

Naples Planning and Land Use Commission
Minutes
10/09/2007

The regular meeting of the Naples Planning and Land Use Commission was called to order at 7:35 p.m.

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

Commission absent None

Council representative Ken Reynolds

Others present Craig Blunt, Denise Hacking, Mayor Dean Baker, Cliff Grua, Sarah Weisgerber, Nick Weisgerber, Mark Partridge, Alece Partridge, Gay Lynn Hatch, Jennie Burgess, Alvin Goodrich

Welcome Chairman Dale Harrison welcomes Commission and visitors to the public meeting for the Planning and Land Use Commission meeting. A pledge of allegiance and a prayer follows.

Disclosures of Conflict None

Approval of Agenda Lloyd Barton moved to approve the October 9, 2007 agenda. Bruce Cook seconded the motion. The motion passed with all voting aye.

Roll call taken:

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

Approval of September 25, 2007 Minutes Following the review of September 25, 2007 minutes, Bruce Cook moves to approve the September 25, 2007 minutes as written. Jim Richards seconded the motion. The motion passed with all voting aye.

Roll call taken:

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

Wally Gale Aye
Stanley Johnson Aye

Items for Discussion
Residential
Blue Mountain
Vista Concept

Chris Balling/Blue Mountain Vista. Was not present at the time of presentation. Lloyd Barton makes a motion to push the presentation to the back of the agenda to allow time for the developer to be present. Jim Garner Seconds the motion.

Roll Call Taken:

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

General Business
Ironwood Park
Green Space

Cliff Grua /Ironwood Subdivision, presentation for the development of the park area with two ponds. First page of presentation shows layout of the retention ponds and how the land will be contoured around the ponds. Second page shows the depth of the ponds. Third page shows landscaping around the ponds and the signs that will be set for the subdivision. Fourth page shows the volume and the capacities that are all computed for the 100 year storm event. The plan is a revised plan for the subdivision. It will add two more lots number #1 and #42. The park area will be decreased by the new lots approximately 1/2 acre.

Lloyd Barton would like to know if there are any retention ponds on the North side of the street or if everything will have to come across and be collected in the subdivision's retention pond.

Cliff Grua: Everything will be connected. Everything on the road will need to come into these retention ponds.

Park area will be smaller because of the concern with the home owners association and the upkeep of the park area. Sign will be 6ft from ground level. Stone and stucco combination.

Chairman Dale Harris concerned with the landscaping and the trees. They must be far enough off the road for the traffic to see around.

Cliff Grua will be referring to a professional to make sure the long term maintenance will be okay and the trees planted will accommodate the traffic flow.

Vice Chairman Bruce Cook makes a motion to approve the revised plan adding additional lots and reducing the size of the park area. Lloyd Barton seconds the motion.

Roll Call Taken:

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

Items for Discussion
Residential
Blue Mountain
Vista Concept

Chris Balling/Blue Mountain Vistas is present for presentation of new development on property located at 1600 East 2500 South. The property was zone commercial originally in hopes of a retail store. The owners of the property have tried to get a retail store. The interested parties need to see more population growth to accommodate the need for a retail store. So the owners did an evaluation on the needs of the area. Talked to the Business Owners, other hotels in the area and City. Found that the needs are stronger in the area of affordable housing. Found that people are interested in buying homes that are maintenance free with garages. They do not want to do a lot of yard work. The owners of the property would like to develop this property with residential and commercial. Code for a PUD is 4 units per acre. They would like to do three 4-plexes per acre. A big club house with frontage that would be approximately 75 foot across and 300-400 feet long. They would factor in a detention pond to collect all their own water. The detention pond has been sized with their engineer if more space is needed they will take out a unit to make the area larger. All units that are being built in Vernal City are being sold or spoken for as they are being built. As the population grows they would like to see retail stores and think that the new housing developments would help to improve the chances on getting the retail in this area. Worried about bringing the entrance in at 2500 South. The space would not be a whole lot size. There will be an intersection on top of an intersection. Would like to use the entrances on the plat which would create a traffic flow and keep the traffic slower through that entrance and get the traffic to the center of the project easier. Lloyd Barton concerned about the amount of town homes planned for, will there be a need for at least three accesses for the density of the property. The total units planned for is 190. Chris Balling states that they will plan for a third access along with a fence around the area to separate everything. There is actually a third access if you take into consideration the two accesses at 2500 South. Bruce would like to see the North and South walkway and would like to know how it was determined that the project could do three 4-plexes per unit.

Craig states that the sq ft per unit on a 4-plex development is 11,000 sq ft.

Chris Balling: the size of the 4-plexes is just less than 1000 sq ft. with 15 – 20 sq ft between each building. Set backs are 25 feet back from the curb to the front of the building. If there is a sidewalk in front they are coming from the walk to the back. Sidewalk will be put on one side. Because there is no residence on the dead end of the cul-de-sac there will not be a turn around. Every unit will have a garage. The end units have two car and the middle units have one car. There will be parking by the club house and also staggered parking about the project. When you count them up there will be four parking spots per unit. We will not encourage parking on the streets that will be posted especially around the walk side.

