

APPROVED 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.

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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.

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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

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Carolyn Lloyd

Administrative Assistant II

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