

Naples Planning and Land Use Regular and Public Hearing Meeting Minutes –June 25, 2008

The Public Hearing meeting opened at 8:10 p.m.

Public Hearing

Welcome: Chairman Dale Harrison welcomes the public to the Public Hearing.

All Present: Chairman Dale Harrison, Stanley Johnson, Walter Gale, Lloyd Barton, Jim Richards, Craig Blunt, Brandy Goff, Paul Simms, R. Steven Austin, Malia Stubbs, Greg Sinks, Denna Hatch, Connie Mott, Tommy Bristow, Darleen Jensen

Ashley Ridge
Concept Plan
Paul Sims:

Ashley Ridge is a 182 acre development. It is located approximately at 1500 south 2550 to 3600 east. There are two different zones on this property. The property above the dug way is approximately 47 acres located at 2550 to 3600 east is zoned RA-1. The property below the dug way is 135 acres zoned A-1. We want to do a combination of single family homes, condos and town houses. We would also like to include a retirement product that family members can come to that could be like assisted living or a retirement center. Our intent is to have a development people can come to and move into in the next ten years. It is going to take a long time to make it work. You will not see an impact on the community right away.

Tommy Bristow: How many single family homes will there be?

Paul Sims: On the upper portion there are 18 single family homes. On the bottom portion there are 112 single family homes.

Tommy Bristow: This development will flood.

Paul Sims: There are areas in this development that would probably flood. This is an elevated site. We are not building in a flood plane. There are elevations we have to meet. The condos we are proposing will be a two story building with four homes on the top story and four homes on the bottom level. This will be a town house community. The main floor of the building would be a combination of the living area and a two car garage. The top floor would be two bedrooms one bath. The lots for the single family homes will be 6,500 to 10,000 square foot lots. The homes on those lots would be 1,300 square feet to 1,700 square feet. These homes will be three bedroom two bath homes on one floor. The finishes we would like to do would be stone, stucco, wood trim, timber faces within the buildings. We would like the exterior match the community. This is a picture is a two story eight plex building. These homes would be about three bedrooms from 1,225 to 1,275 square feet with exterior porches. These houses would surround the open space. We would like to have an extensive trail system throughout the community. We do want to have landscaped green areas that make this

park friendly. We would like to keep some of the open space in native plants.

Malia Stubbs:

Is there going to be a home owners association? So all of the landscaping will be regulated with specific needs of what they can and cannot do?

Paul Sims:

There will be a home owners association that will be responsible for the development. There will be regulations for the town houses and condos but for the single family home owners will have an option of maintaining their landscaping themselves.

Tommy Bristow:

What impact will this have on the schools and the water?

Paul Sims:

There will be an impact. This project wants to attract first time home buyers and move down buyers. There will need to be new bus routes. As far as the water impact, we are working with Ashley Valley Water and Sewer; they have said there is availability. For the property below the dug way, we will probably have a lift station for sewer.

Darleen Jensen:

What are the price ranges of these houses and how many houses will be on the top portion of this development/

Paul Sims:

On the top portion there will be eighteen single family homes, on the most western boundary there will be ninety six units, on this section there is 112. Down below there are 113 town houses.

Darleen Jensen:

What are your plans with the roads, they are very small.

Paul Sims:

That is one of our biggest concerns right now. There are going to be improvements made on the dug way. There are concerns with this being too narrow and the radius at the bottom of the dug way will have to be increased. We are working with traffic engineers now.

Daryl Wilson:

Are you talking about backing off with a cut?

Paul Sims:

As we analyze the dug way right now, the dug way is an 8% slope. As you go down the slope increases to 12%, that is too steep. I anticipate that this lower section of the road will be extended to the north west and increase the radius.

Daryl Wilson:

It seems to me that if we are going to approve something like this, this should be a permanent fixture. The City should require the cut to be done right.

Chairman Dale Harrison:

UDOT has standards they will have to meet and the City has to maintain.

Connie Mott:

Isn't there a way that you could build access to the north and northwest instead of having the traffic going on 1500 south which is like a freeway now?

Paul Sims:

We are anticipating doing exactly that. We anticipate these connections will come in at a future time.

Connie Mott: Don't you think there needs to be exits from the top of the development?

Paul Sims: As the traffic engineers do the study they will tell us what is needed.

Darlene Jensen: The residents will use the easiest route which is our road, 1500 south.

Paul Sims: The biggest impact I am concerned about is allowing those people to get out. They will use 1500 south for a while until there is an alternate route.

Connie Mott: On the west side of the project, I think there should be a privacy fence there, a nice looking fence.

Paul Sims: We want the development to look good. My personal preference is a three rail split cedar fence but if the planning commission and the neighbors want to do a privacy fence I would not object to that. I would like to have it be a wood fence.

Connie Mott: Wood takes maintenance.

Darlene Jensen: What is the price ranges for these homes?

Paul Sims: The prices range for the individual condo projects are \$175,000 to \$185,000, the single family homes are \$225,000-\$250,000 and the town houses are \$200,000-\$225,000.

