

# NAPLES PLANNING AND ZONING COMMISSION MEMBERS LIST

## JANUARY 2005

<b>CHAIRMAN:</b>	Holt Harrison 2030 East 2500 South	781-8450	JAN 07
<b>VICE CHAIRMAN:</b>	Dale Harrison 2947 South 670 East	789-7280	JAN 07
	Lloyd Barton 2815 East 1500 South	790-2526	JAN 05
	Robin Bemis 434 East 2500 South	789-8293	JAN 06
	Bruce K. Cook 1833 East Highway 40	781-0437	JAN 08
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	Michael D. Nash 1831 South 2000 East	781-8729	JAN 08
	Jim Richards 2225 South 3250 East	789-7200	JAN 06
<b>ALTERNATE:</b>	-----	-----	JAN 07
<b>COUNCIL REPRESENTATIVE:</b>	Kenneth Reynolds 2177 South 2000 East		JAN 08

THE CITY IS VERY GRATEFUL FOR THE HOURS THESE VOLUNTEERS HAVE GIVEN FOR THE ADVANCEMENT OF THE COMMUNITY INTEREST, WELFARE, AND SAFETY. Brent Cooper March 8, 05  
THESE VOLUNTEERS TRULY ARE "PEOPLE SERVING PEOPLE"

**Naples Planning and Zoning Commission  
Minutes  
January 11, 2005**

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 p.m., on January 11, 2005.

**Commission Present:** Chairman Holt Harrison, Vice-Chairman Robin Bemis, Bruce Cook, Lloyd Barton, Dale Harrison, Mike Nash, and Jim Richards

**Commission Absent:** Brent Cooper

**Council Representative:** Kenneth Reynolds, Present

**Others Present:** Craig Blunt, Rusty and Sharleen McBride, Craig Witlock, Freda Parker

**Welcome:** Chairman Holt Harrison welcomed the Commission and visitors to the meeting.

**Approval of Agenda:** Following the review of the agenda Mike Nash moved to approve the agenda of January 11, 2005. Lloyd Barton seconded, the motion passed with all voting aye.

**Disclosures:** There were none.

**Approval of December 14, 2004 Minutes:** Following a review, Mike Nash moved to approve the minutes of December 14, 2004. Lloyd Barton seconded the motion and it passed with all voting aye.

**Single Lot Subdivision:** Freda Parker presented the plat survey for Commission review. The property is divided into two parts, one lot 3.71 acres, the second 3.8 acres. Following the review, Lloyd Barton moved to approve the proposed Single Lot Subdivision as presented. Dale Harrison seconded the motion and it passed with all voting aye.  
**Owner - Questar Corporation**  
**Location - 1750 East 1700 South**  
**Acres - 7.51**  
**Zone - I-1**

**New Business:**

***Business Type – Oil  
Field Service***

***Location – 1750 East  
1700 South (on the  
east portion of the  
Questar lot)***

Craig Witlock presented a site plan showing the required items, with the exception of the landscaping drawing. The fencing on the south and east will be obscured with screening. The lighting for security of grounds will be shielded so as not to shine onto residences. The business will be open from 7:00 a.m. until 5:00 p.m. The office architecture will be a rock design. Following the review, Lloyd Barton moved to approve the proposal of the structure with the inclusions of the facade and landscape (green space) drawings being presented and the inclusion of a bond. The sewer and water connections are to be worked out with the City Council and bonded also. Mike Nash seconded the motion and it passed with all voting aye.

***Zoning – Industrial  
Zone***

***Location – 1800 East  
to 2000 East on the  
north side of 1500  
South)***

Rusty McBride presented a zoning map to the Commission illustrating his property at 1800 East to 2000 East on the north side of 1500 South. He asked the Commission to leave it zoned as I-1. Following a discussion, the Commission elected to leave this section zoned as I-1. Mike Nash thanked Mr. McBride for his input and suggested he attend the City Council meeting when the final review is made to provide his input as needed.

**Airport:**

The Commission reviewed the ordinance proposals and recommended getting a consultant to assist with the development of a “Compatible Use” section of this ordinance.

**Elections:**

Following bylaws, Lloyd Barton moved to postpone the elections until January 2006. Mike Nash seconded the motion and it passed with all voting aye.

Mike Nash moved to have Dale Harrison as Vice Chairman until the elections in January 2006. Lloyd Barton seconded the motion and it passed with all voting aye.

**Future Discussion  
Items:**

Have a joint meeting with the City Council and the Planning and Zoning Commission to finalize General Plan and Zoning Ordinance for “Future of the City.”

Appoint a subcommittee consisting of 9 members as the Naples City Development Board.

**Adjourn:**

With no other business the meeting adjourned at 9:10 p.m. The next regular meeting of the Naples Planning and Zoning Commission is February 8, 2005 at 7:30 p.m.

**Naples Planning and Zoning Commission**  
**Minutes**  
**February 8, 2005**

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m., on February 8, 2005.

**Commission Present:** Chairman Holt Harrison, Vice-Chairman Robin Bemis, Bruce Cook, Lloyd Barton, Dale Harrison

**Commission Absent:** Brent Cooper, Mike Nash, Jim Richards (excused)

**Council Representative:** Kenneth Reynolds, Present

**Others Present:** Craig Blunt, Cliff Grua, Todd & Debbie Hadlock, Brett & Brianna Hadlock, Gary Hadlock, Tobin Roberts

**Welcome:** Chairman Holt Harrison welcomed the Commission and visitors to the meeting.

**Approval of Agenda:** Following the review of the agenda Bruce Cook moved to approve the agenda of February 8, 2005. Robin Bemis seconded, the motion passed with all voting aye.

**Disclosures:** There were none.

**Approval of Minutes:** Following a review, Lloyd Barton moved to approve the minutes of January 11, 2004. Robin Bemis seconded the motion and it passed with all voting aye.

**Major Subdivisions:** Ironwood Subdivision Phase 3. Cliff Grua presented the commission with the site plan and infrastructure engineering for the third phase of the Ironwood Subdivision. The commission asked Mr. Grua which form of Bonding for the infrastructure he was planning on using. Mr. Grua would like to put the infrastructure in. The asphalt would only be a thin layer or the road base sealed until the heavy construction equipment is out of the subdivision. Following the review Dale Harrison moved to recommend to the City Council to approve the third phase of the Ironwood Subdivision, Bruce Cook seconded, the motion passed with all voting aye.

**New Major  
Subdivision:**

Brett Hadlock presented to the Commission a site plan for his proposed home site. The City Building Official had denied him a building permit on the grounds that the building site would fall under the definition of a major subdivision and he would need to follow those subdivision guidelines. Brett indicated that was the reason he was in attendance at the meeting, as he did not understand the need for him to follow the guidelines given to him just for a single home. The Commission reviewed the definitions of a major and minor subdivision and the standards required in each subdivision. The Commission agreed that the site falls under the major subdivision definition.

Cul-de-sacs and waiver of design and infrastructure requirements were reviewed. Following the review Lloyd Barton moved to have the Chairman present this scenario to the City Council for their input at the next regularly scheduled meeting on March 2, 2005 and then report back to the Commission. Bruce Cook seconded the motion and it passed with all voting aye.

**Planning Updates:**

Craig Blunt was happy to report that the City Council funded Epic Engineering to be the consultant for the following items:

1. Airport – transition zone and economic analysis.
2. Final review and recommendations on Zoning Ordinances and General Plan.
3. Downtown Development Standards and Ordinance.
4. Highway 40 Development Standards.

**Future Discussion  
Items:**

Annexation Law

**Adjourn:**

With no other business the meeting adjourned at 9:10 p.m. The next regular meeting of the Naples Planning and Zoning Commission is March 8, 2005 at 7:30 p.m.

**Naples Planning and Zoning Commission**  
**Minutes**  
**March 8, 2005**

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m., on February 8, 2005.

**Commission Present:** Chairman Holt Harrison, Vice-Chairman Dale Harrison, Robin Bemis, Bruce Cook, Brent Cooper, Lloyd Barton

**Commission Absent:** Mike Nash, Jim Richards (excused)

**Council Representative:** Kenneth Reynolds, Absent

**Others Present:** Craig Blunt, Brett and Brianna Hadlock, Jim and Jason Garner, Jeff Merrill

**Welcome:** Vice-Chairman Holt Harrison welcomed the Commission and visitors to the meeting.

**Approval of Agenda:** Following the review of the agenda Robin Bemis moved to approve the agenda of February 8, 2005. Bruce Cook seconded, the motion passed with all voting aye.

**Disclosures:** There were none.

**New Major Subdivision:** Brett Hadlock presented to the Commission a site plan for his proposed home site. The scenario for the building permit request was presented and discussed with the City Council on March 2, 2005. The legal counsel for the City was there for questions and answers. The summary: The Zoning Ordinance is to be followed or the City goes through the process to change the Ordinance. Variances are limited to the Board of Adjustment. The Board of Adjustment cannot change the Ordinances except where there are geographical problems, such as irregular shaped lots due to gulches or canals.

The Commission reviewed with the Hadlocks the infrastructure, cul-de-sac, frontage and bonding requirements. The AVW&S subdivision requirements are a minimum road width of 36 feet, 8-inch in diameter water line, 8-inch in diameter sewer line, 6-inch in diameter fire hydrant line at a minimum of 500 feet from housing.

The Commission agreed that sidewalk, curb, and gutter were not required. The lot frontage was greater than 120 feet. The cul-de-sac size would be 66 feet in diameter.

It was recommended to the Hadlocks to put a draft together illustrating these requirements. Craig has given them the subdivision requirements and ordinances for their review. The next meeting will be April 12, 2005.

**Planned Unit  
Development:**

The Commission reviewed the PUD requirements. The minimum acreage was discussed. The minimum is 6 acres to develop a PUD. The 75% / 25% rule was discussed. To take advantage of lot size reduction, 25% of the development would be set aside for parks, agriculture, or open areas. Fire Codes were discussed as to minimum lot sizes and how close a structure can be to the property lines or lot lines (5 feet). The minimum home square footage was discussed. The PUD develop would make the recommendation. Craig was asked to make the changes in the PUD section of the Ordinance.

**Commission  
Membership:**

Brent Cooper thanked the Commission members for their friendship and the opportunity to work with them. He said he was moving to Kanab, Utah and therefore is giving notice. The Commission wished him a fond farewell.

**Future Discussion  
Items:**

Annexation Law, Airport Transitional Zone Updates

**Adjourn:**

With no other business the meeting adjourned at 9:40 p.m. The next regular meeting of the Naples Planning and Zoning Commission is April 12, 2005 at 7:30 p.m.

**Naples Planning and Zoning Commission**  
**Minutes**  
**April 12, 2005**

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m., on April 12, 2005.

**Commission Present:** Chairman Holt Harrison, Vice-Chairman Dale Harrison, Lloyd Barton, Robin Bemis, Bruce Cook, Mike Nash, Jim Richards

**Commission Absent:**

**Council Representative:** Kenneth Reynolds, Present

**Others Present:** Todd and Debbie Hadlock, Brett and Brianna Hadlock, Larry & Brady, John M. Brown, Shannon Karren, Scott Sowards, Earl Gross

**Welcome:** Chairman Holt Harrison welcomed the Commission and visitors to the meeting.

**Approval of Agenda:** Following the review of the agenda, Basin Propane was added and Robin Bemis moved to approve the April 12, 2005 agenda with that addition. Bruce Cook seconded and the motion passed with all voting aye.

**Disclosures:** There were none.

**Approval of Minutes:** Following a review, Bruce Cook moved to approve the minutes of February 8, 2005 and March 8, 2005. Robin Bemis seconded the motion and it passed with all voting aye.

**Major Subdivision - Residential:**  
**- Bodily Subdivision**  
**2780 S 2500 E**

Brett Hadlock presented to the Commission for their review an engineered plat of the proposed cul-de-sac road. The plat showed a 6-inch fire hydrant, 8-inch water line, and 8-inch sewer line. Utilities and easements were discussed. The 60-foot in diameter cul-de-sac was discussed as to whether it is to be paved or graveled temporarily and then review in two years to decide whether to pave at that time. The width of the pavement is to be 36 feet. Utilities are to be placed outside of asphalt and not under it. Following the

discussion, Jim Richards moved to recommend to the Council the approval of the cul-de-sac plat. Dale Harrison seconded and the motion passed with all voting aye. Chairman Holt Harrison signed the plat.

**Major Subdivision -  
Industrial:  
- Karren Industrial  
Park  
1351 E 1750 S**

Shannon Karren presented a site plan for the development of Karren PUD Industrial Park. The Commission reviewed the utility requirements, asphalt, road easement, highway overlay zone, and 5% green space. Traffic flow and drainage plans will be submitted with the preliminary draft. The PUD park will be 4-plus acres divided into 4 lots. Mr. Karren will be building on the lots and leasing out space.

