

# Naples Planning and Land Use Commission Meeting

## Minutes – January 10, 2006

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, Robin Bemis, Bruce Cook, Mike Nash, Lloyd Barton, Hugh Oldaker.

**Commission Excused:** Jim Richards (excused)

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** Jason McKenna, Nate Kruzie, Todd Sinks, DeNile McKenna, Tyler Stinson, Rick Haws, Bobbi Wilkerson, Paul Hawkes, Ron Kruzie, Mark Partridge, Phillip Manwaring, Rod A. Moore, Doug Hawking, Bruce Payne, Perry Taylor, Greg Sinks, Carol Judd

**Welcome:** Holt Harrison welcomed the Visitors and Commission Members to the 1<sup>st</sup> meeting of the Planning Commission in the New Year 2006.

**Approval of Agenda:** **Following the review of the agenda**, Bruce Cook moved to approve the 1/10/06 Agenda, Mike Nash Seconded, the Motion passed with all voting aye.

**Disclosures:** There were none.

**Minutes of 12/13/05 Approval** Following the review of 12/13/05 minutes Bruce Cook recommended corrections to the minutes: The spelling of "Richards", remove "Big Box", outline or number conditions. Planning Commission requested for preliminary review, Plumb Subdivision, Horrocks Condominium, replace Ken as making the Motion for Agenda approval with Cook.

Bruce Cook moved to approve the minutes of 12/13/05 with corrections: Robin Bemis Seconded, all voted Aye with the exception of Dale Harrison who abstained.

### **Final Plat Review**

Hunter Hollow  
500 East 2900 South

Residential Subdivision RA-1 zone. Paul Sinks Developer and Paul Hawkes Engineer made the presentation. Fees were discussed – Preliminary fees, final fees, plat review fees and inspection fees. \$32,250

Green space/Drainage fees was discussed, 5% Rule Ordinance drainage is not clear and needs review. The

Commission will review the language and clarify. Bonding for infrastructure was discussed and the developer will provide cash and use the draw method as infrastructure is completed. Restricted Covenants (CC&R) was handed out by the Developer and discussed. Following the discussion Bruce Cook moved to recommend to the City Council the final plat with its CC & R for Hunter Hollow subject to Green Space/Drainage requirements and review of the ordinance. Dale Harrison Seconded, the Motion passed with all voting aye.

**Preliminary Plat Reviews**

Brent Horrocks Condos  
2955 South 500 East

Brent Horrocks, property owner, and Paul Hawkes presented the preliminary plan for the Commission's review. Naples Fire Chief Reynolds has reviewed the road layout and approved the concept for the fire lane and three-point turnaround. Paul Hawkes said, "The Preliminary Plan has a few more details to add and some last minute changes".

Mike Nash moved to table Brent Horrocks Condo Plat Review until drawings are completed.

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

**Concept Plans**

Brent Cooper  
Subdivision RA-2 PUD  
1000 South 2000 East

The Commission reviewed the Cooper Subdivision concepts. The length of the cul-de-sac was a concern. Ken Reynolds recommended that cul-de-sac not exceed 500 ft. in length and that where possible there be 2 egress and ingress.

The Commission listed a few items they would like addressed:

1. Drainage. How is the drainage going to flow – all surface drainage is maintained within the subdivision and the natural flow is west to east, the most logical place for the park is at the east end to receive the drainage?
2. Provide other layouts or configurations of the subdivision which would include 1000 South road for egress and ingress, shortening the cul-de-sac.
3. Dust control on 1000 South.

Other items discussed was landscaping, Vinyl or Block fencing, yards, cost share in the upgrading of 1000 South road to move traffic to Hwy 40. Craig was asked to share these questions with Mr. Cooper.

**Sunstone Subdivision**  
2000 East 800 South  
RA-2 PUD zone

Rick Haws, owner Contractor and Jason McKenna, Engineer, presented their Concept plan. The project is on a 43 ½ acre parcel, 300 lots divided into 3 phases. The 1<sup>st</sup> phase is on 16 acres, 63 lots. This will be a Planned Community. What type of housing? What is the square footage? (1800 to 2000 sq. ft.). Are garages required? We have not decided and we are still feeling the Market. The cul-de-sacs in the 1<sup>st</sup> phase were discussed, as well as the West in the need to include the road that ties into 1000 South road. The upgrading of 1000 South road due to impact of traffic was discussed. Mr. Haws said they were prepared for their cost share.

Lot sizes were discussed. The zone RA-2 PUD minimum lot size is 2 lots per acre. If the subdivision wishes to set aside property for drainage/neighborhood park, the density would increase.

The Engineer said the subdivision minimum lot is 8,000 sq. ft. The park could be developed on the north side adjacent to Iron Wood Subdivision.

The Commission asked them to review the RA-2 PUD and PUD chapters and design accordingly.

The Commission discussed Ironwoods future road which runs on this developments north side and asked the developers to consider working with the Ironwood developer in building the road and design your subdivision with park/drainage to tie together.

The phasing was discussed. Moving from one phase to another depends on the completion of the earliest phase. 80% of the homes are built on the earliest phase and must be completed before moving onto the next phase. The Commission discussed bonding for the infrastructure. The Developers would like cash bonding and schedules for draws.

Bruce Cook moved to accept the Concept Plan with the following additions:

1. Show existing irrigation lines and ditches.
2. Show BLM drains.
3. Concept on sewer/water, all phases
4. Concept on drainage, all phases.
5. Phase One, tying into 1000 South and 3-lane entry onto 2000 East.
6. Be part of the SID to build 1000 South.
7. Show park/drainage area – ratio as to lot sizes, 25% Rule PUD.
8. Lighting, Signage, Fire Hydrants, Sidewalks, Curb and Gutter.

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

**Industrial Lot Development**

Western Petroleum  
Tank Farm  
1521 South 1500 East

Russ Vernon with Engineering Services presented the Final Plat. The Commission asked if there was a time scheduled for Phase 2 and Phase 3? Phase One will begin as soon as possible and should be completed by the end of March 2006. Phase 2 and Phase 3 would be completed a year from the completion of Phase One. Exterior lighting was discussed – EPA Rules will be followed to light up the Tank Farm.

Drainage was discussed, both Tank Farm and around fuel stations. The following will be shown on plan:

1. All sumps, oil and water separators will be shown on the plan.
2. The access off of 1625 South will be asphalted to the tank pump area shown on plans.
3. The Tank Farm area will be fenced, security shown on plans.
4. The east end of the property will be landscaped for drainage sumps, oil and water separators shown on plan.
5. The south and east fence line as bordering will be bermed and shown on plan. Dale Harrison moved to recommend to the City Council the approval of the Final Plan with the 5 additions. Bruce Cook Seconded, the Motion passed with all voting Aye.

**Commercial Lot Development**

Moore Commercial  
Development  
2359 South 1500 East

Rod Moore, Owner Developer presented his concept to the Commission. Mr. Moore discussed “Fishing”, that is fishing for the right type of Commercial businesses. He said he is not in a hurry. Mr. Moore said he does not know if he is going with any of the concepts, at this time. Mr. Moore said he might develop the infrastructure first or explore for other retailers that could buy the whole parcel. The Commission discussed sewer, irrigation and the subbing of Ashley Canal. Mr. Mark Partridge, owner of the home and property east of the development. Mr. Partridge asked about his irrigation ditch which runs through Moore’s development. Mr. Moore said he would like to pipe it. Mr. Partridge asked about buffer fencing and if he could work with Mr. Moore’s Engineer through the design process. Mr. Moore said he would like to be a good neighbor and would work with Mr. Partridge, but he

said he doesn't feel he should bear the whole cost of a block wall.

**IFA**  
1000 South 1500 East

Tyler Stinson, Manager presented the Preliminary Plan. Infrastructure was discussed. IFA will put in all infrastructure, 1000 South upgrade and SID possibility was discussed. IFA is prepared to help with their share and be part of the SID. Tyler said they will need to request accesses off and onto Hwy 40. The Commission said they would help with this process. The need to Rezone the east half to Commercial was discussed. The Commission would begin the process.

Following the discussion, Dale Harrison moved to accept the Concept Plan #1, begin the rezone request process and accept IFA as one of the partners in the 1000 South SID. Bruce Cook Seconded, the Motion passed with all voting Aye.

#### **Planning and Land Use Elections**

Chairman – Mike Nash

Vice Chairman – Dale Harrison

The Commission thanked Holt Harrison for his leadership and welcomed in Mike Nash and Dale Harrison.

#### **5% Green Space**

The Commission read Section #4, subsection B and to make it clearer. Change land parcel to area. Pay to the City not less than \$12,000 per area or real market value, whichever is higher. Make the changes also on page 212.

The Commission reviewed the 5% Green space Rule fee:

1. It does not include Commercial, minor subdivision or Industrial subdivisions.
2. It reads like an Impact fee.

The Commission recommends to the City Council that the Impact fees replace the 5% Green space fee. Impact fees would include all developments.

The Commission reviewed the 5% Green space fee Hunter Hollow is 18 acres, 5% is .9 of 12,000 is \$10,900

Add to definitions – Drainage, surface drainage.  
02 02 21 Pg. 14 – Strict PUD or Common Area.

Robin Bemis moved to make the changes to the Land Use Ordinance. Bruce Seconded, the Motion passed with all voting Aye.

With no other business, Robin Bemis moved to adjourn at 11:30, Dale Harrison Seconded.

Next meeting will be February 7<sup>th</sup>.  
Public Hearings  
Rezone and Subdivision.

Regular meeting is February 14, Valentine's Day. This meeting is cancelled and will be held February 28, 2006 at 7:30 p.m.

# Naples Planning and Land Use Public Hearing Meeting Minutes – February 7, 2006

This Public Hearing meeting of the Planning Commission was called to order at 7:45 p.m.

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

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** Craig Blunt, Bret Stringham, Richard Ingram, Denice Stringham, Debbie McCarrell, Paulette Goodwin, Bev Pierce, Cliff Grua, Rod Jacobson, Shane Mayberry, Kamille Carlson, Denise Hunting, Blain H. Hunting, Mark Partridge, Verdin Goodrich, Darrell Hacking, John Pearson, Rick Haws, Bryon Coulter, Tyler S., Jason McKenna, Brent Cooper, Paul Hawkes, Russ Carter, Kenneth Goodrich

**Welcome:** Chairman Nash welcomed the Visitors and Commission Members to the Public Hearing meeting. Copies of the Developer's plans were available to the public, along with sign in sheets for them to voice their opinions pertaining to each item on the Agenda:

1. Rezone (IFA) request – Location: 1000 South 1500 East, Parcel 05 129 0009. Currently zoned: Industrial and Residential Agricultural One (RA-1). Request to change to Commercial ( C )
2. Sunstone Residential Subdivision – 2000 East 800 South – Parcel 05 1280 0021. RA-2 PUD Zone.
3. Plum Subdivision - 2700 South 500 East – Parcel 06 022 0004 – R-2 PUD Zone
4. Cooper Residential Subdivision – Located 1000 South 2000 East – Parcel 05 128 0053 – RA-2 PUD Zone.
5. Moore Commercial – 2359 South 1500 East – 05 133 0020 – C-Zone.

**Mike Nash** First issue, rezone, IFA. We will come back to IFA once Bryan Coulter arrives from Salt Lake City.

**Jason McKenna**  
**Rick Haws**

### **Sunstone Subdivision PUD Development**

Sunstone - Residential subdivision at 1000 South 2000 East would be built in three (3) Phases. It would be a 1 and 2 family dwelling. Rick Haws is the developer and he is out of Park City.

Brett Stringham

Discussed irrigation waterline, fences and property line and reclamation drainage lines that run through the proposed site.

Jason McKenna

We are working with the developer locating easements property lines, water line. If they need to be moved it will be paid for by the developer. Also a vinyl fence will be provided.

Richard Ingram

Mr. Ingram had gone to the Court house and had information on water-way rights, open ditches, canals and piped water information. Mr. Ingram read the rights concerning the area around his property. Mr. Ingram said he would share this information with them.

Denice Stringham

Discussed Sunstone and Cooper Subdivisions. Mix matching housing types, recommended that the proposed homes be compatible with Ironwood Subdivision houses. Naples needs to raise the bar as to housing types. The Ironwood development – property area residents like the way it was developed. It does not have the cluttered look.

Mike Nash

Agreed. Ironwood is less dense and it has fewer lots. He does not want “ugly” either.

It was brought up that 2minutes was not enough time and time was increased to 4 minutes per speaker.

Debbie McCarrell

I live on 500 South 1600 East. I have earned the right to say what goes in around me. Her concern is that she lived her whole life here and she is concerned about the property value going down. She wants high standards from the developer and from the public moving in. Concerned about the Police, Fire, Medical and impact on schools and busing. There is a great concern about traffic on 2000 East.

She also brought some envelopes to help the City with costs concerning land owners not receiving notification?  
Note: She is outside the 1000 ft. notification by mailing.

Mike Nash

Thank You.

Naples City now has 5 full-time and 3 part-time members on the Police force. The Fire department has three (3) trucks and 20 members.

Water and sewer is through Ashley Water and Sewer. Traffic has preferred route. Medical, there is Gold Cross Ambulance Service for this area.

As far as the mailings – we have a 1,000 feet notification rule, but thank you for the envelopes.

