

APPROVED MINUTES

07.13.2026

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

July 13th, 2026

The American Fork City Development Review Committee met in a regular session on July 13th, 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

Fire Marshal: Aaron Brems

Staff Present:

Cody Opperman	Senior Planner
Justin Peng	Planner
Robert Burkhill	Engineer
Carolyn Lloyd	Administrative Assistant II

Others Present:

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

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COMMON CONSENT AGENDA

Minutes of the July 6th, 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
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- 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.**

Cody Opperman presented a request for reapproval of the final plat for the Climb Concrete project, which had previously been reviewed by the Development Review Committee (DRC). The project consists of an office/warehouse development, with the southern portion of the property nearest Utah Lake remaining undeveloped. The reapproval is necessary to address overlapping boundary lines that require adjustment before the plat can be recorded. Cody explained that the application is a reapproval of the final plat rather than an amended final plat because the original plat has not been recorded with Utah County. The proposed conditions of approval remain unchanged from the previous approval and include the requirement that the private lift station comply with City code and Engineering Division requirements prior to issuance of a certificate of occupancy. He stated that the proposal complies with 17.4.503 I-1 Industrial Zone and final plat requirements 17.7.207. Cody reviewed an aerial map, the future land use designation, zoning, and the revised final plat. He noted that the comments shown on the plat were informational and that the applicant intends to proceed with recording the

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easements on the side lots as part of the plat recording process. No questions were raised by the Committee following the presentation.

Aaron Brems asked whether the lift station would be private. Cody confirmed that it would be a private lift station.

Sam Kelly asked what the correction on the plat entailed. Cody clarified that the reapproval is intended to correct an overlap in property boundaries identified on the southeast portion of the site. He explained that the overlap occurred between American Fork City property and the adjacent private property during the previous approval process. Because the plat had not yet been recorded, the boundary configuration could be corrected through the reapproval process prior to recording.

Robert Burkhill indicated Engineering had no additional comments.

The Fire Department had no comments.

Aaron Brems moved 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.

Sam Kelly seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

No other business to discuss.

Adjournment

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Aaron Brems motioned to adjourn the meeting.

Dan Loveland seconded the motion.

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 9:06 AM

Carolyn Lloyd

Administrative Assistant II



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