**Business Expansion:  
- Dan's Tire  
2075 S 1500 E**

Shannon Karren explained to the Commission the need for him to add a 40-foot by 80-foot warehouse on the north side of Dan's Tire property. He will be storing tires in the building.

**Site Plans –  
1<sup>st</sup> Review:**

**- Basin Propane  
2700 S Highway 40**

Basin Propane would like to build a propane business at approximately 2700 South Highway 40. The property is in the C1 PUD Zone on the east side of Highway 40 (east of Louise Turner's property). He passed out a site plan showing an office complex showroom and propane tank storage area with three large propane tank distribution areas.

**- Brady Trucking  
2640 S 1300 E**

Brady Trucking would like to set frac sand and cement tanks at 2640 South and 1300 East behind and south of Weatherford on the west side of Highway 40. Larry Brady explained to the Commission he would like to set them 5 feet from the rear property line.

**- Alpine Log Mill  
850 S 1500 E**

Earl Gross presented to the Commission a site plan to divide his I-1 zoned property. He wants to sell 1 acre of frontage on Highway 40, leaving a 33-foot access on the north property line to the rear lot. The access is to be a future road to the rear acreage. The 33 feet on his side of the section line and 33 feet on BHI side of the section line will provide the necessary road easement width. The Commission asked for a surveyors plat.

**Road Dedication:  
- 1300 S from 1500 E  
to 1200 E**

Phil Timothy had a dedication plat for 1300 South to be dedicated to the City. Following the review, it was recommended to hold off until the funding method was secure to rebuild the road and its infrastructure.

**Airport**

Update was given on the "Transition Zone" ordinance. The draft was given to the Commission for their review. The consultant asked for the commissions input on the following items:

1. Standards – The consultant needs a few design guideline concepts for downtown structures, structures in the transition zone and structures along Highway 40.
2. Conditional Uses – Provide a list of items/issues to be addressed by builders or developers asking to develop around or within the transition zone.
3. Site Design Criteria – Would like some direction as to list setback requirements, fencing, lighting and noise abatement criteria, etc.

**Future Discussion  
Items:**

Annexation Law, Airport, site design criteria, and standards.

**Adjourn:**

With no other business the meeting adjourned at 10:00 p.m. The next regular meeting of the Naples Planning and Zoning Commission is May 10, 2005 at 7:30 p.m.

**Naples Planning and Zoning Commission**  
**Minutes**  
**May 10, 2005**

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m., on May 10, 2005.

**Commission Present:** Chairman Holt Harrison, Lloyd Barton, Robin Bemis, Bruce Cook, Mike Nash

**Commission Absent:** Vice-Chairman Dale Harrison (excused), Jim Richards (excused)

**Council Representative:** Kenneth Reynolds, Present

**Others Present:** Craig Knight, Shannon Karren, Brownie Tomlinson, Hugh Oldaker, Ronald Ufford, Darren Anderson, Dave Lawson, Paul Sims, Mykel Henrie, Rusty and Charlie McBride, John Slaugh, and Craig Blunt

**Welcome:** Chairman Holt Harrison welcomed the Commission and visitors to the meeting.

**Approval of Agenda:** Following the review of the agenda, Rusty McBride and Hugh Oldaker were added to the Agenda. Robins Bemis moved to approve the May 10, 2005 agenda with those additions. Lloyd Barton seconded and the motion passed with all voting aye.

**Disclosures:** There were none.

**Approval of Minutes:** Following a review, Bruce Cook moved to approve the minutes of April 12, 2005 with corrections. Robin Bemis seconded the motion and it passed with all voting aye.

**Major Subdivisions - Industrial:** Shannon Karren, owner, and John Slaugh, representing Timberline Engineering, presented their final plat for review. The Commission reviewed private PUD's, utilities, easements, 5% green space, cul-de-sac's, restrictive covenants, and the Highway 40 overlay ordinance. Following the review, Bruce Cook moved to accept and to recommend to the City Council the Karren PUD Industrial Subdivision for approval. Lloyd Barton seconded, the

**- Karren PUD Industrial Subdivision**  
**Location:**  
**1351 E 1750 S**

motion passed with all voting aye.

**- Ufford PUD  
Industrial  
Subdivision**

**Location:  
2000 S 1400 E**

Ronald Ufford, owner, and Darren Anderson representing Engineering Services, presented their sketch for the Ufford PUD Industrial Subdivision. The Commission discussed PUD's, utilities, cul-de-sac's, lot sizes, roads, access, and I-1 Zones. Following the review, Lloyd Barton moved to accept the concept drawing as discussed. Bruce Cook seconded, the motion passed with all voting aye.

**- Rusty McBride  
Investment  
Industrial Single  
Lot Subdivision**

**Location:  
Approximately  
1500 S 1855 E**

Mr. McBride handed out a plat showing the subdivision of 3.21 acres of land fronting 1500 South in the I-1 Zone. He proposed construction of two industrial buildings on the lot. The Commission reviewed the plat for subdividing the land. Following the review, Lloyd Barton moved to approve and recommend approval to the City Council for subdivision of the land in the I-1 Zone. Robin Bemis seconded, the motion passed with all voting aye.

The Commission reviewed the site plan for the placement of two industrial buildings. The Commission discussed the 5% landscaping, parking, utilities, and security lighting. Following the discussion, Bruce Cook moved to approve the concept plan for the development of the lot. Mike Nash seconded and the motion passed with all voting aye.

**Business Expansion:**

**- Dan's Tire**

**Location:  
2075 S 1500 E**

Shannon Karren, owner, presented his preliminary plan for the location of a warehouse for new and junk tires. The Council reviewed the plan and noted that the plat needs to show all setbacks, easements, and rights-of-way. Following the review, Lloyd Barton moved to approve and recommend to the Council to approve the business expansion with the plat changes. Bruce Cook seconded and the motion passed with all voting aye.

**Site Plans –  
1<sup>st</sup> Review:**

**- Craig Knight  
Undercarriage  
Truck Wash**

**Location:  
2000 S 1400 E**

The Commission discussed pre-parking, egress, exits, and utilities. Mr. Knight explained that the system reclaims the water. There are two 10,000-gallon tanks underground that the water recycles through. Mr. Knight proposed to have a gravel yard with no buildings. The wash site would be pad only. The Commission discussed the need for hard surfacing for access and exit to limit tracking of mud. They discussed the Highway 40 Overlay Zone and the beautification requirements. Following the discussion, Bruce Cook moved to accept the concept plan as discussed. Robin Bemis

**- Upscale  
Development –  
Ashley Creek  
Meadows  
Mykel Henrie &  
Paul Sims  
Location:  
3500 E 3500 S**

seconded and the motion passed with all voting aye.

This is outside Naples City boundaries. Mr. Henrie and Mr. Sims would like Naples to consider annexation of their development. Mykel Henrie and Paul Sims discussed what they had in mind.

The development is 300 acres with an 18-hole golf course, club house, conference center, and restaurant. There is an area set aside for a commercial strip mall, gas station, hotels/motels, and restaurants. The development will also provide 400 residential sites. The residential sites will have a mix of single lot homes, condominiums, gated community, and multi-unit housing.

The Commission asked why they would like to be annexed into Naples City. The answer was to get more benefits and services from the City. The Commission asked about schools and infrastructure and if this development would be a PUD and take care of their own roads. The answer was they had not decided. The question was asked if the Mr. Henrie and Mr. Sims would provide an elementary school, and the answer was yes, if it was necessary. They indicated they are targeting second home buyers and high to mid-level incomes.

The Commission asked about the time frame and start date. The developers answered that they want to turn dirt in six months (November, 2005).

The Commission indicated the following steps were necessary before turning any dirt.

1. Annexation process and possibilities.
2. Concept plan – get rights-of-way, water rights, irrigation rights, soil test, infrastructure needs, and roads in and out of development.
3. Preliminary plat approved.
4. Final plat approved.

The Commission recommended the following be considered and addressed by the developers to be presented at the next Commission meeting, June 14, 2005:

1. Check soil conditions for roads, bridges, and structure foundations. There are areas of poor soil and clay at this location that could create additional engineering and construction costs.
2. Determine if roads will be provided by the developer

for this project such as roads to Highway 40 and tie-in's to Naples roads.

3. Will developer provide schools (elementary).
4. Provide a break-even analysis for Commission review. Determine if there will be revenue to maintain the development after it is built.
5. Determine what will happen if developers build the golf course and some housing and the project is never completed. Who will be responsible to maintain the golf course, roads, etc.

**Airport & Zoning**

Craig gave the Commission the questions the engineering consultant had requested feedback to from the Commission and the City Council. The Commission asked Craig to put something together and submit to the consultant and the Commission for their review.

It was recommended that each member of the Commission take pictures of structures, landscaping, etc., they would like to see included as part of the master plan and bring them to the next meeting, June 14, 2005. The Commission listed the construction materials to be used as stucco, stone, log, brick, decorative block and that there be uniformity in use of the building materials as well as incorporation of arched windows and columns into the designs.

**New Member for Planning & Zoning Commission**

Hugh Oldaker was presented to the Commission to fill the vacancy left by Brent Cooper in the Zoning Commission. Robin Bemis moved to accept and recommend to the City Council that Hugh Oldaker be included as a Zoning Commission member. Mike Nash seconded and the motion passed with all voting aye.

**Future Discussion Items:**

Annexation Law, Airport, site design criteria, and standards.

**Adjourn:**

With no other business the meeting adjourned at 10:00 p.m. The next regular meeting of the Naples Planning and Zoning Commission is June 14, 2005 at 7:30 p.m.

**Naples Planning and Zoning Commission  
Minutes  
June 14, 2005**

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m., on June 14, 2005.

**Commission Present:** Vice-Chairman Dale Harrison, Lloyd Barton, Robin Bemis, Mike Nash, Hugh Oldaker, Jim Richards

**Commission Absent:** Chairman Holt Harrison (excused), Bruce Cook

**Council Representative:** Kenneth Reynolds, Present

**Others Present:** Richelle Surplus for Craig Knight, Ted Slaugh, Kevin Slaugh, Paul E. Sims, Mykel Henrie, Scott Sowards

**Welcome:** Vice-Chairman Dale Harrison welcomed the Commission and visitors to the meeting.

**Approval of Agenda:** Following the review of the agenda, Scott Sowards was added to the Agenda. Robin Bemis moved to approve the May 10, 2005 agenda with this addition. Jim Richards seconded and the motion passed with all voting aye.

**Disclosures:** There were none.

**Approval of Minutes:** Following a review, Lloyd Barton moved to approve the minutes of May 10, 2005 with corrections. Robin Bemis seconded the motion and it passed with all voting aye.

**Major Subdivisions -  
Industrial:**

**- Craig Knight  
Undercarriage  
Truck Wash**

**Location:  
2000 S 1400 E**

The Commission reviewed and discussed the site plans. Following the discussion, Lloyd Barton moved to accept the site plans with the following additions:

1. Plat will illustrate the entrance and exits are paved to limit mud being tracked onto Highway 40.
2. Highway 40 Overlay Zone and beautification requirements will be illustrated and a bond will be provided for beautification.

3. Sidewalk back curb fronting the development

Hugh Oldaker seconded and the motion passed with all voting aye.

**- Scott Sowards  
Gas/Propane Sales  
& Service  
Location:  
2750 S 1500 E  
(east side of  
Highway 40)**

The Commission reviewed this proposal. Following the discussion, Jim Richards moved to accept the proposal with the stipulations: Fencing on the south and west will be around storage tanks obscured with screening. The lighting for security of grounds will be shielded so as not to shine onto residences. The business will be open from 7:00 a.m. until 5:00 p.m. The office architecture will be a rock design and there will be exterior landscaping (green space). A bond would be paid. The sewer and water connections would be worked out with the City Council and bonded also. Lloyd Barton seconded and the Commission voted three for the proposal and two against it (For: Jim Richards, Hugh Oldaker, Lloyd Barton. Against: Robin Bemis, Dale Harrison).

**Major Subdivision -  
Residential:**

**- Mykel Henrie  
Upscale  
Development  
Location:  
Ashley Creek  
Meadows**

The Commission decided to have a joint meeting regarding this proposed development with the City Council and Mayor. This meeting has been scheduled for Tuesday, June 28, 2005 at 7:00 p.m.

***Following is what was discussed at the May 10, 2005  
Planning and Zoning Meeting:***

This is outside Naples City boundaries. Mr. Henrie and Mr. Sims would like Naples to consider annexation of their development. Mykel Henrie and Paul Sims discussed what they had in mind.

The development is 300 acres with an 18-hole golf course, club house, conference center, and restaurant. There is an area set aside for a commercial strip mall, gas station, hotels/motels, and restaurants. The development will also provide 400 residential sites. The residential sites will have a mix of single lot homes, condominiums, gated community, and multi-unit housing.

The Commission asked why they would like to be annexed into Naples City. The answer was to get more benefits and services from the City. The Commission asked about schools and infrastructure and if this development would be a PUD and take care of their own roads. The answer was they had

not decided. The question was asked if the Mr. Henrie and Mr. Sims would provide an elementary school, and the answer was yes, if it was necessary. They indicated they are targeting second home buyers and high to mid-level incomes.

