

APPROVED 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

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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

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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:

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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

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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.

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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.

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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.