Darlene Jensen: What is this going to do to our houses? And what does this cost us for this to be put in?

Paul Sims: I don't believe there will be a cost to you. Unless the water and sewer company has impact fees then the only people affected should be the new people coming in.

Connie Mott: Are the greenspaces going to be manicured and kept nice?

Paul Sims: There is going to be a combination of manicured grass and existing native grasses. We don't want to have everything green. I like the existing look and contours of the property.

Prior Harrell: You talked in the beginning that you would probably be building one or two of these eight plex units, is the City putting a time limit for the project to be finished?

Chairman Dale Harrison: They will have to go by phase and bond for it so they will have to do everything done accurately.

Prior Harrell: I am sure the neighbors would have a concern if only one or two eight plexes went up and they were done.

Chairman Dale Harrison: So would we.

Tommy Bristow: Is curb and gutter going to be put in?

Paul Sims: I anticipate that there will be.

Darlene Jensen: Does that mean the residents on that road will have to put in curb and gutter also?

Chairman Dale Harrison: No, not unless you are developing also.

Darlene Jensen: I am worried about the taxes, I know the taxes will go up and how do we pay them?

Chairman Dale Harrison: We have no way of governing the taxes. This would be the City Council.

Craig Blunt: When have our taxes gone up in the City? The school districts went up.

Darlene Jensen: I am imagining if this development goes in the taxes will go up again.

Walter Gale: There are a lot of developments going in all over the County.

Darlene Jensen: That's true and they are just sitting there empty with nobody buying them. This increases vandalism. There is too much being crammed into a small area.

Daryl Wilson: I want to talk about your phases and the time table for those phases.

Paul Sims: I anticipate phase one being between two and four units then work around the development.

Daryl Wilson: When will you start the lower level?

Paul Sims: In five years. I want to be smart about how we use the land; I want to build over time.

Connie Mott: Will these homes look nice and not like one of the other subdivisions in our community?

Paul Sims: The homes will look nice. I want the Commission to consider, I am not a huge fan of sidewalk but I do love trails. I would like to have the flexibility to put a sidewalk down one side of the street and a trail system on the other side.

Daryl Wilson: Paved trails?

Paul Sims: Yes. I had an adjacent property owner say their kids will die when they won't be able to ride their four-wheelers down the dug way. I think it would be great if we, as a developer, would be able to create a walking path that is not on the dug way for stroller groups, bicyclists and walking groups with a dirt path on the side for ATV's.

Jim Richards: One of the things we need to keep in mind is when someone buys a piece of property, as long as they are within the guidelines the City has established, they can do whatever they want with that property. We will make sure things are done in this development to the standards of the Planning Commission. Through public hearings we can get your input but you cannot stop development. The Planning Commission cannot stop this from being built.

Darlene Jensen: Can you set a regulation for the buildings so they aren't so high?

Jim Richards: All of those regulations will be followed.

Chairman Dale Harrison: We are in a catch 22. If we say no to this, we get people in here saying they want a grocery store and we can't get one because there isn't enough roof tops in Naples. We need the housing to support our commercial.

Paul Sims: Not only do we have the City regulations this community will also have their own set of regulations. On this piece of property on the bottom there is one hundred thirty five acres the total density is three hundred fifty homes. Right now there is two hundred twenty five. On the upper piece one part is below density and the other is at density.

With no further discussion Jim Richards makes a motion to close the public meeting for Ashley Ridge concept plan. Stanley Johnson seconds the motion.

Roll Call Taken:

Stanley Johnson	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

Stanley Johnson makes a motion to open the public hearing for BJ Services Bulk Plant concept plan. Lloyd Barton seconds the motion.

Roll Call Taken:

Stanley Johnson	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

BJ Services
Bulk Plant
Concept Plan
Steve Austin:

BJ Services is proposing a new dry cement bulk plant west of the existing site. The location is approximately 2100 south 1400 east. The project area is just less than five acres. The site we are proposing a six thousand square foot warehouse be built on that site along with a silo farm. The existing zoning is light industrial which is in line with what we are proposing. The existing use is material use and equipment storage. Surrounding use to the east of the existing BJ site then to the north is and west is equipment storage. To the south is existing farm land. The proposed site and facility will be a little west of the existing site. The new silos will be next to the small existing silos. The Bulk plant will have one bathroom in it so we will need very little sewer and

water services so we propose connecting from the existing laterals that service the existing site.

Daryl Wilson:

Where are you going to park your trucks?

Greg Sinks:

I am the district manager for BJ Services; the trucks will be parked where they are parked right now. The reason we are doing a new bulk plant is because the one we have is old and outdated. We will be adding additional silos for storage and adding a bigger blending facility so we can blend cement a little faster. Currently there is a small warehouse that will stay there but the silos by that will be moved to a different site.

Daryl Wilson:

What are your plans for the "thumper"? It used to keep me awake at night until I got used to it.

