

APPROVED MINUTES

06.08.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

June 8th, 2026

The American Fork City Development Review Committee met in a regular session on June 8th, 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: Ken Berg

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

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COMMON CONSENT AGENDA

Minutes of the June 1st, 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Sam Kelly 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 an Amended Final Plat, known as Harbor Village Slough Plat B, located at 664 S 240 W, American Fork City. The Amended Final Plat consists of 1.02 acres and is in the PR 3.0 Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for an Amended Final Plat to acquire additional property. The project looks to change ownership of the property along the Western Rear of the lots to provide larger rear yards. This item was tabled at a previous meeting.

Patrick O'Brien asked if we have any necessary easements for this project.

Ben Hunter confirmed that the easements are in place.

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Aaron Brems moved to approve the proposed Amended Final Plat, located at 664 S 240 W, American Fork City, UT 84003, in the PR 3.0 Zone, as the Amended Final Plat meets the requirements of Section 17.4.209 and 17.8.217.

Sam Kelly 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 Ragan Subdivision, located at 425 N 900 E, American Fork City. The Final Plat consists of 0.87 acres and is in the R1-9000 Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for a Final Plat to develop a 2-lot subdivision. The project looks to subdivide an existing lot, with an existing home, to create an additional lot on the south side of the current lot. The existing home meets the side setback requirements from the new lot line being proposed on the south side.

A Preliminary Plat Application was previously approved by the Development Review Committee Board on April 27, 2026. Following the Preliminary Plat Application, this Final Plat Application is the final application to submit for the 2-lot subdivision. Following the decision of the Final Plat, Engineering Checklist Items will still need to be completed prior to the recording of a mylar.

Patrick O'Brien asked about the accessory structure on the property, and if there was language included, stating that the structure must be removed.

Cody Opperman noted that specific language is not currently included.

Patrick O'Brien moved to approve the proposed Final Plat, located at 425 N 900 E, American Fork City, in the R1-9000 Zone as the Final Plat Application meets the requirements of Section 17.8.207 - Section 17.8.211 with the condition that the accessory

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structure be removed prior to the recordation of the plat to avoid any the creation of any non-conforming issues.

Aaron Brems 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 American Heritage School Pavilion, located at approximately 736 N 1100 E, American Fork City. The Commercial Site Plan consists of 13.32 acres and is in the R1-9000 Zone.**

Cody Opperman reviewed the background information for action item letter c: The applicant has applied for an Amended Commercial Site Plan to add a pavilion to American Heritage School. The project looks to provide the pavilion on the north-east side of the existing high school. There are no identified conditions of approval.

Sam Kelly moved to approve the proposed Amended Commercial Site Plan, located at approximately 736 N 1100 E, American Fork City, in the R1-9000 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101.

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

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The motion passed

- d. Review and action on an application for an Amended Commercial Site Plan, known as American Heritage School Storage Addition, located at 736 N 1100 E, American Fork City. The Commercial Site Plan consists of 8.66 acres and is in the R1-15000 Zone and R1-9000 Zone.**

Cody Opperman reviewed the background information for action item letter d: The applicant has applied for an Amended Commercial Site Plan to add additional storage to American Heritage School. The project looks to provide additional storage on the north side of the existing elementary school. There are no conditions identified with this application.

Matt Saco noted that he wants to make sure sprinklers are included in the plans submitted to the building department.

Aaron Brems moved to approve the proposed Amended Commercial Site Plan, located at approximately 736 N 1100 E, American Fork City, in the R1-15000 Zone and R1-9000 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.6.101.

Patrick O'Brien seconded the motion

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

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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 9:14 AM



Angie McKee

Administrative Assistant I

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