

Naples Planning and Land Use Regular Meeting Minutes –February 12, 2008

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

- Commission Present:** Chairman Dale Harrison, Vice Chairman Bruce Cook, Walter Gale, Stanley Johnson and Jim Richards.
- Commission Absent:** Jim Garner, Lloyd Barton
- Council Rep. Present:** Kenneth Reynolds
- Others Present:** Greg Platt, Denise Hacking, Mayor Dean Baker, Mark Cowan, John F Wickham, Dave Ash, Mike Armor, Russ Vernon, Zane Holmberg, Eric F. Pye, Jed Cowan, Robin DeCol, Jennie Burgess, Dave Hatch, Jana Ray Butler
- Welcome:** Chairman Dale Harrison welcomed the Commission and the Public to the Planning and Land Use meeting for this evening. Chairman Harrison reminds everyone that this meeting is not a public hearing. The pledge of alliance lead by Stanley Johnson and a prayer given by Walter Gale followed.
- Approval of Agenda:** Vice Chairman Bruce Cook Motioned to accept the revised agenda as written. Stanley Johnson seconded the Motion.
- Roll call was taken:
- | | |
|---------------------------|------------|
| Vice Chairman Cook | Aye |
| Walter Gale | Aye |
| Stanley Johnson | Aye |
| Jim Richards | Aye |
- The Motion passed with all voting Aye.
- Disclosures/Conflicts:** Chairman Dale Harrison's family property is located by the Halliburton Property which is on tonight's agenda.
- Approval of Minutes:** Vice Chairman Bruce Cook moved to approve the minutes with the spelling correction on page 6, Winder Subdivision and Amelia Air Hart Drive. Walter Gale Seconded the motion
- January 29, 2008
- Roll call was taken:
- | | |
|---------------------------|------------|
| Vice Chairman Cook | Aye |
| Wally Gale | Aye |
| Stanley Johnson | Aye |
| Jim Richards | Aye |
- The Motion passed with all voting Aye.
- Chairman Dale Harrison:** Introduces Preferred Housing Solutions
- Preferred Housing Solutions** Zane Holmberg presentation on preferred Housing Solutions.
Zane Holmberg The Proposed housing project will be located in Lot #5 at Winder.
Approximate Address There is a shortage of housing in Vernal, we have been working

with Halliburton and are trying to address the need for housing. There is a shortage in the apartment and lower cost housing. There is an inventory of larger housing with houses ranging in the amount of \$345,000 or better. That does not help the need for oilfield companies or their employees when trying to hire or move in the workers. They need to have the ability to grow. Mr. Holmberg turns the time over to John Wickham, General Manager for the Halliburton Vernal Area.

John Wickham: Just want to state that Halliburton has no interest as far as financial in a development stand point, but would like to address the housing issues that this area has and the impact that it has on their business. The current and future needs are that they could hire at least 50 people. Their business plan for the rest of this year and into 2009 and beyond there is an opportunity to expand and grow their business here in the Uintah Basin. There is a commitment here from Halliburton to support the community. The best situation that they could have is to have local employees that live here and have a stake in the community, but the ability for them to grow has been limited by the ability to find housing for the people that they recruit out side the area. Employment is very low here everyone that wants a job has a job here in Vernal. The best situation that we could have is to move people here on a permanent basis. We are not seeing that now, we are seeing a shortage of employees because of the shortage of housing. This is limiting our ability to grow. We are forced to have rotation people. They will work 2 weeks and go home and the next crew will move in. We are still having a hard time finding places for them to stay. We are renting several motel rooms and apartment to cycle our crews in and out. The proposal that Mr. Holmberg has here is very important to us, it would really suit the needs that we have to grow here in the Uintah Basin. We will support anything that will allow us to have more housing, more motel rooms. First priority affordable permanent housing and second priority needs for temporary housing.

Zane Holmberg: There is a need for what we are proposing. Our project is called temporary housing. It is custom manufactured housing which is sustainably lower cost which is attractive to the employers because that passes through to them and the costs that they are paying out to apartments and motels and it is a faster pay out to investors. It allows for rapid and mobile deployment. They are brought in on wheels and will remain on wheels. They are leveled and anchored down. It allows for the manufacture to happen rather rapidly compared to stick built construction. It also does another thing for investors, when the demand is lower or gone they can be moved to another area. They are built to be very attractive and look like any other housing. There is a term called man camp. This very different approach. We are offering a room where there is privacy, your own bathroom, the comforts of TV, desk chair, lounge chairs. A very comfortable environment. That creates a competitive advantage for the employers to hire new employees.

Shows the Commission an example of what is proposed. There will two fifteen by sixty units together with a hallway down the middle. The hallway will be a lot like a motel. Some of the concerns that need to be addressed are security. There will be magnetic keys that will expire when the time will be up for each tenant. There will be a local office with local management. The local management will not reside on the property. So security cameras will be installed. The local management can monitor this via the internet at any time. They would obtain a local engineering firm so that they would be familiar with all

the codes of the City. The site that they have on contract is lot number 5 at the Winder Industrial Park. The Zone is I-1 and would be a nice location for this type of project. It would be isolated from the other projects in the park. There would be more than adequate parking for all the units. The request is made that the commission authorize this type of use of the land. We would like to work together to have a high standard with confidence that what we are proposing would be delivered. It would be a three year arrangement. In three years they would evaluate the needs and either renew or move the housing and do something different with the land.

