



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
October 5, 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 October 5, 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 August 31, 2026, Development Review Committee minutes.
- b. Approval of the September 21, 2026, Development Review Committee minutes.

4. Public Hearings (Public Hearings is that class of DRC action that requires further discussion on some Amended Final Plats. Public Hearing items will have the chance for the public to speak upon.)

- a. Public hearing on an application for an Amended Final Plat, known as Walnut Court Plat C, located at approximately 357 W 400 N, American Fork City. The Amended Final Plat consists of 0.55 acres and is in the R2-7500 Zone.
- b. Public hearing on an application for an Amended Final Plat, known as Walnut Court Plat D, located at approximately 389 N Walnut Court, American Fork City. The Amended Final Plat consists of 0.173 acres and is in the R2-7500 Zone.
- c. Public hearing on an application for an Amended Final Plat, known as Utah Valley Business Park Plat G, located at approximately 714 S 600 E, American Fork City. The Amended Final Plat consists of approximately 3.13 acres and is in the GC-2 Zone.

5. Adjournment

Dated this 1st day of October 2026

Patrick O'Brien

Development Services Director

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



NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the American Fork City Development Review Committee will hold a Public Hearing on October 5, 2026, in the Public Works building, located at 275 East 200 North, commencing at 9:00 AM.

The public and each affected entity is invited to provide information and comment for American Fork City to consider in the process of the proposed items.

- **Notice of public hearing on an amended plat for Walnut Court Plat C.**
 - Public hearing on an application for an Amended Final Plat, known as Walnut Court Plat C, located at approximately 357 W 400 N, American Fork City. The Amended Final Plat consists of 0.55 acres and is in the R2-7500 Zone.
 - Description: The applicant is proposing to create new property lines for the two-family dwellings on each of the lots.
- **Notice of public hearing on an amended plat for Walnut Court Plat D**
 - Public hearing on an application for an Amended Final Plat, known as Walnut Court Plat D, located at approximately 389 N Walnut Court, American Fork City. The Amended Final Plat consists of 0.173 acres and is in the R2-7500 Zone.
 - Description: The applicant is proposing to create new property lines for the single-family lot.
- **Notice of public hearing on an amended plat for Utah Valley Business Park Plat G**

- Public hearing on an application for an Amended Final Plat, known as Utah Valley Business Park Plat G, located at approximately 714 S 600 E, American Fork City. The Amended Final Plat consists of approximately 3.13 acres and is in the GC-2 Zone.
 - Description: The proposed Amended Final Plat looks to establish a new property line between lots 8 and 9 for future development.

Shortly before the public hearing, supporting documentation is posted on the city website at www.americanfork.gov or available by contacting the City Recorder at 801.763.3000.

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

APPROVED MINUTES

08.31.2026

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.

APPROVED MINUTES

08.31.2026

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:

APPROVED MINUTES

08.31.2026

- "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

APPROVED MINUTES

08.31.2026

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

APPROVED MINUTES

08.31.2026

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

APPROVED MINUTES

08.31.2026

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

UNAPPROVED MINUTES

09.21.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

September 21st, 2026

The American Fork City Development Review Committee met in a regular session on September 21st, 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
Carolyn Lloyd	Administrative Assistant II
Ben Hunter	City Engineer

Others Present:

Jim Clark – Woodside Homes

Sara Jenson – Carpenter Stringham Architects

REGULAR SESSION

Roll Call

Public Comment Opened

UNAPPROVED MINUTES

09.21.2026

No Comments

Public Comment Closed

COMMON CONSENT AGENDA

Minutes of the September 14th, 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 recommendation on an application for a Commercial Site Plan, known as Silver Fox Office, located at 52 N 350 W, American Fork City. The Commercial Site Plan consists of 0.3873 acres in the CC-2 Zone.**

Cody Opperman presented an application for a site plan for an office development located in the CC-2 zone. The project had previously gone through preliminary and final plat applications, and this application represents the final approval for the overall office building at the site. As a condition of approval, the applicant is required to address the remaining DRC staff comments, specifically by providing the building height and overall dimensions on the elevation plans. Cody noted that these dimensions were shown on a previous plan set but were missing from the current submittal. The previous plans identified a maximum building height of 15 feet. If the proposed building exceeds the 15-foot maximum height, the applicant would need to return with preliminary and final plat applications to modify the approved building dimensions. Cody stated that the application meets the requirements of Sections 17.6.101 and 17.4.403 and reviewed the

UNAPPROVED MINUTES

09.21.2026

property's general commercial land use designation and CC-2 zoning. He concluded by stating that he was available to answer any questions.

Patrick O'Brien noted that the submitted plans did not include building elevations.

Cody Opperman clarified that if the building height exceeds the previously approved 15 feet, the applicant would need to adjust the building's overall location because the building height affects the required setbacks in the CC-2 zone. Cody explained that the building is currently positioned at the 15-foot setback from the adjacent residential zone, so any increase in height could require additional setback and a revised site plan.

Patrick O'Brien indicated that the available space and other required setbacks would also need to be considered.

Patrick O'Brien recommended adding a condition of approval requiring the applicant to provide building elevations and dimensions as part of the approved plan set. He stated that having the specific dimensions documented would provide the committee with clarity regarding the proposed building rather than simply allowing a maximum height of 15 feet.

Sam Kelly indicated that the City has previously experienced issues with building heights and elevations and recommended ensuring that the building heights are clearly shown on the approved plans.

