

Naples Planning and Land Use Work Shop Meeting Minutes –February 27, 2007

The Work Shop meeting of the Naples Planning and Land Use Commission opened at 6 p.m.

Commission Present: Chairman Dale Harrison, Vice Chairman Bruce Cook, Jim Richards, Lloyd Barton, Jim Garner, Stanley Johnson, Wally Gale.

Commission Absent: None.

Council Rep. Present: None

Others Present: Craig Blunt, Beverly Ulibarri

The Planning and Land Use Commissioners met to discuss the Industrial Zone (I-1) and Commercial (C-1) and how they should be updated.

Commissioners would like to see a statement made at the first part of each zone:

“This zone includes any application to any zone in down zones. The Ordinance pertaining to that zone would control the development of that application within the up zone.”

Discussion on Special Provisions, 02-28-005, page 230-231. It was requested that PUD would be taken out leaving C and C-1.

After much discussion on Industrial (I-1) and Commercial (C) and Commercial Downtown (C-1), the decision was made to have Craig write up the Special Provision (which will be handed out to Commission at meeting of 3-13-07and attached to these minutes) for the Commission for their review.

The meeting adjourned at 7 p.m.

Naples City Public Hearing

Meeting Minutes

February 27, 2007

The Public Hearing meeting of the Naples Planning and Land Use Commission opened at 7:10 p.m.

- Commission Present:** Chairman Dale Harrison, Vice Chairman Bruce Cook, Jim Richards, Lloyd Barton, Jim Garner, Stanley Johnson, Wally Gale.
- Commission Absent:** None
- Council Rep. Present:** Kenneth Reynolds
- Others Present:** Bret Stringham, Allen L. Roth, JoAnn Durbin, Don Durbin, Dorothy Dattage, Rex Potter, John B Huning, Rory Batty, Kip Bottomley, Robert Roth, Dave Cook, Jennie Burgess, and Craig Blunt.
- Welcome:** Chairman Dale Harrison welcomed the Commission and Public to the Public Hearing regarding rezone change request from R-2 to RA-1 in the area of 2500 South to 3000 South on 500 East. From 3000 South to 2500 South 1000 East and from 500 East to 1000 East on 2500 South.
- Craig Blunt** Craig explains Federal Mandate. In the years of 2000 & 2005 Federal Government mandated low to moderate income housing plan (Multi-Family). Their intent is to have cities have housing with apartments with density of 12 per acre (R-2 zone). Where are we going to put high density housing? This is something that we need to consider. Now, it is a matter of where we are going to put the low and moderate housing.
- Chairman Dale Harrison:** Chairman invited following residents to give Commission their view point on this rezone.
- Richard Bottomley:** 2830 South 500 East Supports the rezone change back to RA-1. Mr. Bottomley had time to review the questionnaire that Craig sent out. He respects what Craig just said, but he is not sure that the infrastructure supports high density housing in that location.
- Don Durbin:** 2698 South 500 East Supports what has already been said. The analysis describes that Naples currently is in need of higher cost homes vs. lower cost homes. Is that how it is? Craig said that is how we have the plan until housing balances out we will be faced with this lower income housing issue.
- Rex Potter:** 2678 South 500 East Supports everything that Don just said.
- Dale Bowden:** 2710 South 500 East Not the place for R-2 because they have residential all around it. Mr. Bowden brought up the "Blue Apartments" in Vernal, and said that they were trouble all the time and have turned into slum areas. They have a lot of trouble over there and the police are always there. They did not move to Naples to have apartments and condos next to them. At one time it was single-family with 100 ft. frontage. He does not want them in his back yard.

Rory Batty:
2962 East 500 East

Supports rezone going back to RA-1.

Allen Roth:
2890 South 500 East

Mr. Roth said he had started building his property 2003. His old permits show that the property was zoned for RA-1. He has some nice property and has horses. Mr. Roth would like the R-2 land rezoned back to RA-1.

Robert Roth:
2911 South 500 East

He bought property planning on it being agricultural property.

Dave Cook:
2730 South 500 East

Mr. Cook feels strongly with what Dale Bowden and the Roths' had said and he would like to see the area maintain the same value and supports what they said. He has concern of what it might do to the property value and wants to keep it at a higher level.

