

Chapter 3 Land Use and Community Development

Community Vision Statement: *Naples City will remain a progressive, rural community. The City will promote those measures designed to maintain and strengthen the family as a fundamental unit of the community. The City will encourage growth and development that complements the existing community character, utilizes the region's natural and scenic resources and provides additional economic opportunities for area residents. The City will also cooperate with neighboring communities to provide and maintain quality community services and facilities.*

Land Use Goal: Develop, adopt and implement community land use guidelines and regulations that promote sound planning principles and result in land uses and development patterns consistent with the community's desired lifestyle and character.

Land Use Objectives: The Naples City Council, Planning Commission and planning staff will consider the following objectives when making land use and community development decisions:

Naples City Planning Coordination and Cooperation

Objective 1: *Participate in all relevant Ashley Valley planning efforts.*

Objective 2: *Encourage community, utility, and special service district cooperation and coordination to adequately and appropriately address community growth issues.*

Community Growth and Development

Objective 3: *Encourage development within the existing Naples City boundaries and in locations identified on the community's Proposed Land Use Map.*

Objective 4: *Encourage development that is in harmony with Naples City's character.*

Objective 5: *Encourage the best and most efficient use of land.*

Objective 6: *Require all future development to comply with Naples City building codes.*

Land Use Category-specific Recommendations

Overall Objective: *Implement land use policies and regulations that reflect and enhance the community's character.*

Residential Land Uses

Objective 7a: *Implement residential development guidelines that promote and encourage a broad spectrum of housing types and opportunities.*

Objective 7b: Encourage residential densities consistent and compatible with

- the community's rural character and lifestyle.
- Objective 7c:** Implement residential development standards based on housing type and location.

Public/Semipublic Spaces

- Objective 8a:** Establish a community "identity" through Naples-specific landscaping, street lights, street median, fencing or signage.
- Objective 8b:** Develop the City "center" along Highway 40 from 1500 South to 3000 South.

Parks, Open Space and Trails

- Objective 9a:** Prepare a community-level parks and open space plan.
- Objective 9b:** Cooperate with other Ashley Valley communities to develop a valley-wide trails plan.
- Objective 9c:** Implement a community-level open space preservation plan.

Commercial Land Uses

- Objective 10a:** Develop a community commercial center.
- Objective 10b:** Implement commercial development standards consistent with the community's character.
- Objective 10c:** Maintain a community sign/billboard ordinance consistent with the community's character.

Industrial Land Uses

- Objective 11a:** Continue to recruit community-compatible industries to locate within established industrial sites.
- Objective 11b:** Encourage Hwy 40 business owners to improve corridor appearance and aesthetics.
- Objective 11c:** Support value-added industrial development through flexible land use regulations.

Agricultural Land Uses

- Objective 12:** Protect agricultural land and associated agricultural uses from incompatible development.
- Objective 12a:** Identify and inventory all agricultural land within the community.
- Objective 12b:** Review/amend the existing Naples City Zoning Ordinance and Zoning map to reduce conflicts between agricultural and non-agricultural land uses.
- Objective 12c:** Require conditional use permits for all commercial and industrial development within designated agriculture zones.
- Objective 12d:** Encourage cluster and perimeter-type development within designated agricultural zones.
- Objective 12e:** Support owner-initiated agriculture protection areas (APAs).
- Objective 12f:** Support the right to use accepted agricultural management practices within designated agricultural zones and agricultural protection areas (APAs).
- Objective 12g:** Encourage agriculture-related economic development.
- Objective 12h:** *Encourage wildlife management practices sensitive to agricultural land uses.*

Sensitive Lands

Objective 13: *Protect sensitive areas and resources from inappropriate and incompatible development.*

Community Involvement

Objective 14: *Involve citizens in the development of community planning goals and policies.*

Private Property Rights

Objective 15: *Implement a community-level administrative review process for takings claims.*

Topics Addressed Within the Naples City Land Use Chapter:

