



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session

November 17, 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 November 17, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The 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 November 10, 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 Tillotson Warehouse, located at approximately 618 E 1500 S, American Fork City. The Amended Final Plat will be approximately 4.62 acres and will be in the PI-1 Zone.
- 4. Adjournment**

Dated this 12th day of November 2025

Patrick O'Brien

Development Services Director

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

UNAPPROVED MINUTES

11.10.2025

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION
November 10, 2025

The American Fork City Development Review Committee met in a regular session on November 10, 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

Carolyn Lloyd Administrative Assistant II

Robert Burkhill City Engineer Designee

Others Present:

Ken Berg

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the November 3, 2025, Development Review Committee Regular Session.

UNAPPROVED MINUTES

11.10.2025

Patrick O'Brien motioned to approve the Common Consent agenda

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. **Review and action on an application for a Final Plat, known as Meadowbrook TOD Phase 4, located at approximately 800 W 620 S, American Fork City. The Final Plat will be for approximately 6.98 acres and will be in the Transit Oriented Development (TOD) Zone.**

Annie reviewed background information for action item letter A: The applicant has applied for a Final Plat to develop a Residential Subdivision within the TOD Zone of the City. The project looks to provide 122 townhomes to the Meadowbrook Development. Phase 4 is the last phase of development for the overall townhome projects within the Meadowbrook area. As they provide 122 additional townhomes to the area, the overall project has provided a total of 362 homes to American Fork City.

Patrick O'Brien indicated the lot plan approval letter was issued last week after being signed and has been forwarded to the City Engineer and Fire Marshal for additional signatures. Mat Sacco confirmed there are no concerns from the Fire Department, and Engineering has also approved the plan.

UNAPPROVED MINUTES

11.10.2025

Patrick O'Brien moved to approve the proposed Amended Commercial Site Plan, located at 1088 E 390 S, American Fork City, in the PO-1 Planned Office Zone, subject to any conditions found in the staff report and limiting the total number of bedroom usage to 35 based on the available parking.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

Adjournment

Sam Kelly motioned to adjourn the meeting.

Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 10:03 AM

UNAPPROVED MINUTES

11.10.2025

Carolyn Lloyd

Administrative Assistant II

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



Development Review Committee Staff Report

Meeting Date: November 17, 2025

Agenda Topic

Public Hearing on an application for an Amended Final Plat, known as Tillotson Warehouse, located at approximately 618 E 1500 S, American Fork City. The Amended Final Plat will be approximately 4.62 acres and will be in the Planned Industrial PI-1 and Industrial I-1 Zones.

Background

The applicant has applied for an Amended Final Plat to develop Planned Industrial and Industrial warehouses. The project looks to create 14 units.

Project Map