Patrick O'Brien and Sam Kelly discussed tabling the motion until the building elevations and dimensions are included in the approved plan set.

Patrick moved to table action for the proposed commercial site plan located at 52 North 350 West in the Central Commercial CC-2 zone and instruct staff and the developer to provide dimensions related to the elevations and to address the outstanding comments prior to resubmitting a final plan set.

Sam Kelly seconded the motion

Voting was as follows:

UNAPPROVED MINUTES

09.21.2026

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion was tabled

Patrick O'Brien noted that building elevations and plans should be carefully reviewed, moving forward to ensure sufficient dimensions are provided.

- b. Review and action on an application for a Final Plat, known as Monument Health, located at 350 E 300 N, American Fork City. The Final Plat consists of 4.865 acres and is in the PO-1 Zone.**

Cody Opperman explained that Monument Health had previously received approval for a preliminary plat and was now before the DRC for the final plat application. The applicant is proposing improvements to the site, including revisions to the parking layout and site ingress and egress, as well as interior building renovations. Cody identified several conditions that need to be addressed, including correcting numbering errors and duplicate stamps, adding a bioskirt to the pretreatment area, adding missing BMPs for erosion control, and correcting dimensions. He then asked Ben whether any of these items could be addressed at the site plan level, which Ben Hunter confirmed they could.

Cody Opperman continued to explain that the outstanding conditions could be addressed through the site plan application associated with the applicant's next and final application. He stated that the final plat meets the requirements of Sections 17.7.207 through 17.7.211. Cody then reviewed the project's aerial view, noting that the property has a professional office land use designation and is zoned PO-1, and referenced the plat and other drawings submitted with the application.

Ben Hunter indicated that the outstanding items were minor and could be addressed through the site plan. He noted that they primarily involved correcting numbers and adding a missing curb-spacing dimension, and that nothing was considered critical.

Matt Sacco stated that the previous issues with the northwest access had been resolved. He also indicated that there had been some questions regarding the port cochere and its height, but he

UNAPPROVED MINUTES

09.21.2026

believed the issue would be acceptable. He noted that this was the primary item the group had been discussing.

Aaron Brems moved to approve the proposed Final Plat located at 350 East 300 North, American Fork City, in the PO-1 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

- c. Review and action on an application for a Final Plat, known as Meadowbrook TOD Phase 4, located at approximately 800 W 600 S, American Fork City. The Final Plat consists of 6.98 acres and is in the TOD Zone.**

Cody Opperman explained that the final plat would provide approximately 122 townhomes as part of the overall project. Phase 4 will be the final phase of the townhome development, bringing the total project to approximately 362 homes within American Fork City. Cody stated that there were no conditions of approval for the application. He explained that the application was returning for final approval because the County had previously requested clarification and cleanup of several items, which have since been addressed and incorporated into the current submittal.

Ben Hunter explained that the County had requested corrections to some dimensions that were mathematically inaccurate. He noted that the corrections did not change the layout of the project, but only corrected the numerical dimensions shown on the plans. He also stated that the plans were updated to identify all private roads being dedicated to the HOA as common areas.

Cody Opperman stated that the application meets the requirements of Sections 17.4.608 and 17.8.207. He then reviewed the overall aerial map of the proposed project, noting that the property has a transit-oriented development (TOD) land use designation and is zoned TOD. Cody also reviewed the overall plat associated with the application.

UNAPPROVED MINUTES

09.21.2026

Staff and the applicant Jim Clark reviewed on-street parking availability throughout the development, noting that most alleys and narrower streets would not allow parking. Staff discussed the requirement that roads less than 32 feet wide cannot accommodate parking on both sides because of fire apparatus access. It was confirmed that the wider streets, including 560 South and 800, are the primary locations where on-street parking could be allowed, while the private interior roads and alleys would have no parking. Staff also discussed ensuring that appropriate no-parking signage is provided along the alleys and reviewed the garage-only parking requirements. The group agreed that the parking and access concerns had been addressed.

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.

Aaron Brems seconded the motion

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.

UNAPPROVED MINUTES

09.21.2026

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

Carolyn Lloyd

Administrative Assistant II

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

Agenda Topic

Public hearing on an application for an Amended Final Plat, known as Walnut Court Plat C, located at approximately 357 W 400 N, American Fork City. The Amended Final Plat consists of 0.55 acres and is in the R2-7500 Zone.

Background

The applicant has applied for an Amended Final Plat application. The applicant is proposing to create new property lines for the two-family dwellings on each of the lots. They are proposing to reconfigure property lines and provide new property lines down the common walls of the existing two-family dwellings on the existing lots.

Project Map



Agenda Topic

Public hearing on an application for an Amended Final Plat, known as Walnut Court Plat D, located at approximately 389 N Walnut Court, American Fork City. The Amended Final Plat consists of 0.173 acres and is in the R2-7500 Zone.

Background

The applicant has applied for a Amended Final Plat Application. The applicant is proposing to create new property lines for the existing single-family home on the existing single-family lot.

Project Map



Agenda Topic

Public hearing on an application for an Amended Final Plat, known as Utah Valley Business Park Plat G, located at approximately 714 S 600 E, American Fork City. The Amended Final Plat consists of approximately 3.13 acres and is in the GC-2 Zone.

Background

The applicant has applied for an Amended Final Plat Application. The proposed project looks to establish a new property line between Lot 8 and 9 for future development. They are proposing to shift the property line southeast to make Lot 8 larger than it was in its original recorded plat.

Project Map