- Valley-wide Planning Coordination and Cooperation (*page 3.8*)
- Community Growth and Development (*page 3.9*)
- Land Use Category-specific Recommendations (*pages 3.11-19*)
 - Residential (*page 3.11*)
 - Public/Semipublic (*page 3.12*)
 - Parks, Open Spaces and Trails (*page 3.12*)
 - Commercial (*page 3.14*)
 - Industrial (*page 3.14*)
 - Agricultural (*page 3.15*)
- Sensitive Lands (*page 3.20*)
- Community Involvement - Citizen Advisory Committees (*page 3.21*)
- Private Property Rights - Takings Claim Administrative Review Procedure (*page 3.22*)
- Existing Zoning Map (*page 3.23*)
- Existing Land Use Map (*page 3.25*)
- Proposed Land Use Map (*page 3.27*)

Introduction

The Land Use Chapter of the Naples City General Plan is to be used as a guide for future land use and community development decisions within the jurisdictional boundaries of Naples City. While this element reflects the thoughtful direction of the community in 2000, it is recommended that local officials periodically review this Chapter in its entirety to determine whether the needs of the City are being adequately and appropriately addressed.

This Chapter specifically addresses land use and community development issues identified and discussed by Naples City residents as part of the 1999-2000 Naples City planning project. Through a series of public work sessions and planning commission discussions, citizens identified community land use priorities and developed a list of future development objectives. These citizen-identified priorities are articulated in this Chapter as *Community Goals* and accompanying *Objectives*. To assist Naples City in Plan implementation, each *Objective* is accompanied by issue-specific *Implementation Strategies*. The Plan's *Proposed Land Use Map*, also developed through a citizen community design exercise, identifies the recommended location of various land uses and provides a visual overview of proposed community development patterns.

The land use and community development objectives and recommendations articulated in this Chapter are based on State of Utah, Governor's Office of Planning and Budget*, 2020 net population projections for Vernal, Naples and unincorporated Uintah County.

Vernal and Naples City 2020 Population Projections		
	Net New Population	Est. # of New Units
Vernal City	3,000	1,000
Naples	600	200
Unincorporated Uintah County	6,000	2,000

* GOPB 2020 net population projections based on a current Naples City population of 1,530 and a 2020 population of 2,145. The estimated number of new units was determined at three (3) individuals per unit.

Community Background

Community Land Use Ordinances and Development Patterns

When Naples City incorporated in 1982, the community adopted Uintah County's zoning and land use classifications for the area. Currently, Naples City land use decisions are based on the 1982 Ashley Valley Master Plan and a 1984 Naples City Zoning Ordinance. Consistent with Uintah County's zoning, Naples City's ordinance permits a mix of industrial, commercial, residential and agricultural land uses.

Since its incorporation, Naples City land use and development patterns have occurred in an orderly manner consistent with the 1982 Ashley Valley Master Plan: north Highway 40 has developed as the Valley's light industrial sector, commercial development extends along this corridor to the south, and agricultural/low density residential development makes up the balance of the community.

Over the years, the City has completed several site-specific land use studies to determine the feasibility of pursuing an expanded commercial corridor along Hwy 40 and the development of additional industrial parks. The City's proactive capital facilities planning has adequate infrastructure services in place and available for anticipated future development.

Project Area Maps

Existing Zoning Map

While the accompanying *Existing Zoning Map* (page 3.23) identifies the location of various zoning designations as currently adopted, it should be noted that the map does not necessarily reflect existing land uses (as reflected on the *Existing Land Use Map*, page 3.25) or the community's anticipated future direction (as indicated on the *Proposed Land Use Map*, page 3.27). It is anticipated that following the Plan's adoption, the community will work to reconcile any inconsistencies between the three maps to accurately reflect the General Plan's intent and the community's development objectives.

Existing Land Use Map

The attached *Existing Land Use Map* (page 3.25) reflects the actual land uses occurring within the community. General land use categories used to conduct the inventory are described in the map's legend.

Proposed Land Use Map

The City's community development and land use objectives are outlined in the Land Use policy section of this Chapter (pages 3.8 through 3.19, summarized in table 3-1, page 3.6) and articulate how development should occur. The accompanying *Proposed Land Use Map* indicates where various uses should occur.

