

**Naples City**  
**Public Hearing – JBB Investments**  
**Minutes –March 27, 2007**

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

- Commission Present:** Chairman Dale Harrison, Jim Richards, Lloyd Barton,
- Commission Absent:** Vice Chairman Bruce Cook, excused.
- Council Rep. Present:** Kenneth Reynolds
- Others Present:** Craig Blunt, Beverly Ulibarri, Orval Stevens, JannaRae Butler, Dallas H. Merrell, Lorin F. Merrell, Jennie Burgess, Carol Judd, Dennis Judd, Stan Johnson, Cliff Grua, Bret Stringham
- Welcome:** Chairman Dale Harrison welcomed the Commission and the Public to the Public Hearing meeting for JBB Investments located at 1935 South 1500 East. It would be an affordable business and storage unit complex.
- Mr. Brett Robinson with JBB Investments, LLC and Mr. Drew Solmonson with Investment Lending, presented to the Commission and Public their slide presentation.
- Discussion took place as to the availability of business area and storage units. Mr. Robinson stated that their realtor did some research and of the 500 storage units approximately 98-99% was presently in use. They did not feel that the City could get any new business without providing some sort of business complex, i.e. restraints, commercial type new businesses to move into. The storage units are very much needed in this area.
- With this type of complex it would be bringing in revenue for the City. The storage units would be climate controlled and would have driving access on both ends of complex. With this easy access, but out of site gated area, they would have an office in front and storage unit in back approximately 48' x 132', 34 parking spaces with 3 for ADA.
- Zoning is Commercial but would be asking for a Conditional Use (Mixed use). They would be following Naples City Design. They will be going for an attractive looking building.
- Chairman Dale Harrison** Asked the Public if they had any questions.
- JannaRae Butler:** Who's going to maintain the Naples Elementary sidewalk between your project and Orval Stevens residence? Mr. Robinson stated that he did not know who owned the easement. **Mr. Stevens** stated that the school did, but they would not admit it. It was stated that the school has that easement. Mrs. Butler stated that they do not clean the weeds and with the kids walking to school in the winter, they're walking through snow

because nobody is shoveling the snow on the sidewalk. The school does not maintain this right-of-way for the students. That is where the eye sore is along that property. Craig Blunt said that the City has met with the School and is making recommendations for them. The school did not address it on their plans, and have been asked to be addressing the easement and its maintenance.

Mrs. Butler then asked about the parking. Mr. Robinson stated that they will follow whatever the City says. He feels that there is enough room if a restaurant goes in that the deliveries will not be a problem. There will be some parallel parking also. There will not be any parking on Hwy 40.

A discussion took place about the waterway. There is a 36" drainage line that crosses Hwy 40 and it gets pretty dirty, who cleans it? Comment was made that it is the responsibility of UDOT. JBB would be retaining their own water for their development. The 36" drainage line will continue through their development to the East and Naples Elementary development will continue it on to the East through their project.

**Chairman Dale Harrison:**

With no more question this meeting will close.

Meeting closed at 7:30.

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

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

**Commission Present:** Chairman Dale Harrison, Lloyd Barton, Jim Richards, Wally Gale, Stanley Johnson 7:45, Jim Garner 7:50.

**Commission Absent:**

**Commission Excused Absent:** Vice Chairman Bruce Cook

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

**Others Present:** Craig Blunt, Beverly Ulibarri, Orval Stevens, JannaRae Butler, Dallas H. Merrell, Lorin F. Merrell, Jennie Burgess, Carol Judd, Dennis Judd, Stan Johnson, Cliff Grua, Bret Stringham

**Welcome:** Chairman Dale Harrison welcomed the Commission and the Public to the Regular Planning and Land Use meeting for this evening. Meeting will start with Wally Gale giving the Pledge of Allegiance and Chairman Dale Harrison will give prayer.

