been completed, so no amended final plat application is needed. Also, there are some noted FYI comments on the plat which do not need to be corrected and were informational to the applicant.

Sec 17.7.207 Developer Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the developer shall prepare and submit to the Development Services Director a final plat submittal packet containing the following:

- A. Application for final plan/plat approval.
- B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
- C. Copies of the detailed engineering documents and other supporting materials.
- D. An itemized engineers estimate of the cost of constructing the required improvements.
- E. Copy of project documentation.
- F. Evidence of payment of review and recording fee.
- G. Documents conveying water rights to city.
- H. Evidence that any boundary conflicts with adjacent properties are fully resolved.
- I. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.
The scale of the final plan/plat, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for final plan/plat approval shall be as established, from time to time, by action the Development Services Director.

Sec 17.7.208 DRC Reviews Final Plans/Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the developer the Development Services Director or assignee shall review the plans/plats and supporting materials for accuracy and completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.7.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plans/plat, Detailed Engineering Plans And Supporting Materials To Developer

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.

- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
- C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plat approval.

Sec 17.7.211 Development Review Committee Acts On Final Plan(s)/Plat(s) And Supporting Materials

- A. When the final plan(s)/plat(s) and supporting materials required for approval have been completed in final form, the Development Review Committee shall act on the final plat(s) and supporting materials. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated. Approval of the final plat(s) shall be made only upon a finding that:
 - 1. The final plan(s)/plat(s) and supporting materials conform with terms of the preliminary approval.
 - 2. The final plan(s)/plat(s) complies with all city requirements and standards relating to large scale developments.
 - 3. The detailed engineering plans and materials comply with the city standards and policies.
 - 4. The estimates of cost of constructing the required improvements are commensurate to market costs, as verified by the City Engineer.
 - 5. The water rights conveyance documents have been provided.
- B. If approved, the City Administrator, Community Development Services Director, and City Engineer shall sign the Final Plat(s) upon completion of all conditions. If any conditions are attached, the Final Plat(s) or construction drawings shall be amended to reflect such changes and an accurate Final Plat(s) shall be submitted to the City, prior to signing.

Project Conditions of Approval

- 1. Prior to certificate of occupancy, the lift station will need to be in compliance with code requirements as previously discussed.

Findings of Fact

- 1. The Final Plat meets the requirements of Section 17.4.503.

2. The Final Plat meets the requirements of Section 17.7.207.

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 Final Plat meets the requirements of Section 17.7.211. Staff recommends Approving the application.

Potential Motions – Final Plat

Approval

I move to approve the proposed Final Plat, located at 300 E 1700 S American Fork City, in the I-1 Industrial Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at 300 E 1700 S, American Fork City, in the I-1 Industrial Zone.

Table

I move to table action for the proposed Final Plat, located at 300 E 1700 S, American Fork City, in the I-1 Industrial Zone and instruct staff/developer to.....

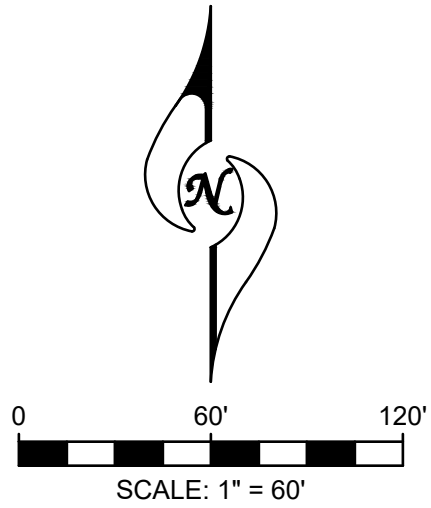
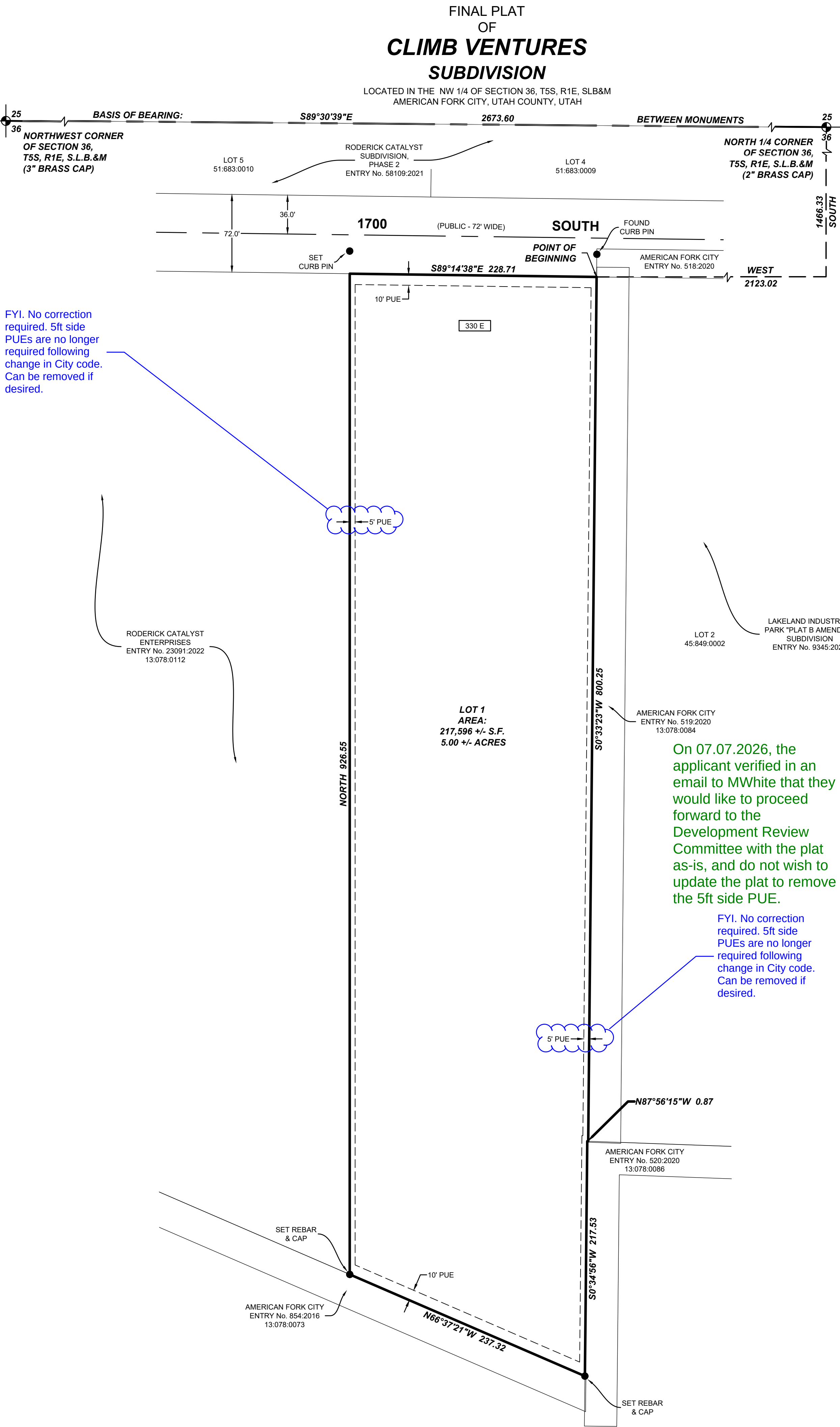


