

**Naples Planning and Land Use
Regular Meeting
December 17, 2013**

Commission Present: Dale Harrison, Wally Gale, Lane Webb, Mark Partridge, Bret Stringham, Neil Cathey, Andrew Bentley and Szeth Simmons.

Commission Absent: Cresta Slaugh and Kerry Kinney.

Others Present: Chris Hoem, Councilman Ken Reynolds, Rob Heywood, Cliff Grua, Sarah Porter, Don and Sherry Mosen, Brandon and Alicia Wilkins, David Hatch, Julie Romane, and Scott Hiatt.

Verification of full Quorum Dale Harrison verified a full Quorum.

Approval of Agenda Wally Gale moved to approve the agenda. Mark Partridge seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Wally Gale	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Disclosures None

Approval of Minutes Dale Harrison motioned to approve the minutes for September 17, 2013. Wally Gale seconded the motion.
September 17, 2013

Roll Call Taken:

Dale Harrison	Aye
Wally Gale	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Public Hearing

Ironwood Subdivision Amendment

Pheasant Run Subdivision Phase 2 Located East of 500 East at ~2700 South – Preliminary Review

Dale Harrison motioned to open the public hearing for the land use amendments. Mark Partridge seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Wally Gale	Aye
Lane Webb	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Cliff Grua: The ownership of the park area of Ironwood was accidentally put into the City's name and needs to be corrected, going back into private ownership. There are some options. We want to have a meeting with the homeowners of the subdivision to determine the best choice moving forward. One option is to have the homeowners voluntarily enter into a Homeowner's Association and pay a regular fee to fund the maintenance, insurance, and property tax to upkeep a simple park. The other option is to allow a home to be built on the lot. This way the area is maintained by the owner. Either way, there will be an easement area that runs with the property and provides a permanent area for stormwater retention and for piling the plowed snow. Sarah Porter: If the park went into existence, it would be required to have a Homeowner's Association. The cost would fall onto us. Chris Hoem: One thing to

keep in mind is that none of the current homeowners can be forced to participate in the HOA. Bret Stringham: That should have been done before the construction of the homes. Andrew Bentley: What he's saying is that we have to deal with the problem now. Bret Stringham: Now it's back on Naples' hands. Why put it back on the people that live there? Chris Hoem: The City Council never agreed to accept the land. Cliff Grua: It was deeded to the City by mistake along with the streets and sidewalks. It has stayed that way ever since. One of the problems is the tax assessment problem. In the Valle Grande subdivision, the homeowners pay \$175 per month. Andrew Bentley: If it were developed as a park with an HOA, would it be limited to the people in the HOA, excluding neighbors? Chris Hoem: That is an enforcement issue that the HOA would have to deal with. Andrew Bentley: If you did end up developing it and selling it, would the profits return to the residents? Cliff Grua: Yes, it is their responsibility. Mark Partridge: Is there a requirement for green space? Chris Hoem: There needs to be a place for the stormwater to be retained. We also need a place to pile the plowed snow. Bret Stringham: Did you have anyone sign an agreement to join the Homeowner's Association? Cliff Grua: No, the buyers had to agree to the CC&Rs. Chris Hoem: This meeting is about amending the subdivision. This issue still needs to go to City Council.

Dale Harrison: We've had some changes to the Pheasant Run Subdivision Phase 2 plan since the last time we reviewed the area. Chris Hoem: This includes connecting 500 East a second time to the subdivision, in phase 2, also there is a new connection stemming off the east side of 750 East. There are plans for 2 areas in the subdivision that will retain stormwater and are planned to be some sort of park areas. Dale Harrison: My concern is that the portion of 1000 East needs to be paved and connect to High Country subdivision. I also feel that the City should either go all or nothing with these tiny parks. If the City wants to maintain the 2 small parks in Pheasant Run, why can't we also maintain the areas in Ironwood and Sunstone? Neil Cathey: I don't believe the Uintah Recreation District will be supportive of all these small parks. We already have more park area per capita than most places.

Dale Harrison motioned to close the public hearing. Wally Gale seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Wally Gale	Aye
Lane Webb	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Public Hearing Discussion

Ironwood Subdivision Amendment

Bret Stringham: We need to find out what happened with the HOA and the land being deeded to the City years ago, and the homeowners need to discuss how to solve the problem before anything else happens. Dale Harrison: Since this meeting is really about the amendment to the subdivision, I motion to recommend approval of the amendment on condition that the stormwater/snow easement runs is recorded with the plat and that the neighbors settle the issue of building lot vs. park area before any land is transferred. Wally seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Wally Gale	Aye
Lane Webb	Aye
Mark Partridge	Nay
Bret Stringham	Nay

The motion passed with the majority voting Aye.

Pheasant Run Subdivision Phase 2 Located East of 500 East at ~2700 South – Preliminary Review

Bret Stringham: I make a motion to recommend approval of the Preliminary Plan of Pheasant Run Phase 2 excluding the City Park green space, until further discussion. Mark Partridge seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Wally Gale	Aye
Lane Webb	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

General Business

Lot 3 in Haslem Industrial Park – Concept Plan Review

Chris Hoem: They have sent us a rough idea of how their building will sit on the property. They want a sales office in front and a warehouse in back. I wanted to present this in order to give you a chance to be introduced to the area. They want to prepare their final plan for a later meeting. Bret Stringham: You need to remember the pipeline on the north side of 1000 South. Chris Hoem: It should be within the right-of-way. Bret Stringham: You need to find out exactly where that pipeline is. Dale Harrison: How much of the area in the back and side of the building will be paved? Chris Hoem: I will find out that information. Wally Gale motioned to approve the Concept for the Lot 3 building in Haslem Industrial Park. Mark Partridge seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Wally Gale	Aye
Lane Webb	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Administrative Updates

The Planning Commission voted for their Chair and Vice-chair, with the following results: Dale Harrison received the most votes for Chair, at 7 of 8 votes, and Wally Gale received the plurality of 4 of 8 votes for Vice-Chair.

Adjourn

Dale Harrison motioned to adjourn. Bret Stringham seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Wally Gale	Aye
Lane Webb	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on January 14, 2014 at 7:30 p.m.