Paulette Goodwin

Kendall and I did not get a mailing. (Name and address was not in plot book where addresses are taken from).

Paulette opposes conceptual plan for four-plex buildings.

Paulette mentioned Cliff Gura, Ironwood developer, that Cliff built homes with high standards. Paulette would like all new developers/neighbors to continue to follow this developer with his high standards. Paulette brought up High Country and how this area of the community is going down hill fast.

Mike Nash

Mike reminded everyone that this was only a conceptual plan at this point. We are here for your input.

Beverly Pierce

Opposes conceptual plan. Beverly opposes the building of 4-plex or twin-homes. They only cause the value of existing homes to go down. She feels that the Commission and developers should follow City Ordinances. Says property is zoned for Residential Agriculture, single family.

Mike Nash

Appreciates comments. The zone is Residential/Agriculture-2, Plan Unit Development which gives the developers flexible proposals.

Cliff Grua

The golf course is a treasure with the added green space, open area. Homes built around it need to be built to a different standard, higher to compliment it. I do have concerns for the added surface water and drainage.

Rod Jacobson

Would like to see everything go forward in a proper way and have developer follow the Ironwood standards.

Shane Mayberry

Comments on how Cliff Gura's subdivision is the highest standard in the valley. The PUD is conceptual, possibility of the 1<sup>st</sup> phase to have 100 homes. The Community needs to take this proposal into consideration. Mr. Mayberry is making a formal request to the Commission to look at "Whole Zone Concept Plan" and to make sure we have the same high standards as Mr. Gura did as a developer. Currently the PUD is very subjective. Requesting that we step back and double check what we are doing to ourselves. Assimilating must be significant on green space on the eastside. I will not accept surface water from development. To every 12 acres there must be 3 acres to green space. Mentioned that in the ordinance and then he read through selected ordinance policies, Single family - No multi-family dwelling - There must be a buffer zone of 8-10 ft. fence, etc. No condominium may be used as a buffer against industrial?

Mr. Mayberry said that he and his neighbors had a neighborhood meeting last night and discussed their feelings pertaining to this proposed development. Said that the hand on PUD was high intensity and the grandma drainage was not addressed or submitted. Example: if 12 acres then it takes 3 acres to meet the requirements of the ordinance. Need a preliminary parking & landscape plan to the property. Shane said that the Commission may approve or disapprove.

Mike Nash

Addressing the fact that this is conceptual and developers will be meeting with Commission at different times through the process.

Mike spoke about the language of the PUD, The discussions have to entail a drainage plan, traffic flow, neighborhood character and corral issues – no closer than 100 feet to another owner's property line. Mike covered a lot of verbiage regarding the PUD ordinance. Property owners' are still significantly opposed to development, but have not asked, what types of homes are going in?

Lloyd Barton

Discussed ¼ acre lots, same as Cliff. 25% green space – Ironwood 18 acres with 4.5 acre green space.

There will be green space of frontage for each lot which includes street trees. The parks and green space are issues all over the State. Who takes care of it? The responsibility of green space becomes a detriment to the City.

If concerns are great then property owners' should buy the property around them and then they don't have to worry about developers coming in and wanting to develop next to you, the property owners'.

Craig Blunt

In order for residents/property owners to restrict homes or building types to an upper class or above low and moderate income is to put these restrictive items talked about on your own property and filed with the County Recorder.

If the property owners want to address the RA-2 PUD Zone and make changes, the Commission welcomes it, but the rules and regulations that are in place now are what the proposed concepts are under now.

Kamille Carlson

Yielded time over to Shane Mayberry.

**Bryan Coulter**

**IFA Commercial Development Rezone.**

Rezone - IFA – 1000 South 1500 East ( I-1) Zone

States that IFA has outgrown its facility and would like to move across the street. Mr. Coulter showed a picture of the completed IFA in Riverton, UT. This facility has a green house and has 35,000 sq ft. of store.

This is a rezone from RA-2 PUD to Commercial. Right now the design is conceptual. We have a lot of ideas but at this time will not have a specific business layout. This is just an idea. We still need to have the Environmental Safety come in and also the engineers to redesign if necessary. Ditches need to be put into pipe, etc.

Shane Mayberry

The Citizens support the concept.

Their concerns: 1. Ditch – no culvert. Water put into piped & pressurized down 1000 South lane. 2. There are three (3) major power poles. Need 60' easement – 600 feet would have to be moved.

Kamille Carlson

Concerns: Traffic flow. Will a stop light be put in? Who is going to pay for road – landowners?

Mike Nash

There was a meeting with UDOT earlier this evening and there will be one tomorrow at 6 p.m. At these meetings discussions on 500 South Hwy 40 and 1500 South, 2500 South on Hwy 40 along with other discussions of the City's roads building on 1000 South will be between the developers, land owners and the Government entities, the cost should be covered.

Craig Blunt

We will put information together on 1000 South road proposal, and will meet with property owners regarding roads. Craig explained fencing at the east end of IFA development.

Discussion took place of Commercial buffer fencing and barriers. Discussion included solid vinyl, but not to include chain link. A discussion concerning sound and visual barriers were also discussed.

Notation: Building is at 800 ft. from Hwy 40.

Brent Cooper

**Cooper subdivision – 1000 South 2000 East – Gated Community.**

Brent handed out a binder with examples of how the concept of a Gated Community, house, sidewalk, and street would look like in the future. He said there would be a Homeowners' Association to make the rules within the community. There would be approximately 36 units, approximately \$200,000 homes. There would be a cul-de-sac.

Two point Five (2.5) acres would be a park and the perimeter of the ten (10) acres would have a fence around it. The road that enters subdivision would have an island to separate traffic. There would lamp posts in center of street every 200 feet. The landscaping around housing would be taken care of by Home Owners' Association. Back yards 30' x 50'. The side-streets are where the driveways/garages would be. House will be 1600 – 1800 sq. ft., with small back yards. They will be well built and single level. The concept would be for families/family owned. All Homeowners' would own park. It would be large enough to have a ball diamond, soccer, pavilion, and basketball court. They would decide who would use the park.

There is a PUD incentive.

10 acres with 20 homes maximum (2 homes per acre)

Build park - 36 homes

Done in phases – two (2) at a time until sold then 2 more would be built.

Put up escrow for landscaping. Remaining land if not sold would be farming land.

Brent said that he wanted "high quality".

Fred Stringham

Concerned about surface water and drainage. Concern about the green space, could the park be on 2000 east? The

Richard Ingram surface water naturally drains to the east. Fred definitely does not want chain link fencing.  
Water. How do you plan on controlling the surface water and central canal water?

Brent Cooper Through continuous stream method. My irrigation water will be used to water park and landscaping around homes.

Richard Ingram How do you keep from plugging up?

Brent Cooper By having enough pressure. I will have pump assist and filter system.

Richard Ingram Concern that water would impact him and he would like to see a Vinyl fence rather than chain link.

Debbie McCarrell I oppose Cooper's subdivision. I want owner occupied homes. I do not want owners' to rent out. I would like single family and have high standards like Ironwood.

Denice Stringham Who is the contractor? Who pays for the road cost?

Brent Cooper Homeowners, their monies included in price with lot. Monies would be held in escrow 150% of cost. I will hire contractors to build, but I will set the standards.

Denice Stringham The owners should have to hook up to City water. The pictures show no landscape of yards – back yard would be fenced in.

Paulette Goodwin I prefer Vinyl fencing.  
Asked Mr. Cooper, are you living there?

Brent Cooper His trailer would probably would move it out. Maybe live in Vernal or Kanab.

Paulette Goodwin Is the developer approving things? Will there be parking on streets?

Brent Cooper There is a side street, 27 ft. wide, two-car driveway with garage facing this road. Visitors' will be parking there with enough room and out of the way of general traffic.

Beverly Pierce No multi-family, 2-family or two-plex.  
She is not opposed to building homes.  
I am concerned about drainage onto 2000 east.

	Fencing – would prefer vinyl. I oppose twin-homes.
Rod Jacobson	I oppose Cooper Subdivision. The subdivision should meet the same standards we are asking of Sunstone Subdivision to meet.
Lloyd Barton	The Public is wanting too much from developers. How many of you have Vinyl fencing around your homes?
Cliff Gura	PUD – infrastructure need to be in place before being occupied. You need to have street curb and gutter in. 150% escrow with Naples City. Two homes at a time = each house needs to have landscaping and curb and gutter.
Brent Cooper	I want a sustainable neighborhood.
Shane Mayberry	<ol style="list-style-type: none"> <li>1. Concerned with traffic on 1000 South to 2000 East.</li> <li>2. Concerned about ingress and egress and not just having a cul-de-sac.</li> <li>3. Wants green space on 2000 East.</li> <li>4. Curb and gutter on 1000 south if cul-de-sac.</li> <li>5. Definitely bonded with same standard as Ironwood</li> <li>6. Must be in compliance – Shane is concerned with lack of experience.</li> <li>7. Cost of street: Surrounding residents will not bear cost.</li> <li>8. PUD is held at a higher standard.</li> <li>9. No ambiguity – no gray area. (Referred to 20-02-016)</li> <li>Professional Competency – qualified designer.</li> <li>10. Planning Commission has the right to approve or disapprove.</li> <li>11. No parking on the street.</li> </ol>
Brent Cooper	Design will be done with an engineer. All phases would be done under a professional.
<b><u>Paul Hawkes</u></b>	<b>Plum Subdivision</b> Paul Hawkes works with Tri State Engineering. This is a conceptual plan. It is north of High Country and ties into High Country on south side.
Mr. Goodrich	Concerns on south side sewer line going through property. It sits on high ground but drops off rapidly. Has a 15' easement west end of property.
Mr. Hacking	Concerned about water and his pressured irrigation line that runs through the site.

Paul Hawkes

The sewer easements run at back of lots, at the north side of High Country or our south side. The waterline will go south through lot 38. The easements will be protected. Elevations will be checked.

Russ Carter

Concerns of number of homes. Are you only having 1 access road? Will traffic be shuffled into subdivision?

Paul Hawkes

He resolved issue. Cul-de-sac is wiped out. 500 East will be intersected by two roads from this project and another will tie into High Country at approximately 750 South.

**Moore**

**Moore Commercial Center - Rod Moore Absent**

Discussion of property being zoned commercial. Rezoned around 1999 – 2000. Denice Hunting said that property owners were not notified and she is very upset. Residents want it noted that Planning and Land Use really needs to re-think this plan. Buildings were left empty 10 years ago when the oilfields were thought to take off. Where's the buffer zone? What about our farmlands?

Lloyd Barton

Everything said is negative. Where do you expect the City to grow commercially? Do you want the convenience of commercial businesses or do you want to travel 6 to 8 miles to enjoy this opportunity?

Mr. Partridge

I am 1200 feet off Hwy deeply affects his property. He is disappointed with Moore not showing up. He is concerned with the noise that would come from early morning deliveries to supply the stores. He is aware that progress will move in, but he has a right to say how close to his back yard.

Mike Nash

Stated that the public should come to the Planning and Land Use meetings. These developers have been drilled with the same questions that are being presented tonight. Your attendance at our regular meetings would benefit us, you and the developers. Thank you for coming.

Verdin Goodrich

The 2500 south residents signed a petition to turn ground into Industrial and were paid for it by P & W. When these property owners could not build because of the Industrial zone property. They had the property rezoned to Commercial. The residents in Naples boosted about how

they could do what they wanted on their property, tonight tells me differently

Shane Mayberry This City was formed to protect citizen's lifestyles and not to railroad issues like this stuff. Too much diesel fumes. City needs to consider the people.

Verdin Goodrich I have property zoned Commercial. I have been offered \$90,000 an acre for it if I could rezone and sell it as Industrial. I want it rezoned. The money from this sale will set me up for the rest of my life. I would like to go through the process.

Dale Harrison I love the farming community. My mother lives behind the Industrial area. We cannot change that development is coming.

Mike Nash Thank you for coming. We will reconvene as a Commission at the City offices.

Adjourned at 10:30

Regular meeting is February 28, 2006 at 7:30 p.m.

# Naples Planning and Land Use Commission Meeting Minutes – February 7, 2006

This regular meeting of the Planning Commission was called to order at 10:45 p.m.

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

**Commission Excused:** Jim Richards, Holt Harrison

**Council Rep.:** Not present, Kenneth Reynolds.

**Others Present:** Shane Mayberry, Denice Stringham, Carol Judd, Clinton Morrill, Brent Horrocks, Charlie Walker, Bryon Coulter

**Welcome:** Mike Nash welcomed the Visitors and Commission members.

**Approval of Agenda:** Dale Harrison moves to amend the Agenda and move the agenda item #3, "Approval of January 10, 2006" minutes to the next regular meeting, February 28, 2006. Lloyd Barton Seconded, the Motion passed with all voting aye.

**Approval of Minutes:** January 10, 2006 minutes tabled to February 28, 2006.

**Disclosures:** Chairman Nash asked the Commission members if there were any disclosures regarding the agenda items. There were none.

**IFA Commercial Lot Development / I-1 Zone 1000 South 1500 East** Lloyd Barton moves to accept rezone for IFA to include all other previous discussions: IFA will put in all infrastructure, 1000 South upgrade and IFA is prepared to help with their share and be part of the SID. This is to include an additional 700 ft. fence.

