

Naples Planning and Land Use Regular Meeting Minutes August 11, 2009

Regular Meeting

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

Commission Absent: Vice Chairman Jim Garner and Stanley Johnson

Council Rep Present: Kenneth Reynolds

Others Present: Jeff Olsen and Chris Hoem

Open Ceremonies Chairman Dale Harrison welcomes everyone out to the meeting and called the Regular meeting to order. Jim Richards led the pledge of allegiance and the invocation was offered by Chairman Dale Harrison.

Verification of Full Quorum: Chairman Dale Harrison verifies a full quorum.

**Approval of Agenda
August 11, 2009** Jim Richards moved to approve the agenda for August 11, 2009. Lane Webb seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Jim Richards	Aye
Lane Webb	Aye
Cresta Slaugh	Aye

The motion passed with all voting Aye

Disclosures: None

**Approval of Minutes
July 28, 2009** Lane Webb moved to approve the minutes for July 28, 2009. Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Jim Richards	Aye
Lane Webb	Aye
Cresta Slaugh	Aye

The motion passed with all voting Aye

Commercial Development
Gasses Plus
Discuss Façade and Landscape
990 South 1500 East
Parcel # 05:047:0016

(Walter Gales arrives at the meeting) Jeff Olsen, branch manager: The original façade was agreed on because we wanted the main focal point to be the sign. We discussed the façade with Larry Murray; if we did the rock at the bottom of the building it would bring the focus to the bottom of the building instead of the sign. Chairman Dale Harrison: Our goal with using more stone is to do away with so much stucco. The buildings look better with a split face look. Are you going to extend the sidewalk? Jeff Olsen: Yes, it will be extended to the second entrance of the property. For the landscaping areas in the front of the building, the PLC is the purple-leaf sand cherry and the GR is golden rain trees. Jim Richards: Our main concern with the trees is to make sure they don't get overgrown and block line of sight for the entrance and exit of the property. Will there be grass or rock under the trees? Jeff Olsen: I believe it will be rock. This plan does show the existing overhead utility lines. It also shows where we plan on relocating the lines underground. Chairman Dale Harrison: What type of road sign are you planning on putting on the road? Jeff Olsen: We do not plan to put a sign up near the road at this time; this would be for future reference. Chairman Dale Harrison: I like the revised plan for the façade and the landscape. Jim Richards: I also like the revised plan and I think the sign would still stand out. Jeff Olsen: The landscaping will not interfere with any of our utilities. The plan shows where the utilities are located from the landscaping area. Jim Richards moved to accept the revised split face façade, relocation of power line, modified landscaping and the sidewalk extension. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Jim Richards	Aye
Lane Webb	Aye
Cresta Slaugh	Aye

The motion passed with all voting Aye

Review And Update Land Use Ordinance
Chapter 02-03

Chris Hoem: Page 1 and 2: I added Land Use between City and Administrator. Page 3, 02-03-005.01 reads: For any proposed commercial or industrial use where the development occupies more than one acre, approval of a site plan by the Planning Commission is required prior to the issuance of a building permit. Any development under one acre requires approval of a site plan by the Building Official. The Commission would like to keep the current wording. Chris Hoem: section a. I would like to remove the words tracts of unsubdivided because we require adjacent boundaries to be shown no matter if the lot is subdivided or not. Throughout the rest of page three, I have added commas and corrected spelling errors. Page 4 section 1.: The requirement for meaningful landscaping is 5%. At the bottom of the page they have zone specific requirements. My recommendation is to remove the bottom paragraph and add see specific zone requirements to section 1. Section o. Concept plan review or the preliminary plat, if we are reviewing the plat at any one of these stages and a member of the commission notices this is in a flood zone, for example, the

