

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

March 31st, 2025

The American Fork City Development Review Committee met in a regular session on March 31st, 2025, 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

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: Jim Clark, David Pratt, Robert Valerio, Catherine Valerio, John Valerio, Will Jones

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the March 24th, 2025, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

APPROVED MINUTES

03.31.2025

Patrick O'Brien seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

PUBLIC HEARING

- a. Review and action for an application for an Amended Final Plat, known as Karen Dell Plat "B", located at approximately 190 N 300 E, American Fork City. The Amended Final Plat will be for approximately .37 acres and will be in the Residential (R4-7500) Zone.**

Opened Public Hearing

Catherine Valerio asked if staff could show a map to verify the property they are speaking of. Cody Opperman pulled up the Land use map, the zoning map, and the ariel map to help him explain to the citizens present, that behind the properties located at 322 East 200 North and 334 East 200 North, American Fork, there is a tiny sliver of land that is still part of the original Karen Dell Plat A Subdivision. Mr. Opperman further explained that the applicant is required to come through this amendment process in order to vacate that little sliver of land.

John Valerio asked if this was on the south side of him, and Cody Opperman confirmed. David Pratt asked if this was going to change the property lines, because he is concerned that they are going to re-do the fence line, and Cody Opperman informed him that the new lot line would follow the current fence. David Pratt also wanted to note that he believes 196 North 300 East is a historical property.

John Valerio stated his concern that this change is going to force the current residents into the new property owners' vision, and decor, and wants to insure the property owner keeps his changes on his land only. Mr. Valerio also noted that he is not happy that the city came in and replaced the sidewalk up to his property but did not repair the sidewalk in front of his families' homes.

APPROVED MINUTES

03.31.2025

Closed Public Hearing

ACTION ITEMS

- a. **Review and action for an application for an Amended Final Plat, known as Karen Dell Plat “B”, located at approximately 190 N 300 E, American Fork City. The Amended Final Plat will be for approximately .37 acres and will be in the Residential (R4-7500) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Final Plat to vacate a portion of property from the original Karen Dell Plat A Subdivision Plat. There is a small 10’ x 48’ piece of parcel that has called for an amended final plat for the property owner. They intend to consolidate the 10’ x 48’ parcel with the property at 190 N 300 E in a subdivision plat, but this was the first step of the process. With the Amendment to the original Karen Dell Plat A Subdivision Plat, there will be two lots shown on the amended plat. Those two properties are being kept to what their current boundary lines are and there will be no alterations to their current property lines.

Patrick O’Brien moved to approve the proposed Amended Final Plat, located at approximately 190 N 300 E, American Fork City, in the Residential (R4-7500) 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

APPROVED MINUTES

03.31.2025

The motion passed

- b. Review and action on an application for a Final Plat, known as Coddington Subdivision Plat “A”, located at approximately 196 N 300 E, American Fork City. The Final Plat will be for approximately .18 acres and will be in the Residential (R4-7500) Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for a Final Plat to develop a 1 lot subdivision. The project looks to consolidate two parcels into one lot. This one lot subdivision is following the Amended Final Plat for the Karen Dell Plat “B” Subdivision as there was a 10’x48’ that needed to be vacated from the original Karen Dell Plat A Subdivision prior to this consolidation.

Sam Kelly moved to approve the proposed Final Plat, located at approximately 196 N 300 E, American Fork City, in the Residential (R4-7500) 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 PH 3 Plat “D” (Amendment #1), located at approximately 780 W 500 S, American Fork City. The Final Plat will be for approximately 5.70 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 96-unit subdivision down in the TOD area. This final plat

APPROVED MINUTES

03.31.2025

has recently been approved, but the applicant had wanted to change some architectural standards for their buildings. Due to the change of architectural standards the applicant needed to submit for a new final plat as it resulted in some lot dimensions changing for some of the units. Patrick O'Brien noted that the plat has not been recorded pending approval of this change.

Patrick O'Brien moved to recommend approval for the proposed Final Plat, located at approximately 780 W 500 S, American Fork City, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report.

Sam Kelly 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 a Final Plat, known as Bridges at Fox Hollow Plat "C", located at approximately 1040 N 400 E, American Fork City. The Final Plat will be in the Planned Residential (PR-3.0) Zone.**

Cody Opperman reviewed the background information for action item letter c: The applicant is requesting Final Plat approval for Phase 3 in a multi-phase development. Phase 3 consists of 9 lots ranging in sizes from .24 acres to .65 acres. The project is a part of an overall phasing plan for Bridges at Fox Hollow which is linked to an already approved development agreement which has other development requirements which the developer must adhere to.

Patrick O'Brien moved to recommend approval for the proposed Final Plat, located at approximately 1040 N 400 E, American Fork City in the Planned Residential (PR-3.0) Zone subject to all conditions found in the staff report.

Aaron Brems seconded the motion.

Voting was as follows:

APPROVED MINUTES

03.31.2025

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 10:22 AM



Angie McKee

Administrative Assistant I

APPROVED MINUTES

03.31.2025

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