

APPROVED MINUTES

06.16.2025

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

June 16th, 2025

The American Fork City Development Review Committee met in a regular session on June 16th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 8:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Robert Burkhill	Engineer
Annalisa Reed	Planner
Cody Opperman	Planner II
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Stephen Phelon, Kevon Phelon, Gary Maxwell

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the May 27th, 2025, Development Review Committee Regular Session.

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Patrick O'Brien motioned to approve the Common Consent agenda

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

PUBLIC HEARING

- a. **Review and action on an application for an Amended Final Plat, known as Lakeside Planned Industrial Park Plat “D”, located at approximately 1669 S 580 E, American Fork City. The Amended Final Plat will be for approximately 2.88 acres and will be in the Industrial (I-1) Zone.**

Opened Public Hearing

Closed Public Hearing

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Final Plat to accommodate additions to the existing oil refinery. The project looks to create space for new equipment by adjusting the lot line between the business's two parcels. There is currently a site plan in review associated with the same property. The site plan does not propose any changes that would drastically impact the approval of the amended plat.

Sam Kelly asked if TSSD would have access through lot 7.

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The applicant, Gary Maxwell, confirmed it has been discussed and while he is open to doing that, TSSD is waiting for approval from American Fork City to put their pipe down 1700 (South). If that is approved, they will work together to figure out the dimensions they want.

Sam Kelly moved to approve the proposed Amended Final Plat, located at 1669 S 580 E, American Fork City, in the (I-1) Industrial Zone, subject to any conditions found in the staff report.

Patrick O'Brien Seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	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
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

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Meeting adjourned at 8:06 AM



Angie McKee

Administrative Assistant I

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