



AMERICAN FORK CITY
AMENDED DEVELOPMENT REVIEW COMMITTEE
AGENDA

Regular Session

July 14, 2025

Monday 10:00 AM

American Fork City Public Works Building

275 East 200 North

American Fork City, UT 84003

<https://www.americanfork.gov/AgendaCenter>

Development Review Committee Members

Patrick O'Brien, Dev. Services Director

Sam Kelly, Public Works Director

Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on July 14, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The amended agenda shall be as follows:

1. **Regular Session**
 - a. Roll Call
2. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
 - a. Approval of the July 7, 2025, Development Review Committee minutes.
3. **Public Hearings** (Public Hearings is that class of DRC action that requires further discussion on some Amended Final Plats. Public Hearing items will have the chance for the public to speak upon.)
 - a. Public hearing on an application for an Amended Final Plat, known as Mira Vista Phase 4, located at approximately 530 S 1040 E, American Fork City. The Amended Final Plat will be for approximately 0.63 acres and will be in the Residential (R3-7500) Zone.
4. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Site Plans.)
 - a. *Review and action on an application for a Final Plat, known as RBD Reception Center, located at approximately 241 W Main Street, American Fork City. The Final Plat will be for approximately 1.09 acres and will be in the Central Commercial (CC-2) Zone.

5. **Other Business**
 - a. Upcoming Projects

6. **Adjournment**

Dated this 10th day of July 2025

Patrick O'Brien

Development Services Director

**Indicates an amended agenda item*

***The order of agenda items may change at the discretion of the Development Review Committee*

UNAPPROVED MINUTES

07.07.2025

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

July 7th, 2025

The American Fork City Development Review Committee met in a regular session on July 7th, 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:

Ben Hunter City Engineer

Annalisa Reed Planner

Cody Opperman Planner II

Angie McKee Administrative Assistant I

Mat Sacco Fire Marshall

Others Present:

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the June 16th, 2025, Development Review Committee Regular Session.

UNAPPROVED MINUTES

07.07.2025

Patrick O'Brien motioned to approve the Common Consent agenda

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

PUBLIC HEARING

- a. Public Hearing on an application for an Amended Final Plat, known as Built Bar Warehouse, located at approximately 701 S Quality Drive, American Fork City. The Amended Final Plat will be for approximately 10.81 acres and will be in the Planned Industrial (PI-1) Zone.**

Opened Public Hearing

No Public Comments

Closed Public Hearing

UNAPPROVED MINUTES

07.07.2025

ACTION ITEMS

- b. Review and action on an application for an Amended Final Plat, known as Ellsworth Residence, located at approximately 275 W 480 S, American Fork City. The Amended Final Plat will be for approximately 1.14 acres and will be in the Residential R1-9000 Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Final Plat to consolidate two lots into one. Both lots are owned by the applicant, and this proposal looks to provide additional width to the property to put a single-family home in the area. The applicant has provided the signatures for all property owners in the originally approved plat and will not require a public hearing.

Patrick O'Brien Moved to approve the proposed Amended Final Plat, located at approximately 275 W 480 S, American Fork City, UT 84003, in the R1-9000, subject to any conditions found in the staff report.

Sam Kelly Seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

Other Business

Patrick O'Brien mentioned that the public hearing item at this meeting for Built Bar will be coming back through for approval on an amended final plat sometime in the near future.

Adjournment

UNAPPROVED MINUTES

07.07.2025

Patrick O'Brien motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	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.

Agenda Topic

Public hearing on an application for an Amended Final Plat, known as Mira Vista Phase 4, located at approximately 530 S 1040 E, American Fork City. The Amended Final Plat will be for approximately 0.63 acres and will be in the Residential (R3-7500) Zone.

BACKGROUND INFORMATION		
Location:	530 S 1040 E	
Project Type:	Amended Final Plat	
Applicants:	Chris Haertel and Stephanie Hererra	
Existing Land Use:	Planned Community	
Surrounding Land Use:	North	Planned Community
	South	Planned Community
	East	Planned Community
	West	Planned Community
Existing Zoning:	R3-7500	
Surrounding Zoning:	North	R3-7500
	South	R3-7500
	East	R3-7500
	West	Planned Community
Total Number of Units	20	

Background

The applicant has applied for an Amended Final Plat to develop a Condominium Planned Community. The project looks to develop 20 condos in a three-story building. This is phase 4 of a multiple part planned community. The amended final plat is currently going through DRC review and will be placed on an agenda in the future. A public hearing is required to be held within 45 days of the petition to vacate/alter/amend a subdivision plat being accepted into review if all signatures of property owners have not been acquired associated with the originally approved plat.

