

NAPLES PLANNING & ZONING COMMISSION

JANUARY 14, 1988

This regularly scheduled meeting of the Naples City Planning and Zoning Commission was held January 14, 1988 at the Naples City Office. Those in attendance were:

Commission Present

Shane Mayberry -- Chairman

Commission Absent

Wesley Bowden (died), Merton Robb (moved), Brad Gale (moved), Robert Hunt, Charles Olsen

Alternate Absent

Phillip Manwaring, Mark Greg (moved)

Council Representative

Dennis Judd -- present

Others Present

Craig Blunt

Chairman Mayberry had a list of residents made to choose replacements for the members who had moved out of the basin for one reason or another. From that list, Susan Dart, Dean Baker, Craig Martin, accepted the position of Zoning Commissioners.

Chairman Mayberry asked that the new members be at the February 11 meeting. The list of zoning members with their terms including new members be given to the Naples Council for approval.

Due to lack of members to make a quorum, the meeting was adjourned 10:15 pm.

The next scheduled meeting will be February 11, 1988 at 8:00 pm.

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

FEBRUARY 11, 1988

This regularly scheduled meeting of the Naples City Planning and Zoning Commission was held February 11, 1988 at the Naples City Office. Shane Mayberry, Chairman, called the meeting to order at 8:05 pm. Those in attendance were:

Commission Present:

Shane Mayberry, Charles Olsen, Robert Hunt, Susan Dart

Commission Absent:

Dean Baