

Naples Planning and Land Use Commission
Minutes
09/25/2007

The regular meeting of the Naples Planning and Land Use Commission was called to order at 7:50 p.m.

Commission present Vice Chairman Bruce Cook, Jim Garner, Wally Gale, Jim Richards, Stanley Johnson

Commission absent Chairman Dale Harrison, Lloyd Barton

Council representative Ken Reynolds

Others present Greg Platt, Denise Hacking, Mayor Dean Baker, Tracy Stocking, Gary Sievers, Lana Goodrich, Don Allred, Jack Allred, Brent Cooper, Rae Rasmussen.

Welcome Jim Richards welcomed commission & visitors to the regular Planning and Land Use Commission meeting. Three Commissioners are present at this time. A pledge of allegiance and a prayer followed. Vice Chairman Bruce Cook attends meeting at 7:55 p.m. and leadership is turned over at that time.

Disclosures of Conflict Jim Richards states that he is the brother-in-law of Brent Cooper.

Approval of Agenda Stan Johnson moved to approve the September 25, 2007 agenda. Jim Garner seconded the motion. The motion passed with all voting aye.

Roll call taken:

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

Approval of September 18, 2007 Minutes Following the review of September 18, 2007 minutes, changes to be made are as follows: Page 3, clarification of ordinances, wording is to be changed to read “accept permitted uses 02-26-004 to final”. Stanley Johnson moved to approve the September 18, 2007 minutes. Jim Richards seconded the motion.

The motion passed with all voting aye.

Roll call taken:

Vice Chairman Bruce Cook	Aye
Jim Richards	Aye
Jim Garner	Aye
Wally Gale	Aye
Stanley Johnson	Aye

Items for Discussion
Residential
Cooper Subdivision -
Concept

Brent Cooper / Cooper Subdivision presents concept on unit development. Lots 1-15 and lot 22 are ¼ acres lots. Common area will be park and playground. Storage units will be provided for 23 lots. Lots 16-21 will be town homes and will share a common area with no private yards. The subdivision will be covered with a home owners association. The back entrance will be a private road and come out on 2000 East. This access will only be available to the lots with back yards. Mr. Cooper will keep his water rights with the land to use for irrigation. Mr. Cooper presented the concept to the planning commission before plans to build road on 1000 South. Changes have been made to accommodate the building of road on 1000 South an easement will be given to Naples City for the road. Deeded amount offered to Naples City will be 32 feet, extra 10' for PUD for public utilities and 5 feet for sidewalks on the North side of quarter section line, 1000 South. Mr. Cooper presents a list to Planning Commission that he would like in response to the deeding of extra property for easement to Naples City. The list is as follows:

- 1) Planning board to approve Planning & Zoning
- 2) Allow 30' set back to start at edge of sidewalk
- 3) Pay Brent Cooper \$20,000.00 to help in moving home to lot # 22
- 4) Naples City to install new fence (4' field 3 barb) on easement line upon receiving easement.

CC&R's to Contain

- 1) Lots to be used as residential only.
- 2) A portion of the purchase price will be put in escrow for the common area development.
- 3) A portion of the purchase price will be put in escrow for the irrigation system of the association.
- 4) No overnight parking on road frontage.

Architectural Requirements

- 1) 1200 sq ft or more
- 2) No basements
- 3) at least a 2 car garage
- 4) Must be a stick built home. Constructed from new material
- 5) Exterior siding of brick or rock on bottom, Stucco, wood or siding.

- 6) Roofs of wood, tile or asphalt singles
- 7) All final plans must be approved by the architectural committee

Jim Garner concerned about the parking available in the subdivision and whether it will meet fire code. Mr. Cooper explains that there will be 2 car garages at all houses and a 30 ft drive way. There will be no parking on the road. The parking area for the town homes will come from the one car garage that each home will have. There will be a turn around by lot 14 and 15. The buyers will have to buy the town homes with the understanding that they will only be allowed to park at their resident one car. The storage units will be 12x40 and they may also use that storage for an extra parking garage. The front of the storage will be open for easy access and also have parking for the park and common area.

Ken Reynolds: Who will be developing the subdivision?

Mr. Cooper: The lots will be sold and then the houses will be built. The control will be through the guidelines set up with the subdivision. The association will also control what will be allowed at the subdivision and the lot buyer will have to become an association member. The CCR will be filed and recorded with the sale of the lots.

Chairman Bruce Cook: Who will responsible for the road and curb and gutter of the subdivision? Has Greg Platt gone over the plan and is everything within the requirements of the City.

Mr. Cooper: The plan for the road will be all lots will face 1000 South or 2000 East. The road through the middle of the concept plan will be gravel with an access road in front of 16-21 and 13, 14 and 15 lots. There will not be any asphalt within the subdivision on the concept plan.

Jim Richards: How much acreage are you offering to the city for the road?

Mr. Cooper: About $\frac{3}{4}$ of an acre with a property value of \$50,000 to \$100,000 / acre. About \$45,000 worth of property to the City. When the property is given it will go through the property that my home sits on now. Asking the City to help move the home at a cost of \$20,000.00.

Chairman Bruce Cook: Is that part of the concept?

Mr. Cooper: That is a condition to the easement.

Greg Platt: That will have to go before the City Council for decision on the \$20,000.00.

Jim Richards will abstain from making a motion because of conflict of interest. Jim Garner makes a motion to approve the concept plan. With note that \$20,000.00 will not be a part of the motion. Stanley Johnson seconds the motion.

The motion passed with all voting as follows:

Roll call taken:

Vice Chairman Bruce Cook	Aye
Jim Richards	abstain
Jim Garner	Aye
Wally Gale	Aye
Stanley Johnson	Aye

General Business
Downtown Master Plan

Tracy Stoking present the proposal to provide master plan for Naples's down town area. Gives summary on background. Will team up with Aspen Consultant and work together to present ways to keep the goals of the City. Study analysts will be done and team will be here to help Naples make the ideas work for the City. Backgrounds include both retail and movie theaters.

Gary Seiver with Aspen Consultants presents flow chart with the development services they provide. Flow chart will show how they come to develop the area. Background in land planning for seven years, moved from Montana to Utah. Feels that Master planning is vital in the process to developing a working down town area. Will do market study if needed to determine if the downtown is needed. The project plan will be as follows:

1) Project understanding. Consists of an area within the city boundaries of Naples, Utah. The project will involve a comprehensive planning process to establish the economic feasibility and provide a detailed master plan.

2) Develop a Consultant Team.

Tracy Stocking with TSA - Prime Consultant

David Wright with MAC L.C. - Planning Director

Gary Sievers with MAC L.C. - Project Manager

Brandon Fuegal with Caldwell banker - Real Estate Advisor.

3) Visioning. The vision report will be a tool for the City and Developers to make key decisions about what type of development will be best suited for the site.

4) Master Planning. Following plans to make the final. Run Pro-forma.

Jim Richards would like to let every one know that he is glad that the professionals are called in to help develop our City center. Thanks Mr. Seiver for his presentation.

Adjourn:

With no other business before the Commission, Jim Garner moved to adjourn the meeting at 9:20 p.m. Jim Richards seconded the motion. The motion passed with all voting aye.

The next regular meeting of the Planning and Land use Commission will be October 9, 2007