

APPROVED MINUTES

12.09.2024

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION
DECEMBER 9th, 2024

The American Fork City Development Review Committee met in a regular session on December 9th, 2024, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Public Works Director: Sam Kelly

Battalion Chief: Justin Whatcott

Staff Present:

Cody Opperman	Engineer
Travis Van Ekelburg	Senior Planner
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Will Jones, Susie Hunter

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the December 2nd, 2024, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

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Justin Whatcott seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

ACTION ITEMS

- a. Review and recommendation on an application for a Final Plat, known as Bridges at Fox Hollow Plat A, located at approximately 1040 N 350 E, American Fork City. The Final Plat will be on approximately 4.01 acres and will be in the Planned Residential (PR-3.0) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Final Plat to develop an 11-lot subdivision near Art Dye Park and the Golf Course. The Bridges at Fox Hollow Plat "A" is part of a multi-phased approach to develop single family homes within the area. Plat "A" is the beginning phase of the project, which consists of most of the Conservation Subdivision portion of the project. It's important to note that the PR-3.0 Zone allows for some flexibility regarding the type of subdivision projects that are provided within the zone. That is where you get the Conservation Subdivision project that Bridges at Fox Hollow Plat "A" is providing here, but you may also get a Flexible Lot Project, or Low Density Attached Housing Project. All three subdivision projects would equate to a maximum of three (3) dwelling units to the acre, but provides different lot square footages, open space requirements, structure requirements, etc.

Additionally, Bridges at Fox Hollow Plat "A" follows the requirements of the City's Bike and Pedestrian Plan by creating a Shared Use Path that runs through the common area of the development. The Shared Use Path provided through the common area is to be utilized as a public trail, rather than a private trail, to facilitate the requirement that the Bike and Pedestrian Plan presents. As these 11 lots are in the Conservation Subdivision, they are the ones that will have the variance of the 5' side setbacks that was previously brought forth to the Planning Commission and the City Council, both of whom provided approvals for. Conditions of approval

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consist of getting the development agreement signed. The applicants Will Jones and Susie Hunter mentioned they are looking forward to getting a signature so they can move forward.

Patrick O'Brien moved to recommend approval for the proposed Final Plat, located at approximately 1040 N 350 E, American Fork City, in the PR-3.0 Zone, subject to any conditions found in the staff report and subject to a 6-foot Vinyl fence around the property unless another option is agreed upon.

Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

- b. Review and action on an application for an Amended Final Plat, known as Harbor Village Slough Subdivision, located at approximately 245 W 700 S. American Fork City, UT 84003. The Amended Final Plat will be on approximately 0.65 acres and will be in the Planned Residential (PR-3.0) Zone**

Travis Van Ekelenburg reviewed the background information for action item letter b: The staff has initiated an Amended Final Plat to modify existing city owned parcels.

Justin Whatcott moved to approve the proposed Amended Final Plat, located at approximately 245 W 700 S, American Fork City, UT 84003, in the PR-3.0 zone, subject to any conditions found in the staff report.

Sam Kelly seconded the motion.

Voting was as follows:

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Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

Other Business

Cody Opperman mentioned there are a few AT&T upgrades that should be coming through soon.

Adjournment

Sam Kelly motioned to adjourn the meeting.

Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

Meeting adjourned at 10:08 AM

Angie McKee

Administrative Assistant I



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

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