The Commission asked about the time frame and start date. The developers answered that they want to turn dirt in six months (November, 2005).

The Commission indicated the following steps were necessary before turning any dirt.

1. Annexation process and possibilities.
2. Concept plan – get rights-of-way, water rights, irrigation rights, soil test, infrastructure needs, and roads in and out of development.
3. Preliminary plat approved.
4. Final plat approved.

The Commission recommended the following be considered and addressed by the developers to be presented at the next Commission meeting, June 14, 2005:

1. Check soil conditions for roads, bridges, and structure foundations. There are areas of poor soil and clay at this location that could create additional engineering and construction costs.
2. Determine if roads will be provided by the developer for this project such as roads to Highway 40 and tie-in's to Naples roads.
3. Will developer provide schools (elementary)?
4. Provide a break-even analysis for Commission review. Determine if there will be revenue to maintain the development after it is built.
5. Determine what will happen if developers build the golf course and some housing and the project is never completed. Who will be responsible to maintain the golf course, roads, etc?

**Future Discussion  
Items:**

Annexation Law, Airport, site design criteria, and standards.

**Adjourn:**

With no other business the meeting adjourned at 9:30 p.m. The next regular meeting of the Naples Planning and Zoning Commission is July 12, 2005 at 7:30 p.m.

**Naples Planning and Zoning Commission Joint Meeting with the  
City Council and Mayor  
Minutes  
June 28, 2005**

The special joint meeting of the Naples Planning and Zoning Commission, City Council and Mayor was called to order at 7:00 p.m., on June 14, 2005.

**Commission Present:** Vice-Chairman Dale Harrison, Lloyd Barton, Bruce Cook, Mike Nash, Hugh Oldaker,

**Commission Absent:** Chairman Holt Harrison (excused) Robin Bemis, Jim Richards

**Council Present:** Kenneth Reynolds, Dale Bowden, Dan Olsen

**Council Absent:** Anthony Byron, Dean Baker

**Mayor** Mayor Niles Mott, Present

**Others Present:** Craig Blunt, Paul Sims, Mykel Henrie

**Welcome:** Vice Chairman Dale Harrison welcomed the Commission, visitors, Mayor and Council to this special meeting to discuss The Ashley Creek Meadows concept and annexation proposal. Craig Blunt recommends tabling Epic Engineering until July 12, 05. Mr. Walker had some personal business come up that he could not be excused from, he is sorry for the inconvenience he has caused.

**Approval of Agenda:** Following the review of the agenda, Lloyd Barton moved to approve the June 28, 2005 agenda tabling Epic Engineering until July 12, 05 Mike Nash seconded and the motion passed with all voting aye.

**Disclosures:** There were none.

**Major Subdivision - Residential:** *Following is what was discussed at the June 28, 2005 Joint Planning and Zoning, Council and Mayor Meeting:*

**- Mykel Henrie Upscale Development** The project is outside Naples City boundaries. Mr. Henrie and Mr. Sims would like Naples to consider allowing them to go through the annexation process for their development.

**Location:  
Ashley Creek  
Meadows**

Mykel Henrie and Paul Sims discussed what they had in mind.

The mix use (PUD) development is 300 acres with an 18-hole golf course, club house, conference center, restaurant, hotels/motels, gas station, conference center and commercial strip mall. The development will also provide 400 residential sites. The residential sites will have a mix of single lot homes, condominiums, gated community, and multi-unit housing. The 18-hole golf course will mix in or wrap around the housing. This is a 10 year project. Cost estimates are 3 mil off site, 10 mil onsite and 3 to 5 mil for the golf course. The first 5 years will not see a profit. We will do the project in phases; 1<sup>st</sup> phase, infrastructure, golf course, club house, and some housing. There is 9 miles of road to build and next a commercial strip.

How will the roads of this development tie into HWY40, and Naples streets? Maps were reviewed, discussion followed. Following the discussion the need for a **transportation analysis was need and asked for.**

The Mayor asked why they would like to be annexed into Naples City, The answer: We believe we will get more benefits and services from the City. The Naples PUD ordinance provides a mix of densities for housing, and commercial uses with the open areas.

The Commission asked about schools and infrastructure and if this development will take care of their own roads? The answer; they had not decided, we could have some roads and infrastructure in gated communities where the home owners association takes care of the roads and infrastructure and other roads and infrastructure that would be public.

The question was asked, if required, would the project provide an elementary school? Answer; This is a high end project, retirees, summer and business homes, condos, town houses a recreation community, there would be few school age kids in this development, yes if it was necessary.

Impact fees, bonding requirements were discussed to pay for public services and infrastructure development, following this discussion an **economic analysis was asked for.**

The Commission asked about the time frame and start date. The developers answered that they want to turn dirt in six months (November, 2005).

The Commission indicated the following steps were necessary before turning any dirt.

1. Begin annexation process.
2. Concept plan – get rights-of-way, water rights, irrigation rights, soil test, infrastructure needs, letters from utilities stating they will provide services, and roads in and out of development, **provide a transportation analysis** for the project tying into existing streets, traffic flows etc.. **Provide an independent economic analysis.**
3. If annexation goes through provide a Preliminary plat get it approved.
4. Final plat approval.

Following the discussions Bruce Cook moved to recommend to the City Council that the Ashley Creek Meadows Development begin the annexation process. Mike Nash seconded the motion passed with all voting aye.

**Future Discussion  
Items:**

Annexation Law, Airport, site design criteria, and standards.

**Adjourn:**

With no other business the meeting adjourned at 9:30 p.m. The next regular meeting of the Naples Planning and Zoning Commission is July 12, 2005 at 8:30 p.m.

The Joint meeting with the Council and Mayor will be at 6:30 p.m. July 12, 05

**Naples Planning and Zoning Commission Joint Meeting with the  
City Council and Mayor  
Minutes  
July 12, 2005**

The special joint meeting of the Naples Planning and Zoning Commission, City Council and Mayor was called to order at 6:30 p.m., on July 12, 2005.

**Commission Present:** Chairman Holt Harrison, Lloyd Barton, Bruce Cook, Mike Nash, Robin Bemis, Robin Bemis

**Commission Absent:** Jim Richards (excused), Vice-Chairman Dale Harrison, Robin Bemis

**Council Present:** Dean Baker, Dale Bowden, Dan Olsen

**Council Absent:** Anthony Byron, Kenneth Reynolds

**Mayor** Mayor Niles Mott, Absent

**Others Present:** Craig Blunt, Laurie Bartman, Earl Gross, Kory Walker

**Welcome:** Chairman Holt Harrison welcomed the Commission, visitors, and Council to this special meeting to discuss with Epic Engineering, Kory Walker Airport Transition Zone, Down Town Plan and Construction Standards, HWY 40 Beautification, General Plan and Land Use Plan.

**Epic Engineering** The meeting was turned over to Kory Walker, the first item for discussion:

1. Airport Transition Overlay District.

The updated plan was reviewed Kory was asked to define airport acres, see 3.3. The question was asked if the whole city had this overlay zone or was it within the 500 foot boundary or airport acres around the airport? Kory within the 500 foot boundary which was discussed last joint meeting. This boundary could be enlarged if you want. The Council and Zoning Commission would make a final review for adoption.

2. General Plan and Land Use Plan.

The general Plan was given some recommendations for updating it and the Land Use Plan to include the changes to the General Plan. Some of these recommendations are; Declaration of Annexation, Down Town Plan, Transition Overlay Zone.

### 3. Development Code

In the review of our development code it was recommended to use a recent city development code as a base template and build on it. Make sure the new state regulations are in it and add your roadway and storm drainage plans to it in detail to ensure that developers will be responsible for the burden of expansion and upgrade of infrastructure.

The City needs to consider impact fees and update the consolidated fee schedules to ensure new developments and expansion of developments pay for the reviewing and performing the construction of the infrastructure.

### 4. Downtown Plan

The down town area was discussed, the area was enlarged to 1/2 mile east, west, north and south of the intersection of SR 45 and SR 40. The interior roads would be adjusted as to make a circular street system connecting the development acres on both sides of HWY 40. This will provide big box and other retail facilities connecting room and provide pedestrian access. The group sees the need for HWY 40 pedestrian walkover. The design criterion was also discussed, South Western Theme was voted for.

### 5. HWY 40 Beautification Guidelines

The City would like to focus on a pedestrian walkway theme through the down town with tree scape, lighting and open areas. The design guideline of down town would apply to structures within the Industrial Commercial Overlay Zone along HWY 40. The design theme was discussed, South Western was picked. A few of the commission members said they had some pictures to help see the concept and will get those to Craig to give to Epic Engineering.

Kory asked that the attorney review the city's rights in having existing businesses update their structures to comply with the theme concept.

### **Adjournment:**

The joint meeting of the Planning and Zoning Commission and City Council adjourned at 8:45 p.m.

**Planning and Zoning Commission Meeting  
July 12, 2005  
Minutes**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 8:45 p.m.

**Commission Present:** Chairman Holt Harrison, Robin Bemis, Bruce Cook, Mike Nash, Lloyd Barton,

**Commission Absent:** Vice Chairmen Dale Harrison, Hugh Oldaker, Jim Richards (excused)

**Council Representative:** Kenneth Reynolds; absent

**Others Present:** Laurie Bartman, Earl Gross, Craig Blunt

**Welcome:** Chairman Harrison welcomed the visitors and members to the Naples Planning and Zoning Commission Meeting.

**Approval of Agenda:** Following the review of the agenda, Bruce Cook moved to approve the July 12, 2005 agenda Lloyd Barton seconded and the motion passed with all voting aye.

**Disclosures:** There were none.

**Approval of June 14, 2005 Minutes** Following the review of June 14, 2005 minutes Bruce Cook moved to approve the June 14, 2005 minutes Mike Nash seconded, the motion passed with all voting aye.

**Approval of June 24, 2005 Minutes:** Following the review of June 24, 2005 minutes, Lloyd Barton moved to approve the minutes of June 24, 2005 minutes, Bruce Cook seconded, the motion passed with all voting aye.

**Single Lot Industrial Subdivision:** Earl Gross presented his surveyed plat for the final review and signatures. Following its review, Bruce Cook moved to recommend to the City Council, following the engineer review, the single lot subdivision as presented, Mike Nash seconded, the motion passed with all voting aye.

**Commercial Lot Development:** Laurie Bartman presented her concept plan or sketch for commission review. Property location 2085 South 1500 East. The property is adjacent to Dan's Tire on the North and Weston Serrano on the South. There is a 923 Sq. ft home on it, which was built in 1952.

The lot size is 82.5 feet of frontage on 1500 East and 528' feet deep. Mrs. Bartman proposed to the commission to build two four plexs on the property which will face South with an alley way running east and at the east end a cul de sac. The commission review fire hydrants sidewalk, green space, landscaping, CI Overlay Zone, construction type and guide lines and frontage requirements. Craig read the C PUD zone requirements, 02 23 003 B requires 100 feet of frontage. The Commission recommended that she visit with the Board of Adjustment for a variance.

**UDOT Access  
Request - Mold**

Michael Mold Property at 2290 South 1500 East has made application to UDOT for a driveway access. There are two businesses at this site one is landscaping working out of the building on the South side of the property and the second is storage units on the North side of the property. There is one access between both businesses. Following the review Lloyd Barton moved to recommend to the City Council to approve Michael Mold's proposal for Robin Bemis seconded, the motion passed with all voting aye. an access on East HWY 40 to serve the storage units at 2280 South. The project will provide access to the storage buildings creating a safer traffic flow in and out of that business and allow the landscape business to the South their own access. This will help keep the two businesses separate, aiding in better traffic flow for both businesses.

**USSD...project  
updates:**

Craig updated the Commission on road projects that have been approved and will be built by USSD by the end of 2006;

1. 1300 South Road reconstruction from HWY 40 to 1200 East.
2. 1000 So, 1100 So, and 1300 East The drainage, overlay and some reconstruction.
3. Chip seals with flush coats – 2500 So., 1750 So., 1500 So., 500 So., 1700 So., 1500 E., 1625 E. Wildwood Subdivision, High County Subdivision, Ironwood Subdivision, Spring Creek pond Subdivision.
4. Next Year the City will submit 2500 South, 1500 South for reconstruction and the 1500 South dugway.

**Future Discussion  
Items:**

**Adjourn:**

With no other business the meeting adjourned at 10:10 p.m. The next regular meeting of the Naples Planning and Zoning Commission is August 9, 2005 at 7:30 p.m.

# Naples Planning and Zoning Commission Meeting Minutes - August 9, 2005

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:40 p.m.

