



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
August 3, 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 August 3, 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 20, 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 an Amended Commercial Site Plan, known as American Fork Tabernacle Landscape Improvements, located at 110 E. Main Street, American Fork City. The Amended Commercial Site Plan consists of 4.27 acres and is in the Central Commercial (CC-2) Zone.

5. Adjournment

Dated this 30th 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*

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

July 20th, 2026

The American Fork City Development Review Committee met in a regular session on July 20th, 2026, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 a.m.

Development Review Committee:

Assistant Public Works Director (Acting on Behalf of Sam Kelly): Al Scott

Building Official (Acting on Behalf of Patrick O'Brien): Dan Loveland

Battalion Chief (Acting on behalf of Chief Aaron Brems): Justin Whatcott

Staff Present:

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

Others Present:

Thatcher Lamb

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

UNAPPROVED MINUTES

07.20.2026

COMMON CONSENT AGENDA

Minutes of the July 13th, 2026, Development Review Committee Regular Session.

Dan Loveland motioned to approve the Common Consent agenda

Justin Whatcott seconded the motion

Voting was as follows:

Dan Loveland	AYE
Al Scott	AYE
Justin Whatcott	AYE

The motion passed

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 presented a request for reapproval of the final plat for the Landon Court East subdivision. The project consists of a two-lot subdivision located in the R1-15,000 zoning district. Mr. Opperman explained that both proposed lots continue to comply with the minimum zoning requirements, including lot width, lot depth, and the required minimum lot area of 15,000 square feet.

Mr. Opperman stated that the reapproval request was necessary to correct a minor typographical error in the legal boundary description identified during JUB Engineering's review. He noted that the final plat had previously been approved and that no changes to the subdivision layout or design were proposed. Because the correction is administrative in nature, staff recommended reapproval of the final plat without requiring a post-entitlement review, provided the correction is made prior to recording the mylar.

UNAPPROVED MINUTES

07.20.2026

No comments from Engineering

No comments from the Building Department

No comments from Fire

Dan Loveland moved to approve the proposed Final Plat, located at approximately 1252 E 700 N, American Fork City, in the Residential (R1-15,000) Zone.

Justin Whatcott seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

Other Business

No other business to discuss.

Adjournment

Dan Loveland motioned to adjourn the meeting.

Justin Whatcott seconded the motion.

Voting was as follows:

Dan Loveland	AYE
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UNAPPROVED MINUTES

07.20.2026

Al Scott

AYE

Justin Whatcott

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.

Development Review Committee Staff Report
Meeting Date: August 3, 2026



Agenda Topic

Review and action on an application for an Amended Commercial Site Plan, known as American Fork Tabernacle Landscape Improvements, located at 110 E. Main Street, American Fork City. The Amended Commercial Site Plan consists of 4.27 acres and is in the Central Commercial (CC-2) Zone.

BACKGROUND INFORMATION		
Location:		110 E. Main Street
Parcel ID:		34:552:0001
Project Type:		Amended Commercial Site Plan
Applicants:		Eric Lyman
Existing Land Use:		General Commercial
Surrounding Land Use:	North	General Commercial
	South	Residential High Density
	East	General Commercial
	West	Public Parks & Open Space
Existing Zoning:		CC-2
Surrounding Zoning:	North	CC-1
	South	CC-2
	East	CC-2
	West	CC-1

Background

The applicant has applied for an Amended Commercial Site Plan to create landscape improvements on their lot. The project looks to add water-wise landscaping as an improvement for the American Fork Tabernacle.

Section 17.6.101 – Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 - a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 - b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 - c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 - d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 - e. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.
5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

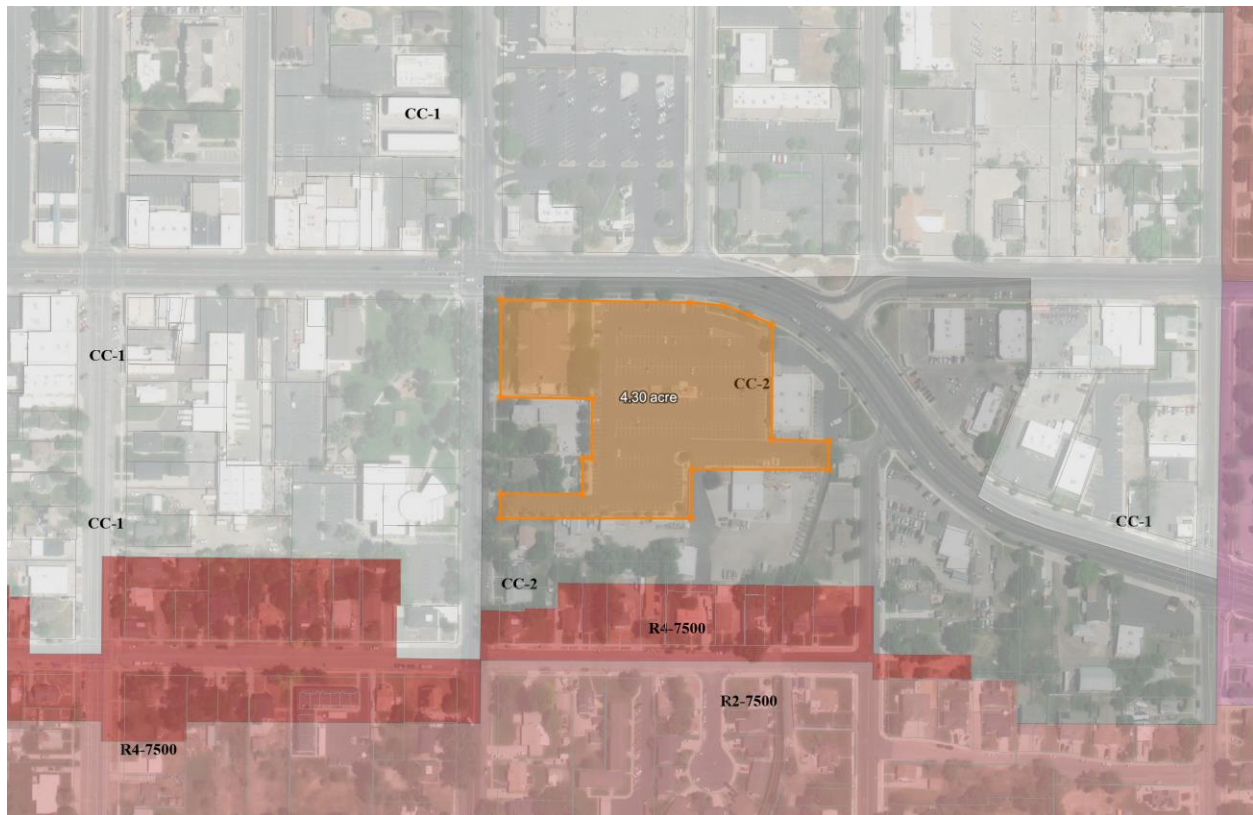
Project Conditions of Approval

1. None

Findings of Fact

1. The Amended Commercial Site Plan MEETS the requirements of Section 17.6.101 Administrative Site Plan Review.
2. The Amended Commercial Site Plan MEETS the requirements of Section 17.5.121 Landscaping.
3. The Amended Commercial Site Plan MEETS the requirements of Section 17.21 Water Efficiency Standards.

Project Map



Engineering Development Checklist Completion

Development Review Committee Staff Report
Meeting Date: August 3, 2026



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 Amended Commercial Site Plan MEETS the requirements of Section 17.6.101, Section 17.5.121, and Section 17.21. Staff recommends the approval of the Amended Commercial Site Plan.

Potential Motions – Amended Commercial Site Plan

Approval

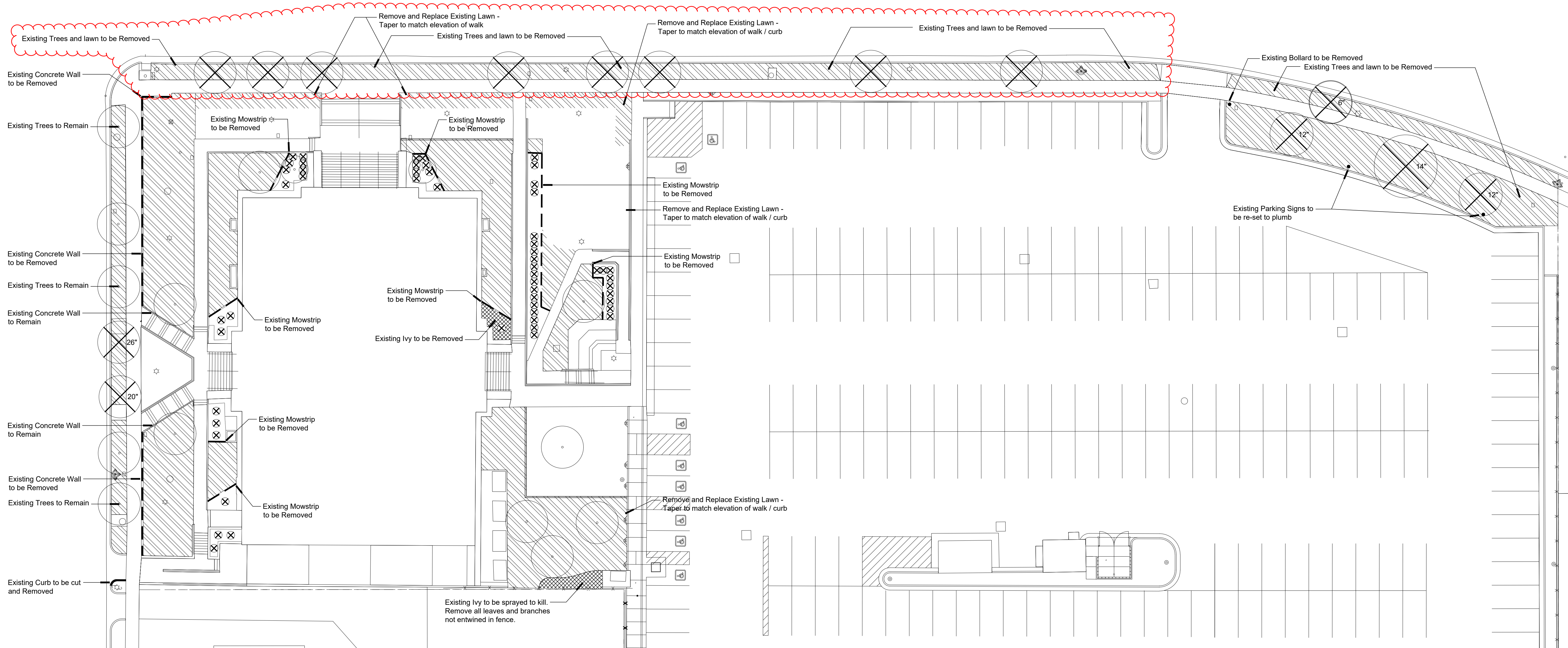
I move to approve the proposed Amended Commercial Site Plan, located at 110 E. Main Street, American Fork City, in the CC-2 Central Commercial zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101, Section 17.5.121, and Section 17.21.

Denial

I move to deny the proposed Amended Commercial Site Plan, located at 110 E. Main Street, American Fork City, in the CC-2 Central Commercial zone as the Amended Commercial Site Plan does not meet the requirements of Section 17.6.101, Section 17.5.121, and Section 17.21.

Table

I move to table action for the proposed Amended Commercial Site Plan, located at 110 E. Main Street, American Fork City, in the CC-2 Central Commercial zone and instruct staff/developer to.....

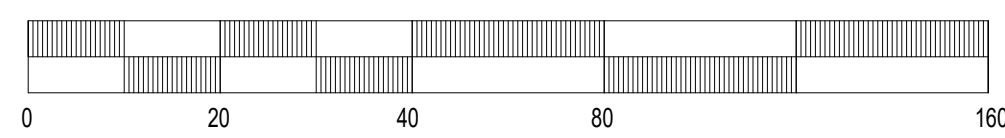
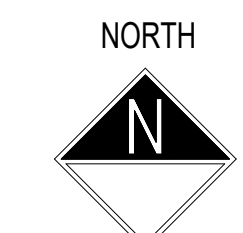


American Fork City Development Review	
	Planning and Zoning Reviewed copperman 07/29/2026
Sewer/Storm Drain Division Reviewed ahardy 07/22/2026	
EC/LID Reviewed tmezenen 07/27/2026	Engineering Division Reviewed rburkhill 07/29/2026
	Streets Division Reviewed ehyde 07/28/2026

Next Step
Proceed to the Development
Review Committee on
08/03/2026

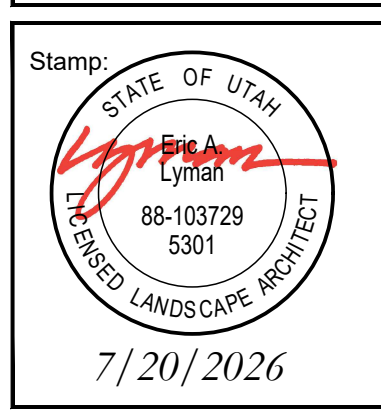
DEMOLITION	
	Existing Shrubs, Weed Barrier and Bark Mulch to be Removed
	Existing tree to be Removed. Grind stump to 12" below adjacent grade.
	Existing Lawn to be sprayed to kill and Removed - Remove soil to 3" depth in shrub beds.

NOTES
1. Existing Concrete Building Aprons to Remain.