Jim Richards ask about utilities and water.

Mr. Holmberg: The utilities are already set up for that industrial park. Chairman Dale Harrison questions the housekeeping and offsite managers.

There will be a contracted cleaning and management service that will provide the cleaning and linens. There will also be a manager that will be overseeing the cleaning and go in on a regular basis to make sure that is being completed. They will also be handing out the keys.

Jim Richards: Are you going to be blacktopping the area?

Mr. Holmberg: That would be up to the City requirements, we would like to just do gravel where it is on a temporary basis. There will be trees on the lot and small green space.

Greg Platt: Could the cameras be set up to go to the police for monitoring?

Mr. Holmberg: yes, we could set that up to be monitored by the police.

Dale Harrison: How many parking stalls will there be per unit?

Mr. Holmberg: There will be 1.4 parking stalls for every unit. The foot prints of one of these units are 30 x 60. We will be putting an 8 foot deep x 10 foot wide mud room at the front or the entry side. There are doors on both sides. This type of project will be for temporary or rotating employees. We are trying to meet the needs for the housing market now. The outside maintenance will be contracted and budgeted by our project. Our intent is not to put in grass or high maintenance landscaping, something low or no maintenance.

Chairman Dale Harrison asks what is needed from the Commission tonight.

Greg Platt goes over what is needed to make this type of project work. It would not be allowed under the land use ordinance. He recommends that if this is something that would be allowed, it be allowed with a conditional use in the I-1 zone. Looking at the Commercial zones there is not a place big enough for a project like this. With the limited commercial area that we have, we would not want to take up the commercial area. We could make a change and add a conditional use to the I-1 zone and address this as a mobile motel. As far as some of the concerns that have come up and how well this fits with the Naples City Vision for itself. Some things that we might want to consider. Chapter number 4 in the General Plan states that we are to encourage development in harmony for Naples City character. Is this what we vision Naples City to be? Chapter 5 states to encourage the best and most efficient use of land. Are we encouraging the best and most efficient use of land? Are we requiring this project to comply with Naples City and design codes? There is a statement under design goals, chapter 27-003 is to build lasting infrastructure and where this is a temporary type community is this something that fits that? Other things that come up are the ADA considerations, as any development in the city. We will have issues with the sidewalks, accesses,

accommodations not just for wheel chairs but for the blind. We will be putting the City at liability. Without an onsite manager there are several concerns with drug activity and prostitution is a camera going to be sufficient? Another concern is, if we are going to put this in an Industrial area, is that where we want people living in the city? Who knows what type of project we will have in the Industrial Park. There could be big trucks and big equipment. Are we wanting to jeopardize other projects that we having coming into our City, for instance a hotel. We have a hotel that wants to break ground in June on the highway. This would be something that would meet this same need, maybe not at the same cost. Also this is not the only place this type of project is looking at doing this. How much of this do we want in the area? The real answer is affordable housing there is a lot of work being done on that the real answer is housing that people can afford rather than temporary things that will be out later. Another issue or another point to make is that once you open that door or you allow that type of project when will you say or how will you say that is enough. Two weeks from tonight we will be holding a hearing at the City Council meeting whether or not to change the ordinance, we need a recommendation from the Commissioners.

Mr. Holmberg: The camera will be recorded and accessible 24 hours a day. We could go through it and see if there is something that might be questionable. We would have a manager that would be there at certain times. The other thing is compliance with ADA. We will be totally compliant with the ADA requirements. This will not be like a motel that will have a vacancy sign. This will go through employers and we will know if there is a specific need for the ADA needs. I understand the comment about what happens if the area is not needed anymore. There will not be a lot of vacant buildings or architecture standing empty, this project will be moved, the land cleared out and ready for something else that will work for what the community needs are then.

Jim Richards: I have stayed in projects like this project. They are nice and well taken care of. The people that will be staying in the projects will be professionals they will be drug tested through their employers, especially if they work for Halliburton. We do need some affordable housing for this area. It will bring a lot of work into our area. But they need to have a place for their people to come in and clean up and get some rest so they can go out and develop our natural resources. It is important to develop our natural resources and it is up to us to provide for that opportunity.

Stanley Johnson: What about the noise from the Industrial area and the big trucks?

Mr. Holmberg: We will have to address that, maybe we will have to put up some type of barriers for noise. The walls will be 2x6 solid constructions. I realize that there will be people doing shift work. If that becomes a problem that will be something that we will have to address. The lot is oversized and the buildings could be set back as far as possible. We think there is flexibility of what we could do.

Chairman Bruce Cook makes a motion to recommend to the City Council that we change the I 1 zone conditional use section to allow for temporary housing. That we would create a conditional use with conditions attached.

Walter Gale seconded the motion.