Sec 17.8.216 Amendments

The plans, plats, documents, and statements may be amended by following the same procedure required for initial approval. No change shall be made which is contrary to the intent of the city's land use plan or the standards and requirements of this code. Any amendment of a recorded final plat shall not be approved or recorded except in conformance with the terms and conditions established by state law.

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

Utah State Code 10-9a-608 – Subdivision Amendments

- (1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.
 - (b) Upon filing a written petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 10-9a-603 that:
 - (i) depicts only the portion of the subdivision that is proposed to be amended;
 - (ii) includes a plat name distinguishing the amended plat from the original plat;
 - (iii) describes the differences between the amended plat and the original plat; and
 - (iv) includes references to the original plat.
- (c) If a petition is filed under Subsection (1)(a), the land use authority shall provide notice of the petition by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated

or amended at least 10 calendar days before the land use authority may approve the petition for a subdivision amendment.

(d) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

- (i) any owner within the plat notifies the municipality of the owner's objection in writing within 10 days of mailed notification; or
- (ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

(e) A land use authority may not approve a petition for a subdivision amendment under this section unless the amendment identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision.

(2) The public hearing requirement of Subsection (1)(d) does not apply and a land use authority may consider at a public meeting an owner's petition for a subdivision amendment if:

- (a) the petition seeks to:
 - (i) join two or more of the petitioner fee owner's contiguous lots;
 - (ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
 - (iii) adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;
 - (iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or
 - (v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
 - (A) owned by the petitioner; or
 - (B) designated as a common area; and

- (b) notice has been given to adjoining property owners in accordance with any applicable local ordinance.
- (3) A petition under Subsection (1)(a) that contains a request to amend a public street or municipal utility easement is also subject to Section 10-9a-609.5.
- (4) A petition under Subsection (1)(a) that contains a request to amend an entire plat or a portion of a plat shall include:
 - (a) the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and
 - (b) the signature of each owner described in Subsection (4)(a) who consents to the petition.
- (5) (a) The owners of record of adjoining properties where one or more of the properties is a lot may exchange title to portions of those properties if the exchange of title is approved by the land use authority as a lot line adjustment in accordance with Subsection (5)(b).
 - (b) The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.
 - (c) If a lot line adjustment is approved under Subsection (5)(b):
 - (i) a notice of lot line adjustment approval shall be recorded in the office of the county recorder which:
 - (A) is approved by the land use authority; and
 - (B) recites the legal descriptions of both the original properties and the properties resulting from the exchange of title; and
 - (ii) a document of conveyance shall be recorded in the office of the county recorder.
 - (d) A notice of approval recorded under this Subsection (5) does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.
- (6) (a) The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this section and subject to Subsection (6)(c).

(b) The surveyor preparing the amended plat shall certify that the surveyor:

- (i) holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
- (ii) (A) has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; or
- (B) has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and
- (iii) has placed monuments as represented on the plat.

(c) An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.

(d) Except as provided in Subsection (6)(a), the recording of a declaration or other document that purports to change the name of a recorded plat is void.

Project Conditions of Approval

As this is a public hearing, there are no project conditions for approval.

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.

2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Agenda Topic

Review and action on an application for a Final Plat, known as RBD Reception Center, located at approximately 241 W Main Street, American Fork City. The Final Plat will be for approximately 1.09 acres and will be in the Central Commercial (CC-2) Zone.

BACKGROUND INFORMATION		
Location:	241 W Main	
Project Type:	Final Plat	
Applicants:	Ken Berg; RBD Investments	
Existing Land Use:	General Commercial	
Surrounding Land Use:	North	General Commercial
	South	Residential Medium Density
	East	General Commercial
	West	General Commercial
Existing Zoning:	CC-2	
Surrounding Zoning:	North	CC-2
	South	R4-7500
	East	CC-2; R4-7500
	West	CC-2
Square Footage (By Use)		~ 4,981 s.f. Reception Center ~ 1,414 s.f. Personal Services
Parking Requirement		<p>Reception Center 0.25 * per person permitted capacity Parking Required = 180 max guest * 0.25 = 45 stalls Parking Provided = 45 Total</p> <p>Personal Service 4/1000 s.f. Parking Required = 1,414 s.f. * 4 = 5.6 stalls Parking Provided = 6 Total</p>

Background

The applicant has applied for a Final Plat to develop a Reception Center along Main Street. The final plat is the first application that will be required for the property. Following the final plat will be the commercial site plan that is currently under review. As the final plat shows two individual lots, owned by the applicant, parking and access associated with the two lots are shared between each other. A shared access and parking agreement has been established between the two lots and each new use that will be associated with the commercial site plan shall be required to have the corresponding parking for their uses.