Table 3-1

Proposed Naples City Zoning Classifications		
<i>Zone</i>	<i>Intended Use</i>	<i>Comments</i>
Airport and Parks Zone (A & P)	Airport & Parks	Includes the “restricted development” area surrounding Dinaland Airport and community parks/open space areas.
Agricultural Zone A-1	Agricultural	Includes agricultural land and related uses. Low density residential, clustering and perimeter development is encouraged.
Residential Zones RA-1	Residential/Agriculture Single Family	RA-1 Agriculturally compatible single family residential development is encouraged. Associated regulations identify the type of agricultural land uses allowed and the number and type of animals permitted. Clustering of units is encouraged.
RA-2 (PUD)	Residential/Agriculture Single Family	RA-2 (PUD) Same purpose and uses as identified for RA-1. Includes mandatory planned unit development (PUD) concepts.
R-1	Residential Single Family	R -1 Single family residential development is the primary and preferred land use. Associated regulations identify compatible land uses and the number and type of animals allowed. Clustering of units is encouraged.
R-2	Residential Multi-family/unit	R-2 Multi-family/unit residential development is encouraged. Associated regulations identify compatible land uses. Clustering of units is encouraged.
Commercial Zone C (PUD)	Commercial	Mixed commercial uses appropriate within and adjacent to major transportation corridors. Both designations include mandatory planned unit development (PUD) concepts.
Hwy CI (PUD)	Hwy Commercial/Industrial	Hwy CI (PUD) is an “overlay” zone along Hwy 40. The corridor is defined as 600' on both sides of the Hwy 40 centerline.
Industrial Zone I (PUD)	Industrial & Light Manufacturing	Light manufacturing, industrial and warehousing. Development is encouraged to locate in planned, infrastructured industrial parks.

Community Direction - 2000 Naples Land Use Plan

The Ashley Valley is often described as a remote, rural area with urban conveniences. Existing land uses within the Valley offer a mix of urban and rural lifestyles. Vernal City provides many services normally associated with larger urban areas; smaller communities, such as Naples, maintain a rural atmosphere and agricultural lifestyle.

Naples City encourages orderly residential, commercial, industrial, agricultural and recreational growth and development and will continue to identify areas within the community appropriate for these uses. Development will be allowed to continue in a responsible manner and in locations that contribute to the economic and social well-being of area residents. Naples City planning personnel will continue to work with Uintah County and neighboring communities to coordinate planning activities and address land uses along jurisdictional boundaries. In order to maintain its rural atmosphere and ensure that adequate services can be provided to area residents, the City will encourage growth to take place within or adjacent to existing residential areas.

As development in the Ashley Valley continues, Naples will receive additional growth pressures. To ensure that future growth enhances rather than detracts from the community's character, it is important that citizen land use priorities and objectives are clearly identified. In this effort, Naples City will maintain a community-wide land use plan and zoning ordinances. These plans and ordinances will reflect resident preferences and be revised as necessary, in a timely manner, to address emerging issues and challenges. All adopted plans, guidelines and ordinances will be consistently enforced.

The Naples City Council, Planning Commission and planning staff will consider the following objectives when making land use and community development decisions:

- establishing a community “core” and positive community identity;
- protecting the rural, agricultural character of the community;
- enhancing/maintaining the community's industrial parks and commercial areas as attractive elements of the area's economy;
- maintaining the current quantity and quality of public services and facilities through balancing growth and development with facility/service capacity; (water, sewer, waste disposal, transportation and roads, law enforcement, emergency services, and parks and recreation); and
- balancing private property rights and community interests.

Under City Council direction, the Naples City Planning Commission and planning staff will address these issues and propose the appropriate revisions and amendments to existing community land-use plans and ordinances.

Naples City Planning Cooperation and Coordination

Due to the interrelated planning activities of Uintah County, neighboring communities and Ashley Valley-based special service districts, Naples City feels that planning activities conducted throughout the Valley should be coordinated.

Objective 1: *Participate in all relevant Ashley Valley planning efforts.*

Implementation Strategies:

- 1.1 Implement quarterly County Commission/Mayor (or planning commission/planning staff) coordination and planning meetings.
- 1.2 Develop a comprehensive notification and review procedure for relevant planning issues. Notified interests will include: affected communities, special service districts, utility companies, police, fire, health and human service departments.
- 1.3 Work with Vernal City and Uintah County Planning Commissions to address mutual planning issues. Coordination meetings will be held as necessary.
- 1.4 Standardize community and county municipal building application forms and procedures.

