

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

Adopted Minutes
Spanish Fork City Development Review Committee
April 30, 2014

Staff Members Present: Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Cory Pierce, Staff Engineering; Bart Morrill, Parks and Recreation Supervisor; Junior Baker, City Attorney; John Little, Building Inspector; Kimberly Brenneman, Community Development Division Secretary; Cody Hill, Intern.

Citizens Present: Darrin Smith, Jason Wedlick, Joe Rich.

Chris Thompson called the meeting to order at 10:12 a.m.

MINUTES

April 16, 2014

Junior Baker proposed changes to the minutes of April 16, 2014.

Junior Baker **moved** to **approve** the minutes of April 16, 2014, with the proposed changes. Kelly Peterson **seconded** and the motion **passed** all in favor.

April 23, 2014

Junior Baker proposed changes to the minutes of April 23, 2014.

Junior Baker **moved** to **approve** the minutes of April 23, 2014, with the proposed changes. Jered Johnson **seconded** and the motion **passed** all in favor.

Site Plan

Mattress Firm – Canyon Creek Phase 2, Lot 3

Applicant: Woodbury Corporation

General Plan: Commercial

Zoning: C-2

Location: 924 North 700 East

Cory Pierce wanted to bring to the DRC's attention; looking at the access for the southern most entrance having a shared access instead of solely an entrance to Mattress Firm. An access easement needs to be given so that when the property develops they can cut it in. Darrin Smith would like to have some say or control in where the access goes through. Chris Thompson said that the applicant could provide a break in the landscaping on the south side of

47 the property. Joe Rich said they will be able to move forward on building in a week or two.
48 Cory Pierce said that it is not an agreement between the land owners but an easement
49 between the properties.

50
51 Chris Thompson **moved** to approve the Mattress Firm – Canyon Creek Phase 2, Lot 3 Site Plan
52 at 924 North 700 East, subject to a cross access easement being recorded on the site and
53 access being provided by shifting the drive aisle in the parking lot so that access will be given
54 to the property to the south along the east portion of the south property line. Dave Anderson
55 **seconded** and the motion **passed** all in favor.

56
57

58 **Good Earth – Canyon Creek Phase 2, Lot 4**

59 **Applicant:** Woodbury Corporation

60 **General Plan:** Commercial

61 **Zoning:** C-2

62 **Location:** 880 North 700 East

63

64 The buildings are going to be built separately. All the parking will be improved to the north of
65 the building.

66

67 Dave Oyler **moved** to approve the Good Earth – Canyon Creek Phase 2, Lot 4 Site Plan at 880
68 North 700 East. Jered Johnson **seconded** and the motion **passed** all in favor.

69

70

71 Dave Oyler moves to adjourn meeting at 10:40 a.m.

72

73

74 Adopted: May 7, 2014

75

76

Kimberly Brenneman
Community Development Division Secretary