

## APPROVED MINUTES

04.28.2025

**AMERICAN FORK CITY**  
**DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION**  
**April 28th, 2025**

The American Fork City Development Review Committee met in a regular session on April 28th, 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:

Robert Burkhill      Engineer

Cody Opperman Planner II

Angie McKee Administrative Assistant I

Mat Sacco Fire Marshall

### Others Present: Jim Clark

## REGULAR SESSION

## Roll Call

## COMMON CONSENT AGENDA

Minutes of the April 21st, 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:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>

**The motion passed**

**ACTION ITEMS**

- a. **Review and action on an application for a Preliminary Plan, known as Mitchell Farms Plat E, located at approximately 950 N 780 W, American Fork City. The Preliminary Plan will be for approximately 6.97 acres and will be in the Residential (R1-12000) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Preliminary Plat to develop a 15-lot subdivision. The project is within the R1-12000 Zone, which would require a minimum of 12,000 s.f. lots that have a 100' lot width at minimum setback and 100' lot depth. These lots will be for detached single-family homes. The developer has provided a fencing plan for the development as well and will be connecting into Hunter Park.

**Patrick O'Brien moved to approve the proposed Preliminary Plat, located at located at approximately 950 N 780 W, American Fork City, in the Residential (R1-12000) Zone, subject to any conditions found in the staff report.**

**Arron Brems seconded the motion.**

**Voting was as follows:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>

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### **The motion passed**

- b. **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 b: The applicant has applied for a Final Plat to develop a 96-unit subdivision down in the TOD area. This final plat has recently been approved, but the applicant had wanted to change some architectural standards for their buildings. The Final Plat is coming back through the approval process to meet requirements for recording by Utah County.

**Sam Kelly motioned to approve 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.**

**Patrick O’Brien Seconded the motion.**

### **Voting was as follows:**

<b>Patrick O’Brien</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>

### **The motion passed**

### **Other Business**

There was no other business to discuss at this time.

### **Adjournment**

**Patrick O’Brien motioned to adjourn the meeting.**

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**Sam Kelly seconded the motion.**

**Voting was as follows:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>

**The motion passed**

Meeting adjourned at 10:07 AM



Angie McKee

Administrative Assistant I

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