Bruce Cook Seconded.

Mike Nash, is there further discussion?

Shane Mayberry a request to postpone vote. Discussion of a petition in Craig Blunt's office and it has the majority of the land owners' signatures on it. The petition is 3 months old. Shane Mayberry and residents would like to meet with Planning and Zoning and talk about the RA-2 PUD.

They would like to defer a vote for 30 days until they had time to discuss their zone.

Lloyd Barton made the comment that this is Hwy 40 frontage and at what point are the Citizen's ever going to

put in any commercial businesses? This is where commercial ground is. We do not have 30 days to press this issue. It has been before the Public and Commission. It needs to move forward. This is a clean project, it is not industrial it is commercial.

Brent Horrocks: "The IFA development in Riverton is a beautiful addition to the City. They are fantastic neighbors."

Mike Nash: Is there further discussion?

Dale Harrison: Yes. A buffer can be hashed out later with the Commission, property owners and developers.

With no more discussion, Chairman Nash asked for Roll Call:

Robin Bemis	No
Bruce Cook	Yes
Hugh Oldaker	No
Mike Nash	Yes
Dale Harrison	Yes
Lloyd Barton	Yes

Chairman Nash: IFA's request for a rezone passes and will be recommended to the Council for rezone.

Lloyd Barton: remember that this will not be set in stone.

IFA still has to go through next process with the Commission and City Council.

**Conditional Use – Concept**  
**Gravel Pit/Cement Plant**  
**Clinton Morrill**

Clinton Morrill discussed his proposal for a Gravel Pit and Batch Plant located 1000 South 3400 East. This would be a 33 acre parcel. They would like to put up 2 crushers. They would be hauling gravel from Green River. Question was asked about running big trucks down 1500 South. Mr. Morrill said they would be going up the sewer treatment plant road to 500 North. Lloyd Barton asked if that was a private road? He had heard it was? You will need to ask County if the road can be used. Discussion of permitted uses in the agricultural zone followed. Craig said Batch Plants were not specified. We need to clarify this use and not just have it fall under a Conditional use. It would be best to rezone this parcel to either a Mining or Industrial Two (I-2). Resident's concerns were the noise that reverberates up the creek. The noise affects the golfers and since sound carries it is very annoying. Connie Mott and Ralph Dart's name was brought up saying that it would be obnoxious and they did not want it.

Lloyd Barton asked, how many years of operations? Craig said Homes had been crushing since 1982 and they haven't

changed use. For the last 6 years the County has been crushing there and stockpiling.

Bruce Cook moved to approve the Conditional Use proposal for a gravel pit.

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

Bruce Cook moved to hold the Rezone Public Hearing and begin the process for the Batch Plant on March 14 regular meeting.

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

### **Residential Subdivision**

Brent Cooper  
Subdivision RA-2 PUD  
RA-2 PUD  
1000 South 2000 East

Not present.

Dale Harrison moved to table this request until Mr. Cooper, was present.

Robin Bemis Seconded, the Motion passed all voting Aye.

Brent Horrocks Condos  
2955 South 500 East  
Preliminary

Discussion took place. Mr. Horrocks stated that with the topographic lay of the land he has revised plans to only 5 units. He did meet with Brett Reynolds, Fire Chief to review road layout and was approved. Discussion on owner occupied units only followed. Restrictive Covenants should handle it and would include a No parking of RV's or other toys. The Commission reviewed the lot and multi housing requirements. Following the discussion Bruce Cook moved to approve the new plan proposal. Robin Bemis Seconded, the Motion passed with all voting Aye. The Public Hearing for this project will be held March 14, 2006 at 7 p.m.

Wildwood Expansion  
1600 South 400 East  
Charlie Walker

Discussion took place. Mr. Walker will have two phases. Mike Nash discussed the same issues that were brought was up previously, drainage, 5% green space, flood plane, lot sizes. Mike Nash feels that Mr. Walker should get an engineer's recommendation concerning the flood zone. Will need to show where lots would be. There is a concern about the cul-de-sac. Are there 7 lots or should there be an 8<sup>th</sup> that can be built upon. The drainage needs to be worked out. Drainage cannot go inside of gulch; Lloyd Barton moved to accept the Concept Plan with the following additional items being added to the plan.

1. Drainage Plan
2. Bonding type
3. Flooding zone

4. Lot sizes and the County Engineer's opinion that they would not be in a flood zone.  
Bruce Cook Seconded, the Motion passed with all voting Aye.

With no other business the meeting was adjourned at 11:45.  
The next meeting will be February 28, 2006 at 7:30 p.m.

The Public Hearings are scheduled at 7 p.m.

# Naples Planning and Land Use Commission Meeting

## Minutes – February 7, 2006

This regular meeting of the Planning Commission was called to order at 10:45 p.m.

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

**Commission Excused:** Jim Richards, Holt Harrison

**Council Rep.:** Not present, Kenneth Reynolds.

**Others Present:** Shane Mayberry, Deniece Stringham, Carol Judd, Clinton Morrill, Brent Horrocks, Charlie Walker, Bryon Coulter

**Welcome:** Mike Nash welcomed the Visitors and Commission members.

**Approval of Agenda:** Dale Harrison moves to amend the Agenda and move the agenda item #3, "Approval of January 10, 2006" minutes to the next regular meeting, February 28, 2006.  
Lloyd Barton Seconded, the Motion passed with all voting aye.

**Approval of Minutes:** January 10, 2006 minutes tabled to February 28, 2006.

**Disclosures:** Chairman Nash asked the Commission members if there were any disclosures regarding the agenda items. There were none.

**IFA Commercial Lot Development / I-1 Zone 1000 South 1500 East** Lloyd Barton moves to accept rezone for IFA to include all other previous discussions: IFA will put in all infrastructure, 1000 South upgrade and IFA is prepared to help with their share and be part of the SID. This is to include an additional 700 ft. fence.  
Bruce Cook Seconded.  
Mike Nash, is there further discussion?  
Shane Mayberry a request to postpone vote. Discussion of a petition in Craig Blunt's office and it has the majority of the land owners' signatures on it. The petition is 3 months old. Shane Mayberry and residents would like to meet with Planning and Zoning and talk about the RA-2 PUD. They would like to defer a vote for 30 days until they had time to discuss their zone.  
Lloyd Barton made the comment that this is Hwy 40 frontage and at what point are the Citizen's ever going to

# Naples Planning and Land Use Public Hearing Meeting Minutes – February 28, 2006

This Public Hearing meeting of the Planning Commission was called to order at 7 p.m.

**Commission Present:** Chairman Mike Nash, Vice Chairman Dale Harrison, Holt Harrison, Robin Bemis in at 7:30, Lloyd Barton, Hugh Oldaker.

**Council Rep. Present:** Kenneth Reynolds, excused.

**Others Present:** Craig Blunt, Bret Stringham, Dwight Blackwell, Clayton River, Lorna Mayberry, Evelyn Warren, Ralph Dart, Shane Mayberry, Elouise Turner, Jim Evans, Art Armstrong.

**Welcome:** Chairman Nash welcomed the Visitors and Commission Members to the Public Hearing meeting. Copies of the Developer's plans were available to the public, along with sign in sheets for them to voice their opinions pertaining to each item on the Agenda:

1. Conditional Use. Property located at 1000 South 3400 East with parcel #05 126 0009. The proposal is to use the property for a Gravel Pit type use.
2. Expansion of Wildwood subdivision with parcel# 05 106 0043. Property located at 1600 South 400 East.
3. Park View Subdivision (Turner) parcel 05 132 113. Property located 2000 East 1900 South.

**Mike Nash** First item on agenda will be a Conditional Use, Gravel Pit that is located on 1000 South 3400 East. Clayton Morrill will be presenting.

Clayton Morrill, Basin Wide, Inc.  
Presently this would be a gravel pit conditional use request. Requested by the Commission, Mr. Morrill spoke with the County to see if they could run their trucks on the county road. They will be running the County Treatment Plant road at 4500 East to 500 North 1500 South. Going back to town they would use 500 North dump road. The question of how many loads would be running a day came up.  
Approximate truck loads:

Cement would be 10 loads a day.

Gravel = 20 loads (high side)

Discussion of traffic, dust and noise took place. Mr. Morrill said that they are governed by MSHAW and are within their given limits. They have received six surprise inspections and have passed all of them. MSHAW monitors noise, dust, and safety.

Lloyd Barton was concerned about dust control. Mr. Morrill said water sprinkling would be used. Where would they get their water? The use of batch plant water and City water is considered. Shane Mayberry brought up his concerns about silicosis (type of lung cancer) and its effects upon the community. This is also monitored by MSHAW. Shane also had a concern about the noises reverberating up and down the creek bed causing noise that reaches long distances.

Lloyd Barton asked about the hours of operations? Mr. Morrill said 7 a.m. to 5 p.m., Monday through Friday running crusher. No night running.

Shane Mayberry asked for the record "How many people oppose the noise, and then the Dust? There were 5 residents opposed, Bret Stringham, Lorna Mayberry, Shane and Aaron Mayberry, Evelyn Warner. They are against the noise and dust and they oppose the batch plant.

Mr. Mayberry read a letter from Paulette and Kendall Goodwin concerning rezone. They are opposed to the area saying they are too close to their property.

Mr. Morrill was asked by Evelyn Warren, "What are the benefits to Naples City"? He said that with all the new buildings going up that this product would be needed.

**Wildwood Subdivision  
1600 South 400 East**

Charlie Walker presented his ideas. This is a conceptual plan and needed to have a hearing. Mr. Walker had a hand drawn map and spoke about the cul-de-sac. There would be 4 lots. The size lots would be a one-half (1/2) to one-third (1/3) acre.

The question was asked, "What is needed to keep upscale neighborhoods?" Different people have different needs. Some people don't want a large yard to maintain, others do if they have a large family. It's up to the different families.

Discussion took place concerning high traffic coming out of subdivisions and the importance of putting stop signs at the intersection. Art Armstrong suggested metering the traffic flow. Dialog with UDOT has taken place because of the projected high traffic coming out of various

subdivisions in that area. Question was asked if he was going across the gulch across to the cemetery.

Jim Evans with Uintah County Cemetery, and Curator of the cemetery was present with his concern. Wanted to know if a separation would be made between housing and cemetery? Mr. Evans has concerns about foot traffic and debris being left behind.

Commission stated they wanted an 8' fence, chain link, separating housing from cemetery and keeping debris out of cemetery.

Commissioner Mike Nash moving to next item.

**Park View Subdivision  
2000 East 1900 South**

John Slaugh could not be present so Colby Kay presented the proposal. Subdivision will be 30 lots and access would be from 1900 South and 2000 East. There would be two accesses and a cul-de-sac. Drainage: they would use the 1<sup>st</sup> ditch as a diversion and 2<sup>nd</sup> ditch reroute it along the street. Evelyn Warren and Dan Olsen asked about shuts, 1" and 8" amended. Mayor Baker asked if they are considering an 8" culvert high pressure line. What is the cost difference between the culvert and the pressure line? It would cost less with the pressure line and would eliminate the flat line. Elouise and Dave Turner said that they will take a look at it. Dan Olsen said with the amendment it could be a good design surface.

Discussion about the levy across the field and concern that levy will fill up with sediment and debris, etc.

Mr. Kay stated they will take a look at it.

Dan Olsen said that the design is good and meets canal specification and wanted to know where they were going to dump the water. Discussion took place. It would go to the south box on east side. They would be reworking the box and that it would be cost effective that way. The box needs to be redesigned.

The size of lots will be 1/3 of an acre to 2/3's.

Dwight Blackwell was interested in Restrictive Covenants.

We need to have high standards like Ironwood Estates."

Holt Harrison stated we do. Our homes are varied. We must have a mix of homes affordable to all incomes Mrs.

Turner stated that they only do "First Class". Shane

Mayberry commented that a sustainable neighborhood is

needed. Lloyd Barton stated that most often under PUD

with fees that the smaller the lot over time the prettier and

better maintain they are kept. Craig Blunt said that it really

varies depending on the type of people moving in. The

younger tend not to like large yards. The large families tend to like large yards. Usually just a couple would want low maintenance. Question asked, "What is a sustainable neighborhood?"

Would there be a tree line and have the houses be between 18,000 sq. ft. and 20,000 sq. ft.? Have a common area. No on-the-street parking. Would need to have a two-car garage and in ten to twenty years still have the neighborhood be attractive?

Ralph Dart asked if Naples City has a nuisance ordinance in place. The Mayor said, "No", there are State Laws we follow. Home Owners' Association has a list they follow and some do not have a list.

Discussion on no-street parking and how Cities deal with it. Is this done by ordinance? Craig Blunt mentioned that it has been done in other Cities by ordinance. Cities can adopt.

Chairman Nash thanked everyone for coming.

Mr. Hall mentioned gas lines and Mrs. Turner said that this needs to get approval and discussed in the regular meeting.

Adjourned at 7:50

Regular meeting is March 14, 2006 at 7:30 p.m.

# Naples Planning and Land Use Commission Meeting Minutes – February 28, 2006

This regular meeting of the Planning Commission was called to order at 7:45 p.m.

**Commission Present:** Chairman Mike Nash, Vice Chairman Dale Harrison, Holt Harrison, Robin Bemis, Lloyd Barton, Hugh Oldaker, Bruce Cook in at 8:30 p.m.

