

Naples Planning and Land Use Regular Meeting Minutes –April 10, 2007

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:40 p.m.

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

Commission Absent: None

Council Rep. Present: Kenneth Reynolds

Others Present: Craig Blunt, Beverly Ulibarri, Mark Amatasu, Layne Henage, Dan Henage, Bret Stringham.

Welcome: Chairman Dale Harrison welcomed the Commission and the Public to the Planning and Land Use meeting for this evening.

Approval of Agenda: Vice Chairman Cook Motioned to accept Agenda April 10, 2007 and Lloyd Barton Seconded the Motion.

Vice Chairman Cook	Aye
Wally Gale	Aye
Stanley Johnson	Aye
Lloyd Barton	Aye
Jim Richards	Aye

The Motion passed with all voting Aye.

Disclosures/Conflicts: Vice Chairman Cook has some association with the Hacking Family through his business. Hacking property introduction is on tonight's agenda.

Approval of Minutes: Lloyd Barton moved to approve the **Public Hearing** minutes for JBB Investments on March 27, 2007 and Jim Richards Seconded the Motion. Roll call was taken:

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

The Motion passed with all voting Aye.

Lloyd Barton moved to approve the **Regular** minutes of March 27, 2007 Wally Gale Seconded the Motion. Roll call was taken:

Jim Garner	Aye
Chairman Harrison	Aye

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

The motion passed with all voting Aye.

Administrator's Updates: None

Chairman Dale Harrison: Introduced Progressive Properties.

**Introduction Shadow
Development**
1250 South 1500 East
(Hacking Property)

Layne Henage of Progressive Properties presented their Introduction Plan to the Commission and Public. The slide presentation showed their ideas of how they would like to proceed in the future with an office-business park. Part of the property is zoned Commercial and they would like to rezone some of the Raw- to Commercial.

Their basic idea would include:

1. Office condominium
2. Office warehouse space – showroom in the front and storage in back used for furniture stores, carpet stores.
3. Parking would be in front
4. the loading area would be in the back
5. Property has a water canal running through it and they would like to be able to utilize it in the landscaping.
6. They would match IFA design along Hwy 40

Shadow Development was asked to review the City's Commercial Guidelines for preparation for the Concept presentation.

Commissioner Richards likes the line up with IFA and would like to see next time more detail on housing/townhouses. Are they going to be lower end and affordable? Mr. Henage said that they would be at the \$175,000 to \$225,000.

Mr. Henage feels that there is a need for this type of development in Naples. Research shows that there are companies that just need space for renting to have a place to store items because of their transient-type business. These businesses don't want to buy, but are interested in storing product for a time.

Discussion of irrigation canal and possible seepage took place. Mr. Henage said that Firestone has a lining product that could be used with small stones which gives a ripple effect and eliminate seepage.

Discussion of the surrounding companies which store explosives was brought up. Mr. Henage was not aware of them and would research some more to find out how it might affect their site. (Weatherford, Schlumberger and Perforator Oil Well).

Chairman Dale Harrison: Requested that a Public Hearing be set up:

May 8, 2007 at 7 p.m.

Naples City Offices

Notice to paper April 13 to be printed in Vernal Express April 18th and 25th.

Notice to surrounding residents to go out April 20.

Craig Blunt:

The subdivision section of the land use ordinance was handed out and discussion took place on necessary updates to Chapter 02-31.

The Commission discussed the **Cul-de-sac length** and parking on the street. It would be favorable to have 100' diameter and it was agreed upon that parking on street causes problems for the street department during winter months.

1. The sweeping process should have a set time to try and avoid this problem.
2. Winter – no parking when it snows during those winter months
3. Ticketing and fines should be established
4. Commission requesting that there not be any repeats on street cleanup.

Signature of plat:

1. Put signatures on all pages – Plat and working drawings
2. Re-looking at 1,000' notification to public on public hearings. Consider to reduce the radius to 500' feet.

