

Naples Planning and Land Use
Regular and Public Hearing Meeting
Minutes –August 26, 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, Walter Gale, Lloyd Barton, Jim Garner, Craig Blunt, Brandy Goff, Nikki Kay, David Kay, Jesse Smith, Samantha Smith, Dan Paschal, Lisa Webb, Janelle Webb, Charles Jones, Linda Jones, Landon Maxfield, Richard Maxfield, Chris Balling, Debbie Wilson, Paul Wilson, Donna Merrell, DeeLoris Jones, Robert Brown, Sharon Freeman, DJ Freeman, Dorothy Merrell, Earl Merrell, Troy Meier, Annette Meier, Natalie Klum, Donald, Ted Slaugh, Cresta Slaugh, Mark Cook, Bonnie Cook, John Campbell, Annalee Foster

Blue Mountain Vista
Re-Zone C to R-2
2359 South 1500 East
Parcel # 05:133:0020

Chris Balling: I represent the owners of this property. The property is zoned commercial in hopes of a grocery store. We have had a number of store chains turn us down due to lack of residents in Naples. We are trying to divide the property between commercial and residential. We want to keep the front portion of the property commercial and re-zone the back portion to R2. Currently you have a commercial zone abutting residential. By re-zoning to R2 this would create a buffer between the commercial and residential zones. This is a good use of this property. The majority of this property does not border the highway. This development will handle the growth in this valley. These homes would be affordable houses with three bedrooms and a two car garage. They will have separate entrances and patios. This development will also help with bringing in a grocery store because it will bring in a large amount of residents. We are asking for a re-zone for the back portion of the property and in doing that we will line up our road with the existing right of way that runs by the church. By doing that, the road is closer than the six hundred foot overlay zone. This is why we are also asking for a reduction of the overlay zone to five hundred feet. This project is its own project all roads, maintenance, landscaping, etc. will be handled by the residents of this project. It will not be the City's responsibility to plow the roads or maintenance for this project.

Sharon Freeman: Is the road in front of the Harrison home?

Chris Balling: Yes, it is a dedicated right of way as I understand.

Sharon Freeman: Has the Harrison family been notified there will be a driveway in their front yard?

Chris Balling: We are hoping the traffic will use 2500 South. The access is off of 2500 South and there isn't an access point for this new road.

Sharon Freeman: Where will the enter/exit points be?

Chris Balling: There will be an access at 2500 South. Three lanes with two exit lanes and one enter lane and an access that comes directly onto the highway. We are trying to minimize traffic. The road by the church will mainly be used for future development.

Paul Wilson: I live at 1861 East 2500 South. I have a lot of concerns about this project. It is a high density housing area we are going to have major traffic congestion on 2500 South. Can our schools handle the growth? What about police protection and the crime rate? There are a lot of things that I think have not been addressed. I don't think the public has had a fair say on this project and as far as I can see the residents are against it. I hope the commission and the City Council will vote responsibly and keep the property commercial.

Debbie Wilson: My Husband and I went door to door to the people who mainly border this property. We have 53 signatures on a petition against this re-zone. They do not want a big housing project coming in and we do not think this will be beneficial to the City; it will only be a liability. We do not get revenue from the property tax just sales tax and we don't get sales tax from a housing project. The traffic would be a major issue without a traffic light at 2500 South 1500 East. Traffic is already an issue without the added traffic of 188 unit development. 2500 South is not a road that is built to handle this much traffic. I to have a lot of concerns with this re-zone and would agree with the 53 names on this petition that will go to the City Council that we vote no on the re-zone.

Natalie Klum: I am a local realtor. I think it is my position to come speak on the behalf of the people who are trying to move to our area and make a home here because of the growth. Our area is fortunate for the growth that is taking place here. Unfortunately we will experience some growing pains. I meet with the people who want to move to our area that either cannot bring their families and live in hotels or the entire families are living in hotels because of the lack of affordable housing. We have to have projects like this to accommodate the growth and to keep the prices affordable. I have been working with Uintah County School District for recruiting teachers. The school can't recruit teachers because there is nowhere for them to live. If we have more residents in Naples City we can attract those grocery stores. I think if I went and got signatures of people who are in favor of this development I believe I would get more than 188 signatures. These people are good people, just like us. There was a concern with crime rate but that is everywhere you go.