**Approval of Agenda:** Jim Richards Motioned to accept the March 27, 2007 Agenda, Lloyd Barton Seconded with role call:

Jim Richards	Aye
Wally Gale	Aye
Lloyd Barton	Aye

**Disclosures/Conflicts:** None

**Approval of Minutes:** Lloyd Barton moved to approve the **Work shop** minutes of March 13, 2007 as printed with Jim Garner excused, Wally Gale Seconded the Motion with role call:

Jim Richards	Abstained
Wally Gale	Aye
Lloyd Barton	Aye

Lloyd Barton moved to approve the **Regular** minutes of March 13, 2007 with corrections and Wally Gale Seconded with role call:

Jim Richards	Abstained
Wally Gale	Aye
Lloyd Barton	Aye

**Administrator's Updates:** None

**Commercial Concept:**  
JBB Investments  
1931 South 1500 East

The Public Hearing was held earlier. This Commercial Concept was held favorably, but will need to have more clarification of the frontage sidewalk and sidewalk across to Naples Elementary. The Commission does not want an eyesore between owners and neighbors. The School's right-of-way will need to be maintained. Craig Blunt will follow up with the school to get their plans for this right-of-way.

Following the presentation and review of ordinances Lloyd Barton made a Motion to accept the Concept Plan as constituted by JBB Investments and proceed onto the Preliminary, Jim Richards Seconded.

**Chairman Dale Harrison:** Any questions from the Public?

**Jennie Burgess:** What is the estimated time of completion?

**Brett Robinson:** There are two phases. First Phase is the Retail and Commercial buildings in front of Hwy 40 and could be built within 4-6 months' or complete before winter. We will be incorporating some of the school dirt for fill and hopefully moving right along. Second Phase will follow the completion of the 1<sup>st</sup>.

With no further discussion the role call vote was asked for:

Stanley Johnson	Aye
Jim Richards	Aye
Wally Gale	Aye
Lloyd Barton	Aye

Motion Passed.

**Chairman Dale Harrison:** I am asking Commission for Agenda Change to move Cliff Grua, Ray Nash Property Residential Subdivision to the end of the Agenda and move the Commercial & Industrial Land Agenda Item up, Lloyd Barton Motions, Wally Gale Seconded.

Stanley Johnson	Aye
Jim Richards	Aye
Wally Gale	Aye
Lloyd Barton	Aye

Motion Passed.

**Halliburton Access Review:** Discussion took place on the proposed access roads. It was explained that

Lorin Merrill would like to know what is going on 1750 South. He sees surveyors on 1750 South road and would like to know. He also wants to know who is going to foot the bill on the sewer. Mr. Blunt informed him that Halliburton had agreed to put the sewer in. Mr. Merrell brought up the fact that children are playing on 1750 South and has concerns about their welfare. Discussion took place about the heavy trucks that are currently using this road. The City was unaware that Halliburton is moving heavy equipment onto their lot.

**Residential Subdivision:**

1923 South 2000 East

Cliff Grua is working with Ray LaMar Nash, Executor. Mr. Grua presented his Concept Plan with a sketch handout showing 1<sup>st</sup> phase (note 1<sup>st</sup> phase sketch was still in working form) for the development of 50 acres project and only 38 acres are buildable due to the gulch. Lot sizes will be ¼ to an 1/3 acre lot. The variety of lots sizes is due to the geographical layout of the land and would add to the uniqueness of the design.

The following issues of concern:

1. Sewer letter from Ashley Valley Water & Sewer due to sewer line elevations.
2. Postma right-of-way
3. Surface water from Parkview Subdivision
4. Irrigation water
5. Two accesses in and out of development
  - a. continuation of 1900 South
  - b. 2000 East access further north

Cliff was handed Naples City handouts:

1. Subdivision Development
2. Site Plan Development
3. Cross Section of Streets for street development

Cliff Grua said he would contact our office when he was ready to go through the Conceptual process.

**Ordinance Review:**

Commission spent some time clarifying Ordinance 02-26. They started on Page 4 number 5.

