

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 15th, 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:

Dan Loveland	AYE
Sam Kelly	AYE

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:

Dan Loveland	AYE
Sam Kelly	AYE

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:

Dan Loveland	AYE
Sam Kelly	AYE

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.