

Naples Planning and Land Use Regular Meeting Minutes –February 26, 2008

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:00 p.m.

- Commission Present:** Chairman Dale Harrison, Walter Gale, Stanley Johnson, Lloyd Barton.
- Commission Absent:** Vice Chairman Bruce Cook, Jim Richards, Jim Garner.
- Council Rep. Present:** Kenneth Reynolds
- Others Present:** Greg Platt, Denise Hacking, Mayor Dean Baker, J.T. Jones, Hunter Shepherd, Grant Percival, Patrick Jackson, Michael Jackson, Michael Cook, Bradlee Jones, Jacob Toone, Mark Partridge, Chris Balling, Rob Decol, Greg Day, Brandon Olsen, Mark Amakasu, Craig Knight, Lane Henage.
- Welcome:** Chairman Dale Harrison welcomed the Commission and the Public to the Planning and Land Use meeting for this evening. The pledge of alliance lead by Walter Gale and a prayer given by Lloyd Barton followed.
- Approval of Agenda:** Lloyd Barton Motioned to accept the agenda for February 26, 2008 as written. Walter Gale seconded the Motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Stanley Johnson	Aye
Lloyd Barton	Aye

The Motion passed with all voting Aye.

Disclosures/Conflicts: None

Approval of Minutes: February 12, 2008
Walter Gale moved to approve the minutes with the changes made on page 2, “state should read stake”, “employers should read employee”, page 4 second paragraph “on should read one”. Stanley Johnson seconded the motion

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Stanley Johnson	Aye
Lloyd Barton	Abstain

The Motion passed with all voting Aye.

General Business

Chairman Dale Harrison: Introduces Mike Cook with Uintah Riders All Terrain

Uintah Riders All Terrain
Orlan D. Anderson
Mike Cook will be filling in for Orlan D. Anderson, they represent the All Terrain Uintah Riders. The riders group is hoping to designate routes

Mike Cook

for people to access towns, shops, gas, restaurants for the ATV group. The group will be coming to Uintah Basin area with the Buck skin recreation complex. We are hoping to host large events with large numbers of ATV and tourists. They will be coming to the area with large RV's. We are hoping to get some routes that they could ride their 4-wheelers and not have to break camp to get the supplies that they will need. They will also need to get gas and something to eat. The route that they are interested will come into Naples and Vernal City. The general location of the camps will be at the Buck Skin recreation area located on Diamond Mountain. Naples would bring the riders in on 500 North, turn on 1500 East and come out at the Top Stop and Naples Café or to the end of 2000 East and be able to come out at on 2500 South and access the Seven Eleven and Country Grub. Along the 2000 East road they could access several areas along with Western Petroleum. We will be presenting this idea and routes to Vernal City and Uintah County also. One day they would like to access the asphalt ridge area. We want to hold rides that would have several day trails. The general activities for right now will probably be held in the Buck Skin Recreation area. This type of activity is very popular in the Mesquite, Nevada area, Richfield, Utah and also in Moab with the jeep safari. If we were to host this type of activity without having in place the routes to access the town it would be disastrous. The people would not come back, it would not work.

Commissions concerns are the loud noise from the 4 wheelers and the neighbors, the 4 wheelers having to cross the major highways and roads and what kind of impact it will have with the police department. Makes comment that the police department should be contacted and questioned on the matter before they would be able to make a decision. Also would like to find out what kind of stipulations and restrictions would need to be enforced to keep this safe and structural. There are questions as to what the recreational club's responsibilities' would be to make sure that the rules would be enforced.

Chairman Dale Harrison makes a motion to get letters from the Naples Police Department and also the Utah Highway Patrol with their concerns and suggestions and bring this matter back before the board with the letters, sometime next month. The Commission will contact the Buck Skin Recreational committee as soon as the information is gathered and ready to be addressed.

Residential Development

Chairman Dale Harrison:

Introduced Chris Balling for Blue Mt Vista Final Approval

Blue Mountain Vista

Chris Balling
Final approval

Greg Platt goes through the areas that still have problems. There is a pipe that is currently carrying natural drainage water through this area. This is something that will need to be planned for in the development and can be worked through without any delays. When going through the plans it still does not meet the requirements for open green space. Greg did a plat that will show the amount of open green space. If you leave their roads in tact and build in accordance to the R1 zone which is the zone for commercial. There would be 50 units and an open green space of about 54%. When we let them build the buildings like they want on the plat their open space will only be 46%. The intent of the PUD ordinance is to have the trade off between open space and an increase in density. The intent of that is to have space that does not

have buildings in it. If you go through the plat that Blue Mountain Vista has presented you can see that there is not any large amount of space that is not close to a building. I think that is where we violate the intent of the ordinance. If that means that we have not spelled it out clear in the PUD ordinance. We need to look at the ordinance and clearly spell it out. We do not have to apply it to this project, but it is important that we realize that if we do not look at that ordinance we will loose open space if we ever go to a PUD.

