

Naples Planning and Land Use Public Hearing and Regular Meeting Minutes November 18, 2008

Welcome: Chairman Dale Harrison welcomes the public to the meeting.

Open Ceremonies Chairman Dale Harrison called the meeting to order at 7:00 p.m. The pledge of allegiance was led by Lane Webb followed by a prayer given by Stanley Johnson.

Jim Richards moved to open the Public Hearing for Mainstay Suites. Stanley Johnson seconded the motion.

Roll Call Taken:

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

The motion passed with all voting Aye

Public Hearing
Mainstay Suites
1365 East 2850 South
Parcel #06:021:0039

Chris Miller:

Introduces the project team: Cherag Petal and Alex Adekaumbi. This hotel is in the Choice Hotel Family, it is an eighty unit three story building. On the first floor there will be a breakfast area, housekeeping, public restrooms and the check in area. The rest of the first floor will be guest rooms. The second and third levels will be all guest rooms. Each room will have a kitchenette area, sleeping area and a bathroom in the room. In the front elevation, the plans show that there will be brick on the front of the building; this can be cultured stone instead. Chris Miller shows the Commission the landscape, utilities, drainage and parking plan.

Chairman Dale Harrison: Would there be a problem with the Hotel Chain to change the facade from brick?

Chris Miller: No, you would typically see three exteriors we can use and we don't have to use the window grids or this particular molding.

Jim Richards: The line between the second and third floor would look nice with cultured stone or stucco.

Stanley Johnson: I see the building is forty-two feet high; we have a thirty-five foot maximum height.

Chris Miller: The height of the peak is forty-two feet. We are over the maximum.

Walter Gale: Asks Craig Blunt if the height requirement is for the Fire Marshall.

Craig Blunt: Mostly the fly over for the airport and we didn't have a ladder truck when the ordinance was written. We have access to a ladder truck now that we are a fire district. The third reason was for skyline. How much of the skyline do you want to take?

Jim Richards: Would it be possible to reduce the pitch of the roof?

Chris Miller: We would have to go with a flat roof.

Jim Richards: We can be flexible on the height; we have access to a ladder truck now.

Cherag Patel: The franchise will not allow us to go to a flat roof.

Chris Miller: I would like to add that the building is fully sprinkled for life safety. We can check with Choice Hotel about the possibility to do a flat roof but this look is the preferred for Choice Hotels.

Jim Richards: The height is only six feet above or maximum. Now that we have the capability of a ladder truck we can work with you on the height.

Steve Rasmussen: I am here representing myself, my brothers and sisters and my mother who owns the land just north of this development. We have several concerns: one being the southwest style. When I went to the meeting to the Master Plan there was talk about an Italian style. Would that come into play here with the stucco and the rock? I really liked the idea of the Italian look. Lighting: the lighting for Motel 8 is very offensive to the neighbors. The Holiday Inn lighting, I think, is perfect for security and for the neighbors. Mainstay's north property line is our south property line. My mother currently accesses her house on the road that borders Mainstay's property line. The problem we have is we were under the understanding that the road, Naples Avenue, would be left as an access route. We lease our land to a farmer that would have to use this road to get to his water; this development would block that access. With this hotel running north and south it would cut into the parking lot of the big box store in the Master Plan. I personally would like to see the hotel further north in the Master Plan. This would have a bad effect on the Master Plan. I think this development would have a serious impact on people who might want to buy our land and develop it if they do not have an access.

Clyde Ruppe: We have an irrigation line that runs behind Naples City office and right through the Hotel's property. How does this effect my irrigation?

Chairman Dale Harrison: Asks the developers if they are aware of the irrigation line.

Chris Miller: We have been trying to locate the water line along with the other utilities on this piece of property.

Craig Blunt: They will not be able to build over the irrigation line.

Craig Blunt and Mr. Ruppe discuss where the irrigation line runs on the property. Mr. Ruppe points out the irrigation line on an ownership plat.

Chris Miller: I would like to respond to Steve's question regarding the lighting. We are very receptive to how the lighting is done; we will make sure the lighting isn't offensive to the neighbors. We may be able to do a flat roof; there may be a variance we can get from the franchise.

Cherag Patel: In response to the look of the hotel, we want to look as close to the Master Plan as possible, we do not want to stick out like a sore thumb. In response to the positioning of the hotel, I believe the two buildings behind us are also hotels.

Steve Rasmussen: If you lined up the ownership plats and this Master Plan, our property line runs right through the middle of the development. If you are going to have businesses to the north of this hotel project, they are going to want a parking lot. The hotel will take up parking for the proposed stores and who would want to build their building behind a forty-two foot hotel? There would be no visibility for the proposed development. If any business wants to buy our land, any business would like to have parking.

Walter Gale moved to close the Public Hearing for Mainstay Suites. Jim Richards seconded the motion.

