

Naples Planning and Land Use Regular and Public Hearing Meeting Minutes –June 10, 2008

The Public Hearing meeting opened at 7:05 p.m.

Public Hearing

- Welcome:** Craig Blunt welcomes the public to the Public Hearing.
- All Present:** Jim Richards, Lloyd Barton, Walter Gale, Craig Blunt, Connie Patton, Celeste Easton, Beujaueiu Hauuah, Karissa Page, Jenessa DeSardve, Justin Parker, Heather Stinson, Verden Goodrich, Mary Bernard, Peggy Goodrich, Jude Hacking, Bonnie Cook, Tyler Andres, Troy Meier, Brad Harrell, Kenneth Stanley
- City Center/Vernal Ventures II
(Meier Commercial Project) Brad Harrell with Vernal Ventures II, we are not sure the architecture on the buildings is set in stone. We felt that this development was needed. We are hoping we can get a “sit down” diner with flex space for small stores. We will also have a truck fueling station coming off of highway 40, not interfering with traffic off of 2500 south.
- Verden Goodrich Are you planning on having a road off of 2500 south?
- Brad Harrell We will have an ingress/egress off of 2500 south. The Fire Department requires us to have two entrances.
- Justin Parker What are you planning on doing with the canal that runs through that property?
- Brad Harrell We will have to put it underground and re-route it closer to the road.
- Justin Parker That canal controls all of our irrigation water.
- Verden Goodrich I am demanding that you put in a six foot high chain link fence.
- Walter Gale Can we upgrade that to a block fence or a vinyl fence?
- Brad Harrell I believe it would be best if we put up a block fence higher than six feet.
- Justin Parker What is the yellow strip down the side?
- Brad Harrell That is the utilities. It travels to 2500 south. All of the site drainage has to stay on the site.
- Justin Parker What are your plans for the hotel? How many levels?
- Brad Harrell We are planning on three levels.
- Justin Parker What are Naples City standards?
- Craig Blunt Three stories, 34 feet.

Brad Harrell I think my max height is thirty five feet.

Mary Bernard I have a question on the traffic congestion on 2500 south, that corner is already congested; especially during the school year. Have you done any traffic studies? That corner cannot handle more traffic. There isn't a traffic light going in there, is there?

Craig Blunt If this development goes through, I hope UDOT will see that a traffic light is needed.

Justin Parker With the cost of fuel, they make the kids walk to get to a bus stop.

Brad Harrell We need to force the traffic light issue.

Justin Parker We know the development is coming, it looks good.

Bonnie Cook At this phase is this a dream or is a hotel that is interested?

Brad Harrell We have bought a franchise for La Quinta, we have a timeline with them. We have floor plans back for the hotel. This development is up and running. We are not sure if we are going to keep it and run it or if it is going to be sold and run as a hotel. We have not determined on the light industrial side or flex space. This could be used for two story office buildings, retail outlets, etc.

Troy Meier We just finished Roper Business Park we would like to invite everyone to an open house. We wanted to make this more of a business park than an industrial park. It is 1700 east 1500 south.

Justin Parker Do you think this development will be finished in two years?

Craig Blunt Brad Harrell could you explain what the phases will be for this project?

Brad Harrell We will stub the utilities at the hotel site. There will be individual site plans but each of the owners will be responsible for maintaining the architectural standards.

Justin Parker It sounds like the first business going in will be the hotel where you have already got the franchise.

Brad Harrell It might be a restaurant. We do have two restaurants interested. We also have people who want to purchase these pads sites as well. We would probably build this whole thing out and then mark this as flex space. The first thing to go in would be the roads/infrastructure.

Justin Parker Do you think this development will be finished in two years?

Brad Harrell I think we would be close to that. With LaQuinta, after the plans are approved, they give us fourteen months.

Verden Goodrich Which way will you run your sewer from the hotel?

Brad Harrell It appears, for draining purposes we may have run to 2500 south.

Jim Richards When are you going we going to get a grocery store in Naples?

Brad Harrell We did think about putting a grocery store in this development. This is a possibility. Harmon's was interested.

Justin Parker I would rather see a grocery store than a truck stop.

Brad Harrell From my stand point I think Harmon's was interested. I think three acres would be a little tight though.

Justin Parker We wonder why Naples doesn't have a grocery store and our own post office.

Brad Harrell If we did need more flex space; we could remove the restaurant spaces out.

Justin Parker Have you talked about lighting and how you will be lighting up that neighborhood?

Brad Harrell We have talked about putting in lower density lights and shorter posts (Directional/shield). We do want to think about safety. We need more lighting towards the road.

Traffic Signals in Naples City
Craig Blunt

UDOT wanted the City and the Planning Commission to look at the proposals that they sent back for the concept phase. A question we had for them is if the radius is there at the intersections on 500 south for 18 wheelers. There are some easement issues, some of the property owners own property to the middle of the street. At SR 45 and Highway 40, we are planning a 4 way intersection. They will be putting in a right hand turning lane as well as a left turn lane.

Bonnie Cook

We are the only ones on the corner. I am concerned about the traffic congestion. I will not be able to get into my driveway if there are two semi trucks in the turning lane. If my property becomes commercial, there will still be an issue with that entrance.

Jim Richard makes a motion to close the public hearing for the City Center on 1500 east 2500 south.
Walter Gale seconds the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

Regular Meeting

Commission Present: Chairman Dale Harrison, Jim Richards, Lloyd Barton, Walter Gale

Commission Absent: Stanley Johnson, Jim Garner

Council Rep. Present: Kenneth Reynolds

Others Present: Craig Blunt, Connie Patton, Celeste Easton, Beujaueiu Hauuah, Karissa Page, Jenessa DeSardve, Justin Parker, Heather Stinson, Verden Goodrich, Mary Bernard, Peggy Goodrich, Jude Hacking, Bonnie Cook, Tyler Andres, Troy Meier, Brad Harrell, Kenneth Stanley

Approval of Agenda:

Disclosures: None

Approval of Minutes: Walter Gale makes a motion to table the minutes for May 27, 2008 until the next meeting, June 25, 2008. Lloyd Barton seconds the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

Public Hearing Discussion
City Center/Vernal Ventures II

Following the Commission's discussion for the (Troy Meier) City Center/Vernal Ventures II, Lloyd Barton makes a motion to approve the concept plan for the City Center (Meier Family Project). Jim Richards seconds the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

Infrastructure Development
Traffic Signals in Naples City

Craig Blunt: UDOT talked about the timing for foot traffic to cross the street. UDOT is concerned it takes one minute for foot traffic to cross the street. This will cause an issue for their timing.

Chairman Dale Harrison: We want the residents to be able to access their homes. The street light should make it easier to cross and not keep people from getting into their own driveways.

Walter Gale makes a motion to accept the concept from UDOT for the streetlights for SR 45 US 40 and 1500 east 500 south with the concerns to be addressed of timing for foot traffic and heavy traffic congestion for the residents causing them to use the turning lanes to get in their driveways, and proposals for development with approved concepts on the south side of Highway 40. Lloyd Barton seconds the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

Administrative Updates

Craig Blunt: I would like to remind the Commission the next Planning and Land Use meeting will be held June 25, 2008 at 8:00 p.m.

Adjourn

Lloyd Barton makes a motion to adjourn at 8:15 p.m. Walter Gale seconds the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on June 25, 2008 at 8:00 p.m.