**Commission Present:** Vice Chairman Dale Harrison, Lloyd Barton, Robin Bemis, Hugh Oldaker

**Commission Absent:** Holt Harrison, Jim Richards, Bruce Cook, Mike Nash

**Council Present:** Kenneth Reynolds

**Others Present:** Craig Blunt, Laurie Bartman, Cresta Slaugh, Ted Slaugh, Carl Oldaker, Les & Zeny Inabnit, Patrisia Duncan, Kolby Kay

**Welcome:** Vice Chairman Harrison welcomed the Visitors and Commission to the meeting and invited each visitor to introduce themselves and asked if they were on the agenda. Patrisia Duncan asked to be on the agenda concerning a letter she wrote to Mayor Mott concerning pasturing her horse.

**Approval of Agenda:** Following the review of the agenda, Robin Bemis moved to approve the agenda with the addition of Patrisia Duncan. Hugh Oldaker seconded the motion and passed with all votes aye.

**Approval of Minutes:** Following the review of July 12, 2005, joint meeting minutes with City Council and the regular meeting minutes of the Planning and Zoning Commission, Lloyd Barton moved to approve the minutes with corrections. Hugh Oldaker seconded the motion and passed with all votes aye.

**Disclosures:** Hugh Oldaker explained to the Commission that Carl Oldaker is his father and would excuse himself from voting on the Minor Subdivision proposed by Carl Oldaker. No other disclosures.

**Minor Subdivision:  
Residential**

Location: Approximately 2100 East 2500 South, dividing an existing lot with a home on it into 3 lots. Lot one with dwelling 130 ft. at frontage, 264 ft. deep. Lots two & three will need to have 100 ft. of frontage each at 264 ft. deep. Carl Oldaker and Timberline Land Surveying representative, Kolby Kay, presented a preliminary plan. The lots face 2500 South and meet the lot requirements for a RA-1 Zone. The Commission discussed easements for utilities, the canal that runs at the front of the lots, the need to dedicate the 33 ft. frontage that makes up 2500 South to the City and that the plat show elevations on its corners and the elevation at the sewer and water facilities. The preliminary will be reviewed with these changes September 13, 2005.

**Land Use  
Conditional Use  
I-1 Zone**

Uintah Auto & Homes – Les & Zeny Inabnit presented their concept plan for the development of a parcel of land located at 573 South 1500 East. Mr. & Mrs. Inabnit want to store cars, trucks and parts taken off of the cars and trucks at this location.

This is not a wrecking yard! We would like to store our repo's, which could stay on the lot from 2 weeks to 6 months. We would park our car haulers and wreckers at this lot while we maintain our used car lot in Vernal.

Following the discussion a list of Conditions were made:

1. This will not be a wrecking yard
2. Security lighting will be provided on the lot
3. Obscure fencing 6 ft. high will be maintained on the perimeter of the lot
4. The existing structure will be brought into International Building Code standards 2003
5. Parking area, storage area will remain weed free and graveled
6. All surface water drainage will remain on the lot
7. 5% green scape on the frontage
8. Driveway access will be hard surface into parking and storage area, a minimum of 30 ft. long from 1500 East

Lloyd Barton moved to recommend to the City Council the I-1 Conditional Use request with the listed condition. Robin Bemis seconded the motion and passed with all votes aye.

**Commercial Lot  
Development:**

Parcel #051330014 - Location 2085 South 1500 East – Zoned Commercial. Request to build two 4-plexes, lot size 82 ft. of frontage at 525 ft. deep.

Laurie Bartman, owner at the land presented her concept plan. Mrs. Bartman would like to build in phases:

1st phase:

Leave the existing home and build access to the cul-de-sac and the 4 plex at the east end.

2<sup>nd</sup> phase:

Remove existing home and replace with the second 4 plex.

The Commission discussed the access off and on 1500 East Hwy 40. Discussed minimum parking and access lane

Mrs. Barton will return with a preliminary plan at the September 13, 2005 meeting.

**Zoning Ordinance  
Addition Request**

Zones RA1 & A

Presently the ordinance states that for every 20,000 sq. ft. (of pasture) 2 horses or 2 cows or etc....

Mrs. Patrisia Duncan asked if the Commission would consider allowing for one horse, 1,900 sq. ft.

The Commission discussed the 20,000 square-foot rule and the problems that have been raised due to eutrophication that have eaten the pasture to nothing but dust. The property owner does not have irrigation water to keep it as a pasture green and the dust has created complaints. Dust is the responsibility of the animal owner.

Following the discussion Hugh Oldaker moved to create a committee made up of 9 members with a mix of concerns; Horse owners, non horse owners, horse haters, cow owners, farmers, those that live in subdivisions, etc. to review the 20,000 square-foot rule, define pasture, pens, corrals and declare how many animals allowed and so forth. Then present their recommendations to the Zoning Commission no later than the end of September 2005. Lloyd Barton seconded the motion and it passed with all votes, aye.

**Adjourn:**

With no other business to come before the Naples Planning and Zoning Commission, Lloyd Barton moved to adjourn at 9:30 p.m. Hugh Oldaker seconded the motion and passed with all votes, aye.

# **Naples Planning and Land Use Commission Meeting**

## **Downtown Master Plan Review**

### **Minutes - September 13, 2005**

This joint meeting of the Land Use Commission and City Council was called to order at 7 p.m.

**Attendance:** Chairman Holt Harrison, Vice Chairman Dale Harrison, Lloyd Barton, Robin Bemis, Hugh Oldaker, Bruce Cook, Councilman Kenneth Reynolds, Councilman Dan Olsen, Craig Blunt, Kory Walker, Verdin Goodrich, Fred Parker

**Kory Walker facilitated the meeting**

Copies of the project area description and design theme was handed out for review.

The area discussed is from 1000 East to 2000 East, 2500 South to 3000 South.

The transportation routes were reviewed. It was recommended that following this meeting the Commission lay out a couple of routes and schedule a meeting with UDOT, Doug Bassett to get approval and support.

The Design Theme was discussed and pictures of the Southwest design were reviewed. The Southwest Design is made up of national colors, adobe/stucco rock and arched windows. The walkways are made of stamped concrete, pave stones. The street intersection had stamped asphalt and pavers used in Pedestrian paths.

The entry way to the Commercial Business Center, we would use a Clock Tower or Bell Tower and have fountains with public art to illustrate the Main entry and the public walking areas. The Commission was asked to detail what Public art is, in words and pictures.

The parking lots would have landscaping with trees to tie in the asphalt parking with the entry ways. Planters were used along the walk paths and streets to tie them into the entry ways.

The plan divided Hwy 40, the Industrial Park and Commercial Zones into three zones:

1. Industrial Core
2. Commercial Village Core
3. Business Park.

The Commission was asked to review and make comments, put their name on the review package and Craig will get them mailed to Kory on September 23<sup>rd</sup>.

The present zoning map will need to be changed showing the three destinations and the transition zone. The Commission asked when the zoning ordinance would be completed. Once the project area and design theme, along with the airport transition zone is completed, the ordinance should be complete and ready for review and adoption.

It was recommended that the ordinance and general plan have color pictures illustrating what the City wants and will help spell out to the developers and design theme.

The Commission thanked Kory Walker for taking his time with them.

The meeting was adjourned at 7:40 p.m.

## **Naples Planning and Land Use Commission Meeting Minutes - September 13, 2005**

This regular meeting of the Land Use Commission was called to order at 7:40 p.m.

**Commission Present:** Chairman Holt Harrison, Vice Chairman Dale Harrison, Lloyd Barton, Robin Bemis, Hugh Oldaker, Bruce Cook,  
**Commission Absent:** Excused, Jim Richards and Mike Nash

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** Dan Olsen, Darrin Anderson, Frans Lambrechtsen, David Wallentine, Dave Cook, Paul Hawks, Ron Kruzie, Les & Zenny Inabnit, Mr. & Mrs. Scott Bingham, Carl Oldaker, Kolby Kay, Dave Gurr, Craig Knight, Bob Ostveen, Craig Blunt, Frieda Parker, Verdin Goodrich

**Welcome:** Chairman Harrison Welcomed the Visitors, Council and Commission members to the meeting. He asked if everyone had an Agenda

**Approval of Agenda:** Following review of the agenda Bruce Cook moved to approve the agenda dated 9-13-05, Robin Bemis Seconded, Motion passed all voting aye.

**Disclosures:** Hugh Oldaker under RA-1, Minor subdivision, 2<sup>nd</sup> review, the developer is my Father, Carl Oldaker.

**Approval of Minutes:** Following the review of August 9, 2005 minutes, Bruce Cook moved to approve the minutes of August 9, 2005 with corrections. Robin Bemis Seconded, the Motion passed with all voting aye.

**Annexation:** Craig handed out Utah Code 10-2-401 through 10-2-428 and explained that Naples City is the Fifth Class City and because of the request to annex into the City, Naples City has learned that the City needs to readopt their Annexation Policy Plan following 10-2-401.5 where it states "No Municipality may annex an unincorporated area unless the municipality has adopted an Annexation Policy Plan after December 31, 2002 as provided in this section. As of 2005, the City has not adopted a New Annexation Policy Plan. We will have a plan for your review October 11, 2005. Those who wish to annex into the City will work

with their own attorneys, bear all costs, and follow Utah Code 10-2-403.

**White Line Enterprise  
Subdivision  
Annexation**

White line Enterprises RA-1 Zone, Frans Lambrechtsen, Frieda Parker, David Wallentine and Darrin Anderson with Engineering Services made the presentation to the Land Use Commission. Mr. Anderson asked the Commission if they would make a recommendation to the Council to go ahead with the proposal. The Commission asked Mr. Verdin Goodrich what he would like to do with his property. Mr. Goodrich, connection property owner with Naples City boundary, said that he spoke with his family and they were in support of the Annexation proposal. Mr. Goodrich's property ties the County property to Naples City. Following the discussion, Bruce Cook moved to recommend to the City Council to support the Lambrechtsen's Annexation Proposal and that Lambrechtsen annexation is financed through their attorneys. Dale Harrison Seconded, the Motion, passed with all voting aye.

**Hickory Subdivision  
Annexation**

Hickory Subdivision RA-1 Zone: Dave Cook, property owner, Paul Hawks, developer representative, with Tri State Engineering and Ron Kruzie made the presentation to the Land Use Commission. Dave Cook proposed to the Commission that they recommend to the City Council to support this single parcel owner's annexation request. Part of the acreage is in Naples and 15.8 acres is not. Bruce Cook moved to recommend to the City Council to support Mr. Cook's proposal for annexation into Naples and that Mr. Cook's attorney would work through the process and financing. Hugh Oldaker Seconded, the Motion passed with all voting aye.

**Hickory Subdivision**

Discussion of the development of Hickory Subdivision, the Commission discussed egress and ingress. The 3000 South Road was discussed and the need to have 3000 south built as part of the subdivision to meeting the transportation plan.

Mr. Cook only owns ½ of the needed ground for 3000 south, 33 ft. of the 66 ft. easement. Edger Wilkins out of Colorado owns the section to the South. Craig & Paul were asked to talk with Mr. Wilkins about selling the 33' wide strip on the south side at the 3000 South section line.

Bonding for infrastructure was discussed; phasing the project at 20 homes per phase was discussed and following the discussion these choices were given to Mr. Cook:

1. Work with neighbor to the south to build 3000 South
2. Sacrifice a lot on 500 East for 2<sup>nd</sup> access road
3. Build 500 ft. along road with 100' ft diameter Cul-de-Sac and do Phase One while working On 3000 South road issue

Following the discussion, Bruce Cook moved to recommend to the City Council to approve the First Phase of the development following annexation. It was recommended that the 1<sup>st</sup> street be 500 ft. long with a 100' diameter cul-de-sac. Lloyd Barton Seconded, the Motion passed with all voting aye.

**Request  
Conditional  
Use Permit**

Uintah Auto: Les & Zeny Inabnit presented their list of Conditions for the Commission's review for I-1 property owned at 573 South 1500 East. Following the review the following was added to the list for their site plan:

1. 5% green space – detailed
2. (Statement Added) This will not be a wrecking yard
3. Drainage plan engineered or plat

Bruce Cook moved to recommend to the City Council the Conditional Use Permit with the listed Conditions:

1. Fence, chain link perimeter, 6' high privacy slats to screen property
2. 5% green space fronting 1500 East (detail drawings) planting Evergreen shrubs along west fence
3. This will not be a wrecking yard
4. Drainage plan engineered on plat 1" per hour calculations
5. Parking and Storage: We propose to put gravel from the east fence to 1500 East Street

6. Lighting: We propose to put in two pole lights for security lighting as shown on plat
7. Weed free parking: The property will have a good gravel base and be kept free of weeds
8. Traffic flow plan: We do not plan to sell to the public from this location so there should be very little traffic
9. Cross fence: We propose to build a screen fence across the property near the center. We then will keep the cars that are held longer in the back and the cars that move out quickly in the front (west) from north to south
10. Existing building: We plan to rebuild the existing building for storage. It will be remodeled to current building codes

Robin Bemis Seconded, the Motion passed with all voting aye.