Paul Wilson: What is the price range per unit for these homes?

Chris Balling: I think we are trying to hit \$150,000.00 maybe even \$125,000.00.

Paul Wilson: I am not against development of any kind. This project is so dense. I think that if you had this many units spread out a little more it would be more beneficial.

Walter Gale: Part of the way they can keep prices down is to keep the density.

Sharon Freeman: What are the amenities inside the development?

Chris Balling: There will be a club house with a pool, sports court, tot lot and a tennis court that may be left as an open field.

Sharon Freeman: Is this going to be a gated community?

Chris Balling: No, not gated but it is a private community.

Lloyd Barton: How many units are you asking approval for?

Chris: 188 units on 22+ acres. The density is at 11.6 units per acre. When we went through this before, we were told we could go to as many as 15 units per acre but we wanted to keep it less than 12 units per acre. The stop light, we do not have control over that that is UDOT's decision. As far as the entrance/exits, I think that most of the traffic will end up using the entrance we will be putting in on highway 40. This leads to the center of the development and would be easier access to the homes than the access off of 2500 South.

Sharon Freeman: Will the entrances be landscaped?

Chris Balling: Yes, both entrances will be landscaped. As far as the schools, I anticipate that there will be kids that live in this community. I do not anticipate that everyone in this development will have kids. The people living in this development will be paying taxes so they have the right to send their kids to public schools.

Chairman Dale Harrison: We are going to ask Vice Chairman Jim Garner to read the Public Hearing Minutes for Blue Mountain Vista from August 12, 2008.

Vice Chairman Jim Garner: (Reads) **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 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.

Chairman Dale Harrison: Are there any more comments on this project?

Lloyd Barton: Is there a City ordinance on phases?

Craig Blunt: We work it out with the developers as we go. On the other developments we use 80%.

Chairman Dale Harrison closes the Public Hearing for Blue Mountain Vista Re-Zone from Commercial to R-2

Chairman Dale Harrison opens the Public Hearing for Meier's Re-Zone from R-1 to I-1.

**Meier Re-Zone
From R1 to I1
1600 South 1800 East
Parcel # 05:12:0020, 05:132:0021**

Troy Meier: We are the developers of the Roper Business Park. We built it mainly for a new shop for us and then expanded it three other facilities for Baker Hughes, a customer of ours. We ended up needing a place to put equipment and material. We purchased this piece of ground to the east of us that the Horrock's owned then we purchased another piece mainly for access. We want to expand the Roper Business Park. There was a home that the Hallet's owned was close to the proposed expansion we purchased that property as well. We do not want to encroach on the residents. The buildings and the fence would help buffer the noise. We are not planning to re-zone anything else, just square off the property. We are trying to increase the property values around us. If it is going to hurt the value of the property around us or interfere with the lifestyles we can consider other options.

Nikki Kay: I live on 1700 South. Roper Business Park is in our backyard. I do not dispute that Mr. Meier has done an amazing job on the park, it is very nice. If I felt like we were only encouraging their development I might consider it but I think all of the Commission have sat here long enough to know you are considering a re-zone. As soon as the property is re-zoned it can be sold and the buyer can put anything they want in that zone. We have had a little bit of trouble with the noise, they did put up a very nice fence however, they have two story buildings. If we go outside at night we cannot see into our backyard. It is as if you had a spot light shining in our yard. The guys that work at night open the bay doors and turn their music up so you can hear it in our homes. I know you can't really regulate noise in an industrial area. We would really like you to reconsider. We have lived there a long time and we never thought we would have industrial next door. We do not want any more industrial in the middle of our residential area.

