

**Naples Planning and Land Use
Regular Meeting
August 28, 2012**

Commission Present: Vice-Chairman Jim Richards, Wally Gale, Lane Webb, and Mark Partridge

Commission Absent: Chairman Dale Harrison, Cresta Slaugh and Kerry Kinney

Others Present: Chris Hoem, Brent Cooper and Kristine Cooper, Bret Stringham, Denice Stringham, Joel Memmott, Mark Palacios, David Weston, and Erin Mayberry

Opening Ceremonies Jim Richards led the opening ceremonies.

Verification of full Quorum Jim Richards verified a full Quorum.

Approval of Agenda Jim Richards moved to approve the agenda, with the addition of a discussion on the time that the meetings start and the removal of the discussion on the Fairway Manors Subdivision. Mark Partridge seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Lane Webb	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Disclosures Jim Richards' sister Kristine is married to Brent Cooper, who intends to develop Fairway Manors Subdivision.

Approval of Minutes Mark Partridge moved to approve the minutes for August 14, 2012. Jim Richards seconded the motion.
August 14, 2012.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Lane Webb	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Wally Gale arrived at the meeting.

Public Hearing
02-23 Residential Agricultural
RA-2 Zone Amendment

Brent Cooper: The one change we were hoping for is a 90-foot minimum frontage. Chris made copies of the proposed changes and distributed them to the public in attendance. Denice Stringham: Can he do a variance for his subdivision and leave the rest as it should be? Chris Hoem: I do not believe a variance would not work in this situation because there are many properties involved. Brent Cooper: What makes the 100-foot frontage sacred? Mark Partridge: Building size, for one. Being able to put a nice house with a garage and still have room on each side of the house. Ken Reynolds: I don't like to have the ordinance change very often. Lane Webb: I agree with Ken. I think it should stay at 100 feet. It shouldn't jump back and forth. Mark Partridge: Why did you decide to try to change the frontage instead of rezoning just your property? Brent Cooper: There are some limitations to R-1. If everyone is dead-set on the 100-foot frontage, then I will try to rezone instead. Kristene Cooper: The reason we decided to try to change the frontage was to

maintain our greenbelt. We were told that rezoning would force us to lose our greenbelt. Brent Cooper: The sewer lines, water meters, etc. are already set in place.

Wally Gale made a motion to close the public hearing. Lane Webb seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Public Hearing Discussion

02-23 Residential Agricultural
RA-2 Zone Amendment

Chris Hoem: There are no changes to the RA-2 ordinance other than those we discussed in the previous meeting. The new version has parts from the RA-1 zone and also clarifies and simplifies the language. Mark Partridge: In a normal housing subdivision, 90 feet is a reasonable frontage. Wally Gale: Just because we have a minimum of 90 feet, doesn't mean they have to have 90 foot frontages.

Jim Richards made a motion to accept the proposed changes. Wally Gale seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Nay
Mark Partridge	Nay

The motion died, lacking a majority in the affirmative.

Mark Partridge made a motion to accept the proposed changes EXCEPT for the change to the minimum lot frontage from 100 to 90 feet. The frontage would remain as is. Lane Webb seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

General Business

Best Deal Spring – Concept Plan Review

Mark Palacios: We are a retail sales of heavy truck and automotive parts. We are looking to build in Naples. Chris Hoem presented the checklist of items that are needed for the final plan. Mark Palacios: Everything will be contained inside the building and we plan to make it look as nice as possible. Jim Richards: Are you aware of our Southwest Design aesthetic? Mark Palacios: Yes we plan to do that. We plan to have whatever access UDOT will allow from Highway 40 and we plan to use another access on 1500 East. Chris Hoem: We require either a 5% lot landscaping, or a 20 foot landscaped strip along the road, whichever is lesser. The building sides facing streets (West, North, and East) will need to conform with our Southwest aesthetic which includes stone and stucco with earth tones. For lighting, it needs to be directed away from neighboring parcels. We require 100% storm

water retention engineered for a 100 year storm. Mark Partridge: Will you have space for large trucks to turn around? Mark Palacios: We will have plenty of room for transporting. Jim Richards: The concept looks good to me. Mark Palacios: What about signage? Chris Hoem: We allow signs up to 150 square feet in size. The main issues we have deal with traffic safety. Signs needs to be located and lit in a way that minimize driver distraction.

Lane Webb made a motion to approve the concept of the Best Deal Spring business. Mark Partridge seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Concept Review of the Farm Subdivision and rezone from RA-1 to R-1

David Weston showed the proposed subdivision map. He talked about the road that will be built across the gulch. The Commission noted that a bond would need to be set up in order to ensure that a gravel road be built in the future to provide a second access to the subdivision for emergency vehicle access. Mark Partridge: Do they need to be 80% built out before moving to the next phase? Chris Hoem: That is correct. The Farm Subdivision has been built up extremely fast recently and if things continue at this rate, there will not be any remaining lots available in the next month.

Lane Webb had to leave the meeting.

Jim Richards motioned to approve the concept plan for the Farm Subdivision and to suggest that the planned road be widened by 2 feet (to 36 feet of asphalt) and that a 5 year maximum time limit be set on the bond for the gravel road. Wally Gale seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Public Hearing

02-17 Airport Transition Zone

The Planning Commission asked for public input on the change to the Airport Zone. No public input was given.

02-11 Residential R-3 Zone

The Planning Commission asked for public input on the change to the R-3 Zone. No public input was given.

Jim Richards motioned to close the public hearing. Wally Gale seconded.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Public Hearing Discussion

02-17 Airport Transition Zone

Chris Hoem described the Sunshine Bench Airport Site Study. The Planning Commission reviewed the latest plan for the airport. No changes were made from the previous meeting and proposal. Mark Partridge motioned to recommend to the City Council to approve the changes. Wally Gale seconded.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

02-11 Residential R-3 Zone

The Planning Commission reviewed the ordinance and the only change was to require a minimum 4 foot wide green strip between the sidewalk and the curb/street. Jim Richards motioned to recommend the changes and adoption of the ordinance to the City Council. Mark Partridge seconded.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Administrative Updates

Recommendation to add Michelle Kinney as an alternate member of the Planning Commission

Jim Richards made a motion to recommend that the City Council appoint Michelle Kinney as an alternate member on the condition that only Kerry or Michelle attend a given Planning Commission meeting. They would not be allowed to both attend and vote at a meeting. Wally Gale seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Items for Future Discussion

Chris Hoem: I've noticed that we have been starting our meetings late. Would it be better to start at 7:30 pm instead? The Commission agreed to move towards 7:30 pm meetings.

Adjourn

Wally Gale moved to adjourn, and Mark Partridge seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on September 18, 2012 at 7:00 p.m.