**Conditional Use  
Request  
Mr. & Mrs. Bingham**

Caretakers Dwelling I-1 Zone location 1000 South 1000 East.

Mr. & Mrs. Scott Bingham proposed to the Commission to Build a caretakers dwelling in the middle at the 40 acre parcel. Mr. Bingham's business is Basin Industries which is on the East end at this parcel. The Commission reviewed the I-1 Zone, Conditional uses and following the review Bruce Cook moved to recommend to the City Council the approval of the Condition Use requested for a Caretaker dwelling for the business, Basin Industries, located at 1294 East 1000 South. Robin Bemis Seconded, the Motion passed with all voting aye.

**Minor  
Residential Subdivisions  
Carl Oldaker**

Carl Oldaker, owner, and Kolby Kay with Timber Line Engineering presented their plat for a minor subdivision located in the RA-1 Zone at 2109 East 2500 South (2<sup>nd</sup> review). One parcel divided into three facing 2500 South. Each lot having frontage of 100'each - lot having 16,000 sq. ft. or greater in area.

The plat showed elevations and the dedication of 2500 South road that fronts the lots.

Sewer was discussed. AVW&S has plans in the near future to tie in the sewer from 2000 East to 2500 East or 2500 South would provide a future sewer connection to these lots.

**Following the discussion:**

Lloyd Barton moved to recommend to the City Council that the Minor Subdivision as presented and the lots 1 & 2 meet all environmental health and AVW&S requirements. Bruce Cook Seconded, the Motion passed with all voting aye.

**Major  
Residential Subdivision  
Dave Gurr**

1<sup>st</sup> Review, RA-2 Zone, Dave Gurr, property owner, and Paul Hawks with Tri State Engineering presented a plat subdividing a parcel of land at approximately 1750 East 1000 South Parcel #05:129:0042. The plat shows an Industrial lot adjacent to the Residential subdivision on, West side of subdivision. The Commission discussed 1000 South road development and that the developer would be responsible for and would need to build it. The Commission recommended that the property owners who face 1000 South from Hwy 40 to 2000 East form a Special Improvement District (SID) to fund the infrastructure on 1000 South, access and length, of Cul-de-sac was discussed. Mr. Gurr asked if he could put an industrial lot for his business next to the subdivision as shown on the plat. Commission answered that rezoning would be required, and the General Plan would have to be changed.

**Re-Zone Request**

Dave Gurr, property owner, would like to rezone a section of his property located at approximately 1750 East 1000 South. It is presently RA-2 PUD and he would like to rezone it to I-1. Following the discussion Dale Harrison moved to call a Public hearing and mail out notices to property owners within a 1000 ft. of the rezone requested area. The hearing date October 4, 2005 at 7 p.m. at the Naples City office. Bruce Cook Seconded, the Motion passed with all voting aye.

**Industrial Lot  
Developments**

Craig Knight, property owner, and Bob Ostveen presented their sketch plan to the Commission for an Under Carriage Truck Wash, 2<sup>nd</sup> review. Craig Blunt asked where the Engineered Site Plan was.

The site plan should have each of the site plan items and those that were discussed and asked for in the June 14, 2005 meeting minutes. Mr. Knight said he did not know that, and he did not want to spend the money for the site plan, discussion followed. Following the discussion Bruce

Cook moved to recommend to the City Council to approve the development. The project is an under carriage truck wash, the Engineered drawings are by Engineering Service. The project site plan will be engineered, and listing the items required, once this site plan has been completed, the Land Use Administrator could issue a permit.

Dale Harrison Seconded, the Motion passed with all voting aye.

**Updated**

Mike Mold UDOT Application – Commission reviewed UDOT response to the Cities approval for the 2<sup>nd</sup> access off at Hwy 40.

**Community  
Transportation  
Plan**

UDOT provides help to put together transportation plans literature was discussed. Following the discussion Dale Harrison moved to invite UDOT to facilitate a transportation plan meeting. Hugh Oldaker Seconded, the Motion passed with all voting aye.

Registration for September 29 & 30, 2005 – ULGT workshop on Land Use – applications were handed out.

**Future Discussed  
Items**

20,000 sq. Lot Rule/Farm animals

With no other business –

Dale Harrison moved to adjourn at 10:15 p.m. Robin Bemis Seconded, the Motion passed with all voting aye.

**Naples Land Use Commission Meeting  
Public Hearing  
October 4, 2005**

This Public Hearing was called by the Land Use Commission to get public input as to the property owner's position on zone changes from 500 South to 1500 South, and from Hwy 40 to 2000 East and a re-zone request by a property owner for Parcel #05-129-0042 to re-zone it from RA-2 to I-1.

**Commission Present:** Chairman Holt Harrison, Vice Chairman Dale Harrison, Lloyd Barton, Robin Bemis, Hugh Oldaker, Michael Nash

**Commission Absent:** Excused, Bruce Cook, Jim Richards

**Mayor:** Mayor Mott – present

**Council Members Present:** Kenneth Reynolds, Dale Bowden, Dean Baker

**Others Present:** Stephanie Stensgard, Donna & Ken Price, Bill & LeeAnn Martin, Ron & Bev Pierce, Lorna Mayberry, Leora Hazelbush, Ronald Wood, Charles L. White, Orvin E. Simmons, Elouise Turner, Linda Southam, Kimberly Yates, Pam Gardiner, Lee Gardiner, Lamond Harrison, Gwen Harrison, Julie Harrison, Joyce Karren, David Turner, Cliff Grua, R. Jacobsen, Craig & Kamille Carlson, Bret & Denice Stringham, Rubard & Jeri Ingram, Bruce Kundall, Erin Mayberry, Shane Mayberry, Dale Bowden, Dean Baker, Carl L. Oldaker, Rusty & Sheri Davis, Kendall, Paulette & Ashley Goodwin, Stephen & Phyllis Elgiar, Ray & Susan Nestler, David L. Gurr, Gale Rasmussen, Paul Hawkes, Jason Jensen, Carma Bascom

**Welcome:** Chairman Holt Harrison opened the meeting at 7:00 p.m. Welcomed the residents, set some meeting rules and turned the time over to Paul Hawkes with Tri-State Engineering, representing J.D. Field Services, owner Dave Gurr.

Mr. Hawkes used a projector to illustrate the project, and listed goals of J.D. Field Services.

1. 8 ft. perimeter privacy fence
2. Landscaped transition to residential
3. Build 1000 South road, their share
4. Fleet of 15 trucks and shop

Following the presentation, Chairman Harrison opened the meeting to questions and answers.

Question: Who will build 1000 South?  
Who will pay for the construction?

Answer: A typical scenario would be the property developers. A SID could be formed where each property owner facing 1000 South would bond for the improvements and a 10 year loan probably at a zero (0) interest loan to pay for improvements.

Question: What will be done with the irrigation ditch paralleling 1000 South?

Answer: It will be moved to the south and piped – Elouise Turner reminded Dave Gurr, project property owner, that a piped irrigation line runs through his property and would have to be considered in the development.

Ironwood subdivision was discussed and the developer's irrigation requirements. Shane Mayberry, an irrigation ditch owner, said he did not get his ditch back. The Commission will look into it.

Lorna Mayberry stated that the area residents would not tolerate living next to an Industrial business

Craig Blunt was asked what the State Planners or planners within the state as to what would they recommend having, Industrial next to Residential?

Craig stated it is not good planning practice to put Industrial next to Residential.

Jackson Construction property development was discussed: They said they would put up fences, landscape, paving and not park equipment on the east side of their shop and this has never happened. They did not keep their word. We would like them to do what they said they would do.

The Commission is working on this and future projects and will be required to bond for landscape improvements.

Chairman Harrison said due to time restraints, I would like to give each person a minute to voice their opinion and if they are in favor of the Industrial Rezone. We will begin with Donna Price.

Donna Price: No. My property is next door. I cannot believe you would even consider this request!

Lee Ann Martin: No. I have an Oilfield business and we would never consider building next to residents.

Stephanie Stensgard: No. There is no fence high enough to block noise and the smell from truck's exhaust.

Dave Gurr: We are just making a proposal. We are not twisting arms and ankles, it's just a proposal. We want to be good neighbors and as the landowner, I wanted to learn if my property could be used this way.

Dwayne Simmons: Keep the Industrial with Industrial and Residential with Residential.

Charles White: There is a reason for a Master Plan and we want to follow it.

Carma Bascom: No.

Ron Wood: No, not in my back yard. Keep it RA-2.

Wanda Wood: No. Small children do not mix well with semi's and heavy equipment.

Loma Mayberry: No. We live in the country and I enjoy the fresh air. I am downwind of this industry; the receiving end. We will loose our rights as a resident in an agricultural community.

Kamille Carlson: No.

Shane Mayberry: He read Naples RA-2, Chapter 02-22-001 to 002, the objectives and characteristics of the RA-2 Zone. He stated again his concern for Jackson Construction development and would like that resolved.

Erin Mayberry: No. We have the Golf Course, Ironwood subdivision and our children to be concerned with. This is not a truck route.

Bruce Kundall: No. We do not want a truck route. We now have a neighborhood feel. If we let the I-1 in, we will lose the neighborhood feel and not get it back.

Carl Oldaker: No.

Kendall Goodwin: No. Just move the airport and they can build there.

Paulette Goodwin: No. Our house values will go down. Who wants to build next to industrial? Do something about the Jackson's.

Rusty Davis: No. I live in Ironwood subdivision.

Steven Elgian: No. I live in Spring Creek Pond subdivision. In the winter we can smell truck fumes from the truck stop. Let's not add to it.

Phyllis Elgian: No.

Ray Nestler: I am in opposition to all growth, both industrial and residential.

Rod Jacobson: No.

Cliff Gura: Naples is one of the most beautiful places in the valley, let's keep it that way.

Dave Turner: No. The oilfield business is the heart of Naples, but we must plan better and stick to those plans to maintain a beautiful place to live.

Julie Harrison: We use 1000 South road a lot. The golf course road, the curve is difficult to use. More traffic will just make it more difficult.

Lamond Harrison: No.

Lee Gardiner: Stay the way we are. I am opposed to any change.

Chairman Harrison: We appreciate your responses. We respect the rights of our property owners and this process we have gone through gives the property owners the opportunity to voice their concerns.

Commissioner Lloyd Barton: We do appreciate our neighbors here tonight to give us guidance. We are faced with making hard decisions for your benefit. We are not paid but volunteers and your neighbors thank you for being here tonight.

Shane Mayberry: I have a question concerning density in our RA-2 zone. It says 6 units per acre. I have a concern about that. Why is it so high? Could it not be reduced to 4 houses per acre?

Craig Blunt: The RA-2 zone is a Plan Unit Development zone. It is setup to allow or offer to the developer a higher density if open space, parks, farm grounds are given as part of the development. The PUD is a tool that the Land Use Commission and Developer can use to meet the vision of the Community.

Chairman Harrison thanked the residents for coming and for the resident's participation.

The Re-zone proposal will be addressed and voted on October 11, 2005 at 7:30 p.m. We encourage your attendance and recommend that you make a regular effort to attend both the Zoning and Council meetings. It makes our job better if we hear from you.

Dave Gurr: We came here to get your opinion and we received it here tonight. We will not be putting in the Industrial proposal. We will not be putting in the subdivision.

Shane Mayberry: Before we adjourn, I would like to have on the agenda the following:

1. Jackson Construction
2. Mud Tracking
3. Recommended mailing distance for notices of meetings.

I recommend 2000 ft. If the cost of postage is a concern, I am willing to pay the postage.

Chairman Harrison thanked everyone for their attendance and adjourned the meeting at 8:25 p.m.

Three (3) letters were mailed to the Planning and Land Use Commission:

1. Chad and Stacey Mayberry
2. D. J. Rambo
3. David Turner, Family Trust

All are in opposition to the proposal.

A Petition was handed to the Commission, addressed to Naples City Mayor, City Council, and Zoning and Planning Commission, opposed to any Industrial encroachment or any Zoning changes within the current boundaries of the Residential Agricultural 2 PUD Zone.

The letters and Petition are attached are part of the minutes.

## **Naples Planning and Land Use Commission Meeting Minutes – October 11, 2005**

This regular meeting of the Land Use Commission was called to order at 7:30 p.m.

**Commission Present:** Chairman Holt Harrison, Vice Chairman Dale Harrison, Lloyd Barton, Michael Nash, Robin Bemis, Hugh Oldaker, Bruce Cook

**Commission Absent:** Excused, Jim Richards

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** Earl K. Woolley, Craig & Kamille Carlson, Dave Allred (UBTA), Ron Farnsworth, Mike & Jean Mold, L.M. Haselbush, Lorna Mayberry, Allen L. Roth, Bryan Coulter, Donna Price, Beverly Pierce, Buf Shurf, Craig Caldwell, Dean Baker, Susan Nestler, Clark F., E. Mortensen, Chad Mortensen, Danny Mortensen, J.T. Caldwell, Freida Parker, Craig Blunt

**Welcome:** Chairman Holt Harrison welcomed the Visitors and Commission members to the meeting. He then opened the meeting with the approval of Agenda.