Sec 17.7.207 Developer Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the developer shall prepare and submit to the Development Services Director a final plat submittal packet containing the following:

- A. Application for final plan/plat approval.
- B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
- C. Copies of the detailed engineering documents and other supporting materials.
- D. An itemized engineers estimate of the cost of constructing the required improvements.
- E. Copy of project documentation.
- F. Evidence of payment of review and recording fee.
- G. Documents conveying water rights to city.
- H. Evidence that any boundary conflicts with adjacent properties are fully resolved.
- I. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.
The scale of the final plan/plat, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for final plan/plat approval shall be as established, from time to time, by action the Development Services Director.

Sec 17.7.208 DRC Reviews Final Plans/Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the developer the Development Services Director or assignee shall review the plans/plats and supporting materials for accuracy and completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.7.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plans/plat, Detailed Engineering Plans And Supporting Materials To Developer

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
- C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plat approval.

Sec 17.7.211 Development Review Committee Acts On Final Plan(s)/Plat(s) And Supporting Materials

- A. When the final plan(s)/plat(s) and supporting materials required for approval have been completed in final form, the Development Review Committee shall act on the final plat(s) and supporting materials. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated. Approval of the final plat(s) shall be made only upon a finding that:
 1. The final plan(s)/plat(s) and supporting materials conform with terms of the preliminary approval.
 2. The final plan(s)/plat(s) complies with all city requirements and standards relating to large scale developments.
 3. The detailed engineering plans and materials comply with the city standards and policies.
 4. The estimates of cost of constructing the required improvements are commensurate to market costs, as verified by the City Engineer.
 5. The water rights conveyance documents have been provided.
- B. If approved, the City Administrator, Community Development Services Director, and City Engineer shall sign the Final Plat(s) upon completion of all conditions. If any conditions are attached, the Final Plat(s) or construction drawings shall be amended to reflect such changes and an accurate Final Plat(s) shall be submitted to the City, prior to signing.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Final Plat MEETS the requirements of Section 17.7.211.

Project Map



Standards Conditions of Approval

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- 1. Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.

2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
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10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat MEETS the requirements of Section 17.7.211. Staff recommends APPROVING the application.

Potential Motions – Final Plat

Approval

I move to approve the proposed Final Plat, located at approximately 241 W Main Street, American Fork City, in the Central Commercial (CC-2) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at approximately 241 W Main Street, American Fork City, in the Central Commercial (CC-2) Zone.

Table

I move to table action for the proposed Final Plat, located at approximately 241 W Main Street, American Fork City, in the Central Commercial (CC-2) Zone and instruct staff/developer to.....

American Fork City
Development Review



Sewer/Storm Drain Division
Reviewed
ahardy 07/02/2025

Water/PI Division
Reviewed
jbrems 07/02/2025

Public Infrastructure
Reviewed
dhoward 07/08/2025

EC/LID
Reviewed
tmazeen 07/08/2025

Engineering Division
Reviewed
rburkhill 07/07/2025

No comments

Planning and Zoning
Reviewed
copperman 07/09/2025

No comments

RBD AMERICAN FORK PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

NW COR SEC 23
T5S, R1E, SLB&M
FOUND BRASS CAP

N 89°58'43" E 1600.43'

BASIS OF BEARING
(NAD83)

N 1/4 SEC 23
T5S, R1E, SLB&M
FOUND BRASS CAP
ELEV = 4597.66

STREET
MONUMENT

Next Step
Proceed to the Development
Review Committee on
07.14.2025

S 89°18'24" E 726.23'

S 89°18'24" E 294.99'

S 89°18'24" E 147.46'

S 89°18'24" E 47.46'

47.46'

S 89°18'24" E 251.00'

251.00'

S 89°18'24" E 275.00'

275.00'

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305.00'

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325.00'

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345.00'

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365.00'

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385.00'

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405.00'

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425.00'

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445.00'

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485.00'

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765.00'

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845.00'

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865.00'

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1065.00'

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1085.00'

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1105.00'

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1125.00'

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1145.00'

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1565.00'

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1585.00'

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1605.00'

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