Lisa Webb: I live on 1700 South. I have the same concerns that Nikki Kay has. We just spent \$10,000.00 on a fence to help with the noise from 1500

- South all ready. I am concerned about traffic as well. It is almost impossible to get onto the highway right now. I am also concerned with the big truck traffic by the park. If we put more industrial in that area it is not safe for our kids. I have lived here for 25 years and we moved there because it was out of the way of the City.
- Ted Slaugh: Unless you are going to put in a couple of stoplights I can see a big traffic issue. All of the trucks and all of the kids, its not fair.
- Troy Meier: In regards to the lights, we can put deflectors there, Office Reynolds has commented on liking us there just for the security cameras we have up. As far as the noise, I will have the guys shut the doors and turn the music off. Whether this passes or not, please call us with any problems or concerns.
- Sharon Freeman: Wasn't there a light proposed by Naples City office?
- Chairman Dale Harrison: There have been traffic studies on every intersection in Naples. UDOT decides where the lights are needed.
- Craig Blunt: There are three different lights approved for the Ashley area. One is on 1000 South and Main Street the other two at 500 South Highway 40 and Highway 40 Highway 45. You will not see the lights working until spring.
- Cresta Slaugh: 1500 South 1900 East. Do we want this residential or industrial? It needs to be one or the other not mixed uses. The trucks cannot see over the fences to come onto 1500 South.
- Bruce Brown: I have lived in Broolkane Subdivision for about forty years. When I first moved there was a buffer zone between the residential and industrial zones. This re-zone would eliminate that buffer zone. I am not for any more industrial in our area.
- Charles Brown: My biggest concern is you are trying to mix to much industrial with the residential. The roads are not wide enough and there are special speed limits because of the number of children that live around there. I think maybe you should consider widening the roads before brining in any more developments. We should be worrying about our children and places to live. Industrial should be further away from residential.

Chairman Dale Harrison closes the Public Hearing for Meier's Re-zone from R1 to I1.

**Ordinance Change For Quorum Requirements
Land Use Ordinance Chapter 02-004-001
Planning Commission Membership Change
From 9 Members to 5 Members**

- Craig Blunt: It has been recommended that this be a five member instead of a seven member Planning Commission. Three members would make a quorum with one alternate. The purpose for it is it is getting more difficult to get

nine members and going to the minimum of three members to make a quorum. Everything else in the ordinance will remain the same.

Chairman Dale Harrison: We would like to have a variety of people from the community to sit in for the Planning Commission.

Donna Merrell: I think there was a lot of work that went in to the Master Plan. I think you need to really look at the Master Plan and be careful not to do so much mixing. I think you should be conscience of you Master Plan.

Mayor Dean Baker: I initiated this reduction for the Planning Commission. As I visited with Dennis Judd, we looked into other cities about the same size as ours. A five member commission in our opinion would be the best decision for now.

Lloyd Barton: We very seldom have more than five members here.

Chairman Dale Harrison: We did not have a quorum two weeks ago so developers drove three on one half hours here, we could not make a recommendation, then they have to come back to the next meeting because one member of the commission is sick.

Bruce Brown: What would this do to our property values having industrial in our back yard? They will drop.

Stanley Johnson: Is there a reason why there would only be one alternate?

Mayor Dean Baker: I didn't want to have a lot of alternates.

Adjourn Public Hearing

Chairman Dale Harrison Adjourns the Public Hearing and opens the Regular Meeting of the Planning and Land Use Commission.

Regular Meeting

Opened at 8:15

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

Commission Absent: Jim Richards

Others Present: Craig Blunt, Brandy Goff, Nikki Kay, David Kay, Jesse Smith, Samantha Smith, Dan Paschal, Lisa Webb, Janelle Webb, Charles Jones, Linda Jones, Landon Maxfield, Richard Maxfield, Chris Balling, Debbie Wilson, Paul Wilson, Donna Merrell, DeeLoris Jones, Robert Brown, Sharon Freeman, DJ Freeman, Dorothy Merrell, Earl Merrell, Troy Meier, Annette Meier, Natalie Klum, Donald, Ted Slaugh, Cresta Slaugh, Mark Cook, Bonnie Cook, John Campbell, Annalee Foster

Approval of Agenda: Lloyd Barton makes a motion to approve the new agenda for August 26, 2008. Walter Gale seconds the motion.