**Approval of Agenda:** Corrections:  
Grandfathered is for 1810 East 1500 South R-1.  
Superior Mud Trucking should be – Mud Tracking  
Following the discussion Bruce Cook moved to approve the agenda with the corrections, Hugh Oldaker Seconded, the Motion passed all voting aye.

**Disclosures:** Lloyd Barton has interest in property within the downtown area.  
Bruce Cook owns property in the downtown area.

**Approval of Minutes:** Following the review of September 13, 2005 minutes, Bruce Cook moved to approve the minutes of September 13, 2005. Dale Harrison Seconded, the Motion passed with all voting aye.

**Approval of Minutes:** Approval of October 4, 2005 Public Hearing Minutes. Following the review of October 4, 2005 minutes, Mike Nash moved to approve the minutes of October 4, 2005.

Hugh Oldaker Seconded, the Motion passed with all voting aye.

**Dave Gurr  
Rezone**

**Rezone Request – Dave Gurr**

Following the review of October 4, 2005 Public Hearing minutes and General Plan. Lloyd Barton moved to accept Dave Gurr's application withdrawal to rezone his parcel from RA-2 to I-1. Dale Harrison Seconded, the Motion passed with all voting aye.

**Allen Roth  
Single Lot  
Subdivision**

**2895 South 500 East / R-2 Zone .69 acres**

**Parcel #06:022:0059**

Allen Roth presented his surveyed plat for the Commission's review.

The Subdivision of his lot would create a land lock of the remaining piece. The Commission discussed land locking, right-of-way, easement, and deeding over the remaining lot to his son who owns the lot adjacent to this lot. Following the discussion, Mr. Roth said he would either deed it over or create a right-of-way.

Michael Nash moved to recommend to the City Council the subdivision as presented, but before a building permit is issued the remaining parcel will have a right-of-way, easement or deeded over and attached to his son's lot, Bruce Cook Seconded, the Motion passed with all voting aye.

**Mike Mold  
Single Lot  
Subdivision**

**1714 South 500 East / RA-1 Zone**

**Parcel #05:111:0048**

Mike Mold presented his surveyed plat to the Commission for review.

The Commission discussed lot sizes, the Uintah Engineer's statement concerning the Flood Zone. The illustration drawn by the Surveyor showed the zone to be south of the lot and these parcels were not in the flood zone.

Following the review Bruce Cook moved to recommend to the City Council to approve the Minor Subdivision, Lloyd Barton Seconded, the Motion passed with all voting aye.

**Danny Mortensen  
Single Lot  
Subdivision**

**1810 East 1500 South / R-1 Zone  
Parcel #05:132:0024**

Danny Mortensen presented his surveyed plat to the Commission for review.

The relocation of the ditch and drainage was discussed. The required size of the piping, if enclosed, is thirty (30) inches in diameter, with the minimum of 12" of cover. The parcel use was discussed. Mr. Mortensen's lots have been used for industrial, the present zone is R-2 and the industrial use is grandfathered in. The purpose of the lot subdivision is to have the resident dwelling on its own lot and the industrial shop on its own lot.

Following the review, Lloyd Barton moved to recommend to the City Council the approval of the Minor Lot Subdivision and the letter of approval from the ditch lateral owners' for the relocation of the ditch to be recorded with this plat. Bruce Cook Seconded, the Motion passed with all voting aye.

Bruce Cook moved to change the order of the Agenda, moving the Commercial Development ahead of the Downtown Hwy 40. Dale Harrison seconded, the Motion passed with all voting aye.

**IFA  
Bryan Coulter**

**Commercial Development  
1000 South 1500 East / I-1 Zone 27 acres  
Parcel # 05:129:0009**

Bryan Coulter, Director of Retail Operations, presented his Concept Plan to the Commission. Mr. Coulter said IFA has position on the property and that IFA stores use Coldwell Commercial Development to fill in the retail for their developments.

Mr. Coulter showed the Riverton IFA development which has been ongoing for two years and is nearing completion. It was built in phases and as retail outlet companies wanted in, the facilities then would be built.

The Commission discussed the question: Would this development interfere or compliment the downtown site? The Commission's consensus is that this development type at this location would compliment the Big Box retail at the downtown site. The location IFA has chosen fits well with the surrounding businesses and ties into the residential development to the East. The design follows Naples Design and Standards.

Discussion followed. Following the discussion, Michael Nash moved to recommend to the City Council the approval of the Concept Plan at this location. Bruce Cook Seconded, the Motion passed with all voting aye.

The 1000 South gravel road and irrigation ditch on the South side of 1000 South was discussed as part of IFA's development. Bryan said if there could be a share in its construction, any help would be appreciated.

It will be necessary to get a list of the names and addresses of the property owners adjacent to 1000 South road and a list of names and addresses of the ditch lateral owners' to get a concise understanding where the irrigation system is.

Craig was asked to put the list of lateral owners together and the Commission recommends putting 1000 South road on the City's and USSD priority list for reconstruction.

The Commission asked what is going to happen with the existing IFA store and Storage yard? Mr. Coulter said they will be sold. The Commission asked Mr. Coulter to put a disclosure statement with the sale of the IFA Store consisting of the beautification standards and requirements. For example: 5% green landscaping, the Southwest facade design standards. Mr. Coulter's thanked the Commission and will be planning to attend the next meeting on November 8, 2005

UBET

**Commercial Development**  
**1899 South 1500 East / C-PUD Zone**  
**Parcel #05:132:0064**

Ron Farnsworth and Dave Allred presented their Concept Plan for the development of their parcel. The property will be used to store wire reels, trucks, poles and their equipment used to maintain they communication system. We will put up a 6 ft. privacy fence to obscure the storage. The Commission read the purpose of the zone: "To provide suitable areas for the location of various types of Commercial activity needed to serve the people and Commerce at the City. To provide, in addition, the convenience goods and wide range of facilities for the sale of retail goods and personal services for the neighborhood and major segments of the community".

Under **Conditional Use**, "The outside storage of materials, provided such storage area is enclosed within a minimum six foot high, non-see through buffer to adequately shield the storage area from outside view".

Discussion followed: Is the business a Commercial use or an Industrial use?

The facility north of this lot was used as offices, retail of Cell phones and equipment for Cellular use. That office was moved to Vernal City. The facility has not been kept up and the present use could be defined as only providing services for the communication tower and not part of the retail. Mr. Farnsworth told the Commission there is a "Fall Factor" with the tower which would prohibit the sale of the lot. Our intention is to use this lot. It is larger than we need for storage. We would rather fence and landscape rather than grow weeds on it.

Following the discussion the Commission made a Conditional Use list as follows:

1. If the Communication tower is relocated or abandoned, the Conditional Use Permit would be out of compliance. The lot's use would need to be brought before the Commission and the use would have to fit the zoning requirements at that time.
2. This Conditional Use Permit is only for UBET and can not be transferred.
3. The 5% Hwy 40 Green Space/Landscaping will be designed and approved by the Commission. The green space will be maintained which includes watering.
4. The landscaping will be Bonded or held in Escrow and will be completed by June 1, 2006. Frontage 156' x 15' Cost \$10,000
5. Perimeter privacy fence 6 ft high.
6. Security lighting on existing building that will shine onto storage yard and not spill over onto neighbors.
7. Surface drainage will be engineered and maintained.
8. Weeds will be controlled along 1900 South frontage.
9. There will be no mud tracking onto Hwy 40 or 1900 South.

Following the discussion Bruce Cook moved to recommend to the City Council to approve the UBET proposal with the following conditions:

1. If the Communication tower is relocated or abandoned, the Conditional Use Permit would be out of compliance. The lot's use would need to be brought before the Commission and the use would have to fit the zoning requirements at that time.
2. This Conditional Use Permit is only for UBET and can not be transferred.

3. The 5% Hwy 40 Green Space/Landscaping will be designed and approved by the Commission. The green space will be maintained which includes watering.
4. The landscaping will be Bonded or held in Escrow and will be completed by June 1, 2006. Frontage 156' x 15' Cost \$10,000
5. Perimeter privacy fence 6 ft high.
6. Security lighting on existing building that will shine onto storage yard and not spill over onto neighbors.
7. Surface drainage will be engineered and maintained.
8. Weeds will be controlled along 1900 South frontage.
9. There will be no mud tracking onto Hwy 40 or 1900 South.

Dale Harrison Seconded, the Motion passed with all voting aye.

Dale Harrison moved to change the Agenda order by moving the ordinance and project reviews ahead of Downtown Hwy 40.

Robin Bemis Seconded, the Motion passed with all voting aye.

**Jackson  
Construction  
Development**

**Ordinance and Project Reviews**

The Commission recommended that the City Council and Attorney set a meeting date with Jackson Construction to work out a solution to bring this project into compliance. Compliance items are as follows:

1. Install privacy fence at the eastside
2. Gravel and hard surface parking to stop mud tracking
3. Stop the parking of industrial equipment by east privacy fence.

**Mud Tracking**

The Commission recommends to the City Council to enforce state statutes.

A copy of the Statute would be mailed to each business and notices given that it will be enforced.

**Recommended Notice Distance to Inform Public**

The Commission discussed the 1000 ft. Rule for mailing notices to property owners for rezone, annexation, conditional use, major subdivision, etc. Following the discussion Bruce Cook moved to increase notice distance for rezone and annexation request to 2000 ft. radius. Hugh Oldaker Seconded, the Motion passed with all voting aye.

**Transportation  
Downtown Plan**

**Downtown/Hwy 40 – Downtown Transportation Plan**

The transportation plan within the downtown area was reviewed. The Commission would like Epic Engineering, Kory Walker, to present this to Doug Bassett, UDOT, for UDOT support and recommendations.

**Downtown Design &  
Standards**

**Project Area Description and Design**

Craig asked for the Commission's Comments. Bruce Cook, Mike Nash, Holt Harrison and Craig Blunt submitted their comment packets. Thursday 10-13-05, Craig will get the Comment Packets from the City Council. These packets will be given to Epic Engineering to use to make the Second Draft.

**Future Discussed  
Items**

With no other business coming before the Commission, Robin Bemis moved to adjourn at 10:55 p.m. Hugh Oldaker Seconded, the Motion passed with all voting aye.

The next regular meeting will be November 8, 2005.

# Naples Planning and Land Use Commission Meeting Minutes – November 8, 2005

This regular meeting of the Planning Commission was called to order at 7:30 p.m.

**Commission Present:** Chairman Holt Harrison, Vice Chairman Dale Harrison, Lloyd Barton, Michael Nash, Robin Bemis, Hugh Oldaker, Bruce Cook

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** John Wood, Jerry Morris, Josh Hill, Bryan MacLee, Craig Blunt, Brent Cooper, Paul Hawkes, Brett Stringham, Craig Blunt, Beverly Ulibarri.

**Welcome:** Chairman Holt Harrison welcomed the Visitors and Commission members to the meeting. He asked if everyone had an agenda.

**Approval of Agenda:** **Following the review of the agenda,** Dale Harrison moved to approve the agenda, Robin Bemis Seconded, the Motion passed with all voting aye.

**Approval of Minutes:** **Approval of minutes for October 11 2005.** Following the review of the October 11, 2005 minutes, Mike Nash moved to approve the minutes of October 11, 2005, Bruce Cook Seconded, the Motion passed with all voting aye.

**Annexation Plan & Map** **Following the review of the Public Hearing and Meeting with the Entities.** Concern for growth and need for more schools. Craig brought up property taxes, impact on schools. He recommended that they are part of long term, hard planning review. We will need to estimate the number of schools and where they would be located. Consider the concerns of additional costs for development of public streets, etc.

Chairman Holt asked if there were anymore questions: Ken Reynolds voiced his concern of the legal aspects. Annexation Plan was a Boiler Plate given out by the League of Cities and Town's attorney. The City attorney has the same draft copy that we are viewing and will make his comments and changes and should have that ready for the City Council's final review.

Bruce Cook moved to recommend to the City Council the Annexation Plan and Map and the Appendix Impact fee

draft. Dale Harrison Seconded, the Motion passed with all voting aye.

**Notice was discussed**

The Commission would like three-day notice and information mailed out or sent by E-mail prior to meetings. An email list was created.

**Residential Subdivisions  
Cooper's Townhouse**

Brent Cooper Subdivision at 1000 South 2000 East, Zone RA-2 PUD, 9.6 acres with 36 homes, townhouse development with park 2.28 acres (310' x 320'). Brent Cooper presented his Concept plan for review. Lot sizes 100 x 62.5 = 6,250 sq. ft. The project is built around a cul-de-sac. A Home Owners' Association will maintain the grounds and park. Park has walking path, baseball and pavilion (size 35' x 54') yard.

Robin Bemis asked: What are we looking for tonight?  
Brent answered: Concepts in this plan, your opinion as a board.