	<b>USE</b>	<b>ZONE</b>	
		<b>C</b>	<b>C1</b>
1	Air conditioning, sales retail	P	X
	Altering, pressing, and repairing of wearing apparel	P	X
	Animal hospital, small animals only, and provided conducted within completely enclosed building	P	X
	Agricultural	P	P

	Antique, import or souvenir shop	P	P
	Archery shop or sporting goods store and range, provided conducted within completely enclosed building	P	P
	Art and artists supply store	P	P
	Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	P	P
	Athletic club	P	P
	Automobile parts sales within completely enclosed building	P	P
	Automobile, new or used, sales and service	P 03-13-07	X
	Awning sales and service	P	X
2	Baby formula service	P	X
	Bakery manufacture limited to goods retailed on premises	P	P

Bakery goods manufacturing	C 03-13-07	X
Bank or financial institution	P	P
Barber shop	P	P
Bath and massage establishment	C	C 03-13-07
Beauty culture school	P	P 03-13-07
Beauty parlor for cats and dogs	P	C
Beauty shop	P	P
Bicycle sales and service (Indoor)	P 03-13-07	C
Billiard parlor	C	X
Photo Coping 3-13-07	P	P
Boat sales and service	P 03-13-07	X
Book store, retail	P	P
Bowling alley	P 03-13-07	P
Boxing arena	C	T 03-13-07

	Building materials sales or yard	P 03-13-07	P
3	Café or cafeteria	P	P
	Candy manufacture retail	P	P 03-13-07
	Candy store, confectionery	P	P
	Carbonated water sales	P	P
	Cabinet shop retail only 03-13-07	P	X
	Cabinet Manufacturing 03-13-07	P	X
	Carpet and rug cleaner	C	X
	Carpet, rug, and linoleum service and retail sales	P	P 03-13-07
	Car wash, detail 03-13-07	P 03-13-07	C
	Car wash, manual spray or touchless 03-13-07	P	P
	Catering establishment	P	P 03-13-07

China, crystal and silver shop	P	P
Christmas tree sales	P	T 03-13-07
Church	P	X
?? Church, temporary revival	C	X
Cleaning and dyeing establishment	P	X
Clinics, medical or dental	P	P
Clothing and accessory store	P	P
Communication equipment Retail Sales 03-13-07	P	P
Contractor shop, provided work conducted within a completely enclosed building	C	X
Costume rental	P	P 03-13-07
Dairy products distributor 03-13-07	P	X
Dance studio 03-13-07	P	P

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	Data processing service and supplies	P	X
	Delicatessen	P	P
	Department store	P	P
	Detective agency	P	P 03-13-07
	Drapery and curtain store	P	P 03-13-07
	Drugstore	P	P
	Tenant Dwelling 03-13-07	P	P
5	Educational institution	P	X
	Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P	P 3-27-07
	Electrical and heating appliances and fixtures sales and service	P	P 3-27-07
	Electronic equipment sales and service	P	P 3-27-07
	Employment agency	P	P 3-27-07

Express mail and  
parcel service (150  
lbs max)

C X

6 Fabric and textile  
sales

P P

Farm implement  
sales

C X

Feed lots –  
slaughter house

X X

Film exchange  
establishment 1  
hour

P P 3-27-07

Five and ten-cent  
store

P P

Florist shop

P P

Farms

P P

Frozen food  
lockers, incidental  
to a grocery store or  
food business

P X

Fruit store or stand

P X

Furniture sales ~~and  
repair~~ 3-27-07

P P

Fur apparel sales,  
~~storage or repair~~ 03-  
27-08

P P 3-27-07

Garden supplies  
and plant material  
sales

P P 03-27-07

7	Gift store	P	P
	Glass sales and service	P	X
	Government buildings or uses, non industrial	P	X
	Greenhouse and nursery; soil and lawn service	P	X
	Grocery store	P	P
	Gun smith	P	X
	Gymnasium	P	X
8	Hardware stores	P	P
	Health club	P	X
	Hobby and crafts store	P	P
	Hospital supplies	P	P
	Hotel	P	P
	House cleaning and repair	P	X
	House equipment display	P	X