Roll Call Taken:

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

The motion passed with all voting Aye

Regular Meeting

Commission Present: Chairman Dale Harrison, Stanley Johnson, Lane Webb, Cresta Slaugh, Jim Richards, and Walter Gale

Commission Absent: Vice Chairman Jim Garner,

Council Rep Present: Kenneth Reynolds

Others Present: Craig Blunt, Clyde Ruppe, Donneita Jackson, Shelly Dugger, Alex Adekaumbi, Chris Miller, Cherag Patel, Gary Sievers, Rae Rasmussen, Steve Rasmussen, Malia Bascom and Brandy Salazar

Approval of Agenda:

Chairman Dale Harrison would like to add preliminary behind concept for Mainstay Suites under Public Hearing Discussion. Walter Gale moved to approve the agenda for November 18, 2008 with the changes. Stanley Johnson seconded the motion.

Roll Call Taken:

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

The motion passed with all voting Aye

Disclosures:

None

Approval of Minutes:
October 28, 2008

Stanley Johnson points out page 2, seventh line from the bottom, replace bee with be; page 3, change November 1, 2008 to November 11, 2008. Stanley Johnson moved to accept the Minutes for October 28, 2008 with the corrections. Walter Gale seconded the motion.

Roll Call Taken:

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

The motion passed with all voting Aye

Public Hearing Discussion
Mainstay Suites
Concept/ Preliminary
1365 East 2850 South
Parcel #06:021:0039

Chairman Dale Harrison asks Cherag Petal if the sale of the property is pending on the preliminary approval tonight. Cherag Petal: Yes, the sale is pending preliminary approval. Chairman Dale Harrison: The way the hotel is set on the lot does not fit into our Master Plan. The hotel needs to run east to west so it would not create a bottle neck or take up parking. If it was moved back, this plan would work great. Jim Richards: The way the hotel is sitting now is taking up more the fifty percent of your property. Is it possible to purchase more land to the

west? Cherag Patel: no, it is already under contract. Chris Miller: We do not have our retention one hundred percent defined yet because we do not have the soils report. If I understand you correctly, you want us to flip the building and keep it closer to Weatherby Drive but I don't know how we will be able to use the natural contours for the retention. All of parking would be in the rear of the building. The natural terrain of the property and the exposure to the road are the main reasons the building is situated the way it is. Cherag Patel: If I am doing a development, I am going to want the most visibility. This layout creates that visibility. Chairman Dale Harrison: I understand that exposure means everything but if we allow you to go forty-two feet high then the development behind you would have no visibility with your building running north and south. Jim Richards: I don't like seeing our Downtown cut in half. You wouldn't be able to put any buildings or parking lots to the north of this project. Craig Blunt: Even if they moved to the west, they would have to move the entire building to the south. Chairman Dale Harrison: We have a plat in front of us that doesn't fit into our Master Plan. The Commission needs to review the height ordinance to accommodate a forty-two foot high roof; this I don't think will be a problem. The major problem I am getting from the Commission is the layout of the building in our Master Plan. The position of your building would create great visibility for you but it would take any visibility away from anybody behind you. As a City we have to take in to consideration the possibility of future development. We do not want to do anything that will discourage the future development of the property behind you. The Commission will have to vote on the preliminary plat we have in front of us tonight. Jim Richards moved to deny concept and preliminary approval based on the orientation of the building. I would like to ask the developer to come back with a different orientation that does not block development to the north, roads and possibly developments. Walter Gale seconded the motion.

Roll Call Taken:

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

The motion passed with all voting Aye

**Further Discussion with
Mainstay Suites
For Concept Approval
1365 East 2850 South
Parcel #06:021:0039**

Chairman Dale Harrison: We are not against the development we want this here. We are willing to work with you on the height issue we just ask that you work with us on the orientation of the building. Stanley Johnson: You mentioned the retention area would have to move if you changed the orientation of the building. That isn't true; you could still use the same area. Chris Miller: If we turn the building do we have to re-present this at another meeting? Chairman Dale Harrison: yes, our only meeting in December is December 9, 2008. Chris Miller: We want to be in Naples, there is a growing community here. We are

afraid that if we go back and take the effort to turn this building, your Master Plan still would not fit as is. Naples doesn't have the control to ensure the Master Plan will be laid out as planned because these parcels would be controlled by different developers. I fear that if we turn east and west we will lose our visibility. You will run into this problem with any other development. I think any development will cause a problem with the parking for the big box stores because it isn't controlled by just one entity. Chairman Dale Harrison: We spent long hours on a Master Plan that we felt would benefit the developers and our community. We would like to stay as close to the Master Plan as possible to help our developers and stimulate our economy too. Cherag Patel: I would like to get this project going before the end of the year. If I flip the building so it runs east and west could I get an answer so I could possibly work with Craig Blunt? If we flipped the building as is around with the access in the back, would that work? Jim Richards: That is just what we are thinking. That would give us room to work to the north. Chairman Dale Harrison: Would you have time to get a new site plan to us by December 2, 2008? Cherag Patel: Yes. Stanley Johnson moved to approve concept for Mainstay Suites with the orientation changed to east and west from north and south. Jim Richards seconded the motion.