commission can make it mandatory for the developer to bring an environmental impact analysis. On page 5, I added section p. which reads: Where an attachment or minor addition of 1000 square feet or less to an existing structure is proposed, the site plan shall indicate the relationship of said proposal to the existing development. In such instance, at the discretion of the Building Official, the site plan need not include other data required in paragraphs A through O above, and shall not require Planning Commission approval. 02-03-006, section B. I would like to change engineer to licensed engineer or surveyor representing the city. Section C. reads: Approval of the final plat by the Planning Commission shall be valid for 12 months unless an extension is granted by the Planning Commission. If the final plat has not been recorded within the 12 month period, the final plat must be submitted to the Planning Commission for re-approval; however, preliminary approval of a large tract shall not be voided if the first section or phase of a final plat is submitted for final approval within one year. I would like to change large tract with entire subdivision, I think it would be better understood with the change in wording. I would like to add: Before beginning construction on the next phase of the subdivision, 80 % of the previous phase shall be completed. Each phase shall not exceed thirty homes and have and have occupancy permits issued. Chairman Dale Harrison: Maybe we should allow 50% of the project if one phase of the project is smaller than fifty homes. Chris Hoem: Maybe fifty homes would be too many. Should we leave it as it at thirty homes in one phase? Chairman Dale Harrison: We will mandate a finished home as a home that has an occupancy permit issued. The Commission agrees. Chris Hoem: Section E. Notification. I spoke with Craig and he said that there was an issue between two subdivisions. An existing subdivision complained about not getting enough notice for the concept plan of a new subdivision being built right next to them. This is when the ordinance was changed to require mailed notifications to go out to property owners within 2000 feet. It is expensive to send letters to that many people and post it in the paper. Does the Commission want to lower the requirement to anywhere from three hundred feet to 1000 feet? 500 hundred feet would still be a good distance. Chairman Dale Harrison: I think five hundred feet is good. Jim Richards: Five hundred feet would be plenty. Chris Hoem: I think it depends on what it is, for example, for an annexation maybe we should send notice to 2000 feet from the property. Chris Hoem shows the Commission the guidelines for notice according to Utah City Leagues and Towns. Jim Richards: I think that a minor subdivision could be set at five hundred feet for notices, but if it goes to a major subdivision, annexation, etc... should be set at 1000 feet. Chris Hoem: We could just follow the matrix notice guideline from the state if you would like. Page 7, section 7 will be changed from subdivision ordinance to municipal ordinance.

**Voting For New Vice-Chairman
(And Possibly Regular Member)**

Ballots were handed out to the Commission for Vice Chairman.

Jim Richards with three votes,

Walter Gale, two votes

Lane Webb, one vote

Jim Richards was voted as the new Vice Chairman

Ballots were handed out for a Regular Commission Member

Cresta Slaugh, three votes

Lane Webb, three votes, followed by a coin flip, Cresta Slaugh is a Regular Commission Member.

Items for Future Discussion

Chairman Dale Harrison: Vernal Express did a story on Tuscan Condos. The residents stated how upset they were and the safety issues with the bus stop being in front of that property. I have received a number of phone calls from the residents around this area. What is the progress on getting these structures torn down or in to compliance?

Chris Hoem: Craig Blunt has been working very hard on this. The City Attorney has been counseling on what we can and can not do. We are still in the process of talking with the property owner. Chairman Dale Harrison: I was asked by a resident if there any way the City can put up a temporary fence until the property comes into compliance?

Something so the kids cannot get onto the property. I would love to volunteer to help with putting a fence up. Cresta Slauch: Can the City get with the paper and write an article on their progress or what is being done to try to solve this issue? I think it would be a benefit to the City to give the residents some peace of mind that something is being done about it. Chris Hoem: I will take these remarks to the Council this Thursday.

Chairman Dale Harrison expresses his appreciation to the Commission for making the meetings a priority in lives that are already busy.

Adjourn

Walter Gale moved to adjourn. Lane Webb seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Jim Richards	Aye
Walter Gale	Aye
Lane Webb	Aye
Cresta Slauch	Aye

The motion passed with all voting Aye

Next Planning and Land Use Meeting will be held on August 25, 2009 at 7:00 p.m.