Objective 2: *Encourage community, utility, and special service district cooperation and coordination to adequately and appropriately address community growth issues, e.g., utility expansion, compatible land uses, urban versus rural needs and fringe area development.*

Implementation Strategies:

- 2.1 Develop community/county agreements addressing potential annexations and the extension or expansion of utility lines or services.
- 2.2 Coordinate community capital improvement projects through Ashley Valley Water and Sewer and the Uintah Special Service District.
- 2.3 Coordinate long-range capital facility plans identifying the anticipated needs and capital expenditure priorities of Naples City. These documents will also identify the fiscal options available to the community to meet those needs.

Community Growth and Development

Planned orderly growth is a top community priority. Positive growth is the result of creative, sound planning and enhances opportunities for economic development, diversity in land uses, and the continuation and enhancement of community values.

Growth in Naples City will occur in a planned and orderly fashion. The community will pursue this goal through the following objectives and strategies:

Objective 3: *Encourage development within the existing Naples City boundaries and in the locations identified on the community's Proposed Land Use Map.*

Implementation Strategies:

- 3.1** Encourage growth in areas that can be economically served with existing public utilities and community services. Factors to consider include: culinary water, waste water treatment, utilities and roads.
- 3.2** Encourage development of vacant lots within existing subdivisions before expanding medium and high density residential areas.
- 3.3** Identify community annexation boundaries. Discourage extending city services (such as fire and police services) beyond these limits.

Objective 4: *Encourage development that is in harmony with Naples City's character.*

Implementation Strategies:

- 4.1** Encourage new development that promotes and maintains community and neighborhood identity and pride.
- 4.2** Require new development to meet adopted standards for streets, landscaping and utilities.
- 4.3** Foster the preservation of significant historic sites and buildings.
- 4.4** Prevent future blight through proper building location, design, and construction.
- 4.5** Encourage the repair, rehabilitation or removal of deteriorated buildings.
- 4.6** Develop, adopt and implement programs to enhance the community's aesthetic qualities. This may be pursued through community-level development standards identifying appropriate building design, building materials, landscaping, fencing, etc.
- 4.7** Promote the integration of new development into the community structure. This may be pursued through community-level development standards identifying appropriate building design, building materials, landscaping, etc.

Objective 5: *Encourage the best and most efficient use of land.*

Implementation Strategies:

- 5.1 Reconcile the community's land use and zoning maps.
- 5.2 Evaluate the reclassification of areas incompatible with adjacent zones/uses.
- 5.3 Base zoning decisions firmly upon the policies and intent of the *Naples City General Plan* and accompanying *Proposed Land Use Map and Zoning Ordinance*.
- 5.4 Employ the community's capital facilities plan as a guide when considering zoning or land use changes.
- 5.5 Identify, discuss and reconcile all community zoning ordinances that allow incompatible uses within the same zone.
- 5.6 Use the conditional use permitting process to allow normally incompatible uses adjacent to one another if impact mitigating conditions are adequately met.

Objective 6: *Require all future development to comply with Naples City building codes.*

Implementation Strategy:

- 6.1 Consistently enforce the City's building, fire, electrical, mechanical and plumbing codes.

Community Land Use Objectives

Naples City-specific recommendations for residential, open space/parks/trails, commercial, industrial and agricultural land uses follow. The City's position as it relates to sensitive lands and resources is articulated in an accompanying section.

Overall Objective: *Implement land use policies and regulations that reflect and enhance the community's character.*

Residential Land Uses

Ashley Valley communities and unincorporated areas offer a variety of residential densities and services. It is a Naples City priority to encourage a diverse housing stock and identify appropriate areas for all types of housing. Citizens also feel that residential development should be located in areas that complement other community interests. Examples include developing on marginal, rather than prime agricultural ground and locating development away from environmentally sensitive areas.

