

Naples Planning and Land Use Public Hearing Meeting Minutes –August 12, 2008

The Public Hearing meeting opened at 7:25 p.m.

Public Hearing

Welcome:

Vice Chairman Jim Garner welcomes the public to the meeting. He explains we do not have a full quorum but public comment can be heard and no motions will be made.

All Present:

Vice Chairman Jim Garner, Stanley Johnson, Walter Gale, Scott Jones, Brandy Goff, Blaine Hunting, Mary Bernard, Richard Maxfield, Chris Balling, Natalie Klum, Ron Phillips, Landon Maxfield, Dan Paschal, Kala Wilson, Paul Wilson, Debbie Wilson and Bret Stringham

Blue Mountain Vista

Re-Zone C1-R2
Reduction of Overlay
Concept Plan

Scott Jones: Blue Mountain Vista will be a development of 188 residential units and a commercial development. We have not seen anything purposed for the commercial part of this development yet. The zoning for the property is currently a C zone, the application is to change that to R-2 zone. the highest density residential. They are also requesting a reduction of the design overlay zone which the requirements of the residential project can match, exceed, or be less than the design overlay zone. The remaining 500 feet adjacent to highway 40 will still be in the design overlay zone, the frontage on highway 40 that was planned for the rest of the corridor. Also, they are here for concept plan approval.

Chris Balling:

My purpose here is to answer any questions that come up. We are here to address any issues and go through the proper procedures. People have seen this before.

Paul Wilson:

I live on 1835 East 2500 South. I am concerned what this is going to do for schools, traffic, property values and crime rates for the surrounding neighborhoods.

Bret Stringham:

Is this in your master plan, to change the zoning?

Debbie Wilson:

If they are putting in something this big, are they planning on putting a stoplight 2500 south? There are already traffic issues without this development there.

Vice Chairman Jim Garner:

I don't believe there has been a light approved for 2500 south.

Blaine Hunting:

I also live on 2500 south. I don't know if there are still share holders to the seepage water. They need to check on the water rights.

Chris Balling:

Right now, there is an inlet box by the car wash and another that drains to it, a pipe drains on to the property. The boxes remain full of silt most of the time. We were planning on taking this pipe and running it through the project and letting it out were it is currently let out. There is water in the canal that seeps. We are piping this all of the way across the front of our property. We will not be taking any of this water.

Blain Hunting: There is always water in the boxes.

Chris Balling: We are going to collect all of it. These units will not have basements. We are not taking any of this water; we are just running it through our property.

Bret Stringham: You will need a 15 foot right of way to put that pipe in.

Chris Balling: There is an easement. There will be two manholes for maintenance.

Jim Garner: Will there be anything built over the top of the pipe?

Chris Balling: No, there won't be. Any water that is generated by our project, roof water, etc., we will be collecting in a retention basin. Debbie Wilson asked about the stop light. When we do our road we will be widening the road by our project. Hopefully that will help with the traffic a little bit. Highway 40 is UDOT'S road. They will do a traffic study to see if the traffic warrants a light. As far as the master plan, this property was originally zoned commercial in hopes of a grocery store. We actually tried to get a grocery store. We were turned down by five to ten different chains. We are trying to put a buffer zone between the commercial and residential zones.

Ron Phillips: Will you be explaining what the new schedule will be now that action cannot be taken tonight. When is the next meeting and council meeting? How will this change due to the inability to resolve and take any action?

Scott Jones: The plans will still go to the City Council with no action taken. The City Council will be seeing this as if it were a new project.

Ron Phillips: I believe the Planning Commission has seen this project before; perhaps the detail work and asking questions were done then.

Scott Jones: The Planning Commission and the City Council is to look at this as a new concept plan. Yes, it has been seen before but I have asked them to see this as a new project.

Chris Balling: They have seen it before even if it is being seen as before. In previous meetings the plans were gone through very thoroughly. We have been given approval before. The purpose of this meeting was to go through proper procedures that might not have been done before.

Walter Gale: I believe an issue the previous City Planner had was with greenspace.

Chris Balling: The only issue on that was the interpretation of the ordinance says. The ordinance was pretty straight forward in the definition, quality greenspace. We added up the total area, took out roads, streets, structures, etc, and divided it. Greg Platt's definition was larger areas. I feel we have those too. There was a difference in definition but we tried to follow what the ordinance says. On property values, if it was a commercial area you would have commercial coming and going all day. There is definitely going to be people regardless of what the project is. We are trying to confine the people in this subdivision; it will be a nice development. With more people could be more crime.

Jim Garner: What kind of commercial do you envision in front of this development?

Chris Balling: There has been talk of a hotel or a retail store. There are still no definite plans as of yet. There aren't big pads so there can't be big but there is good access.

Bret Stringham: Will the road run down by the church?

Chris Balling: Yes.

Blaine Hunting: What type of fence will be put up?

Scott Jones: That could be up to the Planning Commission. It is usually something six foot sight obscuring.

Paul Wilson: It seems like a lot of people for such a small area. I am worried about the crime. I don't want to see another project get started without proper maintenance and be run down.

Chris Balling: The property owners will be responsible for the maintenance. We are trying to meet a need expressed by Halliburton and other like companies. We feel this is the best use of the property.

Jim Garner: Will this be done in phases?

Chris Balling: Yes and the phases will depend on how we do the utilities.

Jim Garner: Have we decided on an occupancy rate before you start a new phase?

Chris Balling: No but I think that is going to more of an economic issue.

Jim Garner: Thank you again for your attendance. We will now close the public hearing.

Ron Phillips: Requests a written explanation to be given to the City Council from the Planning Commission explaining why there was no action.

The Regularly scheduled meeting of the Planning and Land Use Commission has been canceled due to the lack of a full quorum.

Next Planning and Land Use Meeting will be held on August 26, 2008 at 7:00 p.m.