The Commission wanted more information on the cul-de-sac length vs. safety and more time to discuss PUD section of the ordinance. Chairman Holt asked how long the cul-de-sac would be. Answer: 1,000ft. Chairman Holt: The Ordinance only allows 500 ft.

The Commission recommends that this development help with 1000 South road upgrade.

Bruce Cook moved to table for more review and study to the December 13, 2005 meeting, Dale Harrison Seconded, the Motion passed with all voting aye.

Mr. Cooper asked to have a conference call in place of having to travel for the meeting. Craig was asked to set it up.

**Major  
Hickory Subdivision**

Hickory Homes Subdivision at 500 East 2800 South, Zone RA-1. Paul Hawkes made the presentation on water, sewer, power, natural gas, phone services would all be available. Paul Hawkes handed out a subdivision layout for review. Egress and ingress was discussed. A three (3) lane protected left and right on and off of 500 East was proposed. A 3000 South, future road was discussed. The developers are willing to build 3000 South and bond for it.

Following the discussion, Lloyd Barton moved to accept the proposal as presented with the three (3) lane egress and

ingress, off and on 500 East. Mike Nash Seconded, the Motion passed with all voting aye.

**Industrial Lot  
Development  
Jerry Morris Hwy 40**

Jerry Morris, owner, and John Wood, Engineer, presented a lot development concept for an office and shop. They proposed paving the frontage and agreed to gravel the rear of the building. The 5% green space was discussed. The need for it to be designed and bonded was discussed. The Cities Commercial Design Standards (Southwest Design Style) was discussed along with the facade designs.

Following the discussion, Lloyd Barton moved to accept the Design Concept as the preliminary plan and looks forward to the final plan with the 5% green space design. Dale Harrison Seconded, the Motion passed with all voting aye.

**Gazelle Transportation Inc Industrial Lot Development at 1500 South 1700 East. John Wood made presentation.**

This trucking business has 8 to 16 trucks that they will be parking in the rear of the building.

Tracking of mud was discussed and the need for hard surface and graveled parking along with buffers, drainage and lighting were also discussed. Slats would be put into fence 80% obscure fencing. Lloyd Barton mentioned the concern of late night and early morning noise. A sound barrier was discussed such as landscape buffering with trees. There is a need to research setbacks concerning barriers and to see if explosives at Slumber J are setback far enough. A 5% green landscaping and bonding was discussed and following the discussion, Mike Nash moved to accept the Concept Plan with the added information on Bunker setbacks and 5% landscaping design. Lloyd Barton Seconded, the Motion passed with all voting aye.

**Commercial Lot  
Development**

Bryan MacLee and Josh Hill presented their concept plan for a Commercial lot located at 1935 South 1500 East in front of the Naples Elementary School. Business would be an indoor and outdoor motorized Go Cart Track. During the summer a pool table, game machines, and hockey table would be available to play. Holt Harrison brought up concern of drainage that it would need to be engineered. Chairman Holt's concern was possible flooding, (surface water rain). Noise level was discussed; 60 decibels maximum with buffers for the School and residents to the south was discussed. Speed would be 25 to 35 mph.

Property share-line in rear against school was discussed. Privacy fence to buffer (90% obscure) and landscaping tree line was discussed. Access to Hwy 40 was discussed, 5% green space and Design Concept were also discussed.

Following the discussion, Mike Nash moved to accept the Concept plan. The preliminary plan will need to address the 5% green space, buffers, design standard and Hwy 40 access. Dale Harrison Seconded, the Motion passed with all voting aye.

**Mark Brown**  
**I-1 Industrial Lot**  
**700 South 1500 East**

Not present.

**20,000 Sq. Ft. Rule**

Craig thanked the Committee that met Saturday to address the 20,000 Sq. Ft. Rule for pastures and livestock. He presented to the Commission the changes to the RA-1 and A-1 Zone for the 20,000 Sq. Ft. Rule. The Committee would like to add additional definitions to the Land Use Ordinance and to make the following changes.

Lloyd Barton's motion to accept the recommendation of the 20,000 Sq. Ft. Committee and make the changes to the Land Use Ordinance, Dale Harrison Seconded, the Motion was passed with all voting aye.

**General Plan**  
**Land Use Ordinance**

The General Plan and Land Use Ordinance was discussed. Maps and sections at the ordinance were reviewed. The Attorney has not given back his recommendations. The Public Hearing for the General Plan will be November 15 at 7 p.m.

**Progress on approved developments**

**Under Carriage Truck Wash.** The need for an Engineered Landscape Plan – the Commission has not yet received it.

**Jackson Construction**

December 1 is the deadline for the fence on the east and graveling of parking area to help prevent mud tracking.

**UBET – Yard Development**

Obscure fencing needs to be 80 % plus Craig said he is working with Ron Farnsworth to upgrade the obscure percent. They did pay their bond, \$10,000 for landscaping.

## **Downtown Design**

The Downtown Design was given out to each members. The past reviews and comments were attached to the standards and the Commission voted to hold a special planning meeting November 11 at 6 p.m. prior to the public hearing to finalize the standards.

Robin Bemis made a motion to have the meeting, Lloyd Barton Seconded, Motion passed with all voting aye.

It was recommended that since the following businesses have made the effort to clean up their properties that the City could show them recognition by giving them a plaque such as;

“Congratulation to \_\_\_\_\_, Business of the Month. from the Planning and Land Use Commission”.

1. Nielsen
2. BHI
3. Cutter Wire Line
4. Champion Chemical

Dean Harrison made the Motion to discuss further, Lloyd Barton Seconded, the Motion passed with all voting aye.

With no other comments or questions, the meeting adjourned at 9:45 p.m.

## **Planning and Land Use Commission Meeting November 15, 2005**

This special meeting was called to order at 6:05 p.m.

**Commission Present:** Chairman Holt Harrison, Vice Chairman Dale Harrison, Lloyd Barton, Bruce Cook, Hugh Oldaker

**Commission Absent:** Excused, Jim Richards, Mike Nash

**Others Present:** Craig Blunt

**Welcome:** Chairman Holt Harrison welcomed the Commission and thanked them for taking their time to complete the General Plan and Land Use Ordinances. It has been a long time, but worth the effort. The Public Hearing will start at 7 p.m. We will make the final review at the Commercial Downtown and Hwy 40 standards and go into the Public Hearing. After the Public Hearing reconvenes and makes any necessary changes, the City Council will meet December 15, 2005. We can make recommendations to the Council to adopt them at that meeting.

Craig Blunt reminded the Commission that the attorney has not completed his review and submitted comments.

The Commission would like these adopted as soon as possible. The administrative changes from the attorney could be made latter.

The Commission reviewed the Commercial Design Standards, page-by-page.

7 p.m. The Vice Chairman, Dale Harrison moved to table the meeting until after Public Hearing. Hugh Oldaker Seconded, the Motion passed with all voting aye.

8:15. The Vice Chairman, Dale Harrison moved to reconvene the Planning Commission meeting. Hugh Oldaker Seconded, the Motion passed with all voting aye.

The Commercial Design Standards were reviewed. Craig Blunt was asked to develop the Street scape/Landscape architectural renderings and plan with

example photos and the architectural rendering with example photos for the front facades.  
The Public Hearing was discussed.

Bruce Cook moved to adopt the General Plan and Land Use Ordinances and recommend to the City Council, the General Plan and Land Use Ordinance for approval.

Lloyd Barton Seconded, the Motion passed with all voting aye.

With no other business before the Planning Commission, Bruce Cook recommended to adjourn at 9:15 p.m. Hugh Oldaker Seconded, the Motion passed with all voting aye.

Craig reminded the Commission about the Christmas Party December 8, 2005 at 6 p.m. at the Fire Station. Food is catered.

**Public Hearing on Land Use and General Plan  
Minutes  
November 15, 2005**

The public hearing was called to order at 7 p.m.

**Those in attendance:** Lorna Mayberry, Scott Sowards  
Chairman Holt Harrison, Vice Chairman Dale Harrison,  
Hugh Oldaker, Lloyd Barton, Bruce Cook, Craig Blunt

**Welcome:** Chairman Holt Harrison welcomed the Visitors and members of the Planning Commission. Copies of the Land Use Plan and General Plan were available for review. The purpose of the Public Hearing is to give the Community the opportunity to review and make comments on the amendments to the General Plan and the Land Use Ordinance. Following this, we'll make corrections and additions to them and will recommend to the City Council the adoption of the General Plan and Land Use Ordinance December 8, 2005 at the regular City Council meeting.

Chairman Harrison asked if there were any questions at this time?

**Lorna Mayberry**

I have a comment on housing development. I wrote this down because I didn't want to stumble and repeat myself, but I want to be heard because my feelings are very strong about the "Housing Development".

We will grow – so take Salt Lake for example:

There is West Valley on the west side where there are housing complexes and severe drug problems, and an undesirable area where no one wants to make their permanent home. Then there is the east side of Salt Lake City. The East bench and East side creek where it is so desirable to live there that it practically costs the price of a home in order to buy a lot.

We, at this time, have the ability to become either one. But you can't become both in the same area. The industry goes along our highway and that is fine and handy for work, but the housing units extend out. You put in one housing complex on the east side and you have determined which we will be, because then it invites the next and so it goes. Would you want your beautiful home that you had spent a lifetime building and sustaining to be in a neighborhood of a housing development where people rent and move on?

My father, Carl Arthur Soderquist, my Grandfather, Louis Soderquist and Charles Weist and their families along with the Mayberrys, the Ingrams, the Pierces, Robert and Eloise Turner, Red and Sherry Hatch, the Oldakers, the Olsens, the Southams, the Merrills, the Cooks, and I could go on, spent their lives in building and preserving this beautiful east side of town.

After college I went with my friends to Richmond, Washington to work in a nuclear plant. We even had to be approved by the F.B.I. to work there. We made "Big Money". It was very respectful, and the housing was good, but the environment was terrible. One day I said, "Let's go Home". I cannot begin to tell you the feeling I had when I came over the hill to see our beautiful Vernal, Utah, my home town.

I said I never wanted to leave it again. This is what I desire for our children and our grandchildren. A place so desirable they will want to come back or never want to leave and it can become just that.

If you want money, there are so many people with money that are looking for ground with enough land to grow a garden and maybe have a horse or two so they can have a taste of country life for them and their children to grow up on.

All this ground that is for sale around us could be sold in lots big enough to do this very thing if they desired and it is very good ground. They could ask their price for it if it is developed correctly.

Just open your mind to the vision of it all and you can plainly see what will come to pass.

No disrespect to the Oil Field workers. They have some of the very best and all industry does, but many of their jobs move them from town to town. As Naples City grows and Vernal grows, we will have Oil Workers and those in industries that are moved all the time from place to place and have no opportunity to enrich their surroundings, but will be looking for housing development complexes. We could be crowded out like the Valoras as you come out of Vernal City on the Old Bennion Corner and have people say, "Oh you don't want to be in Naples City, it is just housing and industrial area," or you can visualize us as a Salt Lake City on the East Bench and East Creek area (and by the way, we have both the bench and creek area), and it can be breath taking as it grows, becoming an area so desirable that you just want to drive through and look at the beauty of it.

So far it has been established that way. We can either let it continue to build in that direction or stop it right now by starting these housing complexes, where one invites the next.

Please don't let this happen to us. No one wants to build a beautiful permanent home next to housing complexes.

We do not want to become Naples City, the West Valley of Vernal, Utah.

I heard a man describe West Valley and he said if you have been to West Valley, you have seen Mexico. With affordable housing, no disrespect to the Mexicans, either. They are very good people, but the environment is terrible.

We want to be Naples City, the East side of Vernal where it is so beautiful and desirable to live and with ground so desirable that people are willing to pay almost any price to obtain it to live and establish permanent homes.

This is progression in the right direction. You have a desire to make Naples City attractive. People who want to buy and build beautiful homes and surrounding s for permanent living also want to care for and be a part of and assist in the betterment of Our City.

The crossroad is here and now. The destiny of Naples City lies in you hands.

Our destiny is in your hands.

I and I would dare say our entire neighborhood would prefer to live on the East side bench in place of West Valley.

Please help us to make it happen and don't let this housing development begin as it will determine our future.

I thank you for listening.

Following her comments, the Ironwood Subdivision was discussed, its curb appeal, and it is next door to Lorna Mayberry. Low and Moderate income housing was discussed. We have enough of that, we need to be looking at a higher standard, a better environment and if it costs more to purchase ground and housing in our community, for the long run, it would be better. Rental units or complexes bring problems. We should support only permanent single family housing.

R-1 and R-2 zones were discussed. PUD's were discussed.

Lorna Mayberry, please consider - As I said, no disrespect to the Oil Field workers, they have some of the very best, and all industry, but their jobs move them from town to town. We do not care to be better, but I have never had to live in the slums and I don't want this for us now.

You, the Commission, determine if it will happen. If you allow this type of housing – it has been proven.

Don't make us a bedding ground for drugs and gangs.