Roll Call Taken:

Vice Chairman Jim Garner:	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Lloyd Barton	Aye

The motion passed with all voting aye.

Disclosures: None

Approval of Minutes:

July 8, 2008

Regular and Public Hearing Lloyd Barton makes a motion to approve the Regular and Public Hearing Minutes for July 8, 2008. Stanley Johnson seconds the motion.

Roll Call Taken:

Vice Chairman Jim Garner:	Abstain
Stanley Johnson	Aye
Walter Gale	Aye
Lloyd Barton	Aye

The motion passed with all voting aye.

**August 12, 2008
Public Hearing**

Type a page to follow the Public hearing minutes cancelling the Regular meeting due to lack of a full quorum. On page 2 clarify UDOTs road as highway 40, page 3 add fence to the end of the sentence: what type of fence? Chairman Dale Harrison asks for the Public Hearing minutes for August 12, 2008 to be presented with the changes made at the next meeting on September 9, 2008.

Public Hearing Discussion

**Blue Mountain Vista
Re-Zone C to R-2
2359 South 1500 East
Parcel # 05:133:0020**

Lloyd Barton:

Does the long term land use plan maintain this as commercial property and the overlay is 600 foot setback from the middle of highway 40?

Craig Blunt:

Correct

Vice Chairman
Jim Garner:

Can we put any housing or residential in a commercial zone?

Craig Blunt:

When we changed the ordinance from 2006-2007 we do not allow residential in a commercial zone. In order for this project to continue, we would have to re-zone from commercial to residential.

Chairman Dale Harrison:

There has been a lot of time and effort put in to our Master Plan. I think we need to consider our Master Plan as we discuss these issues. I believe that if we just keep giving and giving we will not have a Master Plan.

Lloyd Barton:

I have some real concerns over these issues. With a little bit of math, if 188 residents make an average of 3.5 trips out of the development in one day that is 658 added trips to an all ready overloaded intersection that has no future plans for a traffic light. The density of that many residents in that small of an area that close to highway 40, I have safety concerns. I have a strong feeling that commercial property is going to be a rarity in Naples some day. With that said I make a motion to recommend to the City Council to deny this zone change from Commercial to R-2.

Stanley Johnson:

In our commercial zone we talk about maintaining a rural type of community. When we start stuffing things like this in there it starts giving it an urban feel. I think that this is something that is easier to keep than it is to get back after you give it away.

Walter Gale:

Seconds Lloyd Barton's motion.

Roll Call Taken:

Vice Chairman Jim Garner:	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Lloyd Barton	Aye

The motion passed with all voting aye.

**Meier Re-Zone
From R1 to I1
1600 South 1800 East
Parcel # 05:12:0020, 05:132:0021**

Vice Chairman
Jim Garner: I have a problem with putting this so close to the residents. I wouldn't have a problem if we were re-zoning the entire area but not just a piece.

Chairman Dale Harrison: I agree 100% with that. I love what Troy Meier has done with the Roper Park. We need a buffer between residential and industrial. Look at what has happened by Halliburton. The area was zoned industrial and later added residential. It has caused problems. I don't want to do that again.

Vice Chairman Jim Garner: I know all intentions are good but things change over time.

Lloyd Barton: At one time all of 1500 South was industrial. We ended up changing it to residential. I think we have a real traffic accident prone area on 1500 South. With the elementary school and a park, we have such mixed interests on the same side of the street within blocks of each other. We have safety issues.

Vice Chairman Jim Garner: I make a motion to deny the re-zone for Meier's property.

Walter Gale: I second the motion.

Roll Call Taken:

Vice Chairman Jim Garner:	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Lloyd Barton	Aye

The motion passed with all voting aye.

**Ordinance Change For Quorum Requirements
Land Use Ordinance Chapter 02-004-001
Planning Commission Membership Change
From 9 Members to 5 Members**

Vice Chairman Jim Garner: makes a motion to approve the change to five members with one alternate.

Walter Gale: I hate to see it go down to five.