**Council Rep. Present:** Kenneth Reynolds - excused.

**Others Present:** Craig Blunt, Bret Stringham, Dwight Blackwell, Clayton River, Lorna Mayberry, Evelyn Warren, Ralph Dart, Shane Mayberry, Elouise Turner, Jim Evans, Art Armstrong.

**Welcome:** Chairman Nash welcomed the Visitors and Commission Members to the Regular meeting.

**Approval of Agenda:** Holt Harrison motion to approve Agenda, Dale Harrison Seconded, the Motion passed with all voting Aye.

**Disclosures:** Chairman Nash asked the Commission members if there were any disclosures regarding the agenda items. There were none.

**Approval of Minutes:** January 10, 2006 - changes made to page 5 for \$ sign in front of 12,000 amount. Lloyd Barton motion to approve minutes with corrections, Dale Harrison Seconded, the Motion passed with all voting Aye.  
Public Hearing - February 7, 2006 Page 3, Paulette Goodman to Goodwin; page 6, Cooper, 2.5 acreage to park instead of 5 acres. Lloyd Barton motions to accept February 7, 2006 Public Hearing and Land Use minutes with changes, Dale Harrison Seconded, the Motion passed with all voting aye.

**Residential Subdivision**

**Wildwood Expansion  
1600 South 400 East  
Charlie Walker**

Topography – Engineer will survey. Discussed Bonding, cash, insurance, lots and no lots, flood zone. Length of cul-de-sac? Mr. Walker stated he would stay within the 500 ft. Craig explained – Uintah County Flood Zones, representative wants to be on the Agenda next meeting on March 14, 2006.

**Park View Subdivision  
2000 East 1900 South  
John Slaugh / Kolby Kay**

Went over plats. Question: Holt Harrison, Where is the surface water going to go? Back lot, there is a catch basin 2000 East that raises the water to a 12" pipe to Hatches yard or Cody's yard in an easement. Cody does not want the water. Dan and Wade's concern about history water, presently they use sump pumps to keep water down at ground specs. Lloyd Barton - surface water is not allowed to leave subdivision. The oils contamination would have to keep out of the easement. Kolby needs to get with Darin and figure square footage and the drainage will have to be kept in the street. Further discussion followed. Let engineers work it out. Lloyd Barton to Board: 30' setback to house, 15' of utilities, easement back section depth on ditch for flow need to be 36', same as utilities. Lloyd Barton - Don, Ditch Master, needs to review lot lines. They should be 10' walk easement, 15' easement is okay. Utilities - easement next to or in the ditch easement a concern for adjacent work area between them.

Concerns:

1. Surface water
2. Canal & Canal Company
3. Central Canal #34

Neighbors - no opposition to the plan. Good design. Following the discussion Holt Harrison moved to approve the new plan proposal. Robin Bemis Seconded, the Motion passed with all voting Aye.

**Industrial Lot Development  
Development  
Gazelle Transportation  
John Wood**

Chairman Nash introduces John Wood for Gazelle Transportation. Thanked Fire Department - they burned Mr. Wood thanked Fire Department - they burned and cleaned up lot for training. Parking - would use road base. Moved the building over a little and now having one detention pond instead of two. Lot would be graded to detention pond. Trees - Real line, privacy fence. Shielded lights in rear. 5% green space - in front of lot. Design front of building - recommended making the front look good, not just metal façade. Holt Harrison moved to approve the final with the additions of green area, shielded lighting. Dale Harrison Seconded, Motion was passed with all voting Aye.

**Meier Industrial Park  
1640 East 1500 South  
Troy Meier**

Hughs Diamond Bits would be a business going in.  
Oil and Gas properties also.  
Question was asked if Officer Howe who has adjacent property, was approached and spoken to concerning park?  
Yes.

Concept – Lloyd Barton moved to bring it up as an item for discussion, adopt a 7 ft. green scape along frontage road to replace the 5% rule, but keep the 5% rule on Hwy 40.  
Bruce Cook moved to approve the concept plan, Dale Harrison Seconded, the Motion passed with all voting Aye.

**Conditional Use – Concept  
Gravel Pit/Cement Plant  
Clinton Morrill**

Issues –

1. Access to 4500 East road? It will be okay, it is a public road.
2. Dust control – we will be using a smaller crusher and this will lessen dust and noise.
3. Work time 7:30 to 5 p.m. in summer – Monday thru Friday.

Lorna Mayberry – How can you justify 10 loads a day?  
Mr. Morrill states that he falls under MSHAW which monitors dust and noise.

Shane Mayberry brought up silicosis and his concerns.  
Evelyn Warren's concerns were that the machines would be running all the time.

Mr. Morrill says some months the crusher would be running a lot and then some months it would not be running at all.

Lloyd Barton: Gravel is a resource and there is not that many pits that meet State and County requirements. This pit will impact me the most.

Contractor – I have heard the discussion and this community wants the benefits, but will not allow the resources to be made.

Evelyn Warren, I do not want my kids breathing all the dust.

Laurna May berry – breathing what?

Ralph Dart – we need the resources, but we formed the City to invest in the Life Style and Comfort of the Citizens.

A section from the Agriculture Ordinance was read.

Sand & Gravel pit – Question: Does this mean rock crusher? Grandfathered in?

Dennis Judd – issue: Does changing ownership change the use?

Following the discussion of a Non Conforming Use, but ongoing for 25 years, plus. Bruce Cook moved to recommend to the City Council the approval of a Conditional Use, subject to legal review with the follow conditions:

1. Operating hours 8 a.m. to 5 p.m. / Monday through Friday (crushing).
2. Berm the spoil piles on the west side of the project as a sound buffer.
3. Review in mid summer July's meeting.
4. Dust control - use water to minimize dust during crushing and hauling operations
5. Access to 4500 East, road needs to be built up to minimize dust as trucks come and go from crushing operation.
6. Legal Counsel Approval of conditions. The attorney attends March 9<sup>th</sup> City Council meeting to address further questions and concerns for final approval.
7. Follow MSHAW rules.
8. Trucks will not use 1500 South road to come and go from crushing operations.

Vice Chairman Dale Harrison Seconded, the Motion was called for a vote, the vote went as follows: Yes / No

Holt Harrison	Yes
Robin Bemis	Yes
Vice Chairman Dale Harrison	Yes
Chairman Mike Nash	Yes
Bruce Cook	Yes
Lloyd Barton	Yes
Hugh Oldaker	Yes

Concerns for legal Counsel;

1. Non conforming Use continuing from one user and/or owner to the next.
2. The crushing operation crushed thousands of yards of material to stock pile and hauls only for two years and does not crush during the two years, can the Non Conforming Use starting up the crushing operations again? (Keeping in mind the One-year Rule).

Bruce Cook would like a

1. List of everyone
2. Type of home
3. Size of home

4. Standards – willing to accept appraisal by value by a certified appraiser.

The First item on agenda, March 14 meeting will be 5% green space - side access roads.

Lloyd Barton makes Motion to adjourn, Bruce Cook Seconded, with no other business the meeting was adjourned at 9:50.

The next meeting will be April 11, 2006 at 7:30 p.m.

**Naples Planning and Land Use  
Public Hearing Meeting  
Minutes – March 14, 2006**

This Public Hearing meeting of the Planning Commission was called to order at 7:05 p.m.

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

**Council Rep. Present:** Mayor Dean Baker, Kenneth Reynolds, Dale Bowden.

**Others Present:** Craig Blunt, Elouise Turner, Brent Horrocks, Jennie Burgess, Gary Peterson, Robert Roth, Phillip Manwaring, Kamille Carlson, Craig Carlson, Rory Batty, Bobbi Jo Wilkerson, Lloyd Westergard, Clint Morrill, Rod Jacobson, Cliff Grua, Monica Marchant, Corey Marchant, Wade Olsen, Hazel Olsen, Bret Stringham, DeNile McKenna, Jason McKenna, Shane Mayberry, Paul Hawkes, Debbie McCarrell, Beverly Pierce, Paulette Goodwin, Brett Haslem, Alan Rob.

**Welcome:** Chairman Nash welcomed the Visitors and Commission Members to the Public Hearing meeting. A sheet for signatures to voice their opinions pertaining to each item on the Agenda was set out for sign up.

**Tuscany –**  
5 Unit Condominium  
Brent Horrocks

Tuscany 5 Unit Condominium Project.  
Location: 2955 South 500 East.  
Mr. Brent Horrocks presented his project. Our plans will show you that we run this project much different from rental units. The Condominium Association has an invested ownership and set of rules. Each unit is individually owned. Each owner has a voice in the association to protect their investment and interests.  
Mr. Horrocks showed pictures of units similar to the one he would build in this project. The units are stucco fronts with Vinyl siding, 2 ½ baths, etc.

Phil Manwaring

I live next door to the north of this project. In the bylaws of the association, could it be stipulated that no one person could own more than one unit?

Mr. Horrocks

It is in the bylaws. I will put it on the property deed as well.

Phil Manwaring As you know winters can be harsh, the snow will pile up against the fence which would block the fence line, who will plow?

Mr. Horrocks The Association puts money aside for maintenance of the property and the Association will keep it clean.

Rob Roth I own the property around this project. I have several concerns:

Mr. Horrocks 1. The use around this project is single family and agricultural. Who polices the Homeowner's Association? They're homeowners themselves. They are homeowners as you are a home owner and will put pride in their property just as you with yours.

Alan Rob I sold the property to Mr. Horrocks. I want to let you know I have learned a lesson here about buying and selling property. I am sorry that I did not know what I know now. Anyone who sells their property, make sure you put on the deed what they can use the property for. I was interested in what kind of fencing will be around the project?

Mr. Horrocks What there is now, bob-wire cattle fence?

Bruce I am against it. I lived in Bakersfield California. They turned the Condo's into trash. I have a single level home and your project has two-story homes that will be looking down into my windows. There will be increase traffic, the hub-bub, if you build thme I will move. I am against this project.

Mr. Horrocks I left messages at least 7 times and you did not return the calls. I could of answered or addressed your concerns.

Bruce I did not believe it would go this far.

With no other questions, Chairman Nash thanked the visitors for their input and invited them to stay for the Naples Planning Commission meeting.

The Public Meeting adjourned at 7:30.

**Naples Planning and Land Use  
Regular Meeting  
Minutes – March 14, 2006**

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:30 p.m.

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

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** Mayor Dean Baker, Dale Bowden, Craig Blunt, Elouise Turner, Brent Horrocks, Jennie Burgess, Gary Peterson, Robert Roth, Phillip Manwaring, Kamille Carlson, Craig Carlson, Rory Batty, Bobbi Jo Wilkerson, Lloyd Westergard, Clint Morrill, Rod Jacobson, Cliff Grua, Monica Marchant, Corey Marchant, Wade Olsen, Hazel Olsen, Bret Stringham, DeNile McKenna, Jason McKenna, Shane Mayberry, Paul Hawkes, Debbie McCarrell, Beverly Pierce, Paulette Goodwin, Brett Haslem, Alan Rob.

**Welcome:** Chairman Nash welcomed Mayor Baker, Council Members, Visitors and Commission to the Planning and Land Use Commission meeting.

**Approval of Agenda:** Approval of Agenda of March 14, 2006. Lloyd Barton moved to move Park View Subdivision to the first item under the Residential Subdivisions, to table Meier's Industrial Park to the April 11 meeting and add Holt Harrison under future discussion items. Dale Harrison Seconded, the Motion passed with all voting Aye.

**Disclosures:** Jim Richards explained to the Commission that he and his brother are selling the property to Sunstone Subdivision.

**Approval of Minutes:** Public Hearing, February 28, 2006 and Regular Planning Minutes February 28, 2006

Following the review of the Public Hearing Minutes of February 28, 2006, Bruce Cook moved to approve the minutes with changes. Holt Harrison Seconded, the Motion passed with all voting Aye.

Following the review of the Planning Commission meeting minutes of February 28, 2006, Holt Harrison moved to approve the minutes with corrections, Dale Harrison Seconded, the Motion passed with all voting Aye.

**Residential Subdivision**

Park View Subdivision  
1900 South 1800 East  
RA-1 Zone

Engineer John Slaugh made the presentation. At our last meeting we discussed irrigation issues. I have worked with the lateral users and made changes to the system. The pipe will be 12 inch pressure pipe with 12 inch valves. The point of entry has been moved to the south away from the subdivision.

Mr. Barton asked about air vacuum and pressure relief valves?

Mr. Slaugh said there is one at the inlet and at the outlets. The system will be signed off by the lateral users and recorded with the plot.

The Second issue was the surface water. The curb and gutters will carry the surface water to two drop boxes which will be corrected by an 18 inch culvert. A 24 inch culvert will take it across 2000 East eastbound. The property owners downstream have signed an easement and the easements will be recorded with the plat.

The project has 30 lots on 14.37 acres. The dedicated right-of-way is 66 feet wide. The pavement width is 36 feet wide. Following the discussion of waterlines, flows, fire hydrants, street lights, curb and gutters and sidewalk, CC & R's, Landscaping with trees, etc., Lloyd Barton moved to recommend to the City Council the approval of Park View Subdivision provided that all easements and engineering infrastructure costs have been provided with the final signature plat. Bruce Cook Seconded, the Motion passed with all voting Aye.