Dave Hatch, Ashley Valley Water and Sewer would like to see some documentation on water and sewer demand. That might be something Ashley Valley will need to adjust for.

Roll call was taken:

Roll call was taken:

Vice Chairman Cook **Aye**
Wally Gale **Aye**
Stanley Johnson **Aye**
Jim Richards **Aye**

The Motion passed with all voting Aye.

Chairman Dale Harrison:

Introduced Mark Cowen. (Presents colors and façade or building)

Mark Cowan
Approximate Address
500 South

Kastle rock excavation, Mark Cowan, Winder lot number 2. Would like to present colors and material for the façade of the building proposed. The building is 100 x 200 that will face 500 south. It will have three entrances. Dave Weston will be committed to have the engineering done by the next meeting. The sample given to Commissioner is the material they would like to use. It is similar to Lone Wolf Building on Hwy 40. There would be no metal showing.

Greg Platt: The front will need to have a 5x20 or 5% area that will need to be landscaped.

Chairman Bruce Cook moves to approve the building material, site plan and facade. The landscaping amount and requirements are not in the motion.

Jim Richards seconds the motion.

Roll call was taken:

Vice Chairman Cook **Aye**
Wally Gale **Aye**
Stanley Johnson **Aye**
Jim Richards **Aye**

The Motion passed with all voting Aye.

Chairman Dale Harrison:

Introduced Russ Vernon for Halliburton.

Halliburton
Preliminary approval

We are here tonight for preliminary and final approval. There are not a lot of changes from conceptual to now some of the issues we addressed in the conceptual had to do with the North end of the property. The request was that a burm be put up on the North side. We have done that. Halliburton has purchased the land that will be used for the access on 2000 South from Save on Auto. That has been cleared. We have prepared plans and submitted to the City for the street, irrigation line relocation and the slight changes in the building shapes. As soon as the weather breaks we would like to have construction on the site.

Dave Ash: The construction will begin as soon as the weather lets up. First thing we have to do is relocate the irrigation line. Then we will start reconstructing 2000 south so we have access to our site. The majority of the access will be from that side. Then after that we will start the site utilities and the T – shaped building will begin. That will be the office and the shop.

Russ Vernon: We have had our pre-construction conference with the utilities. All the hurdles with the gas, power, water and sewer and telephone have been addressed and worked out. The road has been fattened on the intersection on 1500 to accommodate the large trucks that will be leaving hwy 40 and turning onto 2000 south it allows them

to swing. One of the things that were discussed with the power company is the large pole and the relocation of the pole.

Chairman Dale Harrison: What is the purpose of the gates on 1750 south? Is the fence is going to be roadside?

Russ Vernon: On the roadside. The burm will have ground cover and trees. Halliburton has produced a log of what type of traffic they will be producing to UDOT and they are going to be doing a traffic study. We have been required to put in extra fire hydrants. All the hydrant locations are on the plot plan.

Greg Platt: This project is ready for final approval.

Vice Chairman Bruce Cook makes a motion to approve final approval for Halliburton.

Stanley Johnson Seconds the motion.

Roll call was taken:

Vice Chairman Cook **Aye**

Wally Gale **Aye**

Stanley Johnson **Aye**

Jim Richards **Aye**

The Motion passed with all voting Aye.

General Business

1. Yearly Training Schedule

The trainer for the local government training will not be available March 11, 2008. Would like to reschedule for March 25, 2008. The Council room will be occupied on March 25, and will not be available. The Mayor suggests that we do the training with the CD's available through leagues of city and towns. The training will be held on March 11, 2008 and will follow the regular Planning and Land use meeting.

2. SOB Ordinance

Greg Platt has talked to Dennis Judd and would like to let the Commissioners know where this ordinance is at. The recommendation from Dennis Judd is to disburse them as much as possible or the other is to keep them together. Greg would like to make a recommendation to set up buffers and lot lines. The 600 foot buffer would give us 4.18% of the land that could have a SOB located there. There is a restriction that you can put in based on the residence of the city. So that there can only be one SOB per so many 1000 residence of the City. You could put that with the buffer and required distance between them. This will go before the Council on Thursday, February 14, 2008.

3. Comments of Mobile Motel

Mayor Dean Baker was asked his feeling on the mobile motel issue. His first reaction was that he did want them into the City. After the presentation he has concerns but not totally apposed. Has seen other City's go through this type of need and is worried in the long run if we start doing the short term stuff what we are not going to get on a long term basis.

Dale Harrison talks about how it would be better than a mobile home park scattered through the community. This would be a temporary development and would not be there vacant when it moves on or if the need is no longer there. We need to make sure if we allow this we have strong conditional uses in place and stick to them. I really do not see this being a factor that we will have to continue to deal with.

Adjourn:

Vice Chairman Bruce Cook Motions to adjourn meeting at 10:00 p.m.
Walter Gale seconded the motion.

Roll call taken:

Vice Chairman Bruce Cook	Aye
Walter Gale	Aye
Stanley Johnson	Aye
Jim Richards	Aye

The Motion passed with all voting Aye.

Next Regular Planning and Land Use Meeting will be held on February 26, 2008 at 7:00 p.m.