

APPROVED MINUTES

11.24.2025

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

November 24, 2025

The American Fork City Development Review Committee met in a regular session on November 24, 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

Fire Chief: Aaron Brems

Sarah Dabell: Development Service Director Designee

Staff Present:

| | |
|-----------------|-----------------------------|
| Cody Opperman | Planner II |
| Mat Sacco | Fire Marshall |
| Carolyn Lloyd | Administrative Assistant II |
| Robert Burkhill | City Engineer Designee |

Others Present:

Carolina Ortiz

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the November 17, 2025, Development Review Committee Regular Session.

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Aaron Brems motioned to approve the Common Consent agenda

Sam Kelly seconded the motion

Voting was as follows:

| | |
|---------------------|------------|
| Sam Kelly | AYE |
| Aaron Brems | AYE |
| Sarah Dabell | AYE |

The motion passed

ACTION ITEMS

- a. Review and recommendation on an application for an Amended Commercial Site Plan, known as Built Bar Site Improvements, located at 713 S Utah Valley Dr, American Fork City. The Commercial Site Plan will be on approximately 10.81 acres and will be in the PI-1 zone.**

Cody Opperman presented background for an amended site plan request for the Built Bar development in American Fork. The proposed amendment includes installing a new dumpster enclosure on the east side of the building and adding new asphalt in the surrounding area. There are no conditions of approval.

Cody thanked the applicant for promptly providing updated site plan corrections requested by the project engineer.

Findings indicate the project meets the requirements of the Planned Industrial (PI-1) zone (Section 17.7.701) as well as the amended commercial site plan standards (Section 17.6.101). The dumpster enclosure deviates from the City's standard design; however, the Development Services Director approved the deviation as long as they have met certain conditions outlined in an email, which they have met.

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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.

Aaron Brems seconded the motion

Voting was as follows:

| | |
|---------------------|------------|
| Sam Kelly | AYE |
| Aaron Brems | AYE |
| Sarah Dabell | AYE |

The motion passed

Other Business

Adjournment

Sam Kelly motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

| | |
|---------------------|------------|
| Sam Kelly | AYE |
| Aaron Brems | AYE |
| Sarah Dabell | AYE |

The motion passed

Meeting adjourned at 10:06 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.