	Household appliance sales and incidental services	P	X
9	Ice cream parlor	P	P
	Ice store or vending station	P	X
	Insulation sales	P	X
	Insurance agency	P	X
	Interior decorating and designing establishment	P	X
10	Janitor service and supply	P	C
	Jewelry store, sales and service	P	P
11	Knitting mills	P	X
12	Laboratory, dental or medical	P	X
	Laundry or dry cleaning, Laundromat type	P	X
	Laundry or dry cleaning, collection station	P	X

	Laundry or dry cleaning establishment	C	X
	Launderette or Laundromat	P	X
	Lawn mower sales and service	P	X
	Leather goods, sales and service	P	X
	Legal office	P	X
	Linen store	P	X
	Linen supply service	P	X
	Locksmith	P	X
	Lodge or social hall	P	X
	Luggage store	P	X
	Lumber yard	C	X
13	Manufacture of goods retailed on premises	C	X
	Meat, fish, and seafood store	P	P
	Medical office	P	X
	Millinery	P	P
	Miniature golf	C	X

	Monument works and sales	P	X
	Mortuary	P	X
	Motel	P	P
	Motorboat sales and service	P	X
	Motorcycle and motor scooter sales and service	P	X
	Music store	P	P
14	Needlework, embroidery or knitting store	P	P
	Newsstand	P	X
	Notions store	P	P
	Novelty store	P	P
15	Office in which goods or merchandise are not commercially created, exchanged or sold	P	X
	Office supply	P	P
	Office machines, sales and service	P	X

	Optometrist, optical or oculist	P	P
16	Paint or wallpaper store	P	P
	Paperhanger shop	P	X
	Park and playground	P	X
	Parking lot or garage for passenger automobiles	P	X
	Pawnshops	P	X
	Penny arcade	C	X
	Pest control and extermination	P	X
	Pet and pet supply store	P	P
	Pharmacy	P	P
	Photographic supplies	P	P
	Photo studio	P	P
	Physician or surgeon	P	X

	Pie manufacture	P	X
	Plumbing shop	C	X
	Popcorn or nut shop	P	P
	Post office	P	P
	Printing, lithographing, publishing or reproduction sales and service	P	X
	Professional office	P	X
17	Radio and television sales and service	P	X
	Radio, television or FM broadcasting Station	P	X
	Real estate agency	P	X
	Reception center or wedding chapel	P	X
	Recreation center	C	X
	Restaurant, drive-in	P	P
	Roofing sales or shop	P	X

18	Second-hand store	P	P
	Seed and feed store, retail	P	X
	Service station, automobile with rotating brush car wash as accessory use	P	P
	Sewing machine sales and service	P	X
	Shoe repair or shoe shine shop	P	X
	Shoe store	P	P
	Shooting gallery	C	X
	Sign manufacture or sign painting	C	X
	Sign, animated	P	X
	Sign, business	P	X
	Sign, construction project	P	X
	Sign, directional	P	X
	Sign, flat	P	X

	Sign, free-standing	P	X
	Sign, identification and information	P	X
	Sign, marquee	P	X
	Sign, nameplate	P	X
	Sign, projecting	P	X
	Sign, temporary	P	X
	Sign, wall	P	X
	Supermarket	P	P
19	Tailor shop	P	X
	Taxi-cab stand	P	X
	Taxidermist	P	X
	Telegraph office	P	X
	Temporary building for uses incidental to construction work. Such shall be removed upon the construction work	P	X
	Temporary permits for bazaars and carnivals	C	C

	Theater, indoor	P	P
	Toy store, retail	P	P
	Trailer sales and service	C	X
	Travel agency	P	X
	Travel-trailer courts	C	X
20	Used car lot	C	X
21	Variety store or stand	P	P
	Ventilation equipment, sales and service	P	X
22	Weather stripping shop	P	X
	Window washing establishment	P	X
23	Other uses not mentioned above, but ruled by the Planning Commission to be similar to uses permitted above	C	C

Lloyd Barton made Motion to adjourn at 9 p.m., Stanley Johnson Seconded.

Stanley Johnson	Aye
Jim Richards	Aye
Wally Gale	Aye
Lloyd Barton	Aye
Jim Garner	Aye

The next Regular Planning and Land Use Meeting will be April 10, 2007 at 7:30 p.m.

DRAFT