Greg Sinks:

That is called a dust collector. It is required for the air emissions.

Daryl Wilson:

I anticipate industrial will take up all of 2500 south, am I correct?

Jim Richards:

No. It will be commercial.

Lloyd Barton:

We have not approved a single piece of industrial property in a long time. We want to see it move out of town.

Jim Richards:

We do have the existing industrial zone. We have to deal with what we inherited.

Jana Rae Butler:

What are you going to do with the canal water that runs through that property?

Steve Austin:

There is an easement on along the property line. It will remain as is.

Daryl Wilson:

What are you planning on putting over the top of the pipe?

Steve Austin:

We are going to pave from the existing site over the pipe. The remainder will be gravel.

With no further discussion Walter Gale makes a motion to close the public hearing for BJ Service Bulk Plant concept plan. Jim Richards seconds the motion.

Roll Call Taken:

Stanley Johnson	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

Regular Meeting

Opens at 9:22 p.m.

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

Commission Absent: Jim Garner

Council Rep. Present: Kenneth Reynolds

Others Present: Craig Blunt, Brandy Goff, Paul Simms, R. Steven Austin, Malia Stubbs, Greg Sinks, Denna Hatch, Connie Mott, Tommy Bristow, Darleen Jensen, Daryl Wilson

Welcome: A prayer and a pledge of allegiance are given.

Approval of Agenda: Walter Gale makes a motion to approve agenda for June 25, 2008 as presented. Jim Richards seconds the motion.

Roll Call Taken:

Stanley Johnson	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

Disclosures: Lloyd Barton owns the property Ashley Ridge is proposing to build on.

Approval of Minutes: Lloyd Barton makes a motion to table the minutes for May 27, 2008 and June 10, 2008 until July 8, 2008. Walter Gale seconds the motion.

Roll Call Taken:

Stanley Johnson	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

Public Hearing Discussion

Ashley Ridge Concept Plan

Craig Blunt: There are a couple of items I would like to discuss. Who is going to do the traffic study and also bring into us the recommendations on how to work with that dug way? Do we need to share the cost of the traffic study and the reconstruction of the road with the developer or should it just be the responsibility of the developer. Lloyd Barton: Is that any different than any other in Naples

City? Craig Blunt: The developer needs to consider the impact on the road. It is supposed to hold one thousand cars. The other issue is I have been working on the amount of residents in this development. I am having a problem with the twelve plexes, working them out on the lot. The RA-1 zones say you can have a duplex on 10,000 square foot proposed lot. This is part of what I need to work out. Chairman Dale Harrison asks Craig Blunt to give a side by side comparison for the conclusion. Chairman Dale Harrison: I would like to see the traffic study before we go any further. Craig Blunt: We would only need traffic flows and a recommendation for the dug way to take to our engineers. Lloyd Barton: I feel like the City and the developer should work together. There is a certain liability to the City on that road. I don't think we should make one developer pay for a feeder road. Everybody would benefit from the dug way being improved.

With no further discussion Jim Richards makes a motion to approve the concept design as proposed for Ashley Ridge as discussed in the public hearing as long as all zoning requirements are met. Stanley Johnson seconds the motion.

Roll Call Taken:

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

The Motion passed with all voting Aye.

BJ Services Bulk Plant
Concept Plan

Following the review of BJ Services concept plan; 1. I zone 2. Access 3. Lighting 4. Fencing 5. Drainage 6. noise 7. Utilities, Jim Richards makes a motion to accept the concept plan for BJ Services subject to the planning and zoning requirements including greenspace. Lloyd Barton seconds the motion.

Roll Call Taken:

Stanley Johnson	Aye
Jim Richards	Aye
Lloyd Barton	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

General Business

Vernal City Annexation Update

Craig Blunt gave maps to the Commission showing Vernal City's original annexation plan and the current annexation plan. When somebody asks to be annexed into your City it has to be a part of the annexation plan. Old Naples went over to 500 west. Vernal's new annexation plan is taking the whole Maser, Old Naples and Ashley area. Vernal will be holding a public hearing July 8, 2008. (Lloyd Barton is excused from the meeting)

UTSSD

Craig Blunt: These packets are for your information. Bypass Road Meeting was held on June 30, 2008.

Ballots for Vice Chair

Chairman Dale Harrison read the ballots

1. Jim Garner
2. Jim Garner
3. Jim Garner
4. Jim Garner
5. Jim Garner

Chairman Dale Harrison would like to make the recommendation to the City Council for Jim Garner to be Vice Chair.

Administrative Updates

Dale Harrison: Halliburton is not maintaining the dust. Is 2000 south going to stay that low? Craig Blunt: No. They have to have a certain amount of material then road base and so on in. It will add up fast.

Adjourn

Walter Gale makes a motion to adjourn. Stanley Johnson seconds the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Stanley Johnson	Aye
Jim Richards	Aye
Walter Gale	Aye

The Motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on July 8, 2008 at 7:00 p.m.