Vance Eaton:
2634 South 500 East

Supports the rezone back to RA-1. He realizes the need for lower income housing, but wants to set the bar up. He brought up the property to the south and how messy it is and how it should be brought up to a higher standard.

Dorothy Dattage

Supports the change. She questions who can afford to live in these low income at \$1,200 per month. She would rather not see anything else there.

Meeting adjourned at 7:20

Naples Planning and Land Use Regular Meeting Minutes –February 27, 2007

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

- Commission Present:** Chairman Dale Harrison, Vice Chairman Bruce Cook, Jim Richards, Lloyd Barton, Jim Garner, and Stanley Johnson, Wally Gale.
- Commission Absent:** None.
- Council Rep. Present:** Kenneth Reynolds
- Others Present:** Craig Blunt, Beverly Ulibarri
- Welcome:** Chairman Dale Harrison welcomed the Commission and the Public to the Planning and Land Use meeting for this evening.
- Approval of Agenda:** Lloyd Barton moved to accept the agenda. Bruce Cook seconded the motion. The motion passed with all voting aye.
- Disclosures/Conflicts:** Yes. R-2 zone - Jim Garner, Wally Gale and Chairman Dale Harrison own property within the zone.
- Approval of Minutes:** Jim Richards moved to approve the minutes of February 13, 2007 with spelling correction of Jason Barnes. Wally Gale seconded the motion. The motion passed with all voting Aye.
- Administrator's Updates:** No.
- Industrial Subdivision**
Phil Timothy
1295 South Hwy 40 (approx)
Metal Shop / Auto Repair
- Mr. Timothy not present at this time. Craig Blunt explained what this project was about to the Commission. Property faces Hwy 40 on west side. It is adjacent to 1300 south. It is north of the chemical business and sits between a house and chemical business. This might be a semi-truck retail outfit (metal/shop auto repair). They are familiar with Naples City façade. The egress was discussed on 1300 south. UDOT would have to figure that out. It is not quite 500 feet. Concern about the traffic flow and discussion took place. There is a correction stated on the address: should be 1295 South.
- Lloyd Barton made a Motion to move Industrial Subdivision to back of agenda to see if Mr. Timothy will arrive at later. If not his project will be Table to next meeting with Bruce Cook Seconded the Motion with all voting Aye.
- Chairman Dale Harrison:** Discussion took place concerning the Rezone Public Hearing. The Commission's intentions are to comply with the Federal Mandate dealing with multi development housing. Deciding on where to put the R-2 was one of the questions. Preferably in the Industrial zone was one comment.

Jim Richards makes a Motion to Rezone property back to RA-1 with the understanding that previous applicants who applied prior to the rezone will be honored for 1 year from application date. The residents and developers and applicants will be notified of approval for the rezone. Bruce Cook Seconded the Motion with all voting Aye.

Item for Discussion

Discussion about the roads being cleaned where developments have not honored their agreement to be more careful of where they are dumping their dirt. One development was discussed and Craig is trying to work with them to clean up mess. The nearby residents are suffering and these issues need to be addressed.

Lloyd Barton amended his Motion to Table the Concept of the Industrial Subdivision with Phil Timothy, due to lack of representation, until next meeting. Jim Richards Seconded the Motion with all voting Aye.

Ordinance Review

Chairman Harrison is suggesting another work session on March 13, 2007.

Jim Richards

Representative of Service District was acknowledged and he was interested in the new Industrial Concept. After discussion it was determined that this possible development would not affect them.

Ordinance Review Clarification continued with going through wording. Some being: Dance Hall, Athletic Club, Billiard Parlor, Employment Agency, Bath and massage establishment, Christmas tree sales(seasonal conditional use), Church, temporary revival, and Professional office.

Ordinance Review Clarification is ongoing. Commission will be having a Workshop on March 13, 2007 at 6 p.m.

Public Hearing has been rescheduled for March 27, 2007 for JBB and Joe Scovil, Moore Property.

Lloyd Barton Motioned to adjourn, Stanley Johnson Seconded the Motion with all voting Aye.

The next regular meeting will be March 13, 2007 7:30 p.m.
Workshop at 6 p.m.