**Plum Subdivision**

2650 South 500 East  
(124 Lots)  
R-2 Zone

Engineer Paul Hawkes made the presentation. Mr. Hawkes presented the Commission with two layouts for their review. 1000 East was discussed. The property owner on the east side of 1000 East will sell his portion of 1000 East if all his land is purchased. The intent is to bring 1000 East to 2500 South and the future 3000 South road.

Discussion followed on 1000 East becoming a future road and 1/2 road. Access onto 500 East was discussed. The layouts provided to the Commission illustrated one access onto 500 East and two accesses onto 500 East. The Commission asked about the lots facing 500 East. The present elevations would make it unsafe for driveways to have access onto 500 East. Are you going to bring infill

dirt or are you going to face them onto your subdivision road?

Mr. Hawkes said he is working on a solution and will need the developers input.

The pressured irrigation lines and sewer lines were discussed. Mr. Hawkes said he is working with Ashley Valley Water & Sewer and the water users. He will have their written approvals on the design.

Following the discussions: Holt Harrison moved to accept Conceptual Plan #2 and move into preliminary with the preliminary plan and provide Construction Phase Plans. Lloyd Barton Seconded, the Motion passed with all voting Aye.

**Sunstone Subdivision**  
800 South 2000 East  
RA-2 PUD

Engineer Jason McKenna made the presentation.

Disclosure: Jim Richards reminded the Commission that he and his brothers are selling the property to Sunstone Subdivision. The Commission discussed Phase 1, the drainage plan, landscaping of the water retention area and the tree-line street. They discussed curb & gutter, fire hydrants and sidewalk, street lighting.

1000 South Road was discussed, the need to form a SID to get it built. Discussion on financing the 1000 South project followed.

In the Sunstone Subdivision Phase II is the road that would connect to 1000 South. The developers do not own that property or have any written holdings.

Discussion on providing the connection road from Sunstone to Ironwood Subdivision followed. Each developer recognized the transportation plan, but would like to remain separate and recognize each subdivision separately. Recognize own identity. Each recognized that one built Custom homes and the other one step-down, four choice plan homes. Pictures of Sun Stone Homes were handed out and home footprints were discussed.

**Shane Mayberry**

I am requesting to have a traffic study made to learn the impacts of both subdivisions accessing of 2000 East and if the connector road to 1000 South would be of a benefit.

**Mike McCarroll**

Recommended that the Commission considered the subdivisions tying into 1000 South to help with traffic flow. He asked what the time frame would be to complete Phase 1 & 2 of Sunstone Subdivision.

**Jason McKenna**

"We don't know." We hope 70% completion of Phase I in 12 months. Then we would move onto Phase II.

**Mike McCarroll**

We need to get the Golf Course hill lowered and the access to the golf course moved south as was agreed by Vernal City years ago. With more cars or traffic the chances for problems will increase.

**Dale Bowden**

The Uintah Recreation District is working on this issue for this year.

**Shane Mayberry**

Would the Commission refer to the PUD, Chapter 9. The ordinance refers to Phasing of the project, green space and density of housing per acre. This chapter also provides the Planning Commission the opportunity to ask for traffic impact studies and environmental impact studies from the developers to help in your decision making and to justify their design request.

Discussion of green space, tree strips, horse corrals, density and the type of housing that will be built.

Following the discussion, Bruce Cook moved to approve the Conceptual Plan, but lot sizes, density, green space requirements and drainage be considered in the preliminary proposal and that Jason set up a meeting with the neighbors, Ironwood Subdivision and Sun Stone Subdivision to iron out any differences and present those additions with your Preliminary plan. Vice Chairman Dale Harrison Seconded, the Motion passed with all voting Aye. The Commission needs to get the Council to work on 1000 South and the golf course hill and entry.

**Mike McCarroll**

**Dale Bowden**

The plans are in the works to move the golf course entrance. The Recreational District is considering it.

**Craig Blunt**

The City Council has prioritized the roads and 1000 South request for proposals is going out, and will be prioritized by Uintah County to go before Uintah Special Service District.

**Tuscany – R-2 Zone**  
5 Unit Condominiums  
2955 South 500 East

Mr. Brent Horrocks made the presentation. We have discussed the zone requirements. I have had the Fire Marshall sign off on the Fire lane issues and other conditions. I believe we have worked those out and we are ready for final approval.

**Phil Manwaring**  
**Mr. Horrocks**

Would you consider a privacy fence around your project?  
Yes. I will put up a 6 ft. privacy fence.

With no other discussion, Holt Harrison moved to recommend to the City Council the approval of the Tuscany 5 Unit Condominium project with the perimeter fence. Robin Bemis Seconded, the Motion went as follows:

- Dale Harrison No
- Holt Harrison Yes
- Lloyd Barton Yes
- Bruce Cook Yes
- Jim Richards Yes
- Robin Bemis Yes
- Mike Nash Yes

The Motion passed.

**Ironwood Subdivision**  
RA-1 Zone Grandfathered)  
RA- PUD Zone  
750 South 2000 East  
Phase V

Cliff Grua made his presentation.  
He laid out his subdivision showing how Phase I, II, III, will tie into Phase IV and V.  
Discussion followed on retention area and its landscaping and bonding requirements, infrastructure cost, lot sizes, and housing types.  
Following the discussion:  
Holt Harrison moved to recommend to the City Council the approval of Phase IV and that bonding, engineering cost be provided at the Final approval of the Council. Jim Richards Seconded, the Motion passed with all voting Aye.

Holt Harrison moved to approve Phase V Concept and move onto Preliminary Phase and that the bonding for landscape be included in Phase V. Robin Bemis Seconded, the Motion passed with all voting Aye.

**Industrial Lot Development**  
BHI – Adding shop  
826 South 1500 East  
I-1 Zone

Engineer Darin Anderson made the presentation.  
The shop will be 60' x 100'. The Commission reviewed the site plan. Discussion followed on Southwest Design and landscaping, parking, lighting requirements.  
Following the discussion Holt Harrison moved to recommend to the City Council the proposed lot development and that the site plan will illustrate the landscaping design and building design when presented to the City Council. Jim Richards Second, the Motion passed with all voting Aye.  
Chairman Mike Nash thanked BHI for their support of the Community and for their upgrade of their facilities as a "Pioneer" for the beautification of Hwy 40.

**Conditional Use**  
Basin Wide Inc  
1000 South 3400 East

The Commission discussed with Clinton Morrill the comments given by the City Attorney in support of the Commission's discussion at the February 28, 2006 meeting. They reviewed the Conditions, Mr. Morrill agreed to the Conditions of February 28, 2006.

**Future Business**

Holt Harrison: I would like to see a study as to the utilities ability to handle the projected growth. It has been estimated that Uintah County has 2000 approved lots. Naples is looking at 600. The main and only sewer line runs down 1500 South. Is there room for the projected growth? We need an Impact study to forecast our needs and how we will pay for it.  
Discussion followed – Craig was asked to approach the City Council again on the Impact study for Police, Roads,

Parks, Utilities and Fire. Craig said he will work it into the next year's budget.

The Commission discussed Industrial and Commercial green space with the requirements for developments and major collectors. We need to develop a formula and a landscape design to hand out to developers to have consistency and lessen the Commission.

Craig will get with Epic Engineers for that design and formula for landscaping Hwy 40 and other collector roads.

The Commission discussed the financing of subdivision parks/neighborhood parks through a Special Improvement District. Craig will meet with the City Attorney and have him provide some possibilities.

Lloyd Barton recommended getting with Sandy City which has theirs in place.

The Commission discussed having a joint meeting with the Commercial and Industrial lot and businesses owners to get their feed back on landscaping and building design support.

With no other business, the meeting adjourned at 10:50 p.m.

The next meeting will be April 11, 2006 at 7:30 p.m.

# Naples Planning and Land Use Regular Meeting Minutes – March 28, 2006

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:30 p.m.

**Commission Present:** Vice Chairman Dale Harrison, Hugh Oldaker, Holt Harrison, Lloyd Barton, Jim Richards

**Commission Absent:** Chairman Mike Nash, Bruce Cook

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** Bret Stringham, Cliff Grua, Jason McKenna, Bobbi Jo Wilkerson, Lloyd Westergard, Richard Haws, Carol Judd, Beverly Ulibarri

**Administrator Updates** Craig Blunt discussed with Commission the South  
**South and North - Concept** and North, RA-2 PUD Zoned lots. There are two rules.  
800& 995 South 2000 East One if they do not use the PUD it is 2 lots per acre.  
(Approximately) Second rule, if they use the PUD (4 acre min.) they can have up to six lots per acre using a 25% open space formula. If they want to go 3 lots per acre then they would have to put in the green space facing the open area. The existing road frontage faces towards 2000 East, watch for a minimum lot frontage of 80 ft (PUD), 4 acre requirement. These are the areas that you have to look at.

**Sunstone Subdivision** Under PUD – chose to go 3 lots per acre. The formula for green space is about 7% (just under). Formula was not put into 2000 Ordinance only into 2006 Ordinance. You cannot make them do 7%. They can voluntarily do 7% or go back to the 5% rule in the 2000 Ordinance. The 2<sup>nd</sup> part is entry ways for access on 2000 road. We always provide 2 ways out. No sidewalks up around cul-de-sac. Commission was told it was their right to have them put sidewalks in or waive it.

**Plum Subdivision** Does not show access like they showed us before. Do we have to put 2 accesses? Can we get along with one until future exit onto 1000 East? Commission needs to decide and let Plum know when they appear on April 11 meeting.

**Welcome:** Vice Chairman Dale Harrison welcomed Visitors and Commission to the Planning and Land Use Commission meeting.

**Approval of Agenda:** Following the review of the Agenda March 28, 2006, Holt Harrison moved to approve with the changes of adding "Administrator's Updates" at beginning of meeting. Sunstone Subdivision, Ironwood Subdivision added to Residential Subdivision, and Future items: Halliburton and update on IFA on the March 28, 2006 Agenda. Lloyd Barton Seconded, the Motion passed with all voting Aye.

**Disclosures:** Jim Richards explained to the Commission that he and his brother are selling the property to Sunstone Subdivision.

**Approval of Minutes:** Public Hearing March 14, 2006 and Regular Planning & Land Use March 14, 2006.

Following the review of the Public Hearing Minutes of March 14, 2006, Holt Harrison moved to approve the minutes with changes. Lloyd Barton Seconded, the Motion passed with all voting Aye.

Following the review of the Planning Commission meeting minutes of March 14, 2006, Holt Harrison moved to approve the minutes with corrections; Vice Chairman Dale Harrison had a correction on page 5. Jim Richards Seconded, the Motion passed with all voting Aye.

**Residential Subdivision**  
**Brent Cooper's Letter**

Lloyd Barton feels that since Mr. Cooper has gates at the entrance, then it can be considered a "Gated Community". Holt Harrison read Mr. Cooper's letter addressed to the Members of the Planning Commission and Land Use. Mr. Cooper wanted this letter to be read so that his response would go on record. With regards to the letter the Commission sent to him, Mr. Cooper would like everyone to regard his plan as a "Gated Community". Mr. Cooper stated all answers asked of him (document attached) and ended letter wanting his conceptual plan voted on now. If a majority of the members still have concerns with accepting this plan as is, he would like it stated in correspondence to him as to what they are and why.

1000 South Road was discussed in regards to Mr. Cooper's share in the improvements. The Commission recognized that there would be an impact. Road safety would need to be discussed and 1000 South would need to be discussed again.

Lloyd Barton moves to accept Conceptual Plan, feels Mr. Cooper meets all the rules and regulations for a Gated Community. Holt Harrison Seconded, Motion passed with all voting Aye.

**North/South Subdivision  
800 South 2000 East**

Presentation by Shane Mayberry was made.

Mr. Mayberry presented two concepts.

**North and South concepts.** The parcel of land has 435.47 ft. of frontage on 2000 East and 324 ft. deep. Total acreage is 3.23 acres. Mr. Mayberry would like to divide the **North concept** with 4 lots, 80 ft. of frontage at 324 ft. deep each which would use up 320 ft. of road frontage leaving a remainder of 115.47 ft. for the South concept lot.

**The South Concept** would provide only one legal lot frontage and that would be leaving the remainder 2<sup>nd</sup> lot with 35.75 ft. The South Concept can only be one lot.

Mr. Mayberry wanted to make six lots out of this acreage.

The Commission discussed the PUD concept minimum of 4 acres requirement and Mr. Mayberry said he had 4.59 of acreage which would qualify him for a PUD. The Commission recommended that he review the PUD Ordinance and go from there.

Following further discussion a Vice Chairmen Dale Harrison made a Motion to approve the North Concept for four (4) lots Jim Richards Seconded, the Motion was voted on with all voting Aye.

Following the decision to approve of the South Concept, Holt Harrison made Motion to approve South Concept for 1 lot and Lloyd Barton Seconded, the Motion passed with all voting Aye.

Mr. Mayberry will present his preliminary plan at his next scheduled appearance using the North and South Concepts.

**Sunstone Subdivision**

The Commission approved Sunstone representative to be added to Agenda.

Jason McKenna handed out Preliminary and Final plats.

Mr. McKenna showed Commission pictures of the proposed fence to be used. The Commission approved.