Roll Call Taken:

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

The motion passed with all voting Aye

Craig Blunt: The developer of Mainstay Suites has put a developer's strip between our property and the right of way for the access to Mainstay's driveway. I have already e-mailed the surveyor to correct this. Ken McBride has given up a portion of his property so the street can continue on.

Naples City Downtown
Downtown Brochure

Gary Seivers: This brochure is the investor's package. This is the presentation the City will give this to developers who want to develop in the Downtown area. This is also meant to promote and attract developers. My estimation is, knowing a couple of the developers interested in this area; this will be purchased by two or three main developers. I think that you may see things happen quickly, meaning in the next ten years. The first page of the brochure shows an artistic rendition of the retail area. To create some interest, we put graphics throughout the brochure. We wanted to create some interest, make it look like it is a fun place to come. We included a letter written by the Mayor. I would like to get an electronic signature for Craig Blunt and the Mayor. I would like to encourage the Planning Commission and the City Council to write a collective letter. We go on in the brochure to highlight what is great about this area, why developers should consider this area for developing and what the area has going for it. We explain the planning process and how we got to that design. This design belongs to the residents and the City of Naples. This is not a consultants design. This design is a product of the City and the citizens.

The citizen poll results are shown. Of the two largest consensus items, one hundred percent of the polled residents want a grocery store and family dining. What we meant by oil and gas is professional office/scientists. We would like to bring them in here. The residents might have thought it was the current type of oil and gas businesses. We could have communicated that better. The next page is demographics. I would like to get updated data including a sixty mile radius. I will still keep the note at the bottom so we know we are covered by the census data. I have tried to keep this brochure as graphic as I could. We show a regional contact map showing how close we are to Salt Lake City. Chairman Dale Harrison: would it be possible to show the 2500 South intersection. I don't know if the residents would know where 2850 South is without showing the 2500 South intersection. We show a local drilling map. That says a thousand words. This map shows the activity going on here. We show the conceptual Master Plan with a legend. We give examples of the look for different businesses with character drawings. The next few pages are the opinion proforma. The last page is a contact page. The back of the brochure is a logo meant for the Downtown area.

Ordinance Updates **R3 Zone Review**

Craig Blunt: this ordinance goes hand in hand with the annexation. We needed to put together an R3 zone. Presently R1 allows five units per acre and R2 allows ten units per acre. Discussing their needs, they would like to have the opportunity to go fifteen units per acre. They refer to the project Daybreak. Daybreak allows a mixed occupancy. With the style of buildings it makes it difficult to know it is high density housing. Jim Richards: has the Daybreak project been constructed? Craig Blunt: yes. In this development there will be commercial businesses with residential on the second floor of the building. I wanted to ensure the Commission is okay with fifteen units per acre. Uintah County and Vernal City's R3 zone allows thirty units per acre. The homes will range from eight hundred square feet on up. We need to discuss rental units in R3 zones. Jim Richards: there needs to be rental units available. Craig Blunt: it will be written in this ordinance that the rentals have to be managed by the homeowner, a renter that lives on the property, or a management staff. The Planning Commission agrees on 70/30 for rental units in the R3 zone with fifteen units per acre and the units are managers; managers have to live on premises. It will be written that an overflow parking will have to be provided for RV parking.

Annexation Request Update

Craig Blunt: I wanted the Commission to know that the annexation is happening so you can be ready for it. The annexation will be going in front of the Council on December 11, 2008. The packet includes the petition and a map showing the property being annexed.

Administrative Updates

Craig Blunt: the new Planner, Chris Hoem, should be here this week. The City's Christmas party will be held on December 8, 2008 at 6:00 p.m. at the Naples Fire Station. The party will be catered by Golden Coral; invitations will be going out this week.

General Business

Jim Richards: Naples Auto's new sign: the flashing needs to stop. I thought that the ordinance stated no flashing signs. I would like to see a

letter go out complimenting the sign but asking them to change the flashing.

Craig Blunt: please review this brochure. Naples City's statistics were not included. This was our affordable housing study. I will be getting with Richard Walker to see why Naples information has been left out.

Chairman Dale Harrison: Is the 7:00 p.m. meeting schedule working for the Commission? The Commission agrees that the meeting schedule will stay at 7:00 p.m. Chairman Dale Harrison: we need to stress a no contact rule with the Commission members outside of Commission Chambers. I have received phone calls from developers; these items should be openly discussed at our meetings. If the Commission members get phone calls please refer them to the Planning and Zoning meetings.

Adjourn:

Stanley Johnson moved to adjourn. Walter Gale seconded the motion.

Roll Call Taken:

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

The motion passed with all voting Aye

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