Objective 7a: *Implement residential development guidelines that promote and encourage a broad range of housing types and opportunities.*

Objective 7b: *Encourage residential development consistent and compatible with the community's rural character and lifestyle.*

Objective 7c: *Implement residential development standards based on housing type and location.*

Minimum Lot Sizes and Residential Zone Characteristics

Residential development is permitted in all A-1 (Agricultural), RA-2 (Residential Agriculture PUD), RA-1 (Residential Agriculture), R-1 (Residential - Single Family) and R-2 (Residential - multi-family/unit) zones. Regardless of the underlying zone, the minimum lot size required per unit is determined by the availability of sewer services and is further specified in the City's Zoning Ordinance. Clustering and open space preservation is encouraged in all classifications.

Residential R-2 Zone

The proposed R-2 zone (characterized as established residential areas and residentially-developable areas adjacent to commercial and industrial uses) will allow both single and multi-family/unit housing.

All multi-family/unit housing will be appropriately screened from adjacent uses. Adopted community design standards including building height, materials, construction, design, landscaping and maintenance will be strictly enforced for all multi-family/unit construction.

Residential/Agricultural RA-2 and RA-1 Zones

In an effort to maintain the community's rural character, the proposed mixed residential/agricultural zones (RA-2 and RA-1) encourage agriculturally-compatible single-family residential development.

Agricultural A-1 Zone

Although the proposed A-1 zone is a designated agricultural zone, residential development is allowed. Naples City may provide incentives for developers to preserve prime agricultural land and associated open spaces through cluster and PUD development strategies.

Transitional/Temporary Housing

Naples City will continue to allow transitional/temporary housing (such as complementary housing during the construction of a primary residence) within residential zones on a limited, pre-approved basis.

Residential Development Standards

In respect to residential development standards/guidelines, it is the City's position that fencing, curb and gutter, sidewalks, lighting and landscaping requirements are to be determined by the type and location of the development. As a note, these improvements may be required in all major subdivisions as part of the approval process. Single, isolated residential units located within agricultural areas are not required to provide these amenities. Never-the-less, the City feels that it is the obligation of all property owners within the community to maintain neat and well-kept properties.

As with other types of development, residential construction will be subject to soil and water-tables analyses and other development suitability criteria as identified in the Sensitive Lands section of this Chapter. In most circumstances, development will not be allowed to occur:

- on steep hillsides or unstable slopes,
- within designated flood plains, watersheds and drainage areas,
- within designated stream corridors and waterways, or
- within environmentally sensitive areas.

Public/Semi-public Land Uses

Objective 8a: Establish a community "identity" through Naples-specific landscaping, street lights, street median, fencing or signage.

Objective 8b: Develop the City "center" along Highway 40 from 1500 South to 3000 South.

Naples City will establish a community "identity" through Naples-specific landscaping, street lights, street median design, fencing or signage. It was also determined that the "city center" will be located along Highway 40 from 1500 South to 3000 South.

Parks/Open Spaces/Trails

Objective 9a: Prepare a community-level parks and open space plan.

Objective 9b: Cooperate with other Ashley Valley communities to develop a valley-wide trails plan.

Objective 9c: Implement a community-level open spaces preservation plan.

Community Parks

Naples City maintains a wonderful legacy of community parks and open spaces. As future development occurs within the area, it is important that the City's park, open space and recreational objectives are clearly articulated. In this light, the need to develop a community parks and open space plan emerged as a community priority. When completed, the plan will include community-level park and open space standards and identify potential park and open space sites within the area.

During the 1999-2000 planning process, citizens identified developing a linear park along the Ashley Creek corridor as a community priority. These efforts will be coordinated with Vernal City, the Uintah Recreation District and Uintah County.

Recreational Trails

In respect to community recreational trails and alternative modes of transportation, Naples City will work with neighboring communities, Uintah Recreation District and Uintah County to develop an Ashley Valley trails plan.

The City will also encourage passive recreational uses and alternative modes of transportation by designing and including bicycle lanes/trails along major streets and sidewalks within the community.

Open Spaces

Naples residents have identified maintaining a rural atmosphere as one of its top priorities. Many residents attribute the area's quality of life to the variety of open spaces found throughout the Valley. A major goal of the Naples General Plan has been to encourage development within existing residential areas and to retain the open space appearance and feel of the area. Several elements in the Plan are designed to accomplish this objective.

In addition to agricultural land, the community is also interested in preserving of other types of open spaces. Specific types/areas identified by the community as open space priorities include:

- river/stream corridors/waterways,
- historical/cultural areas,
- prime agricultural areas and
- prominent hillsides.