Lloyd Barton questions the plat that Greg came up with. What are the difference between how many units actually allowed and how many units there is in the Blue Mountain Vista project.

Greg Platt explains that the Blue Mountain Vista project has an overage in density as to what is allowed in a PUD. The ordinance states in a R1 zone a minimum lot requirement is 8000 feet and the set backs are 30 feet in front and back and 20 feet between buildings. It also allows for 4 plexes on an 11,000 sq ft lot.

Lloyd Barton: Does Blue Mountain Vista's project reflect what is allowed in a PUD?

Greg Platt: No, what they are doing is going through a PUD ordinance. What that means is that we will increase the density for a trade for open space. Open space must be parks space of some sort, something that is fairly large and open, no buildings. What it says as far as spacing the buildings is that the buildings must be at least 16 feet, which they are under the proposed plan. They met all the PUD ordinances except the open space. There is no open space definition in the ordinance. What it was meant to read is that the open space would be a space in which there would be no buildings.

Lloyd Barton is concerned about not allowing something that we do not have a definition for. This project has been before the planning commission before with this same argument. What would be different is we wanted this to be the perfect situation.

Greg Platt: We would take at least 25% of the ground and turn it into a park with facilities or just open ground. It cannot be an enclosed building it must be an open facility or open ground.

Chris Balling: We have adjusted the set backs to 22.5 feet. On the landscaping we took an area and took out all the parking and buildings and what was left was the green space, the only thing else we can take out is the parking but that is needed for the amenities.

Greg Platt: All the City requires is 25%, the difference is how we are coming up with the measurements. The tennis court should be included, but the area between the buildings should not be counted as open space. It is not open to the public as an open area. Let me read from the ordinance "The development of land uses arrange in such a way that provide desirable living environments that may included private and common open spaces for recreation circulation. This is not the first time we are addressing this issue. For the future we need to use this as a case study as to what we want to do and make it clearer as to what we mean by open space.

Chris Balling: Is there a calculation or a certain percentage as to what you are looking for?

Greg Platt: It would be 25%. There are not any large areas in this project. It looks even if we include the detention pond you are only at 10 – 15%.

Chris Balling: If we would have known that was what you were looking for we would have addressed that at the preliminary. There was a problem with the set backs and the set backs have been adjusted.

The minimum of the 16 feet between buildings has been done and we are here tonight looking for a final approval for the first phase. We have the road widths at what was recommended. Ashley valley has gone through and does not see any problem.

Dale Harrison: You do realize that you will have to put in temporary cul-de-sacs at the end of the streets of phase one.

Chris Balling: Yes as well as a temporary detention. We are going to look at it as such that we will also use for both phase two and phase one. We are planning on putting a 42 inch pipe along 2500 and also curb and gutter.

Greg Platt: I recommend that Blue Mountain Vista phase one is ready for final approval. Especially if they have met with the utilities.

Chairman Dale Harrison asks for a motion for final for Blue Mountain Vista project phase one.

Stanley Johnson makes a motion to accept phase one Blue Mountain Vista project with the idea that we will address the green space issues in the future developments.

Walter Gale seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Stanley Johnson	Aye
Lloyd Barton	Aye

The Motion passed with all voting Aye.

Chairman Dale Harrison asks for the commissions approval to sign the final plat on phase one.

Lloyd Barton makes a motion to accept the signature on the plat. Walter Gale seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Stanley Johnson	Aye
Lloyd Barton	Aye

The Motion passed with all voting Aye.

Commercial Development

Chairman Dale Harrison:

Introduced Craig Knight for Superior Truck Wash

Superior Truck Wash

Craig Knight

Rob Decol president of PDG Building Systems. Will be the general contractor on the project. Partner Eric Pye has met with Craig Blunt and Greg Platt and has gone through all the requirements that will be needed as far as landscaping issues and anything else that might need to be resolved.

Greg Platt: The only thing that has not been worked out is does this façade of this building fit the requirements? A coverall building that will have some type of canvas material for the outside. There was one question that was brought up as to whether a different type of façade be

added to the front of the building like masonry brick or rock. The building will be facing highway 40.

Lloyd Barton: Does not have any problem with type of material. Has seen this on different buildings and it is not an eye obstruction in any way.