It was requested that the sidewalk would be put on new plan. Lloyd Barton asked if the homes would be landscaped. Yes. Vice Chairman Dale Harrison, would there be two in and two out, footprint home? Haven't yet, was the response.

Holt Harrison said that Sunstone meets all the requirements for Preliminary and Final, with the approval of the Utility Company, Ashley Valley Water and Sewer. The depth of pipe/flow line which they would prefer a flatter line.

Lloyd Barton moved to approve Phase One Holt Harrison Seconded, the Motion passed with all voting Aye except Jim Richards due to his disclosure.

**Ironwood Subdivision  
Phase Five**

The Commission approved Ironwood representative to be added to Agenda. Cliff Grua presented Phase 5. Discussed width of road and pushing back curb to sidewalk which would increase lot size.

Commission set 6 conditions as follows:

1. Green space increase
2. Would fall under bonding
3. 33-41 lot sizes to increase
4. Road decrease in width to 28 ft.
5. Back curb on south side to be put on property line.
6. Exit to be straight road – no small curve.

Vice Chairman Dale Harrison moved to approve Phase Five with above conditions, Jim Richards Seconded, the Motion passed with all voting Aye.

Commission discussed Naples Transportation Plan. Items discussed:

1. 2000 East traffic count
2. 1000 South construction and impact fees
3. 500 East traffic flow at 2500 South intersection
4. Nuisance Ordinance, it would be good to have one
5. Condominium Act
6. SID for Park Maintenance

**Future Discussion**

Halliburton has proposed their concept hearing on April 18. Some items to discuss:

1. Widening of 1750 South and 2000 South
2. Extending 2000 South to the west
3. Traffic lights

Jim Richards would like it noted in the minutes that he will be absent during the summer and fall. He would like to continue to stay on the Planning and Land Use committee.

Lloyd Barton moved to adjourn, Jim Richards Seconded, the Motion passed with all voting Aye.

With no other business, the meeting adjourned at 9:50 p.m.

The next meeting will be April 11, 2006 at 7:30 p.m.

**Naples Planning and Land Use  
Regular Meeting  
Minutes – April 11, 2006**

The Regular meeting of the Naples Planning and Land Use Commission opened at 8 p.m.

**Commission Present:** Bruce Cook, Lloyd Barton, and Hugh Oldaker (8 p.m.)

**Council Rep. Present:** Kenneth Reynolds (presided over meeting)

**Others Present:** Cliff Grua, Bret Stringham, Jason McKenna, Larry Young, Brett Woods, Jo Young, Lyle Labrum, Renn McBride, Jason McKenna, Richard P. Ingram.

**Welcome:** Ken Reynolds welcomed the Visitors and Commission to the Naples Planning and Land Use Commission meeting.

**Approval of Agenda:** Bruce Cook Motioned to approve the Agenda, Lloyd Barton Seconded, the Motion passed with all voting Aye.

**Disclosures:** None.

**Approval of Minutes:** Regular Planning Minutes March 28, 2006.  
Lloyd Barton moved to table the minutes until next meeting. Bruce Cook Seconded, the Motion passed with all voting Aye.

**Administrator's Updates:** Craig Blunt is out of town. Updates will take place on next planned meeting, April 25, 2006

**Residential Subdivision**

**Ironwood Subdivision**  
RA- PUD Zone  
1887 East Split Mountain  
Phase IV

Cliff Grua presented a new revision on his site plan. There would be a slight revision on the width of the road. It would be 28' at pavement and no parking on South side. Parking would be available on North side only. Mr. Grua had some concerns about road plowing and it was discussed with Commission.

Lloyd Barton handed Mr. Grua a letter from Mr. Mayberry who had brought it into the City office earlier that day. It was concerning Mr. Mayberry's water rights. (copy attached) Mr. Grua read the letter and said that in the beginning of development he had met with Mr. Mayberry. Mr. Grua said he told Mr. Mayberry that he would be glad to dig the ditch and that he had all the elevations worked out. Mr. Mayberry said that the pipe had to be "Gated Pipe". The request for gated pipe which would allow selected watering which would include his mother's

property which had not been watered in a long time. There was a discussion with Bret Stringham and Mr. Ingram with the Commission members trying to figure out where the canal ditch ran that carried the water. Mr. Grua stated that Mr. Mayberry did not have water rights. Discussion took place about how long it had been since Mr. Mayberry had used the water. It was mentioned that maybe there was an abandonment issue.

Bruce Cook stated that it was not the Commission's place to interpret the Law.

Hugh Oldaker suggested that Brett Stringham should meet with the Water District.

Lloyd Barton stated that after the Public Hearing on April 18, 2006 that we should have a Planning and Land Use meeting to address Ironwood Subdivision and then that would allow Mr. Grua to meet with Mr. Mayberry to resolve their water issues. At the time of the Planning and Land Use meeting they could approve Mr. Grua's "Final" approval on Ironwood Subdivision, Phase IV.

Lloyd Barton Motions to accept Ironwood Subdivision Phase IV for Final Approval based upon resolution of irrigation issues. A statement from the water company regarding the irrigation and that there is a Legal Right-a-Way Use to be provided or not provided.

Bruce Cook Seconded, the Motion was approved with all voting Aye.

### **Industrial Lot Development**

#### **Winder Subdivision**

Jason McKenna presented concept drawing. Length of cul-de-sac was discussed and Mr. McKenna said that it would be 680' Lloyd Barton said it should be under 500'. He said that is what the City has been trying to stay with, but was not sure if it applied to Industrial? Discussion of turn around area was discussed and Mr. McKenna said there is a 90 ft. wide turn-around area.

Lloyd Barton made a Motion to accept Concept Plan with question as to whether the 500" Rule on Cul-de-sac applies to Industrial Cul-de-sac. A letter from the Airport would also be needed.

Bruce Cook Seconded, the Motion is approved with all voting Aye.

### **Industrial Lot Development**

#### **Maverick Coil Tubing**

834 South 1500 East

Larry Young presented Conceptual Plan to Commission. They will need to get a building plan and permit to build a 120 x 80 metal building. This is an Oilfield Service Company. They will have tractor trailer equipment on the

grounds. The property will have three (3) highway entrances. One entrance is by the house and will be left alone. The other two (2) roads have plans to be widened to the width of 40' wide. Maverick will need a UDOT permit for the roads. They said that the house will remain standing and the garage will be coming down. Discussion on green space took place. Mr. Barton said the City does require a bond on green space. Mr. Young said that their green space comes to about 12% and that they have the bond required.

Lloyd Barton wanted to know which way traffic was going? Generally they will be going south. The trucks fuel up at Western Petroleum. Lloyd Barton told them that next Tuesday evening there would be a Public Hearing to discuss Halliburton moving in that area and having approximately 160 trucks moving on the road in that area. Halliburton will be their neighbor to the west. Mr. Barton asked how many trucks Maverick Tubing would be having? There would be a minimum of five (5) trucks stationed there. Usually only a couple trucks on premises. The discussion of stop lights needed took place and the question of where were the fire hydrants on the concept plan. Bruce Cook Motioned to approve Final Plan upon Bond Approval on Sewer regarding moving from Residential to Industrial.

Lloyd Barton Seconded, the Motion approved with all voting Aye.

**J.D. Field Services**  
2085 South 1500 East

Not Present.

Lloyd Barton Motioned to table J.D. Field Service until another time. Bruce Cook Seconded, the Motion passed all voting Aye. Public Hearing April 25, 2006 is set up for discussion of subdivision of property.

Lloyd Barton made Motion to adjourn. Bruce Cook Seconded, the Motion passed with all voting Aye.

**Future Business**

Hugh Oldaker had been approached by Verdin Goodrich who wanted to rezone his property adjacent to Weatherford. Mr. Oldaker wanted to know from the Commission how he should respond to Mr. Goodrich. Mr. Barton and Mr. Cook said that Mr. Goodrich had the right to apply for a rezone change and that up to this date Mr. Goodrich had not applied.

With no other business, the meeting adjourned at 9 p.m.

The next regular meeting will be April 25, 2006 at 7:30 p.m. after the Public Hearing held at 7 p.m.



**Naples Planning and Land Use  
Public Hearing Meeting  
Minutes – April 18, 2006**

This Public Hearing meeting of the Planning Commission was called to order at 7:10 p.m.

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

**Council Rep. Present:** Mayor Dean Baker, Kenneth Reynolds

**Others Present:** Craig Blunt, Lorin F. Merrell, Leotta Arthur, Elizabeth Harrison, Laurie Horrocks, Kathy Harmer, Dixie Deans, Eddie R. Deans, Bill Harmer, Marie Spurlock, Ricky Spurlock, Lorn & Estella Richins, Darrin Brown (Health Department), Wendy Karren, Lyle Karren, Gary Godfrey, Peter Kempenicia, Kevin Baker, Max & Inugard Kenny, Logan Harrison.

**Welcome:** Chairman Dale Harrison welcomed the Visitors and Commission Members to the Public Hearing meeting. A sign up sheet was available for signatures for the public to voice their opinions to Halliburton and the Planning and Land Use Committee.

**Noted:** There was not a representative from Halliburton available when the meeting started. Craig Blunt called for a representative to come to the meeting and Mr. Moon came.

**Craig Blunt** The Zone is Industrial One (I-1). The Proposal is a Permitted Use. Three or so years ago, most of you met with the Commission and discussed the use and the need to widen 1750 South 8 feet to the north and lay the sewer on the north. We discussed the need for a 50' easement, 33' on the South and 17' on the North for the 8' of asphalt and utilities.

Please refer to your hand out illustrating the Halliburton proposal on Don Uford's 30 acres. Access would be made from two roads, 2000 South and 1750 South. Both at which would need to be widened for the traffic flow proposed.

This is a Conceptual Plan process. Discussion about number of vehicles that would impact 1750 South. Approximately 300 trips on 1750 South and there is also

the possibility of using 2000 South road and splitting up light trucks (50 – 60) trips and heavy duty (160) trips on 2000 South road. The widening of the roads would be necessary.

## **Halliburton Energy**

Larry Moon, Facility Coordinator for Halliburton, explained that they wanted to put their divisions all under one hat: Shop (would be insulated), Frac Sand and Cement operations, Logging yard, Baroid, Pumping yard, Chemical, Main office and truck yard under one hat. They are aware that 1750 South would need to be widened.

Still in negotiations, but Halliburton would cover most costs on:

1. Widen roads: there is the possibility of using 2000 South road and splitting up light trucks (50 – 60) trips on 1750 South road and heavy duty (160) trips on 2000 South road.

2. Halliburton covers most cost on:

a. Utilities

b. Sewer – to be worked out with Ashley Water and Sewer

c. Halliburton is entertaining paying for sewer line

Craig gave clarification on widening 1750 South with sewer installation and how much of the land residents would be taken up to put in easements.

Some residents suggested Naples City should incur costs on the sewer hookups to their homes. Residents are very concerned about costs to them.

Some residents are retired and on a fixed income and do not have the money.

It was brought to Halliburton's attention about the septic tanks and the cost for cleaning the tanks up and changing over to sewer lines.

Discussion took place on dust from the cement being loaded on trucks. Concern of the night lights and the impact it will have on surrounding neighbors.

Mr. Moon stated that they could have lights shielded using directional lights away from most property yards. Backup noise from the trucks was addressed.

Mr. Moon stated that they do not have backup noise because they use spotters. There was a question as to who regulates Halliburton?

Mr. Moon said that they are Government regulated. The State randomly conducts tests, and EMSHAW along with

the Environmental Agency would conduct tests. Halliburton has the State of the Art "Bag filtration, it catches 60% of the dust.

Vice Chairman Dale Harrison:

We will start hearing the public's opinion on this matter starting with:

**Lorin Merrell**

He has concern about chemicals, heavy traffic, would need a stop light on Hwy 40. He does not agree that this area would be a good place to have Halliburton put their yard. Mr. Merrell would blame the City of Naples if they let it happen. He would miss the wildlife that comes into his property. The area is zoned Industrial but residents live here too.

They were there first and feel they are owed the respect of having their opinion listened to.

Discussion about the irrigation flow and how it would have to be rerouted. It's possible that it would have to be re-trenched and running pipes around homes might be needed.

**Leona Arthur**

Does not like this type of company, like Halliburton, this close to her home. Would prefer widening 2000 South than 1750 South.

**Elizabeth Harrison**

Concern of widening the road. If they widen that road it would take out her fruit trees.

**Laurie Horrocks**

Concerned about traffic.

**Kathy Harmer**

Questions have been answered.

**Dixie Deans**

She will let her husband talk.

**Eddie Deans**

Concerned about traffic that would be on 1750 South with employees coming to work and going home, plus trucks running back and forth. With that amount of traffic 1750 south would have to be widened and therefore they would have to have sewer put in. To widen the road they would have to use up ½ acre of property and would put the road 16' from his front door.

If someone wants to buy all of the property, he would sell, but he does not agree to any of this if they are just taking parts of his property.

**Bill Harmer** When he first moved here it was pretty quiet and peaceful. That's why they moved here. He feels it is wrong to move this type of business on their street. The City is suppose to be protecting the health safety and welfare of the citizens around here. This is just not what this place was intended for.