The City understands that preserving some of these areas as permanent open space will require implementing land and easement acquisition strategies that are sensitive to private property rights and individual development interests. The City is currently exploring a number of strategies including:

- lowering zoning densities in priority open space areas,
- utilizing private land trust options,
- encouraging owner-initiated agriculture protection areas (APAs), and
- encouraging cluster-type development.

As mentioned above, preserving the Ashley Creek corridor as linear open space is a top community priority. Preservation activities will be coordinated with Vernal City and Uintah County.

Commercial Land Uses

- Objective 10a:** *Develop a community commercial center.*
Objective 10b: *Implement commercial development standards consistent with the community's character.*
Objective 10c: *Maintain a community sign/billboard ordinance consistent with the community's character.*

General Commercial

Naples City recognizes the tax-base benefits that come from active commercial development and will encourage additional commercial growth along Highway 40, particularly in the 2800 South area. As the southern "gateway" to the community, it is important that this site be developed in a manner consistent with the community's character and compatible with its rural lifestyle.

Development Standards and Guidelines

Naples City understands the limited Ashley Valley market area and competition with neighboring communities. Commercial development in Naples will be community oriented and subject to development standards and guidelines including curb, gutter, sidewalks, lighting and landscaping. Building setbacks, design and scale will also reflect and reinforce the community's rural character.

Sexually-oriented Businesses

It is Naples City's position that sexually-oriented businesses (SOBs) and commercial establishments based primarily on the distribution and consumption of alcoholic beverages adversely impact the community's health, safety and welfare. Naples City will address these issues in a socially responsible manner through appropriate land use ordinances and business operation regulations.

Signs and Billboards

Off-premise billboards and signs will be permitted only in limited areas and will not be allowed within the community center, along Highway 40 within City boundaries, or at either entrance unless clearly justified as a public or community interest.

On-premise commercial signs will be tastefully designed, limited in size, height and movement, and generally placed on the building or as a detached monument sign.

No signs contributing to traffic congestion will be permitted.

Industrial Land Uses

- Objective 11a:** *Recruit community-compatible industries interested in locating within the City's established industrial parks.*
Objective 11b: *Encourage Hwy 40 business owners to improve corridor appearance and aesthetics.*

Objective 11c: *Support value-added industrial development through flexible land use regulations.*

Industrial Parks

Naples City is known for its well-designed and serviced industrial parks. The City will continue to recruit industries interested in relocating to these established areas by showcasing their existing infrastructure and reliable community services. It is a community priority that industrial buildings/grounds be well maintained and reflect positively on the City.

Development Standards and Guidelines

Naples City will encourage business owners to improve commercial establishment appearance and aesthetics through the use of berming, curbing, sidewalks, pedestrian lighting, screening and landscaping. Development standards covering building materials, construction and design may also be adopted as part of this effort.

Value-added Industrial Development

Naples City will encourage the expansion of existing industries through value-added programs. This effort may require revising existing land use ordinances to allow related businesses to locate in close proximity.

Agricultural Land Uses

Objective 12: *Protect agricultural land and associated agricultural uses from incompatible development.*

Area residents indicate that the open, agricultural landscape contributes to the community's quality of life and sense of place. They enjoy the small-town atmosphere and lifestyle associated with this type of land use. As the area continues to grow and develop, citizens feel that agricultural land and the associated uses should be protected.

Naples City will pursue this goal with three objectives in mind:

- protecting prime agricultural land and its associated uses and features,
- maintaining the County's rural character and lifestyle, and
- protecting private property rights.

City officials acknowledge that preserving prime agricultural land solely from a land use perspective ignores economic realities of agriculture profitability and product marketability. Agricultural land protection measures will be combined with agriculture-related economic development efforts. This section of the Naples General Plan addresses preserving "the land": the accompanying Economic Development Chapter addresses maintaining "the market".

Why is agricultural land important to Naples’ residents?

Quality of Life - Naples City residents identify “quality of life” and “rural atmosphere” as the primary reasons they enjoy living in the area. Many associate the small-town sense of place and lifestyle with the surrounding agricultural environment. As Ashley Valley continues to grow, it will become increasingly difficult to maintain the existing rural character unless measures are taken to preserve agricultural areas.