Greg Platt: I am not sure the façade meets the City requirements. Other buildings we are requiring stucco or stone. There would have to be a wall built in front that would conform to the standard.

Lloyd Barton is more concerned that the building is only 100 feet from the highway and if the trucks will be able to make a turn in that area.

Craig Knight: I am thinking about moving it back to 150 feet. Plus you will not be able to see the building from the highway. BJ is in front of this building.

Rob Decol: We believe that we are in compliance. We are working on moving the building back to 150 feet and the landscaping has been planned. We are aware of what is required for the green space.

Greg Platt talks about the trucks dragging mud onto the highway. It might be something that might need to be added.

Lloyd Barton makes a motion to approve Superior Truck Wash with the building to be moved at least an additional 40 feet back as the proposed plan shows and the green space in front be at standard or above for landscaping.

Walter Gale seconds the motion.

Chairman Dale Harrison asks if this project is ready for final.

Lloyd Barton amends motion to include the project to be moved to final.

Walter Gale seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Stanley Johnson	Aye
Lloyd Barton	Aye

The Motion passed with all voting Aye.

Chairman Dale Harrison:

Introduced Mark Amokasu for Meadow Creek

Meadow Creek

Lane Henage filling in for Mark Amokasu for Meadow Creek subdivision is presenting the project to be approved for preliminary. The subdivision is located on 2000 east. There was a concern with the bunkers at the concept plan.

The company that has the bunkers has agreed to take care of the problem with the bunkers prior to the project being built. They will be moving the bunkers or making sure that the bunkers will be in compliance. Lane Henage states they will have letters stating what the solutions will be prior to or at final. They are hoping to get final within the next month or so and would like to begin construction within the next three months, six months at the latest.

Lloyd Barton questions the ingress, egress road to the highway. Would like to see the plat that would show where that will be located.

The retail and commercial areas will determine where the entrances will be located.

Lloyd Barton: The open ditch is a big concern and really needs to be addressed and put on any proposal that will be coming before the

planning and zoning. It will also need to go before the Bar Ditch committee.

Greg Platt: This project is also a PUD with 4-plexes and 3-Plexes. I have been through the measurement on this project. I am satisfied with the green space. They have a pool and a fair amount of lawn. It will have a lot of open space. The property in front has been sold, pending a zoning change, to Wheeler Machinery and will be used by them to expand. We have held the design conference with the utilities any problems will be corrected and put before us at final.

Lloyd Barton: The only thing that must be addressed is where the road is going out on highway 40, the green space will be done on phase one.

Greg Platt: I would just stipulate that on the motion. There is a question as to whether all the residential can be put in before the commercial or do we want to put in some commercial along with the residential?

Lloyd Barton makes a motion that we approve the preliminary on Meadow Creek phase one as presented with the condition that where the 1250 access ingress, egress road follow the green space beautification on highway 40 as phase one.

Walter Gale seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Stanley Johnson	Aye
Lloyd Barton	Aye

The Motion passed with all voting Aye.

Items for Further Discussion

Dealing with Windor Subdivision there is a group that would like to buy a lot and split it in two. The entrance now for the whole lot is 106 feet. The entrances, when split will be 70 feet on one and 36 feet on the other. The ordinance for frontage now states that there are no frontage area or depth requirements. Is that the way we want to continue or would you like to require a frontage minimum. The commission all agrees that there should be a minimum of at least 80 feet. The emergency vehicles must be able to access the entrances if needed. The Council was also asked and they agree with the 80 foot frontage entrance for Industrial.

Walter Gale motion that we change the industrial ordinance to read there must be at least 80 feet of frontage or 80 feet of gutter minimum.

Stanley Johnson seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Stanley Johnson	Aye
Lloyd Barton	Aye

The Motion passed with all voting Aye.

The second issue that needs to be addressed deals with the Industrial ordinance. It now requires any lot over one acre in an industrial or commercial area come before the Planning Commission. Would you like to change the ordinance to read that on a single lot development,

they can just talk to the City Planner and City Manager and have their project signed off without coming before the Commission.
Chairman Dale Harrison suggests that if it just a normal building and meets all the requirements it can be handled through the office. If it is something that is out of the ordinary the Commission would like to see the projects.

Chairman Dale Harrison recognizes Mark Partridge as a potential new member for the Planning and Land Use Commission.

Adjourn:

Walter Gale Motions to adjourn meeting at 9:00 p.m.

Lloyd Barton seconded the motion.

Roll call taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Stanley Johnson	Aye
Lloyd Barton	Aye

The Motion passed with all voting Aye.

Next Regular Planning and Land Use Meeting will be held on March 11, 2008 at 7:00 p.m.