VICINITY MAP

DATE OF PREPARATION
May 20, 2025

SURVEYOR
CIVIL SOLUTIONS GROUP, INC.
CURTIS BOWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

FYI. No correction required but surveyor may want to update this date.



NOTES:

1. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.
2. A TITLE COMMITMENT PREPARED BY METRO NATIONAL TITLE ASSOCIATES, LLC, LAYTON, UTAH, WITH A COMMITMENT NUMBER: MA19458, COMMITMENT DATE: APRIL 17, 2025, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY. CIVIL SOLUTIONS GROUP, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS DOCUMENT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. UNLESS NOTED OTHERWISE, ANY RECORD PARCELS OR TITLE EXCEPTIONS/EASEMENTS NOTED ON THIS SURVEY ARE REFERENCED FROM THIS DOCUMENT.
3. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8\"/>
4. SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE 'AE' AS DELINEATED BY F.E.M.A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0308F EFFECTIVE DATE JUNE 19, 2020.
5. CURRENT ZONING: I-1 (INDUSTRIAL)
6. LAND USE DESIGNATION: DESIGN INDUSTRIAL
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY DWELLING UNTIL FIRE HYDRANTS ARE INSTALLED. APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.

Next Step

Proceed to the Development Review Committee on 07/13/2026

On 07.07.2026, the applicant verified in an email to MWWhite that they would like to proceed forward to the Development Review Committee with the plat as-is, and do not wish to update the plat to remove the 5ft side PUE.

FYI. No correction required. 5ft side PUEs are no longer required following change in City code. Can be removed if desired.

American Fork City Development Review	
Water/PI Division Reviewed jprems 06/30/2026	Planning and Zoning Reviewed copperman 07/07/2026
Sewer/Storm Drain Division Reviewed ahardy 06/24/2026	GIS Division Reviewed dgunther 07/08/2026
ECLID Reviewed tmezenen 07/07/2026	Engineering Division Reviewed rburkhill 07/07/2026
Communications Reviewed MHunsaker 07/07/2026	
Public Infrastructure Reviewed cscott 07/07/2026	Streets Division Reviewed ehyde 06/30/2026

No comments

No comments

AMERICAN FORK CITY CLERK APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY AMERICAN FORK CITY CLERK.	
AMERICAN FORK CITY CLERK	
WATER & SEWER AUTHORITY APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE WATER & SEWER AUTHORITY.	SURVEYOR SEAL
SEWER & WATER AUTHORITY	

SURVEYOR'S CERTIFICATE I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.	
	JUNE 23, 2026 DATE
CURTIS BOWN PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 12606452-2201	

BOUNDARY DESCRIPTION All of that Real Property located in a portion of the Northwest 1/4 of Section 36, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows: Beginning at a point located on the south right-of-way line of 1700 South Street, and west line of Deed Entry No. 519-2020, said point being located South 1466.33 feet and West 2123.02 feet from the North 1/4 Corner of said Section 36 (Basis of Bearing is S89°30'39\"/>
Creates 1 Lot & Contains: 5.00 +/- acres

OWNER'S DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:
--

CLIMB VENTURES SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

CLIMB VENTURES, LLC (SIGNATURE)

BY: _____ (PRINTED NAME)

ITS:

CORPORATE ACKNOWLEDGMENT ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF CLIMB VENTURES, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
--

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. ____.

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

FINAL PLAT OF CLIMB VENTURES SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 36, T5S, R1E, SLB&M AMERICAN FORK CITY, UTAH COUNTY, UTAH	
NOTARY PUBLIC SEAL	RECORDER SEAL