Local Economic Contributions - On the County-level, agriculture remains a steady economic contributor. Over the past several decades, the agricultural sector has been a stabilizing force as other industries have come and gone. In 1997, agriculture and related industries accounted for approximately 7% of Uintah County’s employment shares.

Wildlife Habitat - Agricultural areas and the associated uses also benefit area wildlife. A significant amount of habitat is located on or adjacent to agricultural fields, waterways and rangelands.

Challenges to preserving agricultural lands.

Agricultural areas within and adjacent to communities or municipal services come under tremendous development pressure. Land prices (followed by higher appraisals and taxes) in these areas often escalate to the point where it is no longer feasible to continue farming and the property is subdivided for development. In these situations, the land is not only pulled from agricultural use but, depending on development density and design, may also lose its open space or rural qualities.

Incompatible uses within or adjacent to agricultural areas also create problems for agricultural operators. As development encroaches into agricultural areas, new residents often file nuisance complaints about odors, dust and noise. These conflicts increase as density rises. Problems identified by agricultural interests include trespass, vandalism, traffic congestion (moving equipment and livestock) and a general intolerance and misunderstanding of agricultural land use practices.

Naples City’s Position on Agricultural Land Uses

It is a Naples City priority to implement land use policies that allow growth to occur without compromising the area’s rural atmosphere or the ability of agricultural land to remain under production.

More specifically, the City’s agricultural land use regulations will:

- encourage the preservation of prime agricultural areas,
- separate agricultural and non-agricultural uses,
- protect the right to use accepted agricultural management practices within agricultural zones,
- encourage agriculture-related economic development, and
- balance the private property rights of agricultural and non-agricultural interests.

Objective 12a: *Identify and inventory all agricultural land within the community.*

Implementation Strategies:

12a.1 In partnership with local Soil Conservation Service, US Extension Service and Uintah County personnel; Naples City will identify and inventory all agricultural land within its jurisdictional boundaries. Once this information is complete, the City may develop a priority list on which to base formal agricultural protection measures.

Criteria used to evaluate land for “prime” agricultural land designation may include:

- distance from developing areas,
- compatibility with adjacent land uses,
- soil type and quality,
- crop type,
- irrigated/non-irrigated,
- regionally/locally significant,
- regionally/locally unique, and
- consistency with the Naples General Plan.

Objective 12b: *Review/amend the existing Naples City Zoning Ordinance and Zoning Map to reduce conflicts between agricultural and non-agricultural land uses.*

Implementation Strategies:

12b.1 Review existing zoning ordinances for incompatible zone types and incompatible permitted and conditional uses within agricultural zones. Ordinance revisions may include:

- Not permitting non-agricultural uses within agricultural zones.
- Allowing agricultural-related development as conditional uses.

Objective 12c: *Require conditional use permits for all commercial and industrial development within designated agriculture zones.*

Commercial and industrial land uses may be allowed within agricultural zones on a conditional basis provided that they are agricultural based and determined compatible with the adjacent agricultural land uses. Non-agricultural development will be encouraged to locate in more appropriate zones.

Implementation Strategies:

12c.1 Establish a community policy that designates commercial and industrial development within agricultural zones as conditional uses.

12c.2 Identify the commercial and industrial uses compatible and related to agricultural land uses (Uses that would be conditionally allowed).

12c.3 Develop “prime” and “marginal” agricultural ground criteria. Determine development siting on a case-by-case basis.

Objective 12d: *Encourage cluster and perimeter-type residential development within designated agricultural zones.*

Implementation Strategies:

12d.1 Develop “prime” and “marginal” agricultural ground criteria. Prepare maps indicating same. Determine development siting on a case-by-case basis.

12d.2 Review existing planned unit development (PUD) ordinance to ensure maximum design flexibility and encourage creative land use design and development techniques.

Objective 12e: *Support owner-initiated agriculture protection areas (APAs).*

Implementation Strategies:

12e.1 Continue to support property owner-initiated agricultural protection areas as outlined in the Utah Code.

Objective 12f: *Support the right to use accepted agricultural management practices within designated agricultural zones and agricultural protection areas (APAs).*

Implementation Strategies:

12f.1 Continue to support property owner-initiated agricultural protection areas as outlined in the Utah Code.

