

APPROVED MINUTES

06.22.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

June 22nd, 2026

The American Fork City Development Review Committee met in a regular session on June 22nd, 2026, 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, Fred England, Diana England

REGULAR SESSION

Roll Call

Public Comment Opened

No Comments

Public Comment Closed

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COMMON CONSENT AGENDA

Minutes of the June 16th, 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

ACTION ITEMS

- a. Review and action on an application for an Amended Final Plat, known as Bridges at Fox Hollow Plat B-1, located at approximately 1040 N 390 E, American Fork City. The Amended Final Plat consists of 0.84 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 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.

As this is an Amended Final Plat Application, Utah State requires a public hearing to be held for the application. That public hearing was held on June 1, 2026, meeting Utah State Code requirements found within Title 10-20-811.

Ben Hunter noted that the amendment to these two lots is to properly retain the stormwater.

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Aaron Brems moved to approve the proposed Amended Final Plat, located at 1040 N 390 E, American Fork City, in the PR-3.0 Zone, as the Amended Final Plat meets the requirements of Section 17.8.217, Section 17.4.209, and Title 10-20-811.

Patrick O'Brien 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 an Amended Final Plat, known as Andersen Acres PUD Plat D, located at approximately 888 E 120 N, American Fork City. The Amended Final Plat consists of 0.84 acres and is in the R1-9000 Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for an Amended Final Plat to consolidate two lots with HOA common area. The Amended Final Plat looks to keep the two existing lots but expand their rear yards by purchasing the HOA property that is fronting Fleming Drive and 900 East. There is a minor condition of approval as the lot lines need to be adjusted slightly to show there is a total of 10 feet of PUE.

Sam Kelly moved to approve the proposed Amended Final Plat, located at approximately 888 E 120 N, American Fork City, in the R1-9000 Zone, as the Amended Final Plat meets the requirements of Section 17.8.217, Section 17.4.204, and Title 10-20-811, subject to the conditions found in the staff report.

Patrick O'Brien seconded the motion

Voting was as follows:

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Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- c. Review and action on an application for a Residential Accessory Structure Site Plan, known as England Detached Garage, located at 945 N Nob Hill Drive, American Fork City. The Residential Accessory Structure Site Plan consists of 0.34 acres and is in the R1-9000 Zone.**

Cody Opperman reviewed the background information for action item letter c: 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. The maximum height of the accessory structure is 14' 9", which is less than the maximum height of the single-family dwelling that is to be developed on the property. The applicants were informed that they can begin the permit process with the building department for the single-family home, and once the engineering checklist and conditions of approval have been completed for the accessory structure, the applicants will be able to apply for the building permit for that part of the project.

The applicants spoke about their frustrations with the time frame it has taken to get this project going, as they are now concerned that they will not be able to have this garage completed by the time winter hits. They are also not happy with the amount of fees they are being charged for the city to review this project. The applicants shared their opinions that the city should have known where their own utilities were located, and that should not be one of the things that is holding up their project.

Sam Kelly moved to approve the proposed Residential Accessory Structure that is in excess of 200 square feet, located at 945 N Nob Hill Drive, American Fork City, in the R1-9000 Zone, as the accessory structure meets the requirements of Section 17.5.105 and Section 17.5.106, subject to any conditions found in the staff report.

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

Aaron Brems motioned to adjourn the meeting.

Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 9:24 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.