

APPROVED MINUTES

10.06.2025

**AMERICAN FORK CITY**

**DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION**

**October 6th, 2025**

The American Fork City Development Review Committee met in a regular session on October 6th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

**Development Review Committee:**

Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

**Staff Present:**

Cody Opperman	Planner II
Annalisa Reed	Planner I
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant I
Carolyn Lloyd	Administrative Assistant II

Others Present: Ken Burg, Russell Gunther

**REGULAR SESSION**

**Roll Call**

**COMMON CONSENT AGENDA**

**Minutes of the September 29th, 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:**

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

**The motion passed**

## **ACTION ITEMS**

- a. Review and action on an application for an Amended Commercial Site Plan, known as Gunther's Metal Building, located at 81 S 700 E, American Fork City. The Commercial Site Plan will be on approximately 1.95 acres and will be in the General Commercial (GC-2) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Commercial Site Plan to develop a storage building. The project looks to provide additional storage space for the primary buildings by providing an 863 sq ft. Metal building. There are a few comments from the fire department that need to be addressed as a condition of approval, as well as some development checklist items.

Russel Gunther asked about an area where he has a double gate and wondered if he could leave that gate unlocked as access for the fire department.

Mat Sacco and Chief Brems explained that while it may work, it looks like it may change the number of parking stalls, and they would need to have the ability to turn the apparatus around.

Patrick O'Brien suggested that they take action on this item and discuss the conditions of approval at a later time.

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**Patrick O'Brien moved to approve the proposed Commercial Site Plan, located at 81 S 700 E, American Fork City, in the General Commercial (GC-2) Zone, subject to any conditions found in the staff report.**

**Sam Kelly seconded the motion**

**Voting was as follows:**

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

**The motion passed**

**b. Review and action on an application for a Final Plat, known as The Flats at Lakeshore Landing, located at approximately 363 South 890 West, American Fork City. The Final Plat will be on approximately 2.4 acres and will be in the Transit Oriented Development (TOD).**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for a Final Plat to develop an Apartment Building. The project looks to offer 93 units and open space in the TOD area TOD- Garden District- General Mixed-Use Core. There was some on street parking that has now been changed to off street parking.

**Patrick O'Brien moved to recommend approval for the proposed Final Plat, located at approximately 363 South 890 West, American Fork City, in the Transit Oriented Development (TOD), subject to the lot plan approval being issued for the project, and any other conditions found in the staff report.**

**Aaron Brems seconded the motion**

**Voting was as follows:**

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

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**The motion passed**

### **Other Business**

There was no other business to discuss

### **Adjournment**

**Sam Kelly motioned to adjourn the meeting.**

**Aaron Brems seconded the motion.**

**Voting was as follows:**

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

**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.

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