

APPROVED MINUTES

10.20.2025

**AMERICAN FORK CITY**

**DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION**

**October 20th, 2025**

The American Fork City Development Review Committee met in a regular session on October 20th, 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 Designee: Tim Dunkley

**Staff Present:**

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

**Others Present:**

Carolina Ohiz

Dave Sasville

Will Stewart

**REGULAR SESSION**

**Roll Call**

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**COMMON CONSENT AGENDA**

**Minutes of the October 6th, 2025, Development Review Committee Regular Session.**

**Patrick O'Brien motioned to approve the Common Consent agenda**

**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>Tim Dunkley</b>	<b>AYE</b>

**The motion passed**

**ACTION ITEMS**

- a. **Review and action on an application for an Amended Commercial Site Plan, known as 43 North Apartments, located at 43 N 100 E, American Fork City. The Commercial Site Plan will be on approximately .45 acres and will be in the Central Commercial (CC-1) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Commercial Site Plan to develop an Apartment Complex. The project looks to provide 14 units to the Downtown CC-1 area.

Dave Sasville has concerns regarding Rocky Mountain Power easement clause.

Patrick O'Brien indicated that this is not something that we have authority to approve administratively. This is something that would be decided upon by the administration or our City Council. This is one of the conditions that will be resolved as part of this approval.

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**Patrick O'Brien moved to approve the proposed Amended Site Plan, located at 43 N 100 E, American Fork City, in the Central Commercial (CC-1) Zone, subject to any conditions found in the staff report and subject to agreed upon easement agreement being approved and ratified by the city with Rocky Mountain Power.**

**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>Tim Dunkley</b>	<b>AYE</b>

**The motion passed**

**b. Review and action on an application for an Amended Commercial Site Plan, known as Built Bar Lab Addition, located at 713 S Utah Valley Dr, American Fork City. The Commercial Site Plan will be on approximately 4.24 acres and will be in the Planned Industrial (PI-1) Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for an Amended Commercial Site Plan to develop an addition to a Commercial Building. The project looks to provide additional lab space for Built Bar Manufacturing.

**Sam Kelly moved to approve the proposed Amended Commercial Site Plan, located at 713 S Utah Valley Dr, American Fork City, in the Planned Industrial (PI-1) 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>

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**Tim Dunkley**

**AYE**

**The motion passed**

### **Other Business**

There was no other business to discuss

### **Adjournment**

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

**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>Tim Dunkley</b>	<b>AYE</b>

**The motion passed**

Meeting adjourned at 10:10 AM

Carolyn Lloyd

Administrative Assistant II

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