**Marie Spurlock** Her issues have been addressed. Her husband might have something to add.

**Ricky Spurlock** He agrees with the rest of the folks and what they are saying. He wants 2000 South widened.

**Lorn Richins** If proposal goes through the way it is right now, they do not have any concerns. But, if you move it south against the Gunny property, it will hook up to 2000 South and then they will be in a position to make a comment on it.

**Darrin Brown** He doesn't live out here and does not have any comments on it. He is a representative of the Health Department and would take questions if the Public has any.

Discussion took place concerning chemicals on property. Concern of safety and the drainage and insulation of storage tanks.  
Halliburton is regulated by UDOT so anything that can go up and down Hwy 40, they can have on their property.

**Wendy Karren** Concerned about their irrigation drainage and where the water would flow if this development goes in. She will meet with Mr. Moon after meeting.  
Also brought up her address. Mailings went to her mother's address, (property owner).  
Lyle & Wendy Karren  
1116 South 500 West  
Vernal, UT 84078

**Gary Godfrey** No more questions.

**Peter Kempanica** His concern was how this would increase traffic on Hwy 40. I hope Halliburton will take a hard look at all the issues.  
Mr. Moon said that they were using existing equipment and the impact should not be greater. If they expand, then things would change.

**Kevin Baker**

Had a few safety questions. What plans are in place for a catastrophe? Containment of chemicals? What if vapors go in the air? The public needs to know. They need to know how to act. How are they notified?

Mr. Moon is also a safety officer. They do have an emergency response in place. They have all the resident's phone numbers at the facility in case they need to be notified. The local Fire Department comes down on a bi-annual base. They do have training sessions for all of the residents at the facility. They are invited to attend the safety meetings. Mr. Moon invited them to call him at 790-9492 anytime they wanted to take a tour of the facilities.

**Mayor Dean Baker**

He has been listening to all the comments and feels the Public's concerns are important. He said that was why we were here and he was there to listen.

Vice Chairman Dale Harrison thanked everyone for coming out and voicing their concerns. If Halliburton is ready there could be a meeting as soon as April 25 or May 9. It will be a regular Planning and Land Use Meeting so there will not be any mailings going out.

The meeting adjourned at 8:15.

# Naples Planning and Land Use Public Hearing Meeting Minutes – April 25, 2006

This Public Hearing meeting of the Planning Commission was called to order at 7:10 p.m.

- Commission Present:** Vice Chairman Dale Harrison, Lloyd Barton, Hugh Oldaker
- Council Rep. Present:** Mayor Dean Baker, Kenneth Reynolds
- Others Present:** Craig Blunt, JannaRae Butler, Orval Stevens, Jason McKenna, Lyle Labrum, Rean McBride, Bret Stringham, Elizabeth Harrison, Lorin Merrell, Eddie R. Deans, Bill Harmer.
- Welcome:** Chairman Dale Harrison welcomed the Visitors and Commission Members to the Public Hearing meeting. A sign up sheet was available for signatures for the public to voice their opinions regarding J. D. Field Services and Winder Industrial Subdivision on their concept plans.
- Vice Chairman Dale Harrison** Calls J.D. Field Services located at 2085 South Hwy 40 to present their concept plan.  
There was not a representative present at the meeting.  
Craig Blunt explained their intentions.  
Audience referred to their handout. This property shares the boundary lines on the north with Champion Chemical and boundary on the south is the Under-carriage Wash and face highway 40. Type of business is rathole and service the Oil Industry at the drill sites. It is zoned Industrial Use.  
Intentions of putting up a shop building 80 x 100 feet and office will face Hwy 40 and be 40 x 60feet.  
Perimeter will be 8' chain link fence. Rear yard area will be graveled and the front facing Hwy 40 will be asphalted. Their access will be strictly on Hwy 40. Building and office will be subjected to Southwestern Design Standards along Hwy 40.
- Vice Chairman Dale Harrison** Called representative from Winder Industrial located at 1050 East 500 South.  
Mr. McKenna brought up the following that Winder Industrial Park would do:
1. Take care of their own drainage
  2. The business would benefit the surrounding area
  3. They are not against adding trees even though at this time, it is not on the current plans.
  4. Curb and gutter is in question on 500 South
  5. Would put power underground
  6. Consideration of a berm with small trees on 500 South
  7. Length of Cul-de-sac (for discussion at preliminary meeting)

**Vice Chairman Dale Harrison**

The meeting was opened up for questions from the Public.

There were no residents who had signed the sign-in sheet to voice their opinion.

Mr. Blunt spoke about J.D. Field Services. There is concern for the access, ingress/egress. UDOT Engineers will allow 50' access for both (Undercarriage Wash and J.D. Field Service) to use.

JannaRae Buttler comment that access will be widened and that it could come back and come off 2000 road. Proposal is from Hwy 40 by Dan's Tire.

Discussion about what type of company J.D. Fields was and it was stated that they were a service company to the Oil Field business, a rathole type service.

It was asked when the decision would be made about the access roads.

**Vice Chairman Dale Harrison**

J. D. Field Service would have to bring a plat in to the Commission for review and UDOT would have to give their approval.

**Orvil Stevens**

Would like to be notified when this occurs.

**Craig Blunt**

Spoke with Commission about a meeting to be held April 27, 2006 with the City Attorney, Dennis Judd, Esq. Some important training will take place and Craig feels it is important for Commission to attend.

The meeting adjourned at 7:35

# Naples Planning and Land Use Regular Meeting Minutes – April 25, 2006

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:35 p.m.

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

**Council Rep. Present:** Mayor Dean Baker, Kenneth Reynolds

**Others Present:** JannaRae Butler, Orval Stevens, Jason McKenna, Lyle Labrum, Rean McBride, Bret Stringham, Elizabeth Harrison, Lorin Merrill, Eddie R. Deans, Bill Harmer.

**Welcome:** Vice Chairman Dale Harrison welcomed the Visitors and Commission to the Regular Naples Planning and Land Use Commission meeting.

**Approval of Agenda:** Lloyd Barton Motioned to approve the Agenda, Hugh Oldaker Seconded, the Motion passed with all voting Aye.

**Disclosures:** None.

**Approval of Minutes:** Regular Planning Minutes March 28, 2006.  
Lloyd Barton had moved to approve the minutes of March 28, 2006, Jim Richards Seconded, the Motion passed with all voting Aye.

Vice Chairman Dale Harrison brought up minutes of April 11, 2006.  
Lloyd Barton moved to approve the minutes of April 11, 2006, Bruce Cook Seconded, the Motion passed with all voting Aye.

Vice Chairman Dale Harrison bring up Public Hearing minutes of April 18, 2006 concerning Halliburton.  
Bruce Cook moves to accept Motion, Hugh Oldaker Seconded, the Motion passed with all voting Aye.

**Administrator's Updates:** **Wildwood** was discussed – needing 100 feet in diameter for cul-de-sac. Cul-de-sac must be finished  
**Drainage**  
Sidewalk – Subdivision of 1982 did not have sidewalk and this is the continuation of that subdivision  
**Hickory Subdivision** Attorney made review of the south fence line issue. Neighboring property said that the fence is the property line. It has been there longer than 20 years. Hickory subdivision developer was asked to resolve the property line issue. He chose to move the property line to the fence line which reduced the sq footage of each of the lots on that south line to under the minimum requirement of Naples Land Use Ordinance.  
The Plat was revised eliminating one lot and increasing the other lots square footage on the south line making legal lot size.

**J.D. Field Services** Not Present

Administrator discussed access on Hwy 40. UDOT wants only one driveway to be used between the two services, J.D. Fields and Superior Undercarriage Wash.

This will be coming before them again as soon as they make submittal of application for access to UDOT.

**Residential Subdivision**

Wildwood Subdivision

Charlie Walker presented a revised plat of the Wildwood Subdivision extending the two cul-de-sacs' which would provide an additional 4 lots on each cul-de-sac. Discussion followed on how the sewer runs east to west, and how water flows to the north. Discussion of whether a sump or drainage pond would be used for those eight (8) lots.

Discussion of surface water drainage onto the 8 lots was discussed.

Question: Where does the surface water drain to? The Commission reminded Mr. Walker that the street surface water cannot drain onto individual residential lots.

Lloyd Barton moves to approve Preliminary Plat D & E with the following:

1. Resolution upon approval of surface water retention
2. Engineer needs to design a retention system for street surface water. Or
3. Recorded approval signatures from the ditch owners' to use irrigation ditch for his surface drainage.
4. Wildwood Phase Four final plat would be filed with the County Recorder within one year (1) year,

Bruce Cook Seconded the Motion, the Motion passed with all voting Aye.

**Hickory Homes – Plat Change**

2950 South 500 East

Todd Sinks was not present.

Craig explained the issues dealing with 3000 road to be built.

The issue of where the property line fell to the south actually is. If it is the fence the lot size would not meet City Code. We need legal lots and the attorneys are talking back and forth and discussing this issue.

The survey or the fence is the property line? Developer chooses to move property line to the fence and give a Quick Deed over to the City. Dennis Judd, Esq. is prepared to sign off on this Preliminary Plat.

Bruce Cook Motioned to approve New Plat subject to on good faith trust in Craig in saying Plat is correct and lot sizes are large enough and subject to the legal agreement between property owners that they agree the fence line is property line, Jim Richards Seconded, the Motion passed with all voting Aye.

Vice Chairman Dale Harrison added that if there was a controversy he want to see both property owners' in front of the Land Use Commission.

**Industrial Lot Development**

**J.D. Field Services**

2085 South 1500 East

Not Present.

Lloyd Barton Motioned to table J.D. Field Service until another time.

Bruce Cook Seconded, the Motion passed all voting Aye

**Winder Industrial  
Subdivision  
1050 East 500 South**

Jason McKenna presented the Winder Industrial Subdivision Concept. Following the discussion Lloyd Barton moved to accept the Concept Plan with the following additions:

1. Beautification:
  - a. Berm and trees fronts along 500 South the full length of their development.
  - b. Incorporate trees into their 5% landscaping
2. Cul-de-sac
  - a. Surface water drainage (collection design and/or retention)

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

**Halliburton – Concept Plan**

Craig Blunt discussed concept plan to everyone. Email correspondence from Dave Egbert was read aloud to the Commission and Public. The Planning Commission recommended that Craig resend all the ordinances pertaining to the development to help clarify the City's position and Halliburton's position as a developer. They recommended that 2000 South be widened and built as their main carrier road for their trucks and heavy equipment.

Bruce Cook made Motion to adjourn. Hugh Oldaker Seconded, the Motion passed with all voting Aye.

**Discussion Items:**

Mr. Mayberry's letter was discussed. In Mr. Mayberry's letter he thanked the Commission for resolving the problem between Cliff Grua regarding his irrigation ditch.

His letter contained a petition with 60 signatures regarding Cooper Subdivision and the petition asks for ¼ acre minimum lot size and that there are no connected homes even through the garage.

**Future Business**

None

Bruce Cook made Motion to adjourn. Hugh Oldaker Seconded, the Motion passed with all voting Aye.

With no other business, the meeting adjourned at 9:30 p.m

A Public Hearing meeting will be May 9, 2006 at 7:00 p.m

The next regular meeting will be May 9, 2006 at 7:30 p.m.

# Naples Planning and Land Use Public Hearing Meeting Minutes – April 25, 2006

This Public Hearing meeting of the Planning Commission was called to order at 7:10 p.m.

- Commission Present:** Vice Chairman Dale Harrison, Lloyd Barton, Hugh Oldaker
- Council Rep. Present:** Mayor Dean Baker, Kenneth Reynolds
- Others Present:** Craig Blunt, JannaRae Butler, Orval Stevens, Jason McKenna, Lyle Labrum, Rean McBride, Bret Stringham, Elizabeth Harrison, Lorin Merrell, Eddie R. Deans, Bill Harmer.
- Welcome:** Chairman Dale Harrison welcomed the Visitors and Commission Members to the Public Hearing meeting. A sign up sheet was available for signatures for the public to voice their opinions regarding J. D. Field Services and Winder Industrial Subdivision on their concept plans.
- Vice Chairman Dale Harrison** Calls J.D. Field Services located at 2085 South Hwy 40 to present their concept plan.  
There was not a representative present at the meeting.  
Craig Blunt explained their intentions.  
Audience referred to their handout. This property shares the boundary lines on the north with Champion Chemical and boundary on the south is the Under-carriage Wash and face highway 40. Type of business is rathole and service the Oil Industry at the drill sites. It is zoned Industrial Use.  
Intentions of putting up a shop building 80 x 100 feet and office will face Hwy 40 and be 40 x 60feet.  
Perimeter will be 8' chain link fence. Rear yard area will be graveled and the front facing Hwy 40 will be asphalted. Their access will be strictly on Hwy 40. Building and office will be subjected to Southwestern Design Standards along Hwy 40.
- Vice Chairman Dale Harrison** Called representative from Winder Industrial located at 1050 East 500 South.  
Mr. McKenna brought up the following that Winder Industrial Park would do:
1. Take care of their own drainage
  2. The business would benefit the surrounding area
  3. They are not against adding trees even though at this time, it is not on the current plans.
  4. Curb and gutter is in question on 500 South
  5. Would put power underground
  6. Consideration of a berm with small trees on 500 South
  7. Length of Cul-de-sac (for discussion at preliminary meeting)

**Vice Chairman Dale Harrison**

The meeting was opened up for questions from the Public.

