

APPROVED MINUTES

11.03.2025

**AMERICAN FORK CITY**  
**DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION**

**November 3rd, 2025**

The American Fork City Development Review Committee met in a regular session on November 3rd, 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: Aaron Brems

**Staff Present:**

Cody Opperman	Planner II
Annalisa Reed	Planner I
Mat Sacco	Fire Marshall
Carolyn Lloyd	Administrative Assistant II
Ben Hunter	City Engineer

**Others Present:**

Scott Williamson

Nancy Williamson

Roger Williams

**REGULAR SESSION**

**Roll Call**

**COMMON CONSENT AGENDA**

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### **Minutes of the October 20th, 2025, Development Review Committee Regular Session.**

**Sam Kelly 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>Sam Kelly</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>

**The motion passed**

### **PUBLIC HEARING**

- a. **Public hearing on a proposed project, known as Harbor Village Slough Plat C, located at approximately 684 S and 240 W, American Fork City. The Amended Final Plat will be on approximately 1.02 acres and will be in the PR- 3.0.**

Scott Williamson began by asking whether the three property owners were seeking to annex the property or simply have the plat adjusted in their favor. He wanted clarification on the purpose behind their request. Scott then questioned whether the city would require the property owners to pipe the existing ditch or if they could simply fill it. Later in the discussion, he raised concerns about past right-of-way agreements, explaining that property owners originally gave up portions of land for road construction on the west side of the ditch. He stated that if property lines were now being moved, he would personally like to see the city restore what was originally given up for access.

Ben Hunter confirmed that the request involved incorporating HOA property into three private lots as part of a settlement agreement between the city and the property owners. At this stage, the proposal is limited to a plat adjustment—there are no engineering drawings or plans for piping or

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other construction. Ben Hunter explained that if the owners later choose to pipe the ditch, they must still maintain water flow and provide legal access to all users with water rights. Any such work would require a separate approval process.

Ben Hunter also discussed the city's plans for the walking trail. The trail is intended to remain on the west side of the slough, on land that is still owned by the city. This alignment is consistent with the city's Master Plan, and the city does not plan to alter or transfer ownership of that portion. He noted that the width of the trail corridor varies, narrowing to about 20 feet in some areas. If, in the future, the ditch is piped or otherwise modified, the trail's exact location could change, but that is not yet determined. For now, the plat will remain as currently drawn, and the trail will stay on the west side.

Ben Hunter confirmed that the city does not currently own the slough area. Because of this the city cannot install or relocate the trail directly on the slough. He clarified that the corridor immediately west of the slough is the section being preserved for trail use in compliance with the city's Master Plan.

Patrick O'Brien closed Public Hearing and noted that an additional step – the review of an amended final plat will occur later.

## **ACTION ITEMS**

- a. Review and action on an application for an Amended Commercial Site Plan, known as Liberty Addiction Recovery Center, located at 1088 E 390 S, American Fork City. The Amended Commercial Site Plan will be on approximately 1.29 acres and will be in the PO-1 Professional Office Zone.**

Cody Opperman explained that the project site for Liberty Addiction Recovery is located at the former Bel Air facility and has previously been reviewed by the Planning Commission to establish its permitted uses and parking requirements. The project is proceeding through the amended commercial site plan process, with conditions requiring all outstanding DRC (Development Review Committee) comments to be addressed in a follow-up review. The property lies within the PO-1 and complies with zoning and land-use regulations. No exterior changes are planned for the site. The main focus of review has been parking, with the Planning Commission approving a ratio of 0.6 parking stalls per bedroom, allowing for a maximum of 35 rooms given the 21 on-site stalls. Additional conditions include installing "no parking" signage along the street, as requested by the fire department.

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Mat Saco noted a concern after reviewing the parcel map for the Liberty Addiction Recovery site. He pointed out a small sliver of land on the east side, between the property and North County Boulevard, and asked whether it would need to be incorporated into the project. He explained that when reviewing the site plan, he had considered using access from North County Boulevard to extend fire hoses to portions of the building that are otherwise difficult to reach and expressed concern that a future property owner could install a fence that would block that access.

Cody Opperman clarified that the small eastern parcel is owned by a separate property owner and cannot be included in the project. It was confirmed that no changes are being made to the site's existing access, and the current conditions remain as they were. Matt acknowledged the clarification but maintained his concern about limited access to the southeast corner of the site.

Patrick O'Brien questioned Roger Williams regarding how existing parking availability determines the number of rooms that can be used.

Roger Williams plans to manage the surplus rooms and ensure they are not used for habitation, given the parking limitations tied to room usage.

Patrick O'Brien noted that the Planning Commission approved parking requirements based on the number of rooms, meaning the facility's use is limited by its existing parking capacity. The facility has a total of 55 rooms, but only a portion can be utilized due to parking constraints.

Roger Williams clarified that parking calculations include spaces for staff but not for clients, as residents are not allowed to have vehicles. The program operates as a strict residential inpatient facility where clients stay for approximately 60 days and cannot leave the premises without approval. He indicated that visitors are allowed only once a week, on Sunday afternoons, within a four-hour window. Visits are staggered so only about one-third of the allowed group has visitors at any given time, resulting in roughly 18 vehicles on-site at peak times, within the 21 available parking stalls. Roger clarified that the 18 vehicles include staff parking, leaving only a few open stalls. He then added that many residents do not receive visitors due to distance or personal circumstances, and some visits occur virtually instead.

Roger Williams made note that the total number of units listed in the agenda material should indicate 35 rooms being utilized, not 35 parking stalls, due to a documentation error.

**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.**

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**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>Aaron Brems</b>	<b>AYE</b>

**The motion passed**

**Other Business**

**Adjournment**

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

**Aaron Brems seconded the motion.**

**Voting was as follows:**

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

**The motion passed**

Meeting adjourned at 10:21 AM

Carolyn Lloyd

Administrative Assistant II

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