Vice Chairman Jim Garner: I think it would be easier with five. You know you need to be there. With nine there is a thought that someone else will be there. There is a level of commitment there.

Chairman Dale Harrison: I wish we had more people out there willing to serve and give their input. It is difficult to get a quorum.

Vice Chairman Jim Garner: Like we discussed before, we had men come from the Wasatch front to be here and we didn't have a quorum. They had to come back out and that is not cheap.

Chairman Dale Harrison: I like this idea but I would like to have the option of changing it as needed. We do need to scale it down but I believe we need to have a variety of people from around the City.

Craig Blunt: We could make it mandatory for the alternate to attend as much as a commission member.

Lloyd Barton: We could resolve this problem with a little higher commitment from the commission now.

Chairman Dale Harrison: I am for this but I also don't want to shut out the possibility of getting new input.

Lloyd Barton: Our main focus should be to represent the ordinances and the welfare of our community.

Chairman Dale Harrison: I feel like the alternates should be here as much as we are.

Lloyd Barton: Mr. Mayor, how did this come about?

Mayor Dean Baker: It has been a struggle to get a full quorum. Dennis and I looked at other City's our size. Five would be a good number. If we keep growing I don't see a problem with adding members.

Lloyd Barton: seconds Vice Chairman Jim Garner's motion. We can add members as the community grows.

Roll Call Taken:

Vice Chairman Jim Garner:	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Lloyd Barton	Aye

The motion passed with all voting aye.

Emergency Temporary Use Permit For Family Care

Jesse & Samantha Smith

1360 East 2500 South

Craig Blunt:

It became apparent it was difficult to find housing. People wanted to bring in single wide trailers to put on their property until the families got on their feet. The Planning Commission and the Council put this ordinance together called Emergency Temporary Use Permit For Family Care. It is under conditional use so all conditions can be set by the Planning Commission and the Council based on the circumstances presented to you. The time limit is five years. There have been some concerns that five years is to long. In all of the years we have been doing this, we have one that is still open. They have renewed so it has been there for ten years. The Planning Commission has the opportunity

to review a request for a family to come in and get set up. The word temporary is very important because that particular lot cannot be legally divided into two lots because there is not frontage. There is plenty of room for the single wide, the lot is deep.

Lloyd Barton: Does this fall under a flag lot?

Craig Blunt: No, not without the frontage. In the past a permanent foundation is more than is allowed in a mobile home park. We wanted to make sure whatever supports this doesn't heave up and down with the frost. The skirting needs to resemble the other foundations surrounding this home. The basics for declaration is economic reasons.

Lloyd Barton: I would think that would have to come from the Mayor and the Council before we seen this. There would have to be a formal declaration before we move into an emergency housing situation. I make a motion to recommend to the City Council to act on this on the Planning Commissions behalf under the Emergency Temporary Use Permit for Family Care. I am asking to table this until we hear back from the Mayor and City Council.

Vice Chairman Jim Garner: I second the motion.

Roll Call Taken:

Vice Chairman Jim Garner:	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Lloyd Barton	Aye

The motion passed with all voting aye.

Commercial Development

**Maverik Stores
Preliminary/Final
2500 South 1496 East
Parcel # 06:021:0044**

Craig Blunt: I have questions about the drainage. I have been corresponding with Don Lilyquist.

Dan Paschal: It is my understanding that we have to retain all of our drainage. We have talked with our engineers, there isn't enough room for a retention pond but we are planning on putting in a storm tech system. All of our drainage will be kept onsite underground in tanks.

Craig Blunt: What about the irrigation?

Dan Paschal: If I understand correctly, there was a concern about the canal freezing in the winter and flooding the vacant lot. The concern when we covered it up it would freeze higher and flood peoples homes instead of vacant lots. Our director of construction has informed us that if we use a large enough diameter pipe it would prevent freezing and maintain the flow through winter so we didn't have flooding of any kind.

Craig Blunt: Will the fuel tanks be above ground or underground?

