

APPROVED MINUTES
07.14.2025

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

July 14th, 2025

The American Fork City Development Review Committee met in a regular session on July 14th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 8:00 a.m.

Development Review Committee:

Assistant City Engineer: Kelvin Smith

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
Dan Loveland	Chief Building Official

Others Present: Cinda Hill, Sherri D Shephard, Michle Shephard, John Klemas, Russell Ballantyne, Marie Ober, Angelina Allred, Colleen Magleby, Ken Schow, Linda Bethers, Lori Domino, Lynda Gull, Camille Davies, Ernest B Taylor, Robert Blakely, Gary Harding, Curt Lund, Pam Schurig, Doris Vaughn, Chris Haertel, Stephanie Herrera, Steve Kerr

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

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Minutes of the July 7th, 2025, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Kelvin Smith seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Kelvin Smith	AYE

The motion passed

PUBLIC HEARING

- 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.**

Opened Public Hearing

Sherri Shephard voiced her concern with the density of this project as she feels there are currently culinary water pressure issues, as well as parking access. She also believes that with this being a senior community she does not think having 3 levels is advisable.

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Cinda Hill is wondering how decisions are being made on a property easement without a vote from the property owners. She would like to know if a geo-technical study has been done on the property, and how the parking places in the south lot are being included in the easement when they are supposed to be available for the current residents, some of which are severely disabled. She is also concerned that there will not be room for trash and emergency vehicles to turn around, and if there are still 3-bedroom condos on the plans, she is concerned that with that many rooms, people under 55 could be moving in, and there is not enough parking for 3 cars.

Linda Beathers questioned why this developer is in such a hurry, as they were just notified of this meeting late last week, with some residents not even receiving a letter. She added that they also had a hard time finding the information online, or there would have been another 8-10 more people at this meeting. She voiced her concerns about the current parking lot that is going to be turned into a street, as people invested a lot of money because there was a plan in place for the last phase to be a two-story building that looked like what they already have. She disagrees with things being changed at the last minute to accommodate a builder who will come in, build, and then leave the current homeowners with a mess.

John Klemas informed the committee that he moved in after the first developer had withdrawn, and he was told there would be 4 buildings similar to what already exists, but he believes the word “similar” to be somewhat vague. He informed the committee that the HOA at that time stood in front of the bulldozers and prevented construction, so the previous builder sued them and won for blocking the construction. He would like to avoid having that happen this time. While he agrees that there will be some inconveniences during construction, it is only temporary and will be worth the improvement. He also noted that with the new building, there will be new people paying into the HOA to maintain the property, and that will make it less likely for the people sitting here today to face an increase. He added that while he would prefer to see a two-story building instead of a three-story building, if they had not fought the developer last time, it would have been a two-story building. He would also like to see all of the people represented, not just a couple of special interests.

Marie Ober said she has lived in the condos for 5 years and served on the board for 3 years. She spoke of the settlement agreement from the lawsuit and informed the group that while they were hoping to have another meeting to make things more specific, that never happened. She noted that part of the agreement was to continue the project of four units, but allow the fourth wing to be an entity by itself, so they would have access to the property and clubhouse and property, but they would be able to have their own CC&R's and rule themselves, while trying to be similar to the current rules. She believes that it does not matter who approves or disapproves; the company still has the right to build on their own property. She noted that after working with the contractor

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and their lawyers, the owners and their lawyer, the board felt very comfortable with what they were proposing and hoped that development would get going quite fast as this has been an empty lot for more than 13 years. She stated that she has seen the proposal for the new building, and she does not have a problem with it. She concluded that she feels it is time to put this to rest and let the developers build their building on the property that they own.

Steve Kerr has given the site a name, the misbegotten garden.

Lorraine Price said she believes the proposed building is way too big for the size of the property, and while she agrees that they have a right to build, they should build something that fits on that property. She added that she also sees parking as a problem and thinks there needs to be enough room for emergency vehicles to get in and out easily.

Linda Beathers spoke again to clarify that they did not lose a lawsuit, but rather it was conceded on the advice of an insurance company. She added that most of the residents did not agree with that advice nor with the second agreement that none of the owners knew about, except the three-member board, until after it was a done deal. Her understanding was that the easement was a construction easement and was only meant to be temporary, and when she had an attorney look at all of the information, she was told the process followed was illegal.

Cinda Hill showed the property on the county map and said she feels that the property owners should have been able to vote on whether this property was sold or not because it was landlocked by all of the current owners of the property.

Linda Beathers noted that she has been grateful for the city staff during this process.

Linda Gull voiced her concern that the new developers bought 8 parking spaces that the current residents use, and she is concerned that in the future those will no longer be available for use.

Linda Beathers noted that the current parking spaces are assigned to the residents.

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Stephanie Herrera assured the residents that they do not plan on taking away the current parking.

Gary Harting said he is worried about fire truck access to a 3-story building.

Closed Public Hearing

Patrick O'Brien spoke to the process of noticing and apologized if some of the residents did not receive the notice. He also informed the residents as to where they can find meeting notices on the city's website.

ACTION ITEMS

- 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.**

Cody Opperman reviewed the background information for action item letter a: 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.

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Patrick O'Brien asked the engineers if the access issue on the west side of the property had been addressed.

Ben Hunter informed that while the 26-foot access had been discussed, that is something that will be addressed as they go through the commercial site plan process.

Aaron Brems moved 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.

Patrick O'Brien Seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Kelvin Smith	AYE

The motion passed

Other Business

Patrick O'Brien mentioned that due to the amount of interest in the Mira Vista project, he will make sure the residents are notified as to when and where the next meeting will take place.

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Kelvin Smith seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Kelvin Smith	AYE

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The motion passed

Meeting adjourned at 10:36 AM

A handwritten signature in black ink, appearing to read 'Angie', with a stylized flourish extending from the end.

Angie McKee

Administrative Assistant I

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