Architect / Engineer:

E. A. Lyman
Landscape Architecture
Land Planning
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8188 South Highland Dr. D7
Sandy, Utah 84093
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AMERICAN FORK TABERNACLE
LANDSCAPE IMPROVEMENTS
110 E. MAIN STREET
AMERICAN FORK, UTAH

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

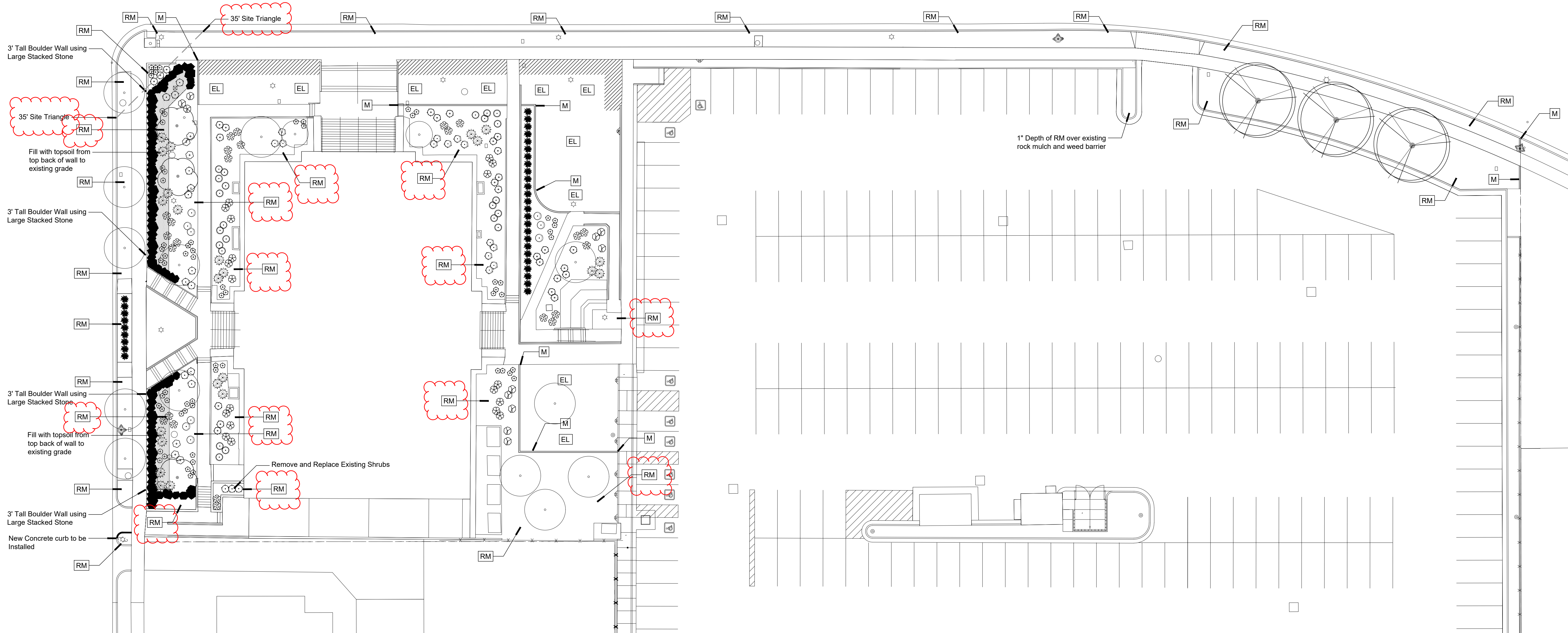
Mark	Date (m.d.y)	Description

Project Number:
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Plan Series:

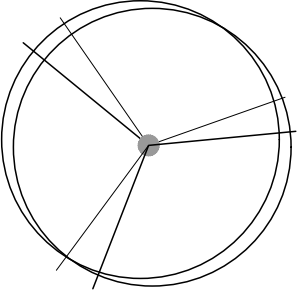
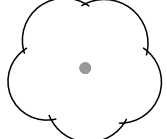
Property Number:

Sheet Title:
**LANDSCAPE
DEMOLITION
PLAN**

Sheet:
L101

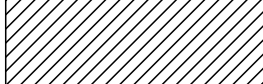


PLANT SCHEDULE

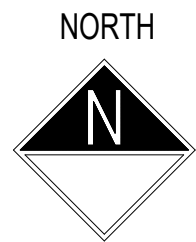
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES					
	3	Acer miyabei 'State Street'	Miyabei Maple	2" Cal.	B&B
	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B
SHRUBS					
	27	Buddleia x 'SMNBDBT'	Pugster Blue® Dwarf Butterfly Bush	5 gal.	Container
	9	Hydrangea paniculata 'Kolmavesu'™	Lavalamp Flare Panicle Hydrangea	5 gal.	Container
	24	Juniperus squamata 'Blue Star'	Blue Star Juniper	5 gal.	Container
	6	Larix kaempferi Tunis	Japanese Larch	5 gal.	Container
	11	Physocarpus opulifolius 'Hoogi021'	Little Joker® Ninebark	5 gal.	Container
	1	Rhus typhina 'Bailtiger'	Tiger Eyes® Staghorn Sumac	5 gal.	Container
	15	Spiraea japonica 'Neon Flash'	Neon Flash Japanese Spirea	5 gal.	Container
	13	Taxus x media 'Ershzam'	Erie Shores™ Anglo-Japanese Yew	5 gal.	Container
	19	Viburnum opulus 'Nanum'	Dwarf European Viburnum	5 gal	Container

ANNUALS/PERENNIALS					
	58	Penstemon schmidel 'Delft Blue Riding Hood'	Delft Blue Riding Hood Beardtongue	1 gal.	Container
GRASSES					
	9	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	Container
	59	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Container
	24	Muhlenbergia capillaris 'Lenca'	Regal Mist® Pink Muhly Grass	1 gal.	Container
ROSES					
	23	Rosa x 'AAC333'	Easy Elegance® Oscar Peterson™ Rose	5 gal.	Container

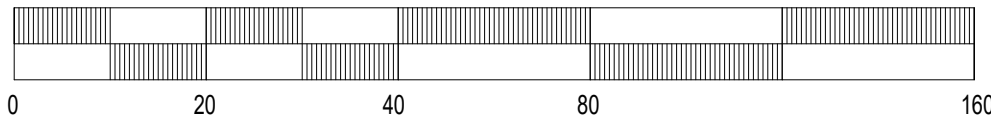
SCHEDULE NOTE - QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS TO VERIFY ALL QUANTITIES. CONTRACTOR SHALL ALSO VERIFY THAT ALL SHRUBS SHOWN ON THE PLANS ARE SHOWN ON THE SCHEDULE AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

MISCELLANEOUS	
	Install 3" depth 3/4" - 1 1/4" washed Southtown Cobble Rock Mulch (Utah Landscape Rock). Install over DeWitt Pro-5 Weed Barrier.
	New 6"x6" Cast-in-place Concrete Mowstrip - See Detail
	Existing Lawn to Remain
	New Kentucky Bluegrass Sod - See Specifications
	2'-6" to 4" sandstone color boulders from Brown's Canyon Quarry. Submit Sample To Landscape Architect For Approval. 20% 2'-6" Boulders 30% 3' Boulders 30% 3'-6" Boulders 20% 4' Boulders Percentages are by quantity not weight
	Alternate Bid - Install 3" depth 3/4" - 1 1/4" washed Southtown Cobble Rock Mulch (Utah Landscape Rock). Install over DeWitt Pro-5 Weed Barrier.
NOTES:	1. See details and specifications for additional information. 2. Contractor to include a \$10,000 Allowance for Traffic Control in their bid.

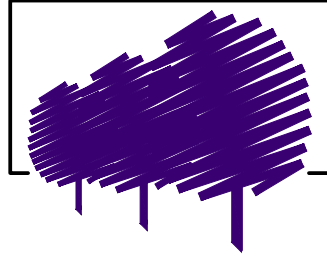
LANDSCAPE TABULATION	
Lawn	- 5090 s.f. (20%)
New Shrub, Tree and Rock Mulch Beds	- 13,661 s.f. (54%)
Existing Shrub, Tree and Rock Mulch Beds To Remain	- 6732 s.f. (26%)
TOTAL LANDSCAPE	- 25,483 s.f. (100%)



SCALE: 1" = 20'



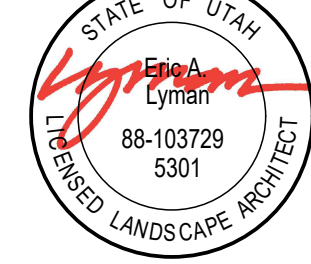
Architect / Engineer:



E. A. Lyman
Landscape Architecture
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Urban Design

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Stamp:



7/20/2026

AMERICAN FORK TABERNACLE
LANDSCAPE IMPROVEMENTS

110 E. MAIN STREET
AMERICAN FORK, UTAH

Project for:

THE CHURCH OF
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OF LATTER-DAY SAINTS

Mark	Date	Description

Project Number:

504987324010101

Plan Series:

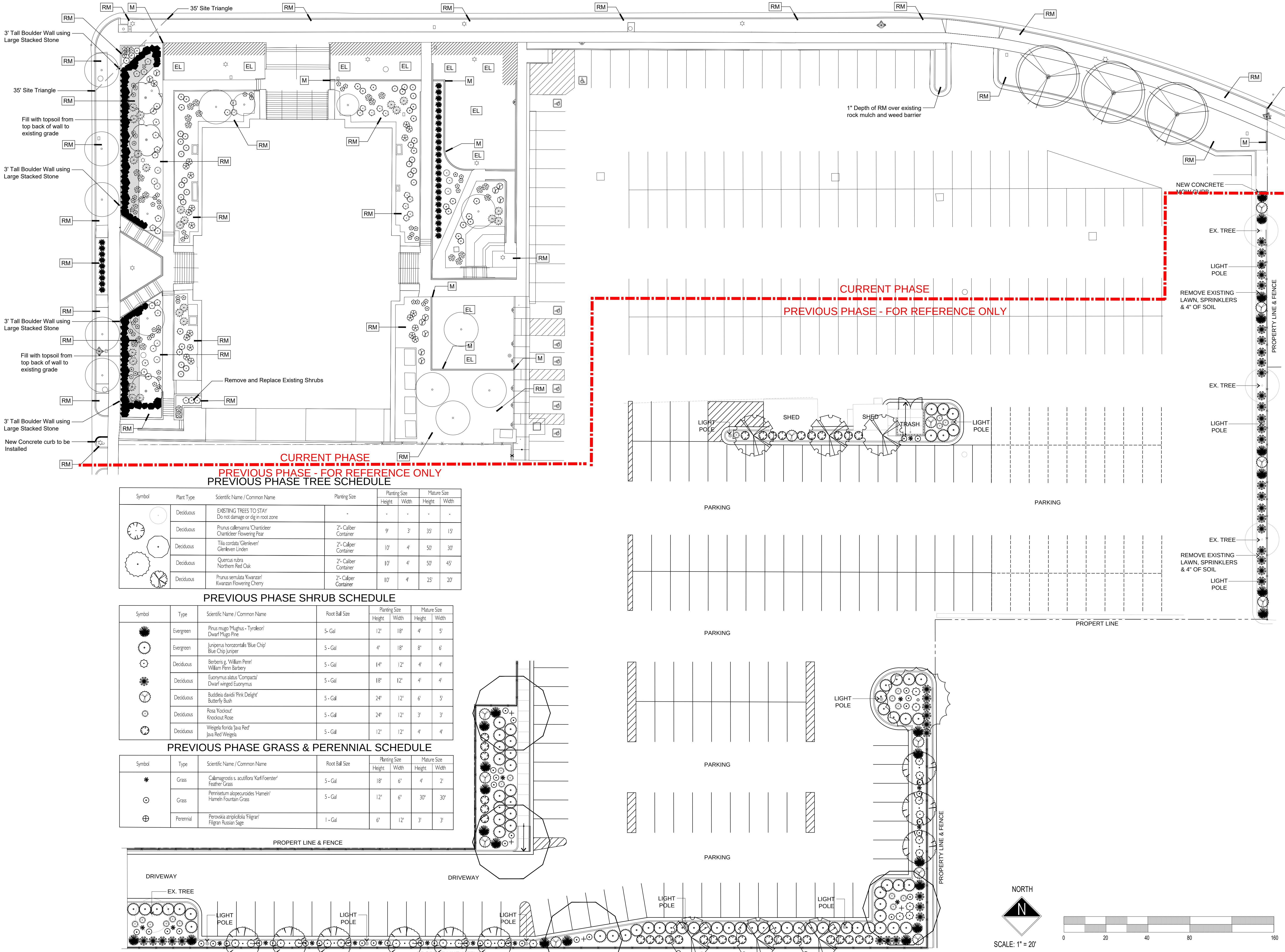
Property Number:

Sheet Title:

LANDSCAPE
PLAN

Sheet:

L102



Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size		Mature Size	
				Height	Width	Height	Width
	Deciduous	EXISTING TREES TO STAY Do not damage or dig in root zone	-	-	-	-	-
	Deciduous	Prunus californica 'Chanticleer' Chanticleer Flowering Pear	2" - Caliper Container	9'	3'	35'	15'
	Deciduous	Tilia cordata 'Glenleven' Glenleven Linden	2" - Caliper Container	10'	4'	50'	30'
	Deciduous	Quercus rubra Northern Red Oak	2" - Caliper Container	10'	4'	50'	45'
	Deciduous	Prunus serrulata 'Kwanzan' Kwanzan Flowering Cherry	2" - Caliper Container	10'	4'	25'	20'

Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size		Mature Size	
				Height	Width	Height	Width
	Evergreen	Pinus mugo 'Mughus - Tyndee' Dwarf Mugo Pine	5 - Gal	12"	18"	4'	5'
	Evergreen	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 - Gal	4"	18"	8"	6'
	Deciduous	Berberis g. 'William Penn' William Penn Barberry	5 - Gal	14"	12"	4'	4'
	Deciduous	Eunymia alata 'Compacta' Dwarf winged Eunymia	5 - Gal	18"	12"	4'	4'
	Deciduous	Buddleia davidii 'Pink Delight' Butterfly Bush	5 - Gal	24"	12"	6'	5'
	Deciduous	Rosa 'Knockout' Knockout Rose	5 - Gal	24"	12"	3'	3'
	Deciduous	Weigela florida 'Java Red' Java Red Weigela	5 - Gal	12"	12"	4'	4'

Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size		Mature Size	
				Height	Width	Height	Width
	Grass	Calamagrostis s. acutiflora 'Karl Foerster' Festher Grass	5 - Gal	18"	6"	4'	2'
	Grass	Pennisetum alopecuroides 'Hamehi' Hamehi Fountain Grass	5 - Gal	12"	6"	30"	30"
	Perennial	Perovskia atriplicifolia 'Filigran' Filigran Russian Sage	1 - Gal	6"	12"	3'	3'

Architect / Engineer:

E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

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Stamp:

7/20/2026

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Project Number:
504987324010101

Plan Series:

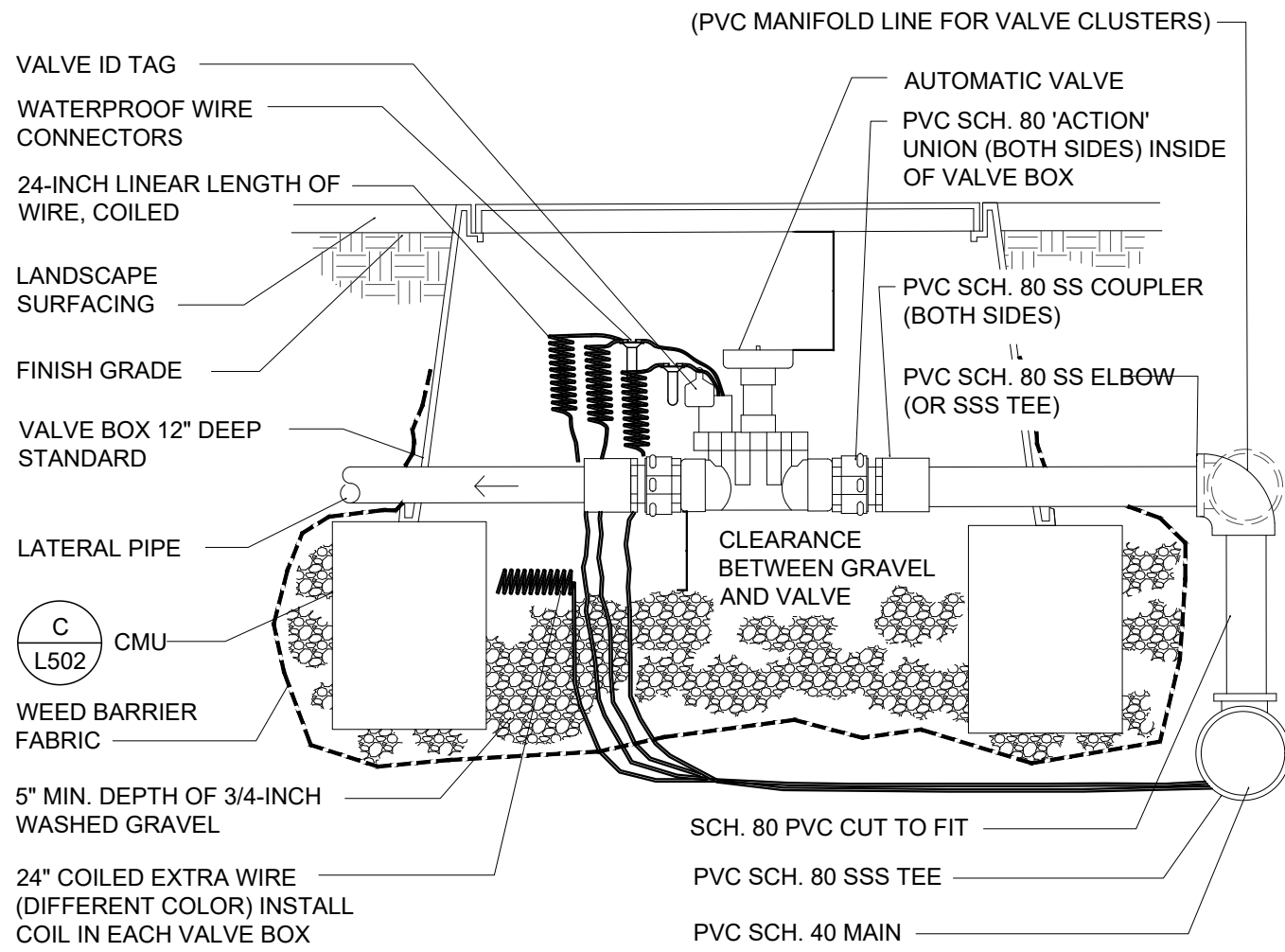
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Sheet Title:
**LANDSCAPE
PLAN
OVERALL**

Sheet:
L103

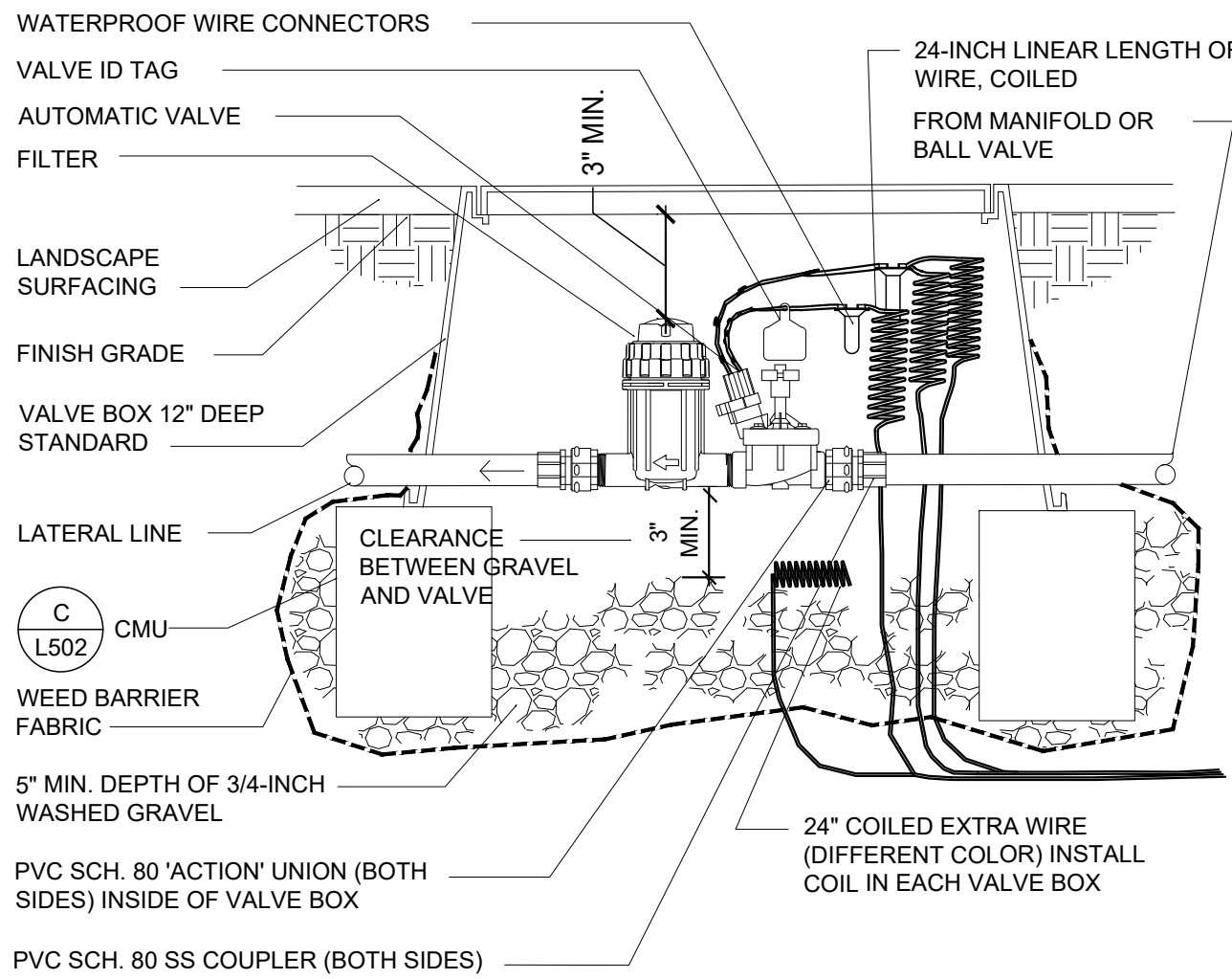
FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

- NOTES:
1. LIMIT 1 VALVE PER BOX.
 2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
 3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



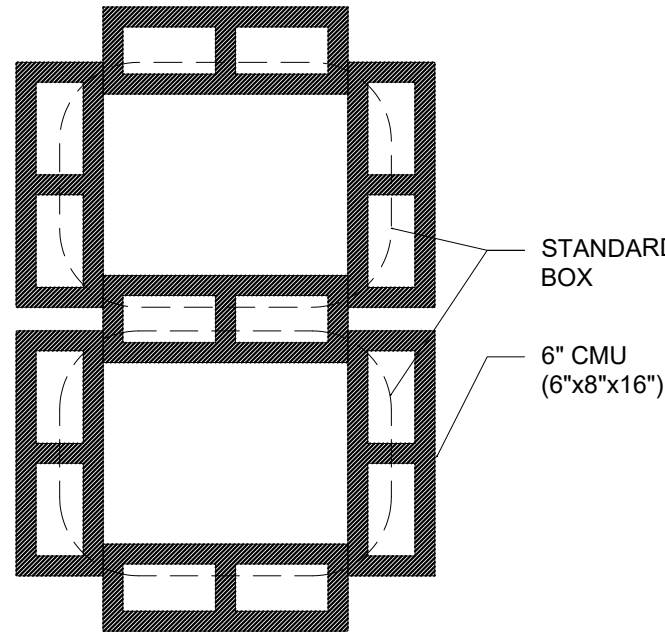
A AUTOMATIC VALVE WITH CONVENTIONAL WIRE SYSTEM
NO SCALE

- NOTES:
1. LIMIT 1 VALVE PER BOX.
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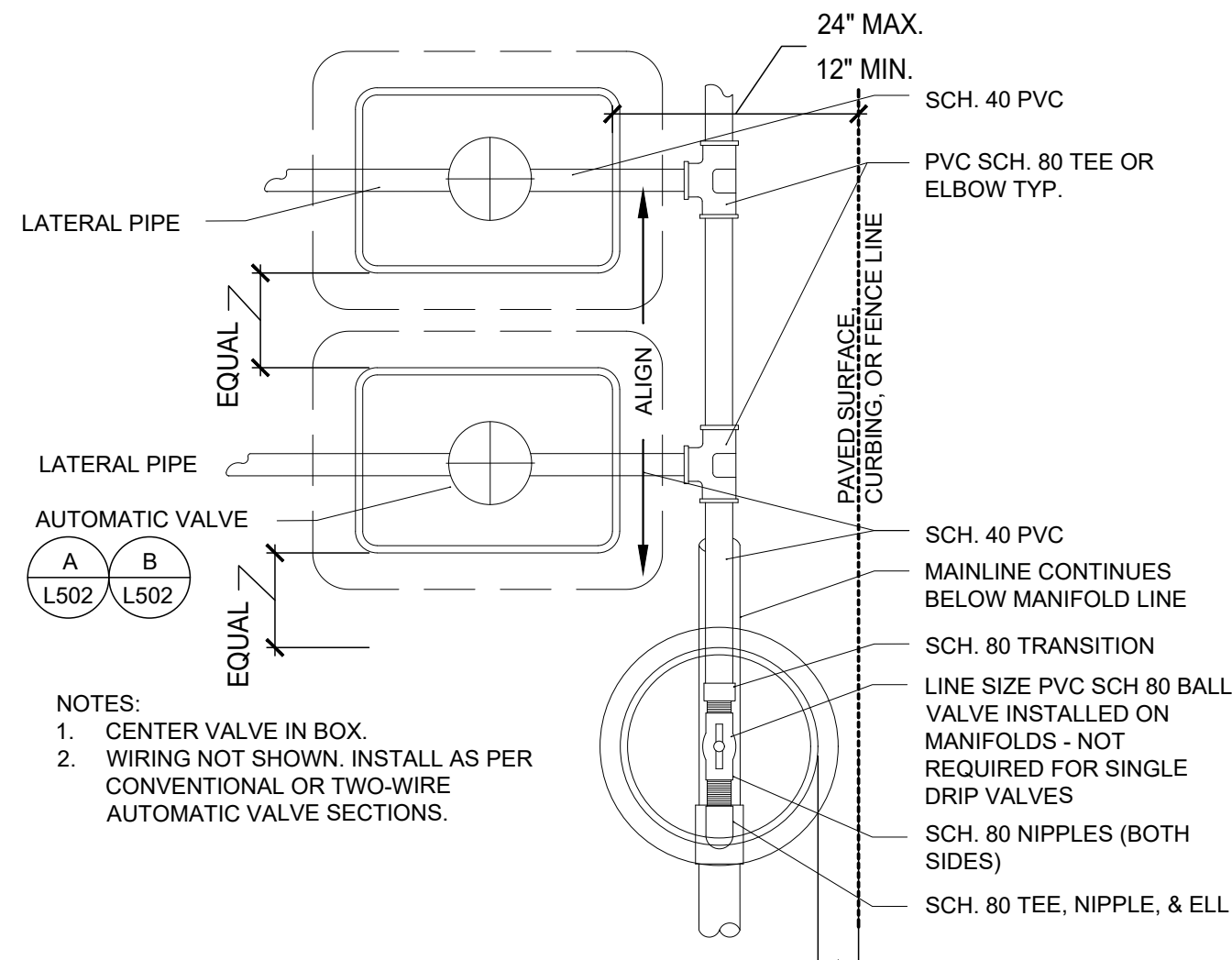


B DRIP VALVE ASSEMBLY-SECTION CONVENTIONAL WIRE SYSTEM
NO SCALE

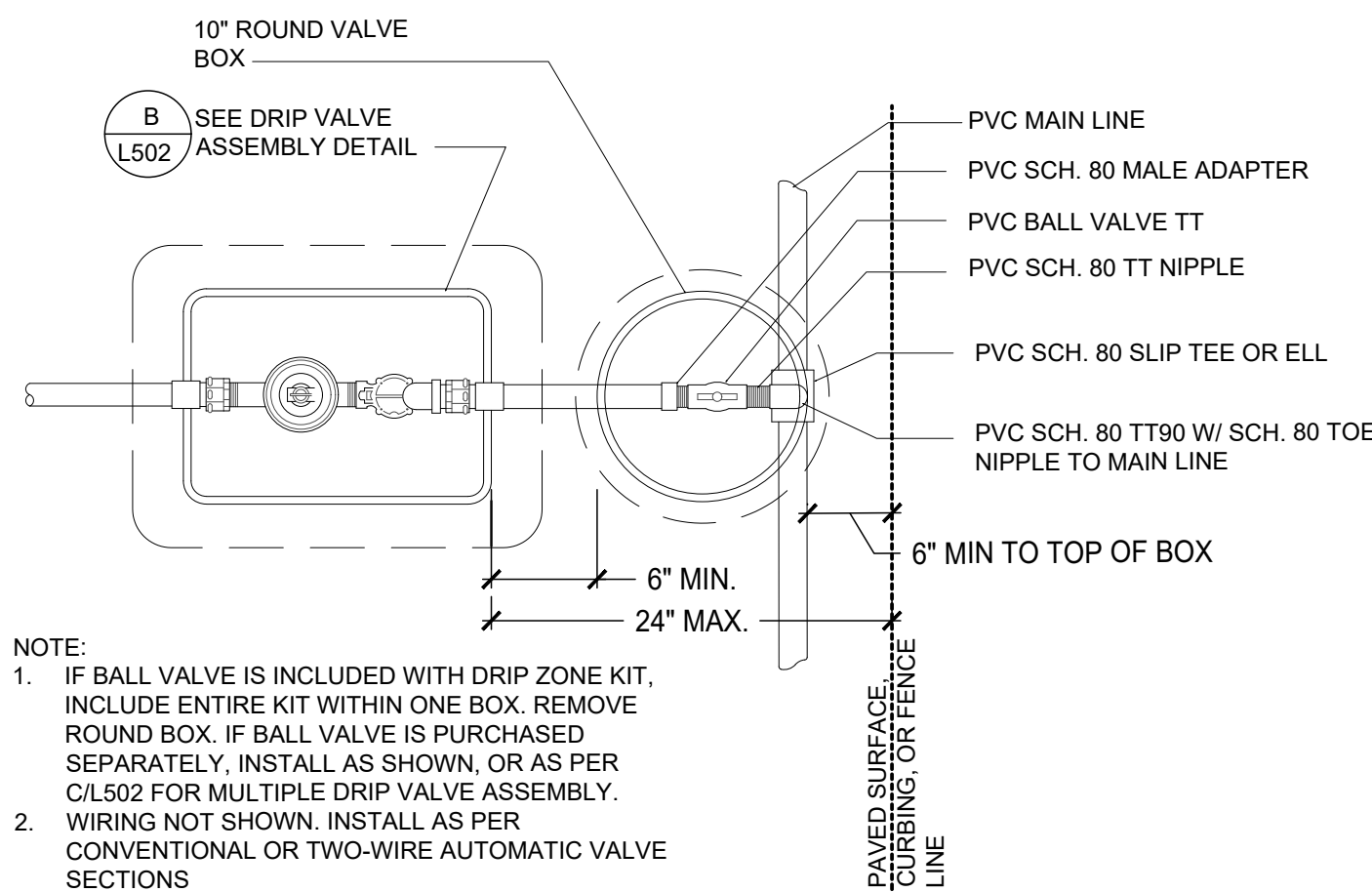
- NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
 2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.



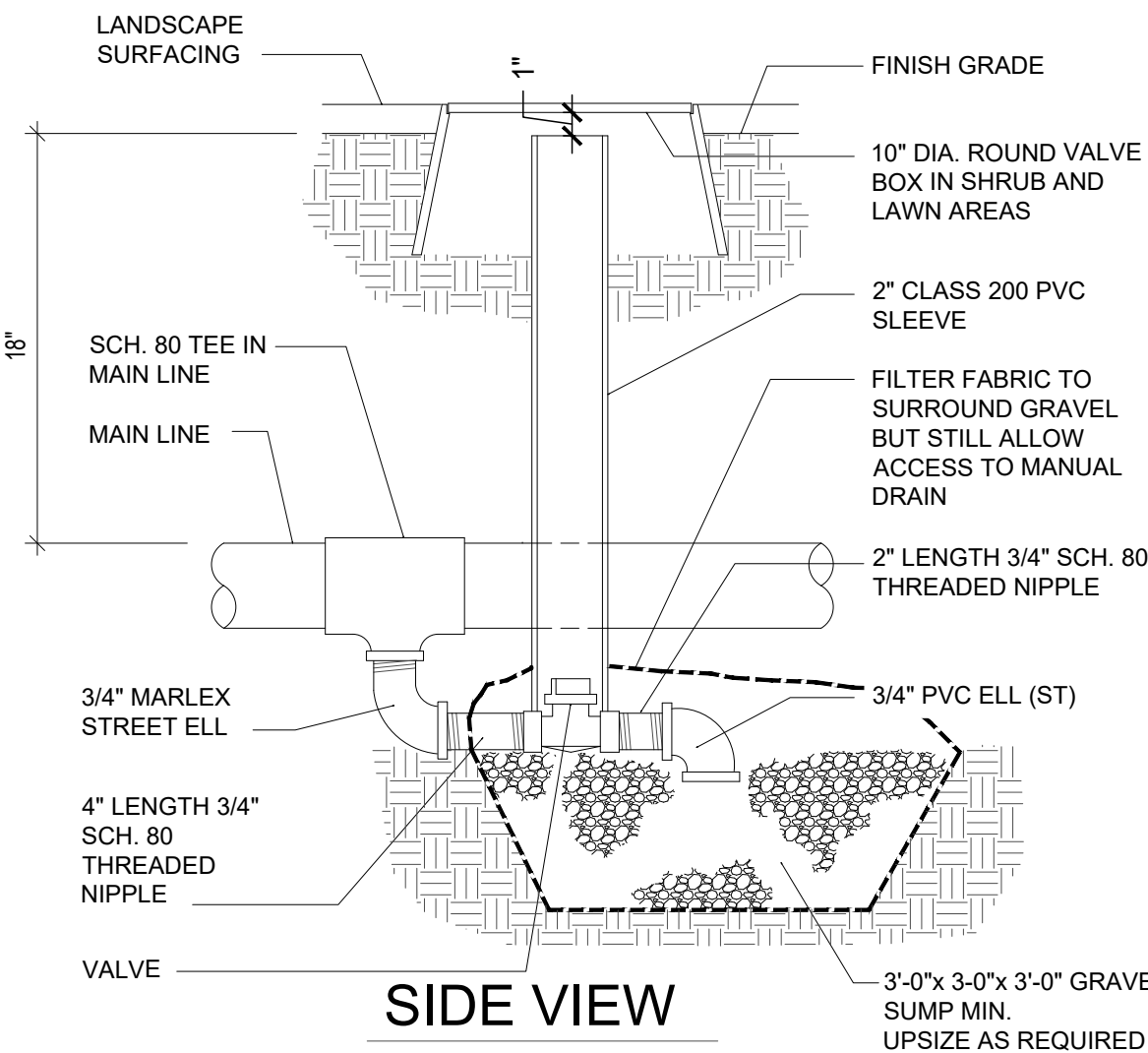
C CMU PLACEMENT
NO SCALE



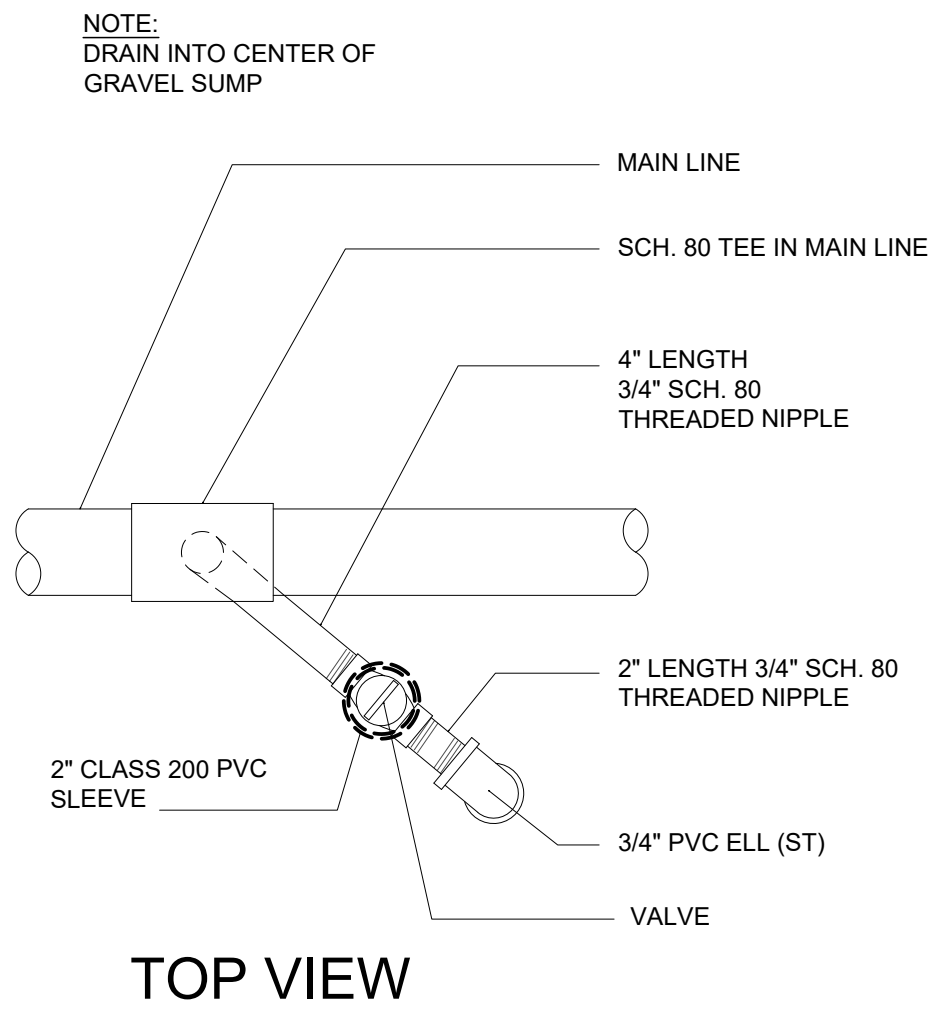
D MANIFOLD & VALVE ASSEMBLY
NO SCALE



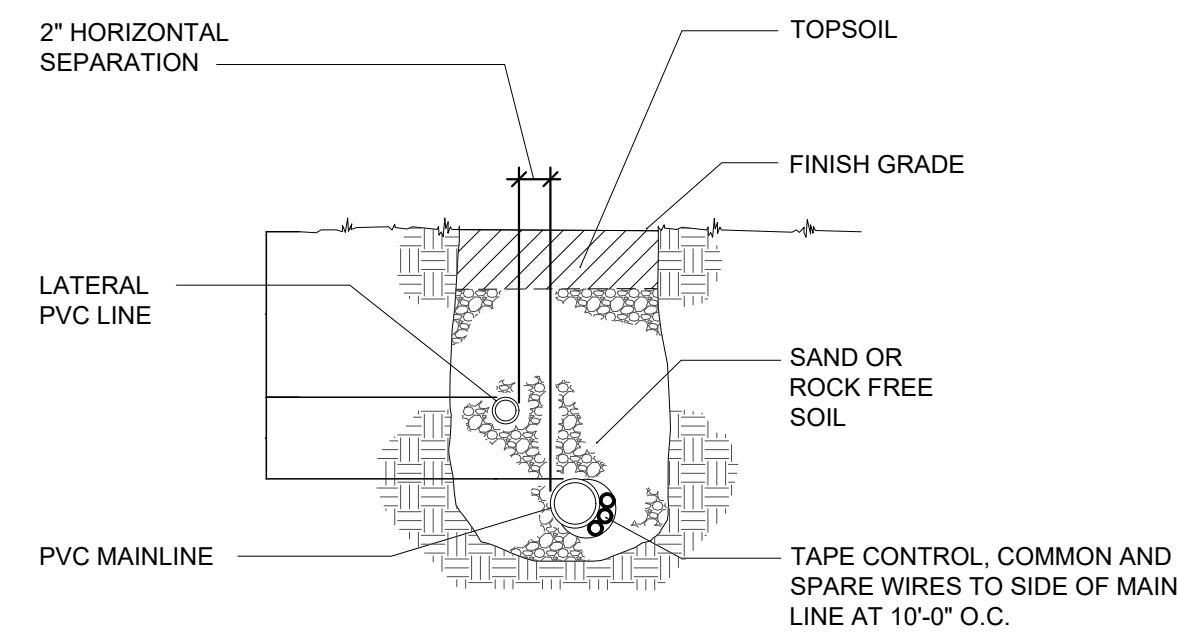
E DRIP VALVE ASSEMBLY
NO SCALE



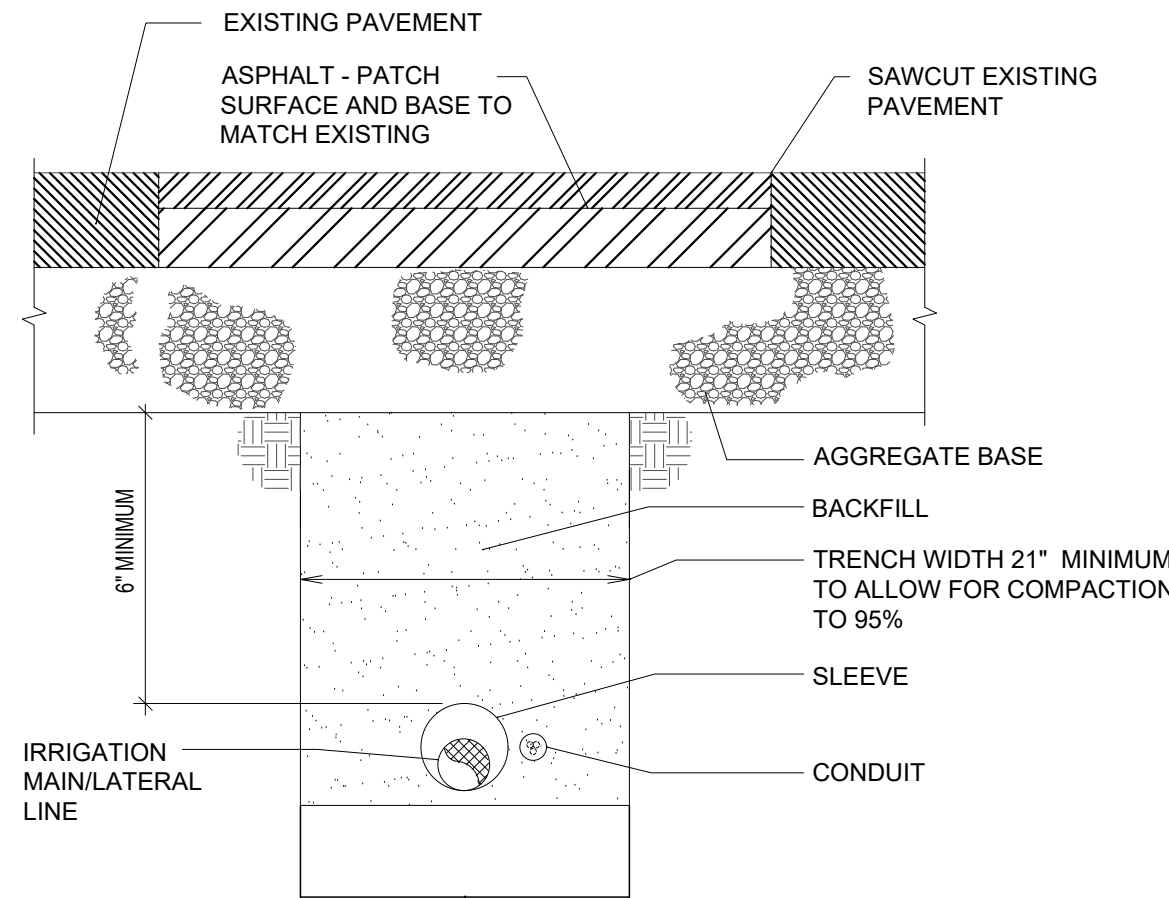
F MAIN LINE MANUAL DRAIN VALVE
NO SCALE
USE ON MAINLINE AS DESCRIBED IN SPECIFICATIONS



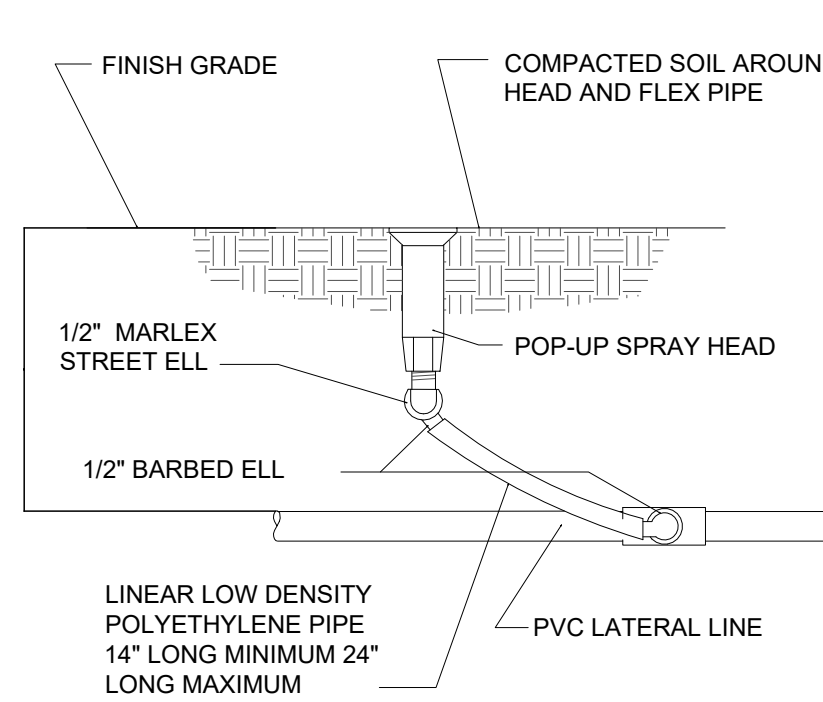
G ISOLATION VALVE
NO SCALE



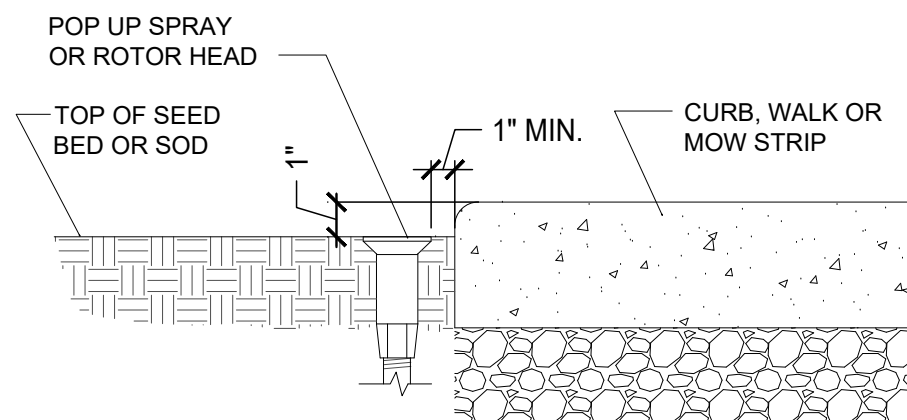
H TRENCH SECTION
NO SCALE



J MISC. PIPE TRENCH DETAIL EXIST. PAVEMENT AREAS
NO SCALE

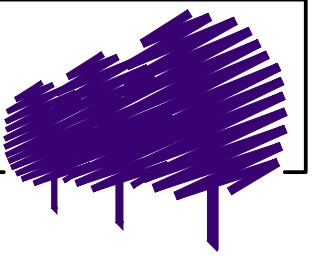


K SPRAY AND ROTARY HEAD ASSEMBLY
NO SCALE



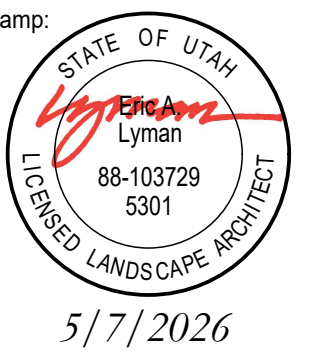
L SPRAY HEAD OR ROTOR NEXT TO CURB OR WALK
NO SCALE

Architect / Engineer:



E. A. Lyman
Landscape Architecture
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AMERICAN FORK TABERNACLE
LANDSCAPE IMPROVEMENTS

110 E. MAIN STREET
AMERICAN FORK, UTAH

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

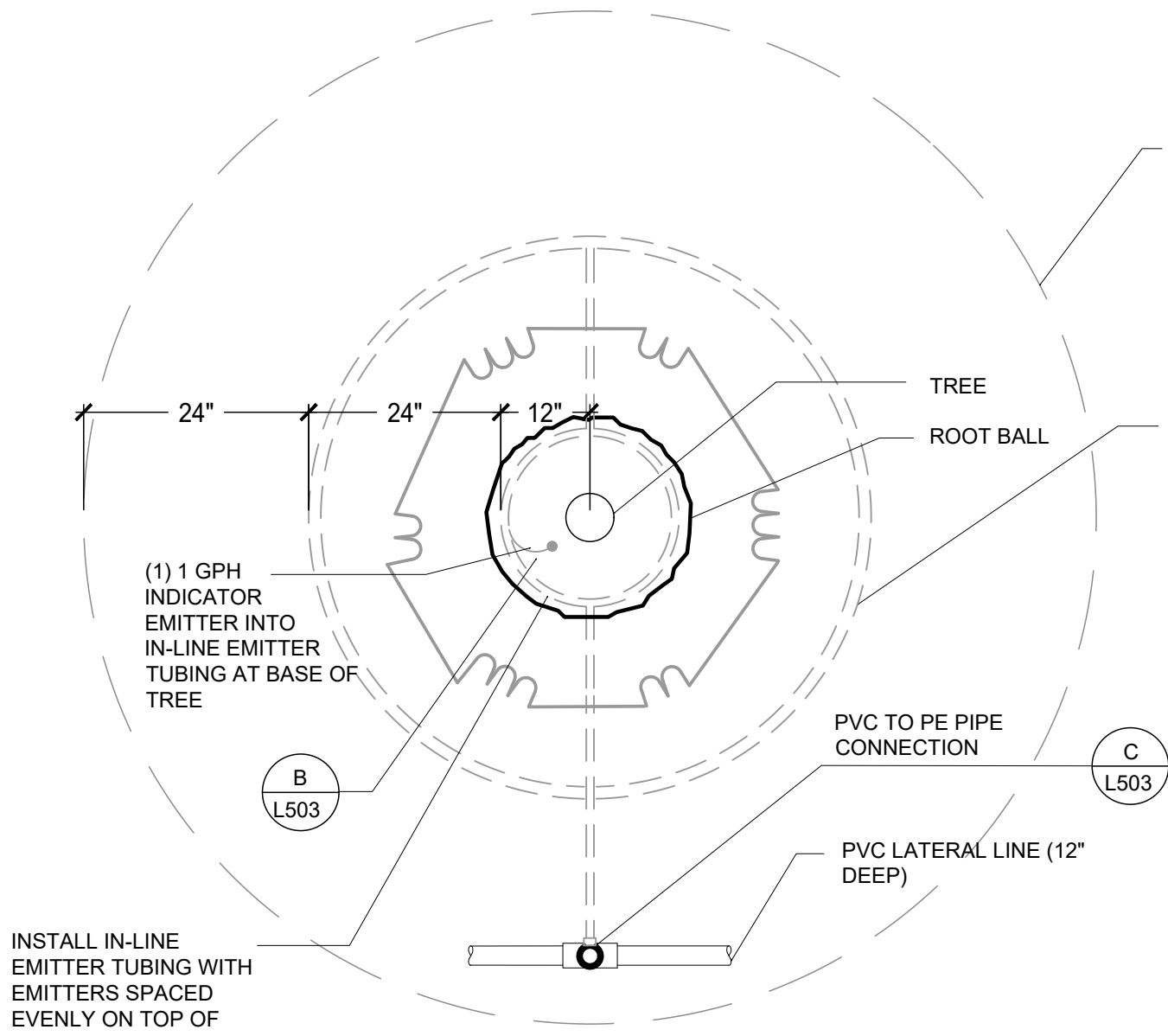
Mark	Date (M/D/Y)	Description

Project Number:
504987324010101
Plan Series:

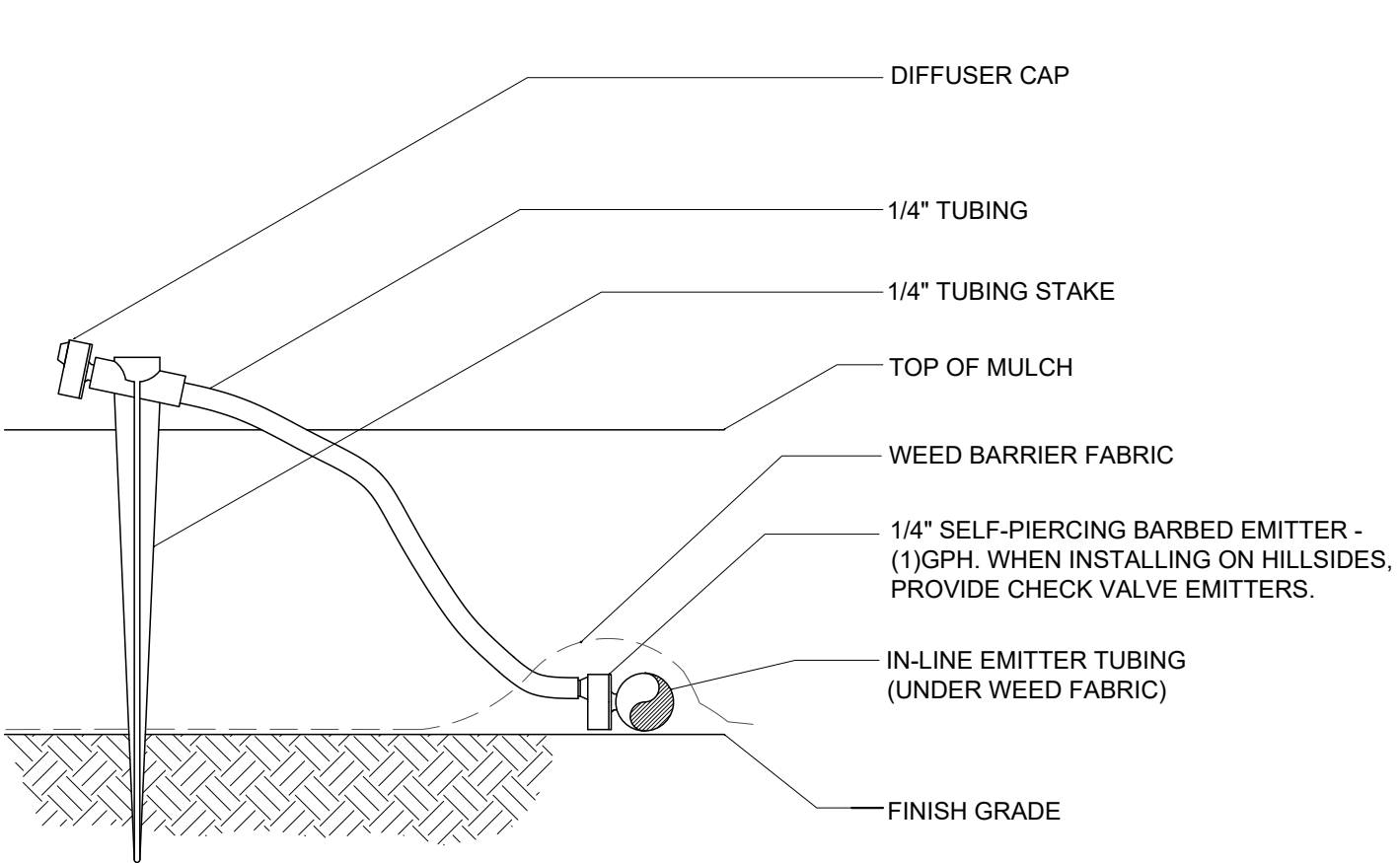
Property Number:

Sheet Title:
IRRIGATION DETAILS

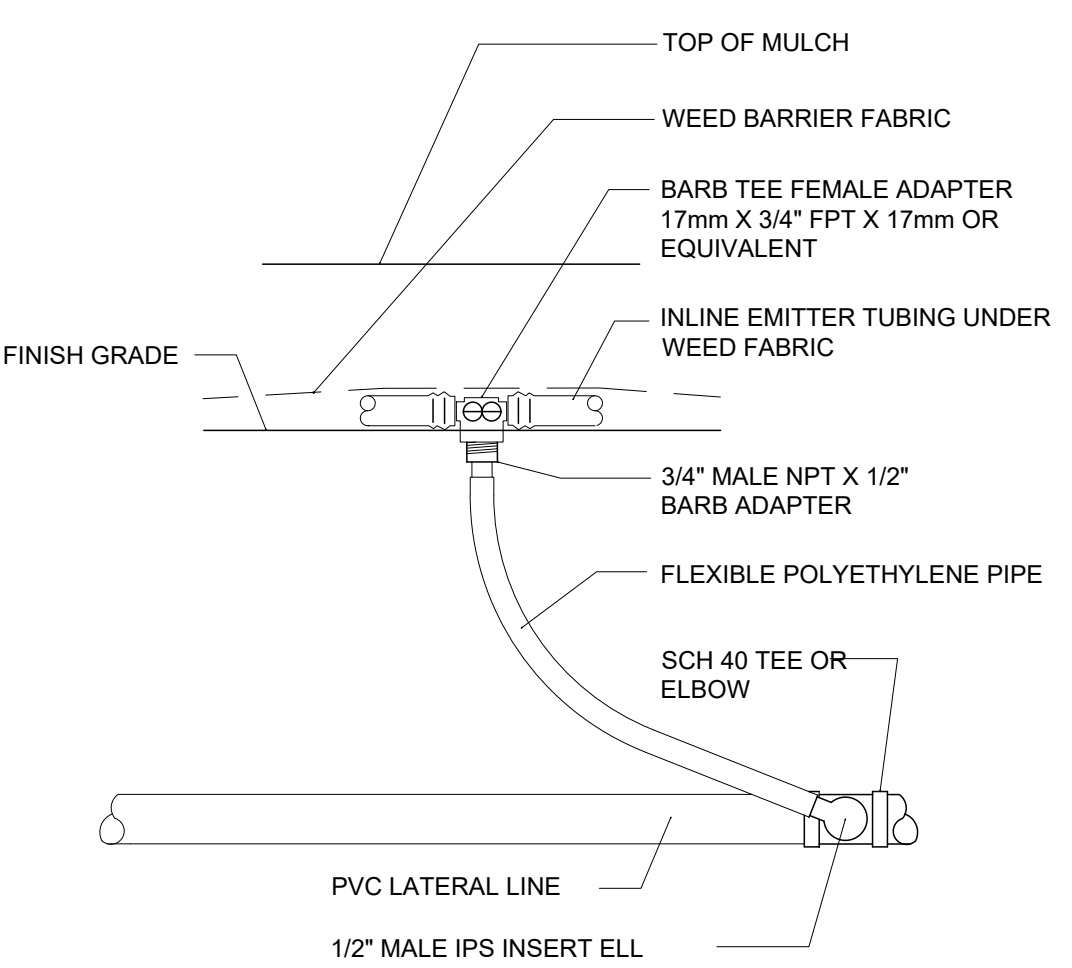
Sheet:
L501



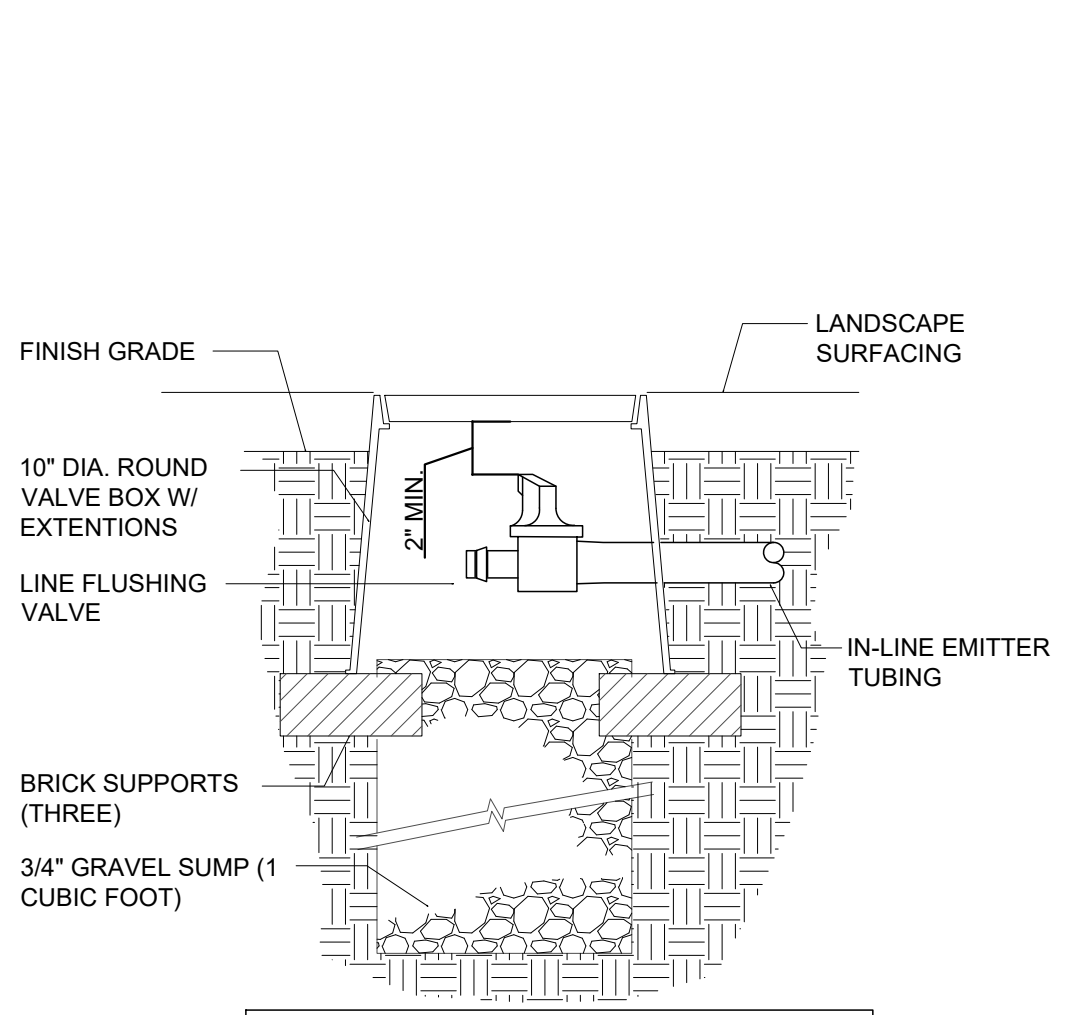
A TREE DRIP-PLAN VIEW (Planter Areas)
NO SCALE
NOTE: FITTINGS TO INLINE DRIP TUBING TO BE INSERT FITTINGS. USE OETICKER CLAMPS FOR NON-NETAFIM FITTINGS.



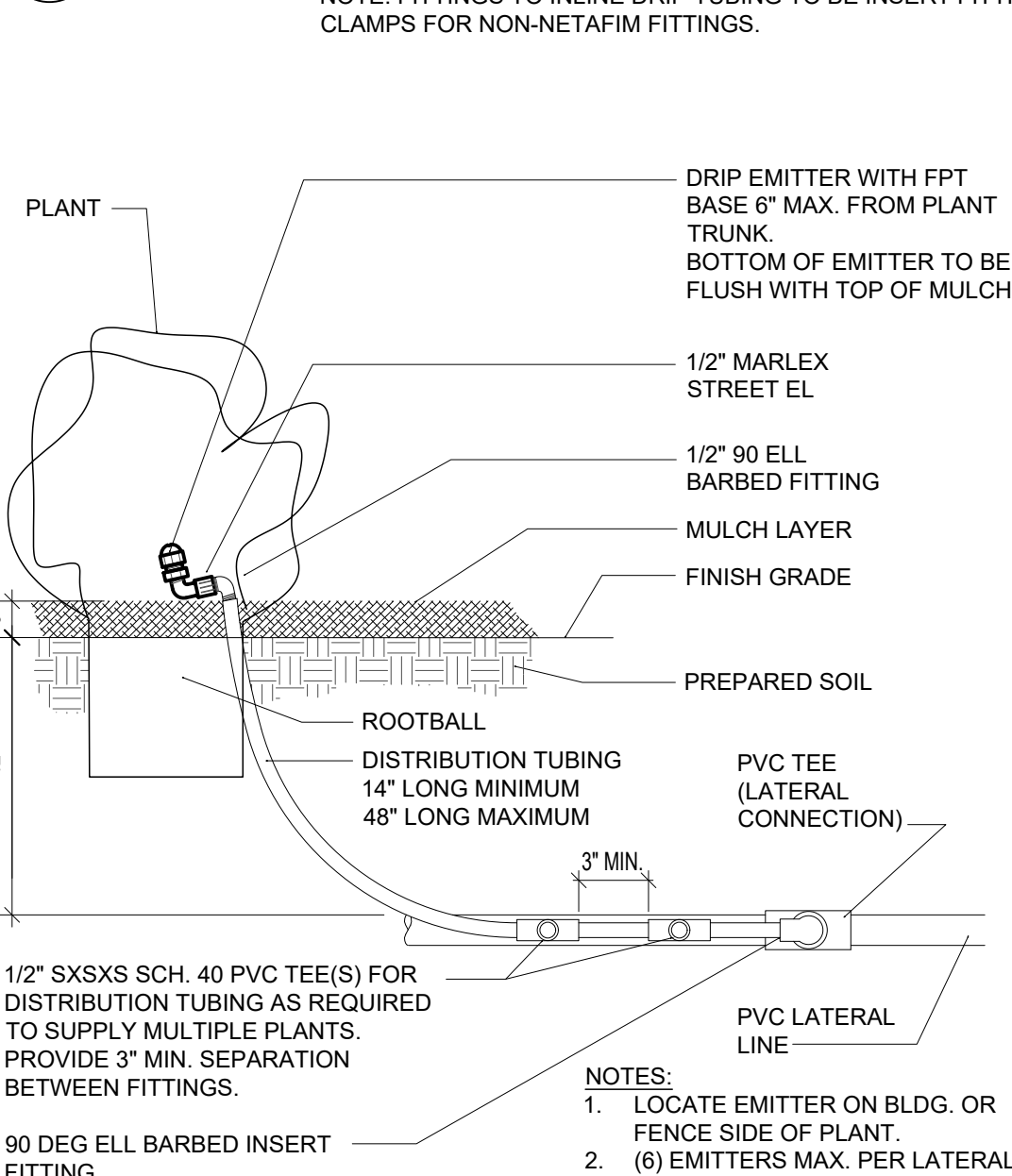
B INDICATOR EMITTER
NO SCALE
NOTE:
1. CONNECT SELF-PIERCING EMITTER DIRECTLY INTO IN-LINE EMITTER TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE EMITTER TUBING IS INSTALLED.
3. 1/4\"/>



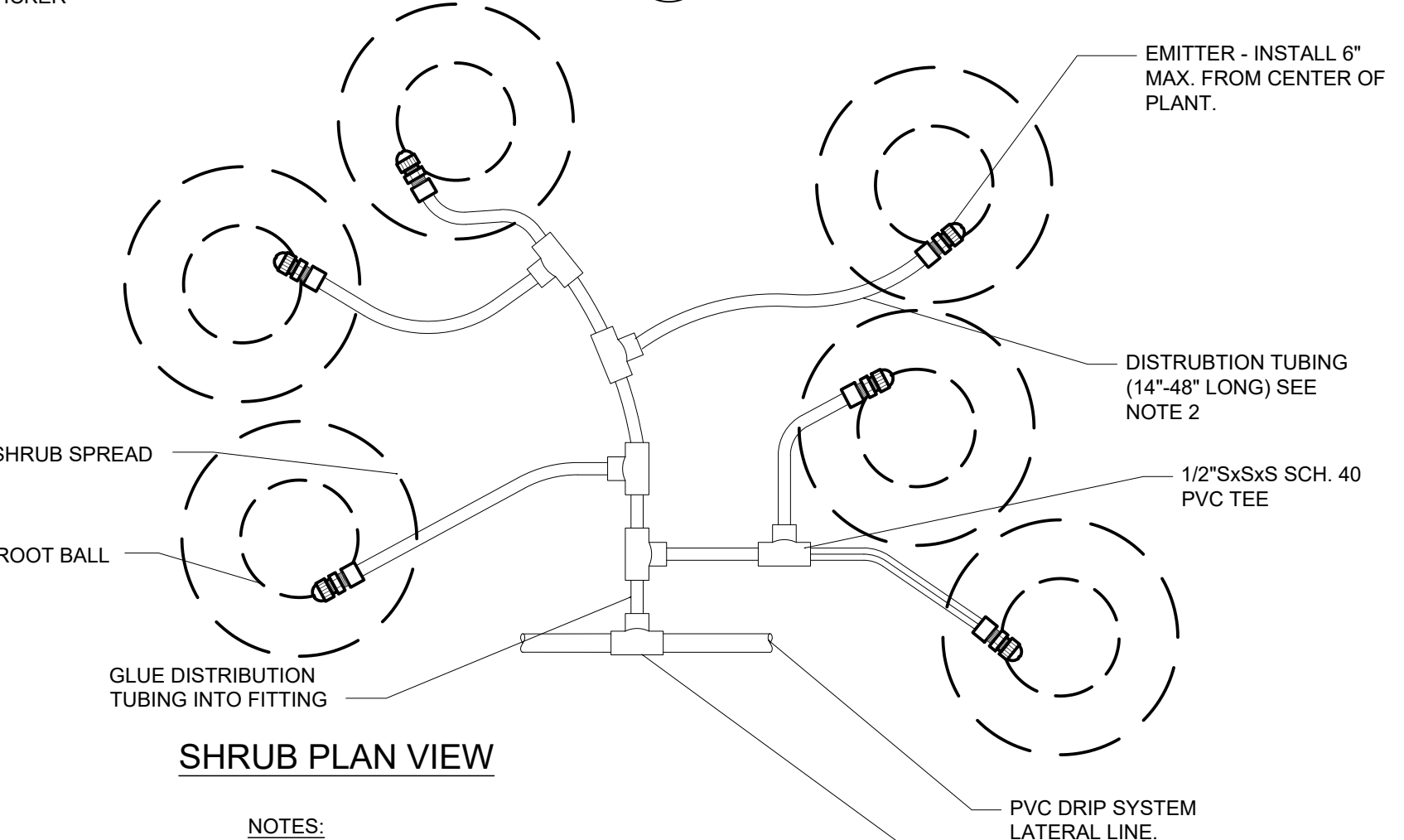
C PVC TO IN-LINE EMITTER
NO SCALE
NOTE:
1. USE AT TREE RINGS AND AS CONNECTION FROM SUPPLY AND EXHAUST HEADERS.
2. DO NOT EXCEED (3) GPM FLOW THROUGH SINGLE CONNECTION.



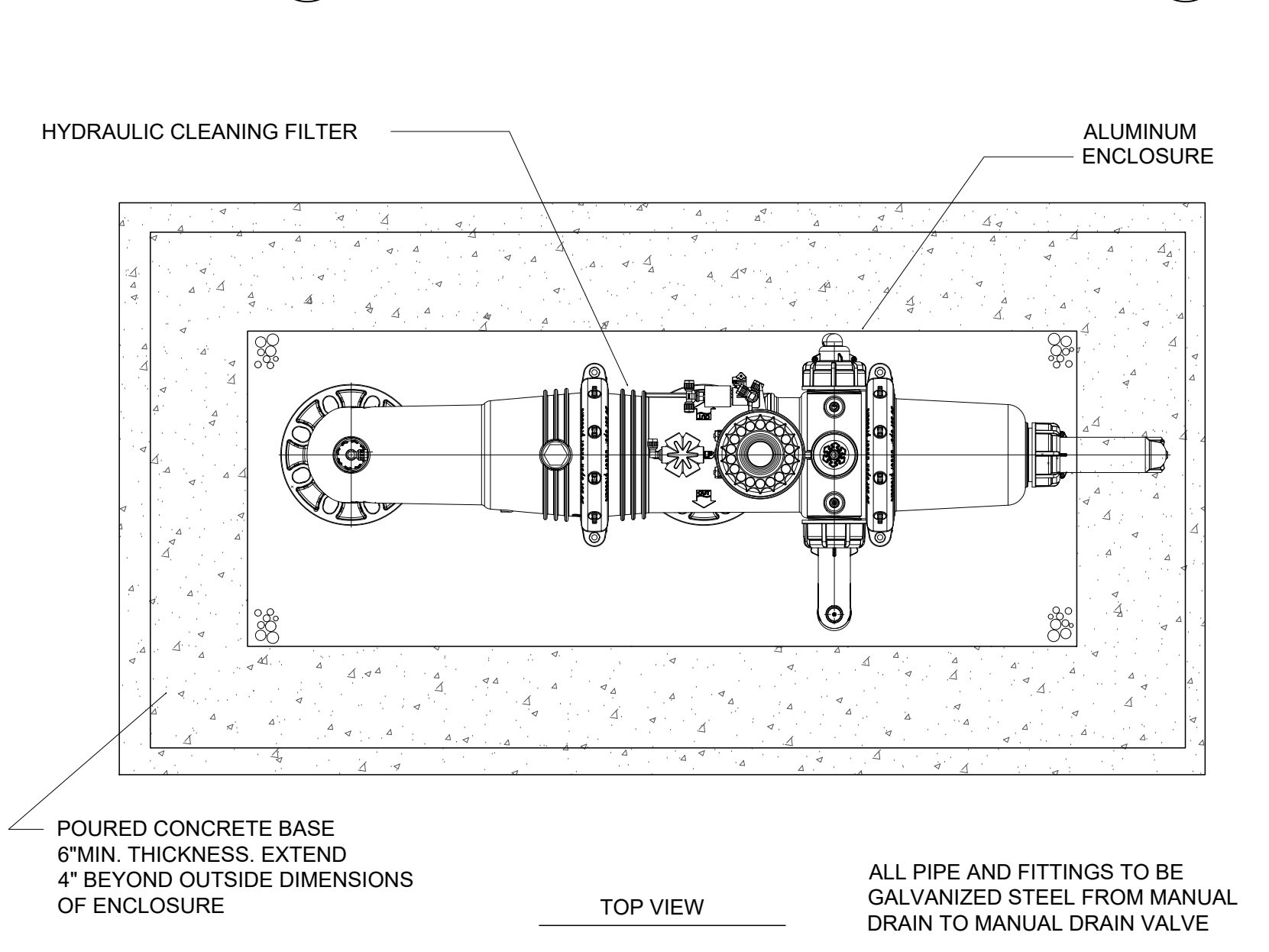
D IN-LINE DRIP FLUSH VALVE
NO SCALE
NOTE:
INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE



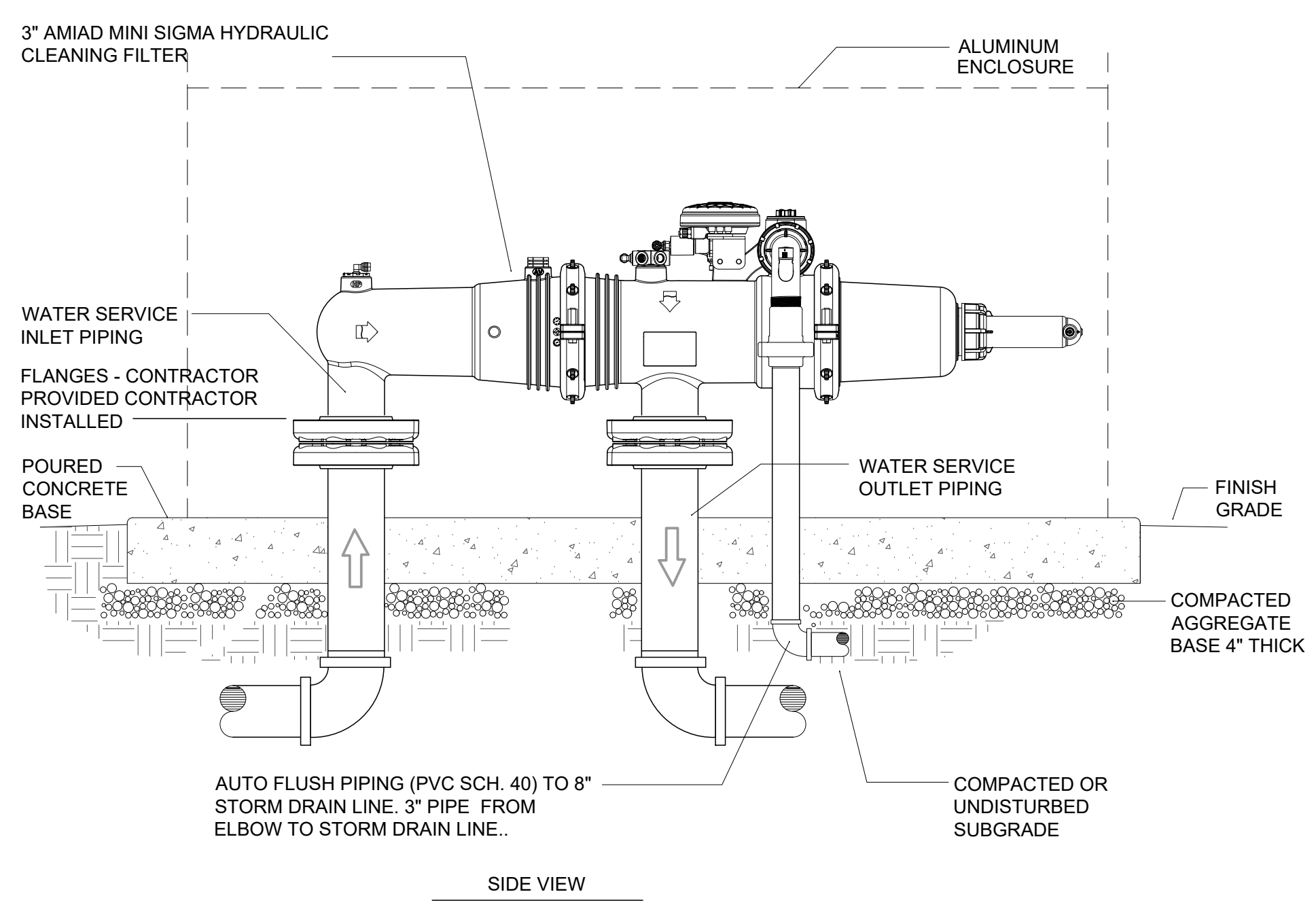
E DRIP EMITTER
NO SCALE



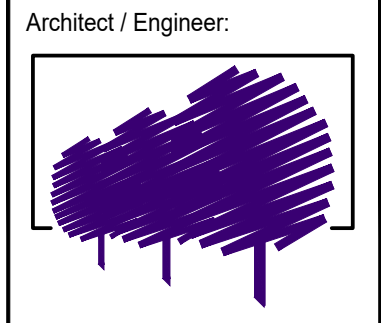
F TYPICAL DRIP EMITTER PLAN
NO SCALE
NOTES:
1. INSTALL (6) MAX EMITTERS PER PVC CONNECTION
2. INSTALL DISTRIBUTION TUBING 12\"/>



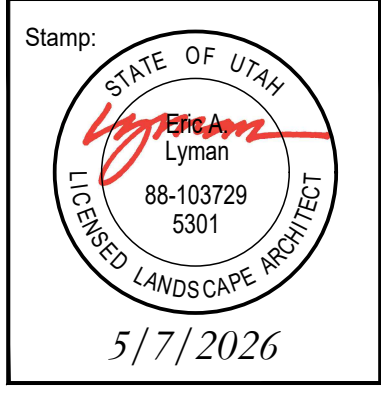
G FILTER ASSEMBLY - AUTOMATIC
NO SCALE



H FILTER ASSEMBLY - AUTOMATIC
NO SCALE



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AMERICAN FORK TABERNACLE
LANDSCAPE IMPROVEMENTS
110 E. MAIN STREET
AMERICAN FORK, UTAH

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

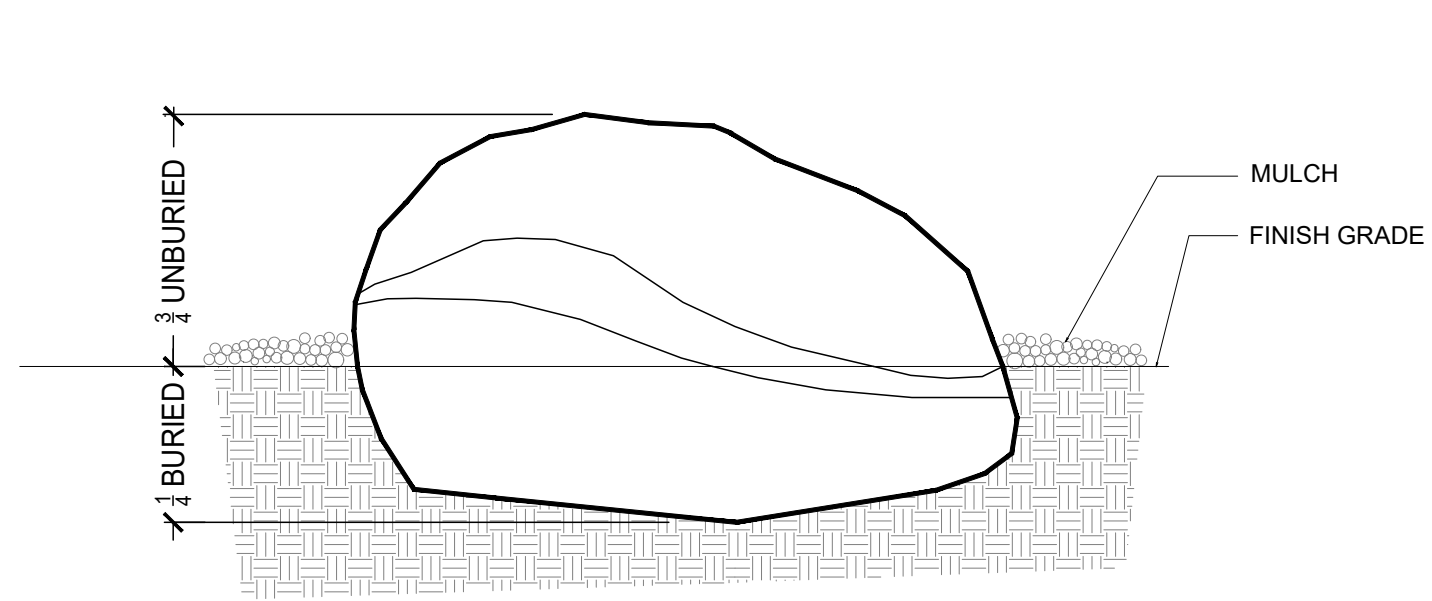
Mark	Date (d.m.y)	Description

Project Number:
504987324010101
Plan Series:

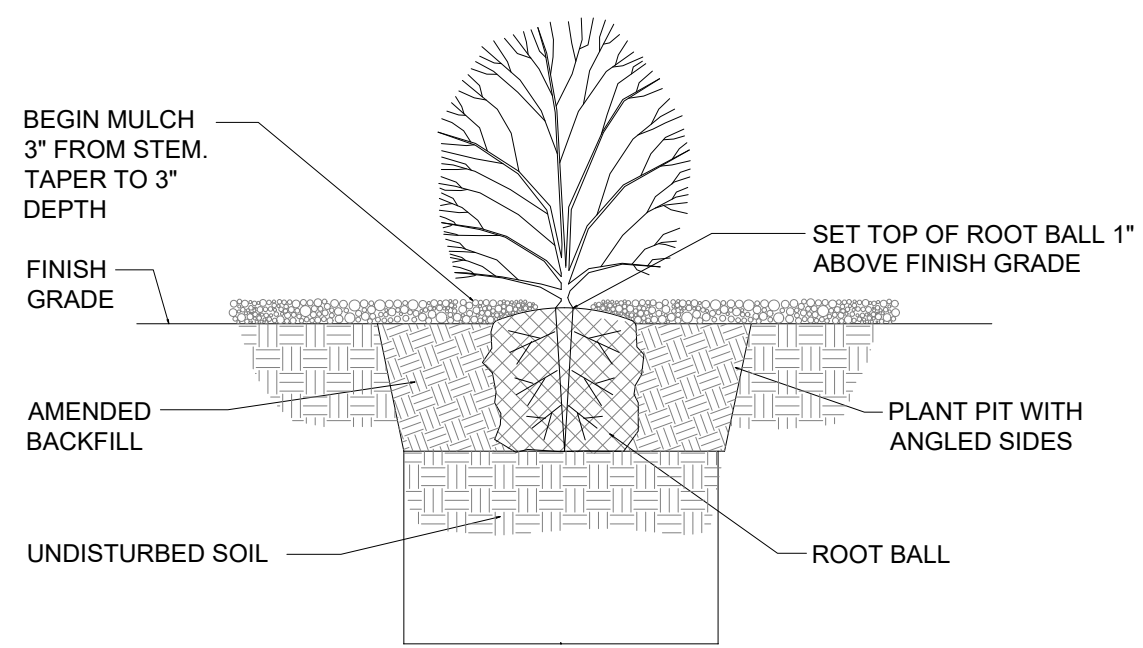
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Sheet Title:
**IRRIGATION
DETAILS**

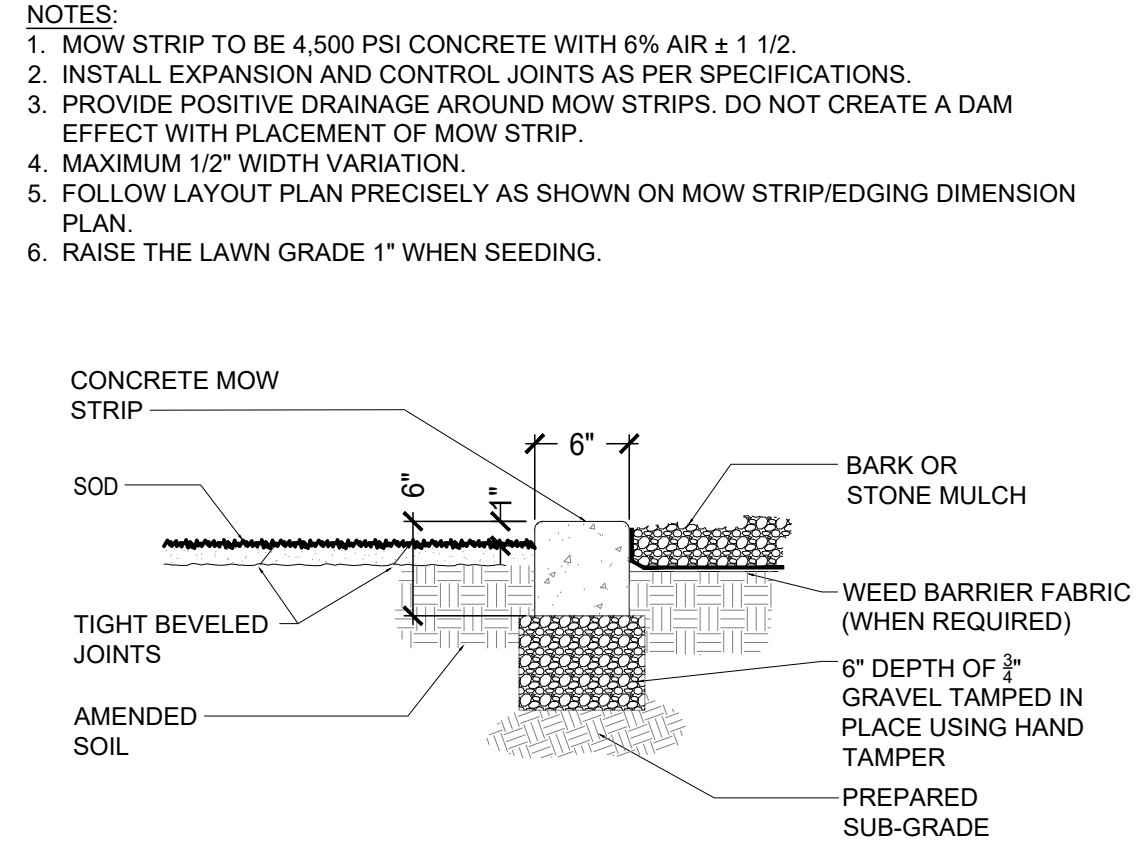
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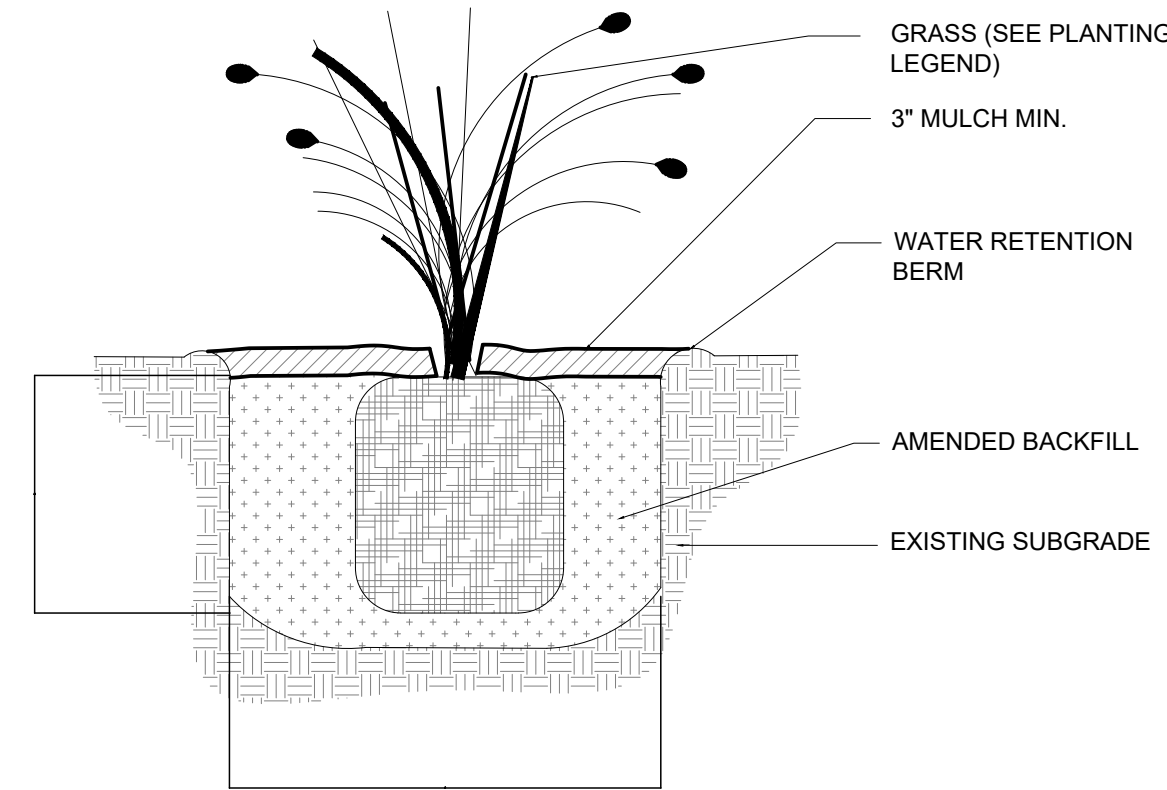
A BOULDER PLACEMENT DETAIL
NOT TO SCALE



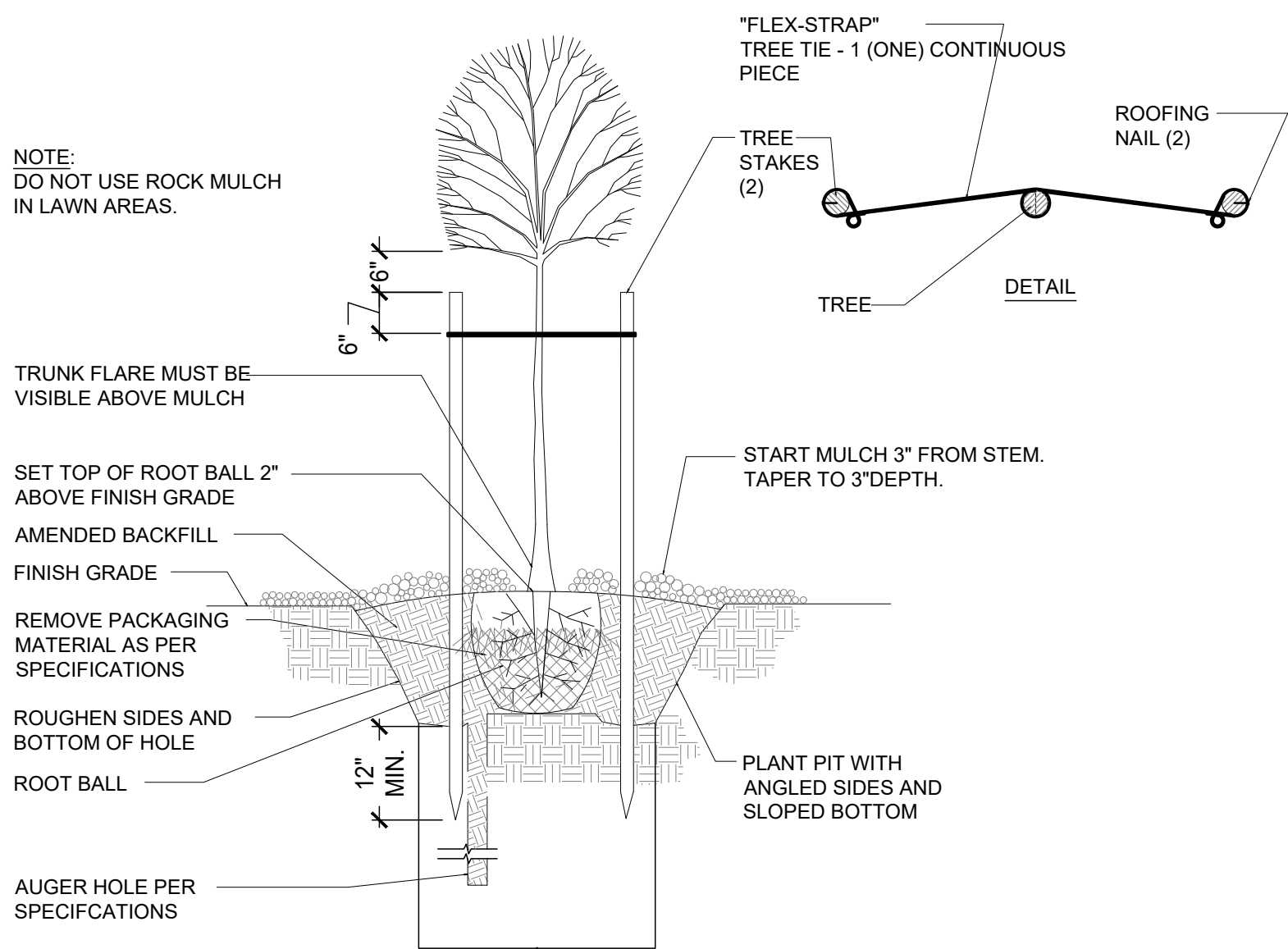
B SHRUB PLANTING DETAIL
NOT TO SCALE



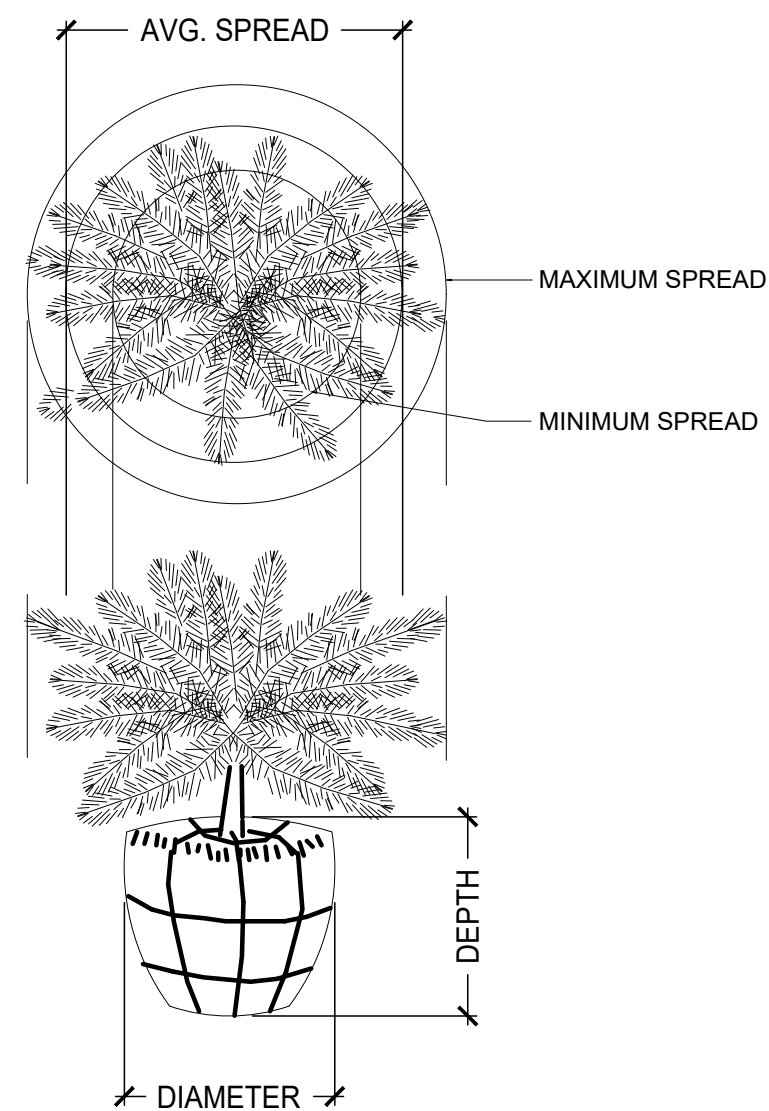
C CONCRETE MOW STRIP
NOT TO SCALE



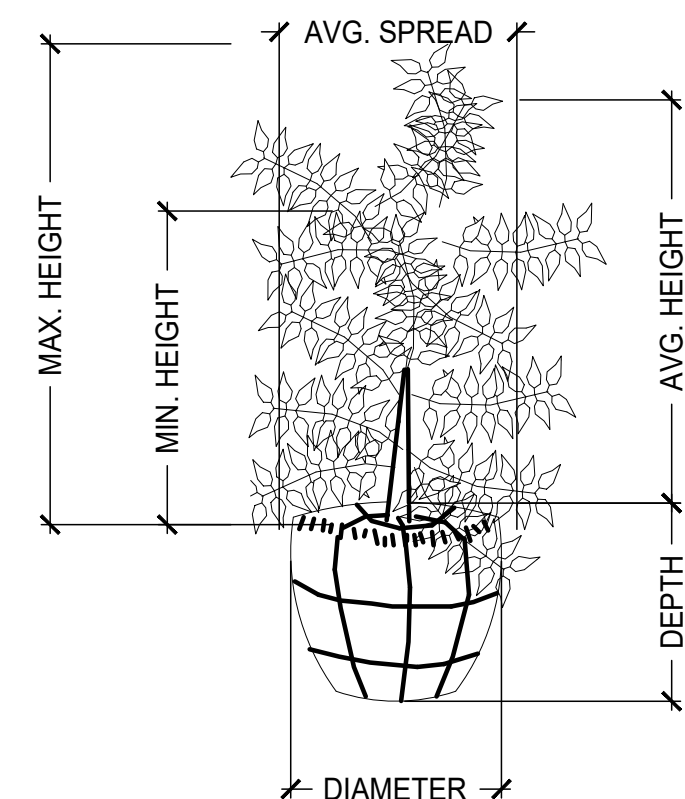
D ORNAMENTAL GRASSES PLANTING
NOT TO SCALE



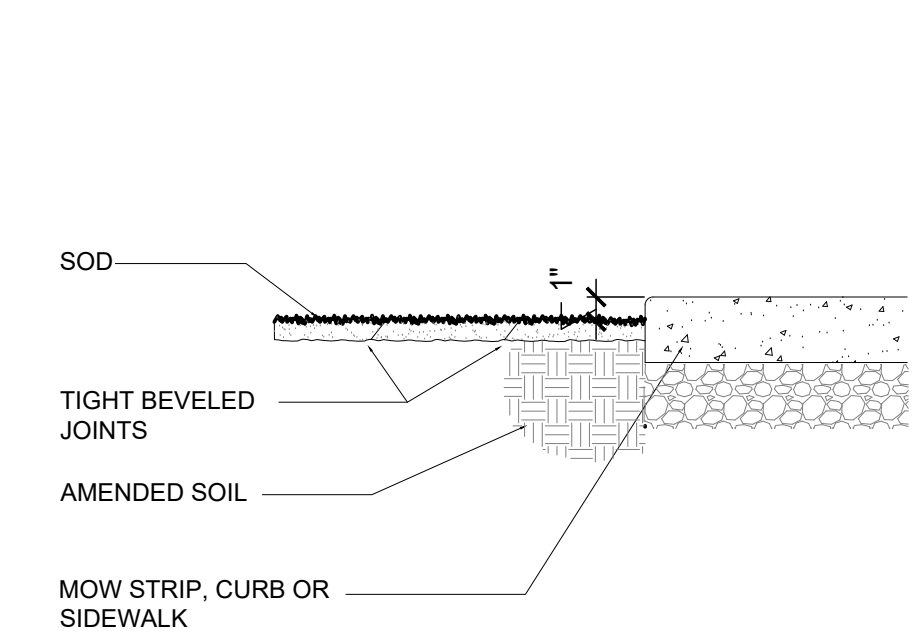
E TREE PLANTING AND STAKING
NOT TO SCALE



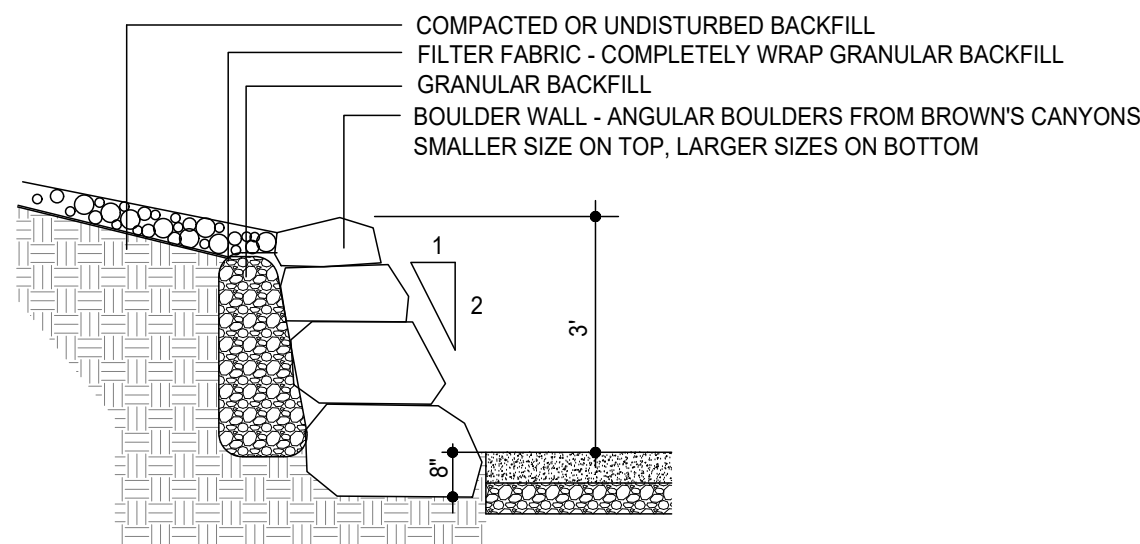
F TYPICAL MEASUREMENT PROSTRATE TYPE PLANTS
NOT TO SCALE



G TYPICAL MEASUREMENT BROAD UPRIGHT TYPE
NOT TO SCALE

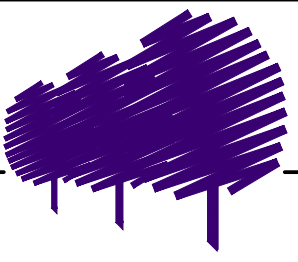


H SOD INSTALLATION
NOT TO SCALE



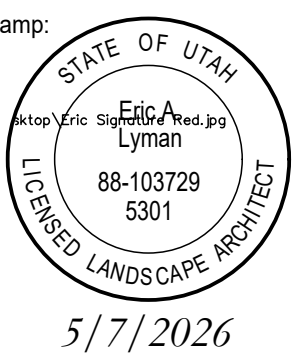
J 3' BOULDER RETAINING WALL
NOT TO SCALE

Architect / Engineer:



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Project for:
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Mark	Date (M/D/Y)	Description
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Project Number:
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Plan Series:

Property Number:

Sheet Title:
**LANDSCAPE
DETAILS**

Sheet:
L503