

Naples Planning and Land Use Regular Meeting Minutes –May 13, 2008

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:35 p.m.

Commission Present: Chairman Dale Harrison, Jim Garner, Walter Gale, Jim Richards, and Stanley Johnson

Commission Absent: Vice Chairman Bruce Cook, Lloyd Barton

Council Rep. Present: Kenneth Reynolds

Others Present: Craig Blunt, Brandy Goff, John Wood, Fran Harding, Russ Vernon, Bret Stringham, Phyllis Elgiar, Stephen Elgiar, J.D. Veucill, Gary Hatch, Kendall Morgan, Linda Morgan, Randy Smith, Tyler Stensin, Michael McHugh, Steve Wells, Brent Cooper, Ray Nestler, Carma Bascom.

Welcome: Chairman Dale Harrison welcomes the Commission and the Public to the Planning and Land Use meeting for this evening. A pledge of allegiance and a prayer follows.

Approval of Agenda: Jim Garner makes a motion to approve the May 13, 2008 agenda. Walter Gale seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Jim Garner	Aye
Jim Richards	Aye

The Motion passed with all voting Aye.

Disclosures/Conflicts: Jim Garner, employee of IFA. Jim Richards, brother of Lloyd Swain, brother-in-law of Brent Cooper.

Approval of Minutes April 22, 2008

Chairman Dale Harrison asks the commission to table the regular minutes on April 22, 2008 and the Public Hearing for April 22, 2008 due to not having a full quorum. Jim Garner makes a motion to table the minutes until the next meeting. Walter Gale seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Jim Garner	Aye
Jim Richards	Aye

The Motion passed with all voting Aye.

Residential Development

Cooper Subdivision

Crag Blunt explains to the Commission there was a concern with drainage and how the property was to be maintained by the HOA, and we needed to meet with the utility companies. The change you see on the plat, the park is now part of the subdivision. Walter Gale asks Brent Cooper if he will maintain it until phase 4 starts. Brent Cooper responds he plans on farming it until the four ranchettes are for sale. Bret Stringham: Where is Brent Cooper going to store the drainage: Crag Blunt: The drainage will go to the common area. Chairman Dale Harrison: lot #21 is eighty feet wide but lot #20 is seventy-five feet wide. Brent Cooper: We continued the center line across all of the lots. This makes two of the lots a bit over an acre and the other two just under an acre. Bret Stringham: Is he going to have a pond or a catch basin to catch his water: (Commissioner Stanly Johnson walks in to the meeting) Brent Cooper: When this is irrigated the runoff water drains into the ditch across the street. The retention pond will cover all of the homes to the common area. Jim Garner makes a motion to give final approval pending the completion of the drawing for the retention pond in the common area submitted and approved before this goes to the Council. Walter Gale seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Jim Garner	Aye
Jim Richards	Aye

The Motion passed with all voting Aye.

Public Hearing

Walter Gale makes a motion to open the Public Hearing. Jim Richards seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Jim Garner	Aye
Jim Richards	Aye

The Motion passed with all voting Aye.

Industrial development

IFA Commercial-
Preliminary/Final

Tyler Stensin addresses the changes that were made due to the Commissions request. The ingress/egress shows lighting and an increase in highway beautification. Craig Blunt recommends the highway beautification be given in more detail. Jim Garner asks if IFA has modified the turn to make it easier for trucks to get in. Tyler Stensin: we are still working with the architect on removing the first row of islands. Craig Blunt: We will need to specify the type of fence for the back fence on the east side. This fence will be against a residential area. The fence would have to be 80% obscured. Jim Richards makes a motion to approve preliminary and final approval as it has been presented, with the recommendation, we need more detail

on landscaping on the west side and on the fencing on the west side.
Jim Garner seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Jim Garner	Aye
Jim Richards	Aye

The Motion passed with all voting Aye.

Wheeler-Conceptual

Mike McQue with Utah Commercial Contractors: Wheeler would like to build a 14,500 square foot addition on the back of their existing building. We would like to remodel the front of the building as well. The storm water will drain into a retention pond on the south west corner. On the inside of the existing building we will be doing upgrades as well Jim Garner; will there be just dirt around the new addition: Mike McQue: there will be concrete aprons all the way around the three sides of the building then gravel and road base, Chairman Dale Harrison: What do you have in mind for landscaping: Mike McQue: we propose the curb and gutter that is there, six foot side walk, then fourteen feet of landscaping. In the landscaping there will be four small islands where they could display four small pieces of equipment. There will be four pads of cement to display the equipment then xeriscaping and trees and shrubs. Chairman Dale Harrison: are you going to maintain a sign on the building: Steve Wells with Wheeler Machinery responds: we will have a CAT rental sign and possibly a Challenger ad sign as well. Jim Garner asks if the customer parking will change. Mike McQue responds; it will be the same, we need to stripe and define it. Jim Richards makes a motion to accept Wheeler's concept as presented and send the recommendation to the Council.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Jim Garner	Aye
Jim Richards	Aye

The Motion passed with all voting Aye.