Commission would like to add "**Plant Strip**" if applicable

In Section F, the **Subdivision Plan Check Fee**, a 3% of Engineer's Estimated infrastructure fee added, (approximately \$30 per lot).

In Section G.

1. Engineering Cost
2. Traffic flows
3. Bonding method for infrastructure
4. Need for a cash bond in place

Items Discussed:

1. Cul-de-sac 02-31-017 H

Maximum cul-de-sac (dead-end street) length shall be no more than 500 feet. The diameter 110 feet

H. Cul-de-sacs.

Maximum cu-de-sac (dead-end street) length for residential subdivisions shall be no more than 500 feet. They must be terminated by a turnaround not less than 100 feet in diameter. The length of cul de sacs for industrial and commercial development shall meet current international fire code justifications, for length only. See appendixes. If surface water drainage is into the turnaround due to the grade of the street, necessary catch basins and drainage easements shall be provided. Where a street is designed to remain only temporarily as a dean-end street, an adequate temporary asphalted 100 foot diameter turning area shall be provided at the dead-end thereof to remain and be available for public use so long as the dead-end exists.

Lloyd Barton moved to approve the cul-de-sac changes to 02-31-017 H and to bring before City Council, Jim Garner Seconded, the Motion passed with the following roll call:

Jim Garner	Aye
Wally Gale	Aye

Stanley Johnson	Aye
Lloyd Barton	Aye
Jim Richards	Aye

2. 02-31-014 D2 Escrow guarantee of improvements following the discussion, it shall read as follows:

D2 Escrow:

Subdivider shall deposit with any approved institution with the State of Utah Department of Financial Institution in an escrow account an amount of money equal to at least 110% of the costs of the improvements. The costs of the improvements shall be determined by the engineer. The escrow agreement shall be subject to approval by the attorney and shall be signed by the subdivider, the municipality and the escrow holder.

The bank must attach to the documentation the necessary documents to give evidence that it is a financial institution registered and in good standing with the State of Utah Department of Financial Institutions and that the amount of the bond funds is covered by the agreement are actually on deposit in a restricted account that cannot be dispersed without approval of the City. The City reserves the right to reject any financial institution not considered to be a secure depository for the funds.

Lloyd Barton moved to approve the cul-de-sac changes to 02-31-014 D2 Escrow, Wally Gale Seconded, Motion passed with a roll call vote as follows:

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

3. 02-31-010 E & 02-31-018 C - Street Improvements

Content of preliminary plat add to 02-31-010 E number 15. A cross section of street illustrating the width and thickness of asphalt sidewalk, planter strip, if applicable, location of utilities and the minimum of 3” inches of asphalt, 8” inches of road base and 12” inches of granular barrow, all of which shall meet UDOT specs and change 02-31-018 C street improvements to read:

C. Street Improvements.

All streets shall be constructed by the subdivider in accordance with the standards, rules, and regulations of this ordinance. The City adopts UDOT Standards with the following exceptions:

1. Minimum materials for all roads. A. 3” inches of asphalt, 8” inches of road base, 12” inches of granular barrow.
2. Modified high back see city spec sheet
3. 97% compaction required within all road easements
4. Asphalt mix (see city spec. sheets).

Jim Richards moved to approve the changes to the street improvement 02-31-018 C and 02-31-010 E, Content of Preliminary plat, Motion Seconded by Wally Gale with roll call:

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

The Commission would like to revisit:

1. Street light and its appendix
2. Infrastructure 100% required by developer
3. Fee's – general provision fee resolution
 - a. Engineer inspections
 - b. Engineer review
 - c. Attorney review fees
 - d. Administration fees

Wally Gale Motions to adjourn meeting at 10:15 p.m., Jim Richards Seconded with roll call taken:

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

The Motion passed with all voting Aye.

Next Regular Planning and Land Use Meeting will be on April 24, 2007 at 7:30 p.m.