Meeting is open to the public.

The public's main concerns are where:

Vern Goodrich: Where will the sewer lines be connected? If the plan is to connect on 2500, how will the problems that already exist, be addressed to accommodate more connections on that road? How will the water be address that settle at the bottom of the property? We do not want town homes next to us.

Gay Lynn Hatch: How affordable will the Town Homes be? How can a residential subdivision be put in commercial zone? Will there be a street light put in?

Nick Weisgerber: Worried about the sewer connection. They are having problems now and have to pump the water because of the car washes. Very worried that it will not accommodate any more connections.

Sarah Weisgerber: The traffic flow around that area is so bad now. The new project will really affect our street.

Worried that the houses will sit empty if the town begins to slow down. Does not want Town Homes in their back yard.

Mark & Alece Partridge: Are these rentals or sales. What are they going to be priced at? Concerns are that the canal feeds the surrounding property owners water rights. How will that be handled? The water that will settle on the bottom of the project and how it will be handled. We do not want town houses next to us. Worried that if the projects do set up retention ponds the water will sit with water in them and cause problems with mosquitoes. Will the units be sold before the next stages are started? Will there be sufficient green space? Does not want just a little pond in the project. Strongly against 4-Plexes. What is the distance closest on the property line that a structure can be built?

Craig Blunt: 30 feet between the main buildings. There is a

30 foot rule and a 20 foot rule.

Jennie Burgess: It is my understanding that Halliburton has committed to buy the houses being built in Vernal City

Chris Balling: The sewer has been addressed with Ashley Valley Sewer there is a plan as to where we can hook on and how it will work. One is to put in a lift station with a battery back up. The system is a very detailed system. That is possible and can be done. We have been given a letter that Ashley Valley will service our project. Units will be priced at \$125,000 to \$150,000 per unit. Phase one will be sold before phase 2 will be started. The project will be fenced all around to protect the property owner's livestock. The retention pond is actually a pond which will address the road water and the water that will be collected by the storms. It should be dry most of the time. If we are not making it big enough we will address that so that it will hold the water. It will be a big grassy area. The water share canal will be piped through the project area with 70 inch pipe. It is losing a lot of water and will help with the sitting water table at the bottom of the property when the canal is piped. The street lights are not something that we can control. The street light will be up to UDOT to install. We will address the entrances to make sure that it is something that will keep the traffic flowing.

Lloyd Barton: Would like to see a concept on the commercial area to see the size of the area and how the traffic will be addressed with the commercial area in the development.

Chris Balling: It is hard to do a concept until we know what will be in the commercial development.

Mark Partridge: Concerned about the retention pond and if the water will be sitting for several days. Asks why we do not have curb and gutter to accommodate the water run off.

Lloyd Barton: It is up to the developer to show how they will collect their own run off water. It is the law to protect the property owner from a law suit.

Chris Balling: Would like to continue with the presentation. The Town homes are very nice town homes. They are brick and stucco. They will accommodate newlyweds and single people even families. They will not have basements. The majority will have three bedrooms. We will be balancing out the low and the high spots to help with the water at the bottom of the property. The prices will be between \$125,000.00 and \$150,000.00. We would like to see the young couples stay in the basin. This will provide housing for that situation. All utilities will have to be in before any unit can be sold. We are providing 40% green space. The City only requires 20%. We understand that not everyone likes change. This is a property

that needs to be developed. We would like to make this a positive experience.

Dale Harrison: With no other comments the public meeting is closed.

General Business
Curb Ramp Types

Craig Blunt gives presentation on making a choice on creating an ordinance for the ADA requirements on curb ramps and truncated domes. Presents the two different styles of curb ramps. The first style's location on the ramp will put the blind right into the intersection. The other style will have two landings. This will be the one that Craig suggests. Right now there is not a ruling on which one is the right and which one is the wrong. We need to adopt the curb ramp type and truncated dome that will work for the City. The truncated dome that is suggested will be the tile type clay brick. The clay tiles are easy to replace. They will be easy to set and comes in 12x12 squares. Craig is pushing for the brick because of low maintenance later for the City and the fact that they are safer in the winter. There are a lot of down falls with the other type of truncated domes. There are several different types around the City and the County to look at. We are also having trouble with our contractors. We need to remind them about the driveway crossings and the ADA requirements.

Items for Future
Discussion

Chairman Dale Harrison would like the minutes to state that Blue Mountain Vista Concept was not approved here tonight at the public hearing. We need to have handouts that will go with the concept before they come before the Commission. All information needs to be gathered for multi family dwellings.

Adjourn:

With no other business before the Commission, Wally Gale moved to adjourn the meeting at 9:30 p.m. Jim Garner seconded the motion. The motion passed with all voting aye.

The next regular meeting of the Planning and Land use Commission will be October 23, 2007