There were no residents who had signed the sign-in sheet to voice their opinion.

Mr. Blunt spoke about J.D. Field Services. There is concern for the access, ingress/egress. UDOT Engineers will allow 50' access for both (Undercarriage Wash and J.D. Field Service) to use.

JannaRae Buttler comment that access will be widened and that it could come back and come off 2000 road. Proposal is from Hwy 40 by Dan's Tire.

Discussion about what type of company J.D. Fields was and it was stated that they were a service company to the Oil Field business, a rathole type service.

It was asked when the decision would be made about the access roads.

**Vice Chairman Dale Harrison**

J. D. Field Service would have to bring a plat in to the Commission for review and UDOT would have to give their approval.

**Orvil Stevens**

Would like to be notified when this occurs.

**Craig Blunt**

Spoke with Commission about a meeting to be held April 27, 2006 with the City Attorney, Dennis Judd, Esq. Some important training will take place and Craig feels it is important for Commission to attend.

The meeting adjourned at 7:35

# Naples Planning and Land Use Regular Meeting Minutes – May 9, 2006

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:35 p.m.

**Commission Present:** Vice Chairman Dale Harrison, Lloyd Barton, and Hugh Oldaker, Ron Woods, Walter Gale.

**Commission Excused:** Bruce Cook

**Council Rep. Present:** Mayor Dean Baker, Kenneth Reynolds

Vice Chairman Dale Harrison did the honors of swearing in our new members of the Planning and Land Use Commission:

Walter Gale – 2837 South 500 East

Ron Woods – 2000 East 1100 South

Stan Johnson – 1500 South 400 East

Vice Chairman Dale Harrison makes a Motion to accept these men as new Planning and Land Use members and make recommendation to the Mayor for their appointment, and Lloyd Barton makes the Motion to accept these three new members, Hugh Oldaker Seconded. They are recommended to City Council. All were in favor. No one opposed.

**Others Present:** Lorin F. Merrell, Carma, Stevens, JannaRae Butler, Jon F. Wickham (Halliburton Representative), Dixie Deans, Eddie Deans, Wayne Brookshire, Mike Armor, Elaine Atwood, Blaine Atwood, Carol Judd (Representing Plum Subdivision), Leona Arthur, Larry Johnstun, Ingard Kunz, Emil Johnstun, Peggy Goodridge, Verdin Goodrich, Jack Ruppe, Reita Ruppe, Terri Anderson, GayLynn Hatch, Lela Wilson, Troy Slauch Auora Slauch, Wendy Karren, April Bastian, Dan Bastian, David Gurr, Bret Stringham.

**Welcome:** Vice Chairman Dale Harrison welcomed the Visitors and Commission to the Regular Naples Planning and Land Use Commission meeting.

**Approval of Agenda:** Lloyd Barton Motioned to approve the Agenda as is for May 9, 2006, Hugh Oldaker Seconded, the Motion passed with all voting Aye.

**Disclosures:** None.

**Approval of Minutes:** Lloyd Barton moved to table the minutes of April 25, 2006 to the meeting on May 23, 2006, Hugh Oldaker Seconded, the Motion passed with all voting Aye.

**Administrator's Updates:** **Wildwood - Preliminary**  
1. Drainage

**Cooper's PUD** Craig Blunt will explain as they go.

**J. D. Field Services:** Reinstate Concept Plan

**Halliburton:** 2<sup>nd</sup> Concept Plan – Craig also has a handout to give to Commission.

**Residential Subdivision**  
**Wildwood Subdivision**

**Wildwood Subdivision**

Mr. Walker presented his Preliminary Plan to the Commission. Lloyd Barton didn't feel that there was any problem with his Preliminary, but asked about street lighting. Discussion took place. Mr. Walker said he was not going to bond "E" plat until "D" plat was sold. Discussion took place.

Lloyd Barton Motioned to accept Plat D & E, Preliminary as Final. Mr. Walker has 12 months to file with County Recorder Plat E, Hugh Oldaker Seconded the Motion, the Motion passed with all voting Aye.

Mr. Walker had some questions about inspection costs. Craig Blunt explained how fees and formulas are used. Discussion took place and Lloyd Barton wanted to have a longer discussion at the end of meeting, inviting Mr. Walker to stay and participate. Discussion concerning the signature sheet for plat and process of signing. Mr. Walker's plat sheet has Uintah County signature line and they should not be on it because it is not their jurisdiction.

**Cooper PUD**  
**Brent Cooper**

Not present.

Craig went over the Plat and letter that Mr. Cooper sent in to the Commission. He feels that Mr. Cooper has some work to do with his roads. His letter says he would try to redesign an alternative PUD that would help facilitate Naples City's construction of 1000 South. Mr. Cooper wants the City to give up \$30,000 to cost share because Mr. Cooper is willing to give up some easement land.

Because Mr. Cooper is proposing a whole different concept in his letter the Commission does not feel he understands that when they approved his first concept that he cannot come back and change to another.

Lloyd Barton makes a Motion to reject anything on this new proposal And send it back to Mr. Cooper continue with his first proposal with the recommended changes and try again. He had his old concept plan with stipulations and he did not address them to the Commission.

**Industrial Lot Development**  
**J.D. Field Services**  
2085 South Hwy 40

**Conceptual**

Access on Hwy 40 was discussed.

Parking will be in the rear. The tractor trailers would be exiting onto 2000 South only. UDOT had some concerns with access from Hwy 40. UDOT wants only one driveway to be used between the two services. Concerns of drainage from the belly wash service. They need an apron to direct the water drainage and control it. J.D. Field Services said they would build the backyard up and will be adding trees. Discussion of having Paul Hawkes, Tri-State Engineering, check the easiest turning radius so that the trucks are not tearing up the asphalt.

1. Would need the entire property plotted with drainage plan.
2. Would need a UDOT access
3. Addressing access to Hwy 40
4. Paul would need to look at a 10' setback (east to west) and check with Fire Code.

**Vice Chairman Dale Harrison**

Asks for Public Input.

Carma Stevens' concerns about increase of number of trucks coming out on 2000 South. Their house is there and the impact is great. J.D. Fields run 20 trucks, 18 wheelers, and they run at various times of day and night.

This will be coming before the Commission again as soon as they make submittal of application for access to UDOT.

Discussion of cost to J.D. Fields, Halliburton, and others' who are already paying taxes and then there are others' coming from out of state who are tearing up the roads as well, but do not pay the taxes.

Lloyd Barton made the Motion to accept the Concept Plan and move to Preliminary with the following stipulation:

1. Access onto Hwy 40 with UDOT letter of approval
2. Show on plat how you are going to park on rear of property – traffic flow
3. Show access that you are going to be using on the rear of property
4. Drainage of entire lot
5. Make sure the Engineer checks with the setback of the structure to the property line. You will need to have/know the right type of material on their building that will allow the setback as shown on the plat to the other property line.
6. Paul will need check with Fire Code.

Walley Gale Seconded, the Motion passed all voting Aye.

**Halliburton – 2nd Concept Plan**

Jon Wickham, representative of Halliburton, previously handed out a copy of his presentation. He made some statements which informed the Public of Halliburton's commitment to the community. They contribute in various ways.

The new facility plan was changed to show truck access route to 2000 South. Mr. Wickham addressed all points and concerns from the Public from the previous meeting/email from Mr. Blunt:

1. Ingress/egress for heavy equipment directed to 2000 South  
**Halliburton is willing to consider doing that, but at this point they are still looking at 1750 South for Employee and Light Duty access.**
2. Intersection design for 2000 South and Hwy 40

**Halliburton wants to address the intersection design for Hwy40, 2000 South, specifically. Halliburton feels that the City of Naples really needs to lead the charge with UDOT on this because Halliburton feels it is a Public Safety issue and it is in the realm of the Local Government and they want to say that they are willing to assist Naples City in every way, but that their expertise is not really in intersection design. They are encouraging others' that will benefit from this intersection to participate in the proper planning.**

3. Widening and extending 2000 South

**This is Halliburton main access to their site and is very important to them. They are willing to negotiate with the City and others' sharing the cost for widening 2000 South.**

4. Utilities for the facility

**Halliburton is working with various utility companies to ensure service to the property within established rights'-of-ways already granted by the City of Naples. Halliburton has requested this information in writing from the various utilities. Ashley Valley Water & Sewer provided Halliburton with a letter stating that hey**

can provide service to the site and that the sewer should be on 1750 South. Mr. Wickham will provide the City with a copy of this letter.

5. Lighting, (shielded or directional)

Halliburton's position at this point is that they still do not know what the requirements are on that. They certainly would like to work with everyone on this issue. When they find out what the requirements are they will work with due diligence on this. Mr. Wickham made the point that at this time Halliburton has not yet purchased this land and would like to distinguish that point from the actual Preliminary plan which would be much more detailed. He made it clear that Halliburton wanted to minimize the impact on the neighbors in that area.

6. Fencing and landscaping adjacent to 1750 South

Again, Halliburton is unaware of the requirements on this and would like to be told what they are. They have every desire to have a nice attractive and safe and secure facility and minimize the impact on their neighbors.

7. Surface drainage and pressurized irrigation lines

The surface drainage can be a very complicated thing. Halliburton feels that it will be addressed in the detail design phase and it will certainly be addressed. They are fully aware of the pressurized irrigation lines within the area. Halliburton will make this statement: If they are required they will reroute those lines around the edge of the property to ensure that there are no interruption service to their neighbors.

Mr. Wickham discussed the tentative timeline. He said that the construction people he was working with made the comment that this timeline was very tentative. This timeline is a perspective and aggressive timeline. It will take time to work out the previously talked about concerns.

Mr. Wickham addressed the Operational Considerations:

1. Storm Water

**This will be address in the Detailed Design Phase**

2. Chemical Containment

Halliburton will incorporate a second containment structure around all storage on site. He feels that Halliburton will reduce the danger of spills. Halliburton's staff has been fully trained in case there is a spill. They are a very responsible company, but realize that they cannot say that there will never be a spill. If that should happen Halliburton will respond in an environmentally responsible way.

3. Dust Control

**Cement Bowl:** Their dust emissions controls will remove 99.99% of dust from those operations. They are regulated on that and in order for permits from the State to be issued to Halliburton to operate that plant they have to monitor and use those numbers. Construction dust is a different issue and will be addressed in the contract documents.

4. Sewer Hookups

The installation of the sewer is very important to the effected citizens and Halliburton is willing to work with these citizens and lessen the impact and help with cost.

1. Must have **2000 South widened** because this is their access point, or the property is worthless if they cannot have the road to be widened for heavy equipment.

Halliburton is willing to negotiate with the City and others in sharing costs for widening 2000 South.

2. **Sewer Hookups** – They need a sewer because of the type of operation. They understand the sewer needs to be put in on 1750 South and are willing to pay their share and work with the effected residents and negotiate with the City. Halliburton needs the assurance of the City that that will actually happen. It is a necessary thing to have that sewer there for their facility.

3. **Traffic Light**

Halliburton feels that the project needs to be managed by the City of Naples. They would like everyone that benefits from the traffic light to participate and they are willing to assist in any way they can but they are not in the business of traffic light design. Halliburton feels that is not their expertise.

Mr. Wickham discussed Halliburton's Governing Principles.

1. Health and Safety
2. Environmental
3. Service Quality

This is very personal for him. His compensation depends on it.

Halliburton wants to be a good industrial neighbor in the community.

Craig Blunt discussed the workshop with UDOT and that he would be meeting with them on Wednesday the 10<sup>th</sup>.

**Vice Chairman Dale Harrison**

We will take Public comment now.

**Lorin Merrell**

Concern about the welfare of residents and the children with the heavy trucks and chemicals being stored so close. Mr. Merrell said he was not notified that the ground was changed to Industrial. Mr. Merrell has three requests and he spoke for others too.

1. Deny Halliburton's proposal
2. Make 1750 South area zoned Agricultural
3. Do not widen road

Mr. Merrell sent around a picture of wildlife on his property.

**Dan Bastian**

He was in favor of Halliburton moving to this location. If Halliburton does not move in there, somebody will. It would be better to have Halliburton than some company that would not care so much. Halliburton will be a good neighbor and have a nice facility. They are a responsible company and take Health and Safety very serious.

**Eddie Deans**

Has almost 7 acres. Discussed noise and possibly selling his house and how he would have to disclose all information and feels he probably would not be able to sell his home or property. He has concern about cost for putting in sewer.

**Bobby Uford**

He said when he bought his piece of ground he knew that it was zones Industrial. His concern is that he also has children and he would ask that Halliburton's employees would slow down and drive safety.

**Lorin Merrell**

Wants Craig to get proof that the area was really changed to Industrial.

The Commission thanked Mr. Wickham for his presentation and will wait to hear more from Craig Blunt on the meeting with UDOT.

**Discussion Items:**

There was a discussion concerning issue of costs (3%) on finance sheet. Discussion took place about signatures of on Mylar.

**Future Business**

None

Lloyd Barton made Motion to adjourn. Hugh Oldaker Seconded, the Motion passed with all voting Aye.

With no other business, the meeting adjourned at 10:30 p.m.

The next regular meeting will be May 23, 2006 at 7:30 p.m.