Dan Paschal: Underground. We use 10 or 12 inch concrete pad on top of the fuel tanks. The tanks are put underground then anchored with concrete. There will be an electronic censoring system. All of our tanks are double wall fiberglass which aids in detection of leaks faster. We are regulated by the state.

Craig Blunt: The only other questions I have are minor, one is landscaping and the other is about lighting.

Lloyd Barton: We can resolve these issues through you.

Crag Blunt: Have you completed the application with UDOT?

Dan Paschal: When we come back to Naples on Thursday for City Council we will be taking some measurements at the site for UDOT. UDOT has given us conceptual approval for access as it stands but we ended up purchasing additional property to the south. This will move the ingress/egress further from the intersection.

Lloyd Barton: It sounds like you have two more weeks of work to provide the additional information on the issues presented. Does it really matter to Maverik if you get final approval tonight?

Dan Paschal: The only issue we would have with timing is we have tied up some property for about a year now. The current property owners are anxious for us to get through.

Lloyd Barton: After preliminary approval, contracts can be finalized.

Dan Paschal: We have a company policy we have to receive final approval before we can finalize any contracts.

Lloyd Barton: The size of the culvert pipe is a huge issue. Without engineering to tell us exactly what that is going to do and the size of your tanks and square footage, we need you to get this information and present it in front of us again.

Craig Blunt: Epic Engineering has been working on the drainage. We now know the amount of water that would come through that pipe. Maverik needs to get together with Epic and get that information.

Dan Paschal: I think we would be able to get these answers by Thursday for City Council.

Lloyd Barton makes a motion to recommend to the City Council for preliminary and final with the conditions of they meet the engineering requirements for retention drainage, irrigation system, size and qualification of the underground storage tanks, landscaping and lighting in the application period to the City Council. Jim Garner seconds the motion.

Roll Call Taken:

Vice Chairman Jim Garner:	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Lloyd Barton	Aye

The motion passed with all voting aye.

Industrial Development

Winder Industrial Park Lot #8 Split

1014 East 500 South

Parcel # 05:014:0208

Jim Garner:

What is this building going to be used for?

Craig Blunt:

They class the buildings. This will probably be a IIB, no sprinkling systems. With the setback shown, this will be a typical oil and gas use.

Lloyd Barton:

What is the City’s recommendation?

Craig Blunt:

We split one of Winders lots before. They feel like the 2.5 acre lots are more than what the owners can afford. They are leasing the buildings instead of selling. The larger lots are not affordable.

Lloyd Barton:

This subdivision is already approved. I want to put the pressure on UDOT to get involved with the traffic issues. Can they co-use the retention?

Craig Blunt:

Each lot has to retain their own drainage. They have to have their own utilities as well because there is the potential of two separate owners. We need a letter from Ashley Valley Water and Sewer supporting this and an agreement not to cut the road.

Lloyd Barton makes a motion to recommend to City Council to approve the lot #8 split for Winder Industrial Park with the stipulations the sewer and water application process is approved through Ashley Valley Water and Sewer and to split this to maintain a sewer and water lateral that the road not be cut. Walter Gale seconds the motion.

Roll Call Taken:

Vice Chairman Jim Garner:	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Lloyd Barton	Aye

The motion passed with all voting aye.

General Business
Community Ideas

Craig Blunt:

Please take some time to review the brochure. This was created for our Downtown area to give to businesses. Please review this and give us any comments to give to our consultants. We do not have a slogan for the brochure yet. In the front of the brochure there is a place for the Mayor and a place for the Planning Commission to give a couple of paragraphs of your support.

I would also like to invite the Commission to the ground breaking for IFA, shovels will be provided. This will be held Thursday August 28, 2008 at 6:00 p.m.

Dale Harrison:

For the slogan on the brochure, lets make this a competition community wide.

Craig Blunt:

We could turn this to the Naples Elementary.

Adjourn

Lloyd Barton makes a motion to adjourn. Jim Garner seconds the motion.

Roll Call Taken:

Vice Chairman Jim Garner:	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Lloyd Barton	Aye

The motion passed with all voting aye.

Next Planning and Land Use Meeting will be held on September 9, 2008 at 7:00 p.m.