I have been thinking about what was said about country roads and un-kept yards, or small homes with TV and outdoor gadgets to go to the hills. At least these are not creating a drug problem, and on the whole, you can trust your neighbor, but you get housing-complex development with rentals and you have created a whole different problem. One that is hard to live with, because it makes a welcome matt for drugs and gangs, and they are here!

Workers' want to buy and then sell. Not rent. It is the drifters that want to rent and then grab as much as they can when they leave.

Retirement centers are usually guarded and gated. College housing is usually right by the school and generally within walking distance. It should not be our problem.

Please let us remain the beautiful city we have already become and continue as we have been growing, with our continual support to shield us from the industry as you continue to develop your well-planned center for the benefit of us all.

Your efforts are so sincerely appreciated.

Chairman Harrison asked if there were any other comments on the General Plan and Land Use Ordinance.

**Scott Soward**

I have a concern:

How can you tell people what they can do with their land? You know my project. Are you now saying I can not have my project? Is this plan changing my project? I am not sure what I will be doing with my project, but I want to protect my project as was approved.

Chairman Harrison: It has not affected your project as we discussed it. The Master Road Plan was reviewed and discussed which would make changes in the downtown area. The Commercial Design Standards was reviewed and discussed following the discussion. Mr. Sowards said, "I just wanted you to know I am still around and that my project would proceed."

With no other questions or comments, the Public Hearing adjourned at 8:15 p.m.

# Naples Planning and Land Use Commission Meeting Minutes – December 13, 2005

This regular meeting of the Planning Commission was called to order at 7:40 p.m.

**Commission Present:** Bruce Cook, Michael Nash, Jim Richards, Lloyd Barton, Vice. Chairman Dale Harrison (attended 8 p.m.)

**Commission Excused:** Chairman Holt Harrison, Robin Bemis, Hugh Oldaker

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** Brent Horrocks, Paul Hawkes-Tri State, Rod & Jill Moore-Utah Builders, Gary Peterson, Bruce Payne-Western Petroleum, John Coyle-Western Petroleum, Beverly Ulibarri. Craig Blunt (attended 8 p.m.)

**Welcome:** Ken Reynolds welcomed the Visitors and Commission members to the meeting.

**Approval of Agenda:** **Following the review of the agenda**, Bruce Cook moved to approve the agenda, Mike Nash Seconded, the Motion passed with all voting aye.

**Approval of minutes:**

November 8, regular meeting minutes

November 15, Special meeting minutes

November 15, Public Hearing meeting minutes

Bruce Cook moved to approve the minutes of November 8, 2005, November 15, Special meeting minutes, and November 15, Public Hearing meeting minutes. Lloyd Barton Seconded, the Motion passed with all voting aye.

**Disclosures:** None

**Major  
Residential Subdivision  
Brent Cooper  
Conceptual Plan  
1000 South 2000 East**

**Not present**

The Commission requested for Craig Blunt to send a certified letter with the requested information listed below. Mr. Blunt was asked to follow up with a call to Mr. Cooper to see if Mr. Cooper received the information.

1. Egress and Ingress on 1000 South and 2000 East for 36 homes.
2. Requirements for hydrants – 250' apart.

3. 1000' long cul-de-sac - too long in accordance with ordinance. Maximum: 500 feet.
4. Need to research traffic load with UDOT on 2000 East in relationship to the subdivision request.

The Commission will want to readdress these issues at the next regular Planning and Land Use meeting.

**Major Subdivision  
Hunter Hollow  
(formerly: Hickory subd.)  
500 East 2900 South  
Prelim. Plan  
Paul Hawkes**

Paul Hawkes stood before the Commission and discussed his proposal of Hunter Hollow's preliminary plans. Concerns were brought up by the Commission in regards to the high density traffic at the intersection of 500 East and 2500 South and traffic on 500 East headed North & South. All agreed that there would be a heavy load on 500 East intersection. Bruce Cook is requesting if the cul-de-sac is used that Paul get an approval letter from the Fire Marshall to make sure their emergency vehicles, such as Naples Fire Truck, are able to turn around in the size and shape proposed.

Discussion for the need of an exit between lot 29 and 50 to extend onto 3000 South and the construction at 3000 South followed. Paul stated that at this time, because there is a house at the "T" intersection, that there are no future plans for an exit at that location. We could provide on 500 East an egress of two lanes and one lane ingress into the subdivision.

Lloyd Barton moved to approve the preliminary plan requesting further detail on:

1. Drainage – surface water retention.
2. 3000 South road development
  - a. Put up a bond for the future construction at 3000 South
  - or
  - b. build 3000 South road
3. Restrictive covenants for the subdivision.
4. Traffic load research – impact to 500 East.

Mike Nash had a question regarding safety. Bruce Cook didn't feel there would be a problem with the Fire Department to fight fires if approved by Fire Marshall. After a discussion about safety, Bruce Cook Seconded, the Motion passed with all voting aye.

Paul Hawkes mentioned he would submit for preliminary,

**Plum  
Major Subdivision  
500 East 2700 South  
Concept Plan  
Paul Hawkes**

“Final” approval next month. Also, they would be at Thursday’s City Council meeting for annexation discussions.

A little history was discussed which involved Walter Plum part of the Boyer Group (Gateway project in downtown Salt Lake City) was mentioned.

Plum Subdivision a conceptual plan. Paul Hawkes brought the proposal before the Commission. This subdivision will be at 500 East 2700 South. Paul Hawkes and the Commission discussed the waterway which runs through the property and exits onto 2500 South creek. There will be a pond collecting the water. Comment was made that if the waterway were to exit out at 2500 South (approximately 850 ft.) this would help to make it a better subdivision.

Lloyd Barton asked: What will happen to the waterway? Is the surface water draining into the 2500 South creek? Paul said that they will retain their own surface water and use the waterway as part of the landscaping or park development.

Discussion about ingress and egress for the 152 lots and how traffic would exit out onto 500 east took place. Discussion of the roads for future development, one north to 2500 South and one East to Hwy 40 and a through street from the High Country Estates Subdivision (2850 South 700 East). Jim Richards had a concern on the airport and a discussion about Life Flight took place. Discussion of a sewer easement (runs in front of Hackings’ and Don Johnson’s property) was discussed along with irrigation water, pressured pipe system feed Hackings was discussed. Paul Hawkes is to go back to the developer with these concerns:

1. Plum needs to get a road to 2500 South.
2. Possibility of putting a road in running through and replacing the current cul-de-sac proposal.
3. Consideration on impact on residents along 500 East going north and south with heavy traffic analysis.
4. Bruce Cook suggested to Paul to look at Naples Commercial Design and see if he could tie his streets into it.
5. Traffic analysis researched the impact to 500 East and 500 East intersection.
6. Consider a road to Hwy 40

7. Show drainage, irrigation lanes and ditches.
8. Detail drainage and park.
9. Detail setbacks.

Bruce Cook made the motion to approve the Conceptual Plan with the above additions and the go ahead for the preliminary stage, Lloyd Barton Seconded, the Motion passed with all voting aye.

Mr. Hawkes mentioned that Thursday evening the annexation would be brought before the City Council.

**2955 South 500 East**  
**Brent Horrocks**  
**7 Unit Condominium**

Brent Horrocks introduced before the Commission his plan of a 7 unit condominium. Two story with basement and 3 bedrooms. Property 96' wide, 314' deep and is zoned R-2. Access would be off of 500 East. There would be 14 parking stalls to the west of units. The back set 30' with a patio. If needed a vehicle could drive within the 30' fire lane. The fire lane was discussed and was stated that the emergency vehicles must be able to turn around at the east side of buildings. Mr. Horrocks feels a 3-point turn can be made but is willing to adjust lane if necessary.

Commission wants Mr. Horrocks to talk to the Fire Department and make sure an ambulance and fire truck can make the turn around on the east side of fire turn around lane. It was brought up that the square corner could be rounded to help this issue. Lloyd Barton suggested Mr. Horrocks speak to Craig Blunt and feels this could be made to work. Mr. Horrocks said he would get a letter from the Fire Marshall. Another concern was visitors visiting and/or parking in fire lane and blocking emergency vehicles. Mr. Horrocks stated they would put up signs of "No Parking Zone". He feels a 3-point turn is feasible now. Mike Nash brought up lighting. Mr. Horrocks stated that there will be bright lights up above second story and will have entry lights per unit. The fencing will be part thick hedge and part fence. Lloyd Barton asked if Mr. Horrocks had any communication with the neighbors adjacent to property line. He said he left his card at their door and attempted to call, but no response from them at this time. The neighbors adjacent are:

1. Bruce Anderson
2. Phillip Manwaring Trust
3. Peggy Flaata
4. Brett Brown

5. John Scott

It was suggested Mr. Horrocks try again to communicate with neighbors and get their input.

Bruce Cook moved to approve Conceptual Plan with the following recommendations:

1. Fire lane turn around for emergency vehicles. Sign off by Fire Chief.
2. Lighting.
3. No parking on Fire Lane.
4. Response from neighboring property.
5. Show landscape and fencing (detail).
6. Show parking for visitors.
7. If there are recreational – show where they are parked or stored.
8. Detail setbacks.

Jim Richards Seconded, the Motion passed with all voting aye.

**Eloise Turner**

Not Present. Mrs. Turner will be “Tabled” until next month.

**Industrial Lot  
Development  
Western Petroleum Tank  
Farm.  
1521 South 1500 East**

Bruce Payne, Vice President of Operations for Western Petroleum along with Russell Vernon, Engineering Services presented their proposal.

Mr. Payne stated that Western Petroleum had changed owners and that they were consolidating yard space. Their long term plans are in three (3) phases. Tonight they were here to discuss Phase One which is to develop the tank farm. The land use would be the same. They would be adding the landscape along the front of property which would include sidewalk and trees and will be adding in the future a convenience store and office buildings. Mr. Payne believes this would improve their operation. They would have state-of-the-art pipe shut off valves on the tanks and trucks. The vertical tanks will all be above ground and elevated on concrete platforms. The tanks are 25’ in the air and 20,000 gallon capacity each running at 90-95% full. The tank farm will total 500,000 gallons. Drainage was discussed and it will drain to one end of the tank farm. At the end the oil/water will be separated and Hydro Carbon will be sucked off. They must and will meet EPA standards. They have what they call “Spill Prevention and Containment” and “Counter Measure Plan”. Containment wall will be 3 to 5 feet.

Ingress and Egress to property will be added too. The new egress is on 1625 South and will be used as egress only. Concern for possible traffic accidents and making the north access on to 1500 East an egress only was discussed. Mike Nash asked if there were any ordinance on height. Craig Blunt said, no. Was asked if there was a time frame on convenience store? Answer: No.

Concerns to be addressed: next step preliminary.

1. Address retention on area and flow map
  - a. Calculation for fuel storage retention
  - b. Surface water retention and disposal
2. Existing problem 1500 East Hwy 40 – Exit one-way out. Paint on driveway “Exit Only” and signage
3. Security lighting
4. Show phase 2 and 3 on map
5. Traffic flow in and out at facility.
6. Obscure Fencing and Type (80% + obscure)

Mike Nash moved to approve Conceptual Plan, Jim Richards Seconded, the Motion passed with all voting aye.

**Commercial Lot  
Development  
Rodney Moore  
2359 South 1500 East**

Rod Moore, Utah Builder Service presented his Concept proposal before Commission. He stated that his presence here tonight was to get a feel and suggestions from the Commission as to what they would like to see in this area. Mr. Moore presented his ideas to Commission and explained that the acreage was 21.23 acres and referred to the maps showing division of property and explained how retail stores, a major lumber company, builders supply, lawyer, dentist, and various types of office space could utilize this area. Mr. Moore has unofficially spoken with some outside retailers and they show an interest in his proposal for this area. He explains that at this time this plan is in its early stages and changes could be made with the Commission’s suggestions. Soon there will be more details and at a latter time names of retailers who are interested would be disclosed. Jim Richards states that this is just what the City is looking for. Mr. Moore is looking at Retailers; the perfect magic number seems to be 2 acres per retail, Walgreen’s require 2 acres. Lloyd Barton asked if Mr. Moore had already purchased property. Mr. Moore stated, yes. Lloyd Barton’s concern was that this area was extremely wet. Question as to whether the area has been designated wetlands. Answer: No.

Discussion about water rights after water left the property. The water would continue east as it always has. The water is leaching from the canal to the south this was discussed. Mr. Moore is looking at property to the south (access to 2500 South) and will see if owner will sell the land and this will provide additional access. He is also looking at property behind the church.

The façade of the buildings was discussed and the Naples City Design Standards was offered to Mr. Moore. The Southwest Design was urged with his development to keep with Naples City General Plan.

Lloyd Barton made Motion to approve the concept plan, Mike Nash Seconded, the Motion passed with all voting aye.

Dale Harrison asked if anymore business, motion to adjourn, Mike Nash Seconded, the Motion to adjourn

With no other comments or questions, the meeting adjourned at 9:45 p.m.