

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

June 1st, 2026

The American Fork City Development Review Committee met in a regular session on June 1st, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 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

Mat Sacco

Fire Marshall

Angie McKee

Administrative Assistant I

Ben Hunter

City Engineer

Others Present:

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

APPROVED MINUTES

06.01.2026

COMMON CONSENT AGENDA

Minutes of the May 11th, 2026, Development Review Committee Regular Session.

Sam Kelly 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

PUBLIC HEARING

- a. Public hearing on a proposed project, known as Bridges at Fox Hollow Plat B-1, located at approximately 1040 N 390 E, American Fork City. The project consists of approximately 9.04 acres and is located in the PR-3.0 Zone.**

Cody Opperman reviewed the background information for public hearing letter a: The applicant has applied for an Amended Final Plat Application. The amendment is looking to provide a new storm drain design with added easements to the overall plat. The new easements are located on the west sides of Lots 214 and 213 where they are 5' wide for the HOA. All lots are proposing to stay the same with no amendments to the area, width, or depths of the lots. A public hearing is being held to be compliant with State requirements found within Title 10-20-811.

Public Hearing Opened

No Comment

Public Hearing Closed

ACTION ITEMS

- a. Review and action on an application for an Amended Commercial Site Plan, known as Tow-N-Go Rentals, located at approximately 710 S Utah Valley Drive, American Fork City. The Commercial Site Plan consists of 12.58 acres and is in the GC-2 Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Commercial Site Plan to provide a Trailer Rental Business on the property. The project looks to lease 10 existing parking stalls on the site to provide storage for the trailers and pick-up from their clients. Their business model does not provide an on-site building; only a key box provided on site for clients to pick up the key to their trailer rental. The leased parking spaces are located on the north-west side of the parking lot. There are no conditions of approval on the site plan amendment.

Patrick O'Brien asked if Tow-N-Go rentals have obtained a business license.

Cody Opperman informed him that they do not have a business license at this time.

Patrick O'Brien suggested that as a condition of approval, they are required to obtain the business license.

Patrick O'Brien moved to approve the proposed Amended Commercial Site Plan, located at approximately 710 S Utah Valley Drive, American Fork City, in the GC-2 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101 with the condition that the business receive a business license as a condition of their approval, and before any operations commence.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- b. Review and action on an application for a Final Plat, known as Bridges at Fox Hollow Plat C, located at approximately 1120 N 400 E, American Fork City. The Final Plat consists of 4.07 acres and is in the PR-3.0 Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for a Final Plat to develop a single-family residential subdivision. The project looks to provide 9 lots to the overall area in accordance with the PR-3.0 Planned Residential Zone – Conservation Subdivision.

Patrick O'Brien noted that the city has an existing and active development agreement that he believes they're seeking to make amendments to, but where no amendments have been made and the existing agreement still stands, he wanted to clarify they are good to move forward.

Cody Opperman confirmed.

Aaron Brems asked how many total phases are in the project.

Patrick O'Brien informed that there are 6 phases, but they may ask for 7 as that is the possible request to amend the current development he mentioned.

Aaron Brems asked which phase includes the bridge.

Ben Hunter explained that the majority of the bridge is technically tied in with plat B but noted that it does traverse across plat C on the upper right as well.

Patrick O'Brien asked staff about the width and depths of the corner lots on this plat and if they would need to add a note before this plat is recorded to require the homes to front a specific road due to not having the width and depth requirements at both frontage options.

Cody Opperman reminded Mr. O'Brien and the committee that they would no longer be putting addresses on both sides of the lot if there is not enough frontage, so they would not need to add the note as they have in the past.

Patrick O'Brien noted that he still wanted to add a condition that the buildings on lots 118 and 119 need to be fronting 400 East because in the past people have come in requesting a different address so they can put the house facing whatever direction they would like.

Sam Kelly asked if the driveway access should be addressed in the condition as well.

Patrick O'Brien explained that the driveway access would not be an issue here as it is a streetscape concern for him, unless engineering sees a problem with the homes having a side load garage.

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Ben Hunter noted that he does not see any concerns with road access.

Patrick O'Brien moved to approve the proposed Final Plat, located at approximately 1120 N 400 E, American Fork City, in the PR-3.0 Zone with the condition of adding a note that Lots number 118 and 119 buildings front 400 East.

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- c. Review and action on an application for an Amended Commercial Site Plan, known as Landmark South Fence Landscaping, located at approximately 100 E 620 S, American Fork City. The Amended Commercial Site Plan consists of 0.12 acres and is in the PI-1 Zone.**

Cody Opperman reviewed the background information for action item letter c: The applicant has applied for an Amended Commercial Site Plan to provide landscaping within the park strip adjacent to their property to provide a more beautified frontage.

Patrick O'Brien asked if engineering has any concerns about site triangles.

Ben Hunter explained that the shrubs are low enough that he does not see a problem with the site triangles.

Sam Kelly moved to approve the proposed Amended Commercial Site Plan, located at approximately 100 E 620 S, American Fork City, in the PI-1 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101.

Aaron Brems seconded the motion

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Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

Sam Kelly motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 9:16 AM



Angie McKee

Administrative Assistant I

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