

Naples Planning and Land Use Regular and Public Hearing Meeting Minutes –July 8, 2008

The Public Hearing meeting opened at 7:10 p.m.

Public Hearing

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

All Present: Chairman Dale Harrison, Stanley Johnson, Jim Richards, Lloyd Barton, Jim Garner, Craig Blunt, Brandy Goff, Don Lilyquist, Amy Pope Johnston, Malia Stubbs, Mark Cook, Bonnie Cook, Bruce Lee, Tammy Lee, Dorothy Merrell, Patty Ann Merrell, Earl Merrell, Andrea Merrell, Steve Austin

Maverik Stores Concept Plan 2500 South 1496 East Parcel # 060210044

Don Lilyquist:

This is a concept plan for a 4,200 square foot maverick convenient store with five gas islands between highway 40 and the store. The store will face highway 40 and it will look like the store we built in Ballard in appearance and size. There will be rock on the bottom portion of the building and efis on the top portion. The store will have a green metal roof with exterior light fixtures to match. We will be using the existing utilities with the exception of one power pole that will have to be re routed. Chairman Dale Harrison: will the fuel tanks be in the front of the building? Don Lilyquist: they will be underground. Jim Richards: Is your greenspace to the south? Don Lilyquist: There will be a picnic table and grass. Chairman Dale Harrison: are you going to greenscape along highway 40? Don Lilyquist: we have not done a preliminary landscaping plan yet. I think we are planning on covering a ten foot area. We will meet the city requirements. Lloyd Barton asks if Maverik has ingress/egress on to the property by UDOT. Don Lilyquist: we applied last year, we were twenty feet short. We had to buy additional property to the south to give us enough room for the ingress/egress.

Lloyd Barton makes a motion to close the public hearing for Maverik Stores. Jim Richards seconds the motion.

Roll Call Taken:

| | |
|-------------------------------|------------|
| Chairman Dale Harrison | Aye |
| Stanley Johnson | Aye |
| Jim Richards | Aye |
| Lloyd Barton | Aye |

The motion passed all voting Aye

Regular Meeting

Opened at 7:22

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

Commission Absent:

Council Rep. Present: Kenneth Reynolds

Others Present: Craig Blunt, Brandy Goff, Don Lilyquist, Amy Pope Johnston, Malia Stubbs, Mark Cook, Bonnie Cook, Bruce Lee, Tammy Lee, Dorothy Merrell, Patty Ann Merrell, Earl Merrell, Andrea Merrell, Steve Austin

Approval of Agenda: Jim Richards makes a motion to approve the agenda as presented for July 8, 2008. Stanley Johnson seconds the motion.

Roll Call Taken:

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|-------------------------------|------------|
| Chairman Dale Harrison | Aye |
| Stanley Johnson | Aye |
| Jim Richards | Aye |
| Lloyd Barton | Aye |

The motion passed all voting Aye

Disclosures: None

Approval of Minutes: Stanley Johnson makes a motion to approve the minutes for May 27, 2008. Jim Richards seconds the motion

Roll Call Taken:

| | |
|------------------------|----------------|
| Stanley Johnson | Aye |
| Jim Richards | Aye |
| Lloyd Barton | Aye |
| Jim Garner | Abstain |

The motion passed all voting Aye

Lloyd Barton makes a motion to approve the minutes for June 10, 2008. Stanley Johnson seconds the motion.

Roll Call Taken:

| | |
|------------------------|----------------|
| Stanley Johnson | Aye |
| Jim Richards | Aye |
| Lloyd Barton | Aye |
| Jim Garner | Abstain |

The motion passed all voting Aye

Jim Richards makes a motion to approve the minutes for June 25, 2008.
Lloyd Barton seconds the motion.

Roll Call Taken:

| | |
|------------------------|----------------|
| Stanley Johnson | Aye |
| Jim Richards | Aye |
| Lloyd Barton | Aye |
| Jim Garner | Abstain |

The motion passed all voting Aye

Maverik Stores Concept Plan

Following the discussion in the public hearing, Jim Richards makes a motion to accept the concept plan for Maverik Stores. Lloyd Barton seconds the motion.