General Business Petition for Re-zone

Bret Stingham: Last meeting we brought a petition forward. The Commission tabled the re-zone for RA-2 to RA-1 zone. Is this still tabled? Jim Garner: Yes it is. Bret Stingham: The re-zone is on the agenda for tonight. Craig Blunt: we will only be discussing updates. Bret Stingham: can I wait to present the petition to the Commission until after the re-zone updates: Jim Garner makes a motion to change the agenda for General Business to Swain's Re-zone the Petition for re-zone RA-2 to RA-1. Stanley Johnson seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Jim Garner	Aye
Jim Richards	Aye

The Motion passed with all voting Aye.

Swain's Re-Zone Updates

Craig Blunt: On April 22, 2008 there was a public hearing for a re-zone on property owned by several trustees. This was tabled pending a review from the City Attorney to see if we could grant a variance. We cannot grant a variance unless we change the ordinance. There are two large acreages considering re-zones, they could come in and petition to change their zones to RA-1 as well. This is all the attorney can give you.

Petition for Re-Zone

Mr. Swain said in the last meeting he would like to sell this property. The neighborhood does not want the re-zone. Jim Richards asks Craig Blunt if Sunstone has lost the option to buy. Is their concept still in force? Craig Blunt: yes, the concept that has already been approved. Bret Stringham asks the Commission for their support on keeping the zoning as is.

City Center

John Wood: we are proposing a five lot commercial subdivision. There will be a hotel and a convenient store. There are three different retention ponds on the site. The hotel will be in the bottom corner and the store next to the highway. Chairman Dale Harrison: Do you have highway access? John Wood: we are still working with USOT. There should only be one access road from 1500 south.

Administrative Updates

Gary Hatch-Petition

This petition is for the development Meadow Creed. They are planning on using 1375 south as access to the development. Everyone on this street is opposed to this. We are asking that they build their own entry way and protect the sanctity of our homes in this small subdivision. It is not unreasonable to ask for them to build an access road from 150-0 south. We are not opposing the subdivision, just them using our road for their access road. We do not want the extra traffic. Chairman Dale Harrison submits the two page petition for the record.

Phyllis Elgiar:

100% of the people that live on this road are her tonight. My husband and I move to this location because it was in a quiet cul-de-sac, there was no unnecessary traffic; there was no homes directly in front of our house. Our quiet cul-de-sac street is being proposed to be made a through street. Some of the reasons we have moved here are being violated. I don not want this street to be through street. I ask the Commission, if this affected your family, would you want this street to become a through street? Ray Nestler: The developer from Draper has said this is final. What can we do to try to preserve the road? Craig Blunt: Meadow Creek needs final approval by the Planning Commission. Kendall Morgan: We moved into this subdivision because it was small and quiet. One of the first things I have notices on this road is the traffic will end up trying to avoid 500 south. This will force the morning traffic down 1475 south. This road is not made to handle that kind of traffic. This will ruin the quiet community on 1375 south if it is made in to a through road.

Items for Future Discussion

Chairman Dale Harrison: we have not received Vice Chairman Bruce Cook's official resignation but he cannot be here on Tuesday nights. I do not want to wait another month for a vice chair. I will not be here on May 27, 2008; I would like to appoint Jim Richards as acting chairman for that night. I would like to put up the elections for Vice Chairman. Walter Gale nominates Jim Garner. Jim Garner nominates Lloyd Barton. Please make a ballot in the next week. Chairman Dale Harrison asks Craig Blunt to check with Denise Hacking about catering dinner invitations for June 5th can be made up and mailed out. Craig Blunt: If you know anyone who is interested in being on the Commission, please talk to them about it. Chairman Dale Harrison: If Jim Richards cannot be at the next meeting Jim Garner will act as Chairman.

Adjourn

Walter Gale makes a motion to adjourn at 9:15 p.m. Jim Garner seconds the motion.

Roll call was taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Jim Garner	Aye
Jim Richards	Aye

The Motion passed with all voting Aye.

Next Regular Planning and Land Use Meeting will be held on May 22, 2008 at 7:00 p.m.