

APPROVED MINUTES
03.24.2025

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION
March 24th, 2025

The American Fork City Development Review Committee met in a regular session on March 24th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 8:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Public Works Director: Sam Kelly

Fire Chief: Aaron Brems

Staff Present:

Ben Hunter	City Engineer
Cody Opperman	Planner II
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Steve Phelon, Kevin Phelon

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the March 17th, 2025, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

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Sam Kelly 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 Final Plat, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Final Plat will be on approximately 11.44 acres and will be in the Industrial (I-1) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Final Plat for the creation of two (2) lots in the I-1 zone:

Lot 1 – Area = 6.14 acres (309,398 sq ft)

Lot 2 – Area = 4.34 acres (189,056 sq ft)

The applicant owns the subject properties and additional parcels that lead into the Shoreline Protection area of Utah Lake. These parcels were part of a larger piece of land that was sectioned off to private owners via Warranty Deeds and Special Warranty Deeds used as land contracts that were recorded with Utah County starting in the mid 1950's.

Stephen Phelon asked why the triangular portion of his property is now being left out, as he believes he already has approval from the Planning Commission and City Council from a couple of years ago. Patrick O'Brien informed him that he was not aware of this issue, but they can only proceed with the plat as is shown in this submittal.

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Sam Kelly to approve the proposed Final Plat, located at approximately 1700 S 400 E, American Fork City, in the Industrial (I-1) 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

- b. Review and recommendation on an application for a Commercial Site Plan, known as Ken Garff Truck Center – EV Charging Stations, located at approximately 581 E 1100 S, American Fork City. The Commercial Site Plan will be on approximately 7.5 acres and will be in the Planned Commercial (GC-2) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Commercial Site Plan to develop a to incorporate Electric Vehicle Charging Stations for the overall site. This site is an existing automobile sales establishment, and they are looking to include EV Stations for their electric vehicles.

Sam Kelly moved to recommend approval for the proposed Commercial Site Plan, located at approximately 581 E 1100 S, American Fork City, UT 84003, in the Planned Commercial (GC-2) Zone, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion.

Voting was as follows:

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Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

There was no other business to discuss at this time.

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 10:11 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.