Roll Call Taken:

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|------------------------|------------|
| Stanley Johnson | Aye |
| Jim Richards | Aye |
| Lloyd Barton | Aye |
| Jim Garner | Aye |

The motion passed all voting Aye

Naples Towne Centre Preliminary Plan

John Wood: We are presenting phase I tonight that will consist of the hotel. The irrigation problem has been addressed. We have routed it through a pipe to a splitter box and under the highway. Lloyd Barton asks if the exterior will be stucco and stone. John Wood replies yes. Stanley Johnson asks how high the building will be. John Wood: three stories. Craig Blunt: when the presentation was originally given, we were told they would stay under thirty five feet. John Wood: the developers are pushing to start building. They want to start by fall. There will be an eighty percent sight obscured fence on the 3000 south line. We will be working with UDOT to utilize the entrance coming off of highway 40. Lloyd Barton: so there will not be an ingress/egress on SR 45 then? John Wood: there might be one there, it depends on UDOT. Lloyd Barton: I have an issue with you not having an egress/ingress to that property. You share the ingress/egress with Udell's Cabinets. We need to see a written letter giving you permission to use their right of way.

Lloyd Barton makes a motion to give preliminary and final approval for Naples Towne Center Motel sight with the conditions of the ingress/egress is stamp approved. Jim Garner seconds the motion.

Roll Call Taken:

| | |
|------------------------|------------|
| Stanley Johnson | Aye |
| Jim Richards | Aye |
| Lloyd Barton | Aye |
| Jim Garner | Aye |

The motion passed all voting Aye

BJ Services
Preliminary/Final

Craig Blunt: There needs to be a sound buffer along the south of the property. They need to agree to plant trees or something to address this problem. BJ Services Is adjacent to 2100 south. They will want to have access to the road. I think they should have to contribute to the road project and upkeep. (Walter Gale comes in at 7:45 p.m.) BJ Services should be obligated to start contributing to the road project and upkeep for 1400 east and 2100 south when they put in and use the gate on to the road. Halliburton and Raptor will finish the north loop on the upper part of the west end. BJ Services, J.D. Field Services and Superior Undercarriage will take care of their part. The developer between BJ Services and Raptor will be responsible for his portion. Jim Richards: is it theory that all of these businesses contribute to 100% of the road costs or does the city participate? Craig Blunt: the City tries to be supportive with the businesses. This is not a carrier road it is specifically for them. We will help where we can but they will be mainly responsible. Steve Austin: BJ Services is proposing the removal of their existing bulk plant and building a new plant immediately to the west of the current plant. There is a bathroom that needs utility services so we proposed extending the existing utilities to the new project. Lloyd Barton: are all of the retention ponds in place? Steve Austin: the lot will be in gravel, there will not be any run off. Lloyd Barton: have we discussed a solid surface approach to minimize gravel and dirt being brought onto the highway? Steve Austin: yes we did. We will be using the paved surface on the existing site. Jim Richards: we were discussing an egress/ingress on 2100 south. If the day comes were BJ Services will be utilizing that, they will have to participate in the cost sharing of the construction for that road. Steve Austin: would that be just along the road for the portion of the property? Lloyd Barton: I would like to see the ordinance for that. What I see fair is whatever the square footage of the developable property should be prorated to the cost sharing of the road cost. How does the ordinance read? Craig Blunt: there are no real guidelines on how to split the costs. Steve Austin: BJ Services will be putting in a dust collector that does not make the thumping noise. Lloyd Barton: so noise will not be an issue. Will this increase truck traffic? Steve Austin: no, the truck traffic will be the same. The new bulk plant is a little further away from the home owners than the existing one. Steve Austin: there is an existing fence but if it is it does not meet standards we will put privacy slats in. Lloyd Barton makes a motion to approve preliminary and final for BJ Services with the exceptions of a six foot 80% sight obscured chain link fence to be put up on the south side of the fence and BJ services are aware of their obligation for improvements on 2100 south when deemed necessary. Walter Gale seconds the motion.

Roll Call Taken:

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|------------------------|------------|
| Stanley Johnson | Aye |
| Jim Richards | Aye |
| Lloyd Barton | Aye |
| Jim Garner | Aye |
| Walter Gale | Aye |

The motion passed all voting Aye

Adjourn

Walter Gale makes a motion to adjourn. Jim Richards seconds the motion.

Roll Call Taken:

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|------------------------|------------|
| Stanley Johnson | Aye |
| Jim Richards | Aye |
| Lloyd Barton | Aye |
| Jim Garner | Aye |

The motion passed all voting Aye

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