

APPROVED MINUTES  
12.22.2025

**AMERICAN FORK CITY**  
**DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION**  
**December 22nd, 2025**

The American Fork City Development Review Committee met in a regular session on December 22nd, 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

Chief Building Official: Dan Loveland

**Staff Present:**

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

**Others Present:**

**REGULAR SESSION**

**Roll Call**

**COMMON CONSENT AGENDA**

**Minutes of the December 15th, 2025, Development Review Committee Regular Session.**

Sam Kelly mentioned that there was a minor change that needed to be made to the motion on item a. from the last meeting. His motion was read to ‘recommend approval’, and because the

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DRC is the approval body on that project, the motion should have been to ‘approve’. That change will be made to the motion on item a. from the December 15<sup>th</sup>, 2025, DRC meeting minutes. There was some discussion between staff and the committee about what items are approved by the committee; it was also noted that the appeal board for the DRC is the City Council.

**Sam Kelly motioned to approve the Common Consent agenda**

**Dan Loveland seconded the motion**

**Voting was as follows:**

<b>Dan Loveland</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

### **ACTION ITEMS**

- a. Review and action on an application for a Residential Accessory Structure Site Plan, known as Young Garage, that is 200 square feet or greater, located at approximately 131 S 300 E, American Fork City. The Accessory Structure will be on approximately .411 acres and will be in the R-2-7500 Residential Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 200 square foot threshold, requiring the application to be brought to the Development Review Committee for a determination. There are no conditions of approval, and the project meets the code requirements, there is however a structure on the property that the applicant will have removed before the new building is completed.

Sam Kelly verified that on the Building Department level, a Certificate of Occupancy will not be issued until the other building on the property has obtained the required permitting and has been demoed.

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Dan Loveland confirmed.

Ben Hunter also verified that the project looks good on the engineering side.

**Dan Loveland moved to approve the proposed Residential Accessory Structure that is in excess of 200 square feet, located at approximately 131 S 300 E, American Fork City, UT 84003, in the R-2-7500 Residential Zone.**

**Sam Kelly seconded the motion**

**Voting was as follows:**

<b>Dan Loveland</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

### **Other Business**

There was no other business to discuss

### **Adjournment**

**Sam Kelly motioned to adjourn the meeting.**

**Dan Loveland seconded the motion.**

**Voting was as follows:**

<b>Dan Loveland</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

Meeting adjourned at 10:13 AM

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Angie McKee

Administrative Assistant I

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