

Naples Planning and Land Use Regular Meeting Minutes –August 14, 2007

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

Commission Present: Vice Chairman Bruce Cook, Lloyd Barton, Wally Gale, Jim Garner, James Richards.

Commission Absent: Chairman Dale Harrison, Stanley Johnson.

Council Rep. Present: Kenneth Reynolds

Others Present: Greg Platt, Eric Olsen, Bret Stringham, Jennie Burgess, Mayor Dean Baker.

Welcome: Vice Chairman Bruce Cook 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 revised agenda for August 14, 2007. Wally Gale seconded the motion. The motion passed with all voting aye.

Roll call taken:

Vice Chairman Bruce Cook	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Jim Garner	Aye
Wally Gale	Aye

Disclosures/Conflicts: None

Approval of Minutes: **Minutes to be approved:**
July 31, 2007 regular meeting – Discussion about vested rights and Cooper Subdivision. Minutes need to be written to clarify that changes have been made to our current revised ordinance on vested rights. Also clarify what steps Cooper Subdivision must follow. Spelling errors need to be corrected. Make changes on Pheasant Run Subdivision about sizes of the homes, how many will have garages and what phases will open up the roads to the subdivision. Clarify what decisions have been made for the curb and gutter changes. Wally Gale motions to approve corrected minutes with changes made. Jim Garner seconds the motion.

Roll Call Taken:

Vice Chairman Bruce Cook	Abstain
Wally Gale	Aye
Jim Garner	Aye
Lloyd Barton	Aye
Jim Richards	Aye

Administrator’s Updates: 1. Lloyd Barton has questions on adopting UDOT standards. Would like a print of the changes that UDOT requires and what Naples requires. Concerns are the expense to the developer on the road requirements. Eric Olsen (The Farm Subdivision) comments on the

highway type roads required by Naples City. The roads are very costly to the developers. Mr. Olsen recommends that an engineer be hired to design road types for developments. Greg Platt will gather information on the requirements of Vernal City and Uintah County for next planning meeting.

2. Questions about curb and gutter and what we have adopted as far as requirements with what Naples will allow modified or high back. The Council will not make decision until further information can be gathered. When the information is gathered presentation to both Planning Commission and Council will be necessary to make decision on which will be placed into ordinance.

Vice Chairman Bruce Cook:

The Farm, Eric Olsen

**Residential Subdivision:
The Farm**

Presenting final approval for phase 1. The plat submitted has all changes needed for approval other than a revised description on page 2. Mr. Olsen addresses the issue with the north fence. States that quit claim deeds are complete. Roads have all been adjusted to come in right. There is a wet spot in a small gulch, plans are to make sure it is bridged right, make sure irrigation ditches and French drains are all installed and cleaned up. Mobile home will be moved off the Nash property. Lot by number nine is the green space and the retention pond is displayed on page 3 of the plat. All irrigation should be put in now with 24" pipe. Jim Garner motions to approve The Farm Subdivision Phase 1 Final. Lloyd Barton seconds the motion

Roll Call Taken:

Vice Chairman Bruce Cook	Aye
Wally Gale	Aye
Jim Garner	Aye
Lloyd Barton	Aye
Jim Richards	Aye

General Business:

User friendly packet review

Greg Platt presents what is given to developers and builders when they come to Naples City. How to put in an application for building permits, how to get on the agenda for the approval process and how to get through the building phase of any project. What fees will be charged and what is bonded and amounts of bond. Greg Platt gives to commissioners, all the handouts that are given to developers. Some utilities need approval before permits can be completed; Mr. Platt states what to do to get this approval. Went over with them the different things needed for the different type of developments. Lloyd Barton comments that both natural gas and propane should be on the utility name and number handout. Names should not be on the handout, only the utility type. Naples needs to be careful how and what they are advertising. Greg states that Naples is working hard to make it as simple as possible to complete the development process.

Ordinance for review:

- 1. Industrial** – Sign ordinance needs
- 2. Commercial** – Completed, ready for final review
- 3. Commercial Guideline** – ongoing

Adjourn:

Having no other business before the commission, Jim Richards motion to adjourn. Lloyd Barton seconded. All voted aye. The meeting adjourned at 9:45, p.m.

The next regular meeting will be August 28, 2007 7:30 p.m.