Objective 12g: *Encourage agriculture-related economic development.*

Implementation Strategies:

12g.1 Coordinate planning and economic development efforts with the Uintah County Chamber of Commerce and Economic Development Department to explore additional value-added markets.

12g.2 Allow ag-related commercial and industrial development to occur in agricultural zones as conditional uses.

Objective 12h: *Encourage wildlife management practices sensitive to agricultural land uses.*

Implementation Strategies:

- 12h.1** Coordinate wildlife management activities and practices with the Division of Wildlife Resources, USU Extension Service and agricultural land owners.
- 12h.2** Encourage legislative decision makers to adopt wildlife management laws that balance wildlife and agricultural land use and interests.
- 12h.3** Evaluate the impacts of wildlife management practices on agricultural interests.

Sensitive Lands and Resources

As development pressures in Ashley Valley increase, Naples City is faced with the task of identifying the appropriate areas for growth to occur. A central part of the Land Use Chapter is a set of guidelines designed to identify and protect sensitive areas and/or resources from inappropriate land uses. These guidelines are overlay regulations to be considered in addition to the underlying zoning. They include additional review requirements determining where development may be located and/or its appearance.

Objective 13: *Protect sensitive areas and resources from inappropriate and incompatible development.*

Implementation Strategy:

13.1 Develop, adopt and implement a community sensitive lands ordinance and accompanying sensitive areas overlay map.

Issues to be addressed within the ordinance include:

Hillsides and Steep Slopes

Naples City will continue to review all development proposed for steep or potentially unstable slopes. The City's hillside ordinances will be reviewed to determine the applicability of the following recommendations:

- a maximum height (maximum feet above grade) for buildings on steep hillsides;
- storm water management element as part of the development review process;
- grading guidelines for cross slope cuts, grading and roads; and
- development standards addressing location, siting, materials, height and colors.

Flood Plains, Waterways and Riparian Areas

In addition to the safety issues surrounding development within or along flood plains, stream corridors and waterways; residents desire to see these areas protected for aesthetic, wildlife habitat, flood control and water quality reasons.

Naples City objectives include:

- developing a localized flood plain standard determining appropriate levels and location of development,
- working with agricultural interests to agricultural waste water, and
- establishing appropriate setbacks from streams and riparian areas.

Groundwater Recharge Areas/Wellhead Protection

As groundwater/wellhead protection measures relate to land use, Naples City may implement the following strategies:

- identifying primary and secondary water recharge areas,
- including groundwater recharge areas and wellhead locations as part of the sensitive lands overlay and ordinance, and
- enforcing state/county health standards for septic tanks, wells, etc.

Community Involvement - Citizen Advisory Committee

As necessary, ad hoc citizen advisory committees will be organized to assist the Planning Commission in identifying and discussing land use and community growth issues. Specific issues to be further discussed by the Planning Commission and these committees include: establishing a community identity, agricultural land protection, open space preservation, recreational trail planning, Highway 40 beautification and downtown development.

Objective 14: *Involve citizens in the development of community planning goals and policies.*

Implementation Strategies:

- 14.1** Increase public awareness and understanding of planning issues through public workshops, meetings and the media.
- 14.2** Involve citizens in policy development discussions through public hearings, neighborhood meetings and community surveys.
- 14.3** Utilize citizen advisory committees. (For example, an agricultural land use committee made up of agricultural land owners and associated organizations and interests may be organized to discuss agricultural land preservation strategies.)

Private Property Rights - Administrative Review Procedure for Takings Claims

Community leaders acknowledge that private property rights may be affected by City land use and development ordinances. It is in the City's intent to address these situations in a cooperative manner through a formal administrative review process. The procedure will require that any person seeking a takings claim must submit the claim to the City before seeking judicial relief.

Objective 15: *Protect and be sensitive to private property rights.*

Implementation Strategies:

- 15.1** Develop and adopt a community-level administrative review procedure for takings claims.

Existing Zoning Map

Existing Land Use and Blob Map

General Plan Land Use Map

1999 Enterprise Zone Map

Redevelopment Zone Map

Master Road Map

Growth Policy Area Map (future annexation)