

APPROVED MINUTES
08.31.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

August 31st, 2026

The American Fork City Development Review Committee met in a regular session on August 31st, 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:

Justin Peng	Planner
Cody Opperman	Senior Planner
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant
Robert Burkhill	Project Engineer

Others Present: Ryan Homer, Trever Nicoll, Joanna Graham, Aaron Oesterle

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

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COMMON CONSENT AGENDA

Minutes of the August 3rd, 2026, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Preliminary Plat, known as Timpview Logistics Center, located at approximately 41 W 1500 S, American Fork City. The Preliminary Plat consists of 21.53 acres and is in the PI-1 Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Preliminary Plat to develop an office/warehouse development. The project looks to create two lots within the area that is divided by a roadway called Divided Sky Road. Each lot is proposed to have an office/warehouse establishment; one building is about 168,698 s.f., and the other building is about 115,302 s.f. This is the first application for the development project. After the Preliminary Plat, a Final Plat and Commercial Site Plan are to be submitted. There are some conditions of approval for this project involving landscaping adjustments.

Patrick O'Brien mentioned that the name of the road may require approval by the City Council.

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The applicant, Trever Nicoll, noted that he was not sure who chose the name, and he is fine with the Council approving or changing it.

Patrick O'Brien moved to approve the proposed Preliminary Plat, located at approximately 41 W 1500 S, American Fork City, in the PI-1 Zone, as the application meets the requirements of Section 17.7.202-206 and Section 17.7.701, subject to any conditions found in the staff report.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- b. Review and recommendation on an application for a Commercial Site Plan, known as, National GMC Addition, located at 629 E 1000 S, American Fork City. The Commercial Site Plan consists of 4.71 acres and is in the GC-2 Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for a Commercial Site Plan to provide an expansion to the existing National GMC Car Dealership. The expansion entails brand new additions to the existing building, a new parking layout, and a relocation of an existing access.

The scope of work for the project required a full commercial site plan application for the improvement of the entire site. The Development Review Committee Board is the recommending body, and the Planning Commission is the determining body for this application.

For the Site Plan, the applicant is looking to see if the width of the landscaped strip for the perimeter parking, on the north side of the property, can be modified from the 6' by the Planning Commission during Site Plan determination. Section 17.5.121 (G)(2)(a) indicates:

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- "The minimum dimension allowed for the parking lot perimeter landscape strip is six feet unless adjacent to a public right-of-way where a minimum of fourteen feet is required. The width of a landscape strip can be modified by the planning commission, provided a finding that the intent of this section is met." This is indicated in Section 17.5.121 (G)(2)(a)."

Aaron Brems asked about the code requirements and where the requested landscaping modification would be located.

Patrick O'Brien explained that the reduction request is for the side of the property where a wall separates this property and I-15.

Aaron Brems moved to recommend approval for the proposed Commercial Site Plan, located at 629 E 1000 S, American Fork City, in the GC-2 Zone, as the Commercial Site Plan meets the requirements of Section 17.6.101 and Section 17.7.601, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- c. Review and action on an application for a Final Plat, known as Meadowbrook TOD Phase 4 Final Plat (Residential), located at approximately 800 W 620 S, American Fork City. The Final Plat will be on approximately 6.9 acres and will be in the Transit Oriented Development (TOD) Zone.**

Cody Opperman reviewed the background information for action item letter c: The applicant has applied for a Final Plat to develop a Residential Subdivision within the TOD Zone of the City. The project looks to provide 122 townhomes to the Meadowbrook Development. Phase 4 is the last phase of development for the overall townhome projects within the Meadowbrook area. As

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they provide 122 additional townhomes to the area, the overall project has provided a total of 362 homes to American Fork City.

Sam Kelly moved to approve the proposed Final Plat, located at approximately 800 W 600 S, American Fork City, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- d. Review and action on an application for an Amended Commercial Site Plan, known as Walmart EV Charging Stations, located at approximately 949 W Grassland Drive, American Fork City. The Amended Commercial Site Plan consists of approximately 22 acres and is in the Planned Shopping Center Zone (SC-1).**

Cody Opperman reviewed the background information for action item letter d: The applicant has applied for an Amended Commercial Site Plan to develop EV charging stations on a portion of the existing Walmart parking lot. The project looks to install four EV chargers on the site and will utilize 8 parking spaces.

Patrick O'Brien moved to approve the proposed Amended Commercial Site Plan, located at approximately 949 W Grassland Drive, American Fork City, in the SC-1 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101 and Section 17.7.602, subject to any conditions found in the staff report.

Aaron Brems seconded the motion

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Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Aaron Brems motioned to adjourn the meeting.

Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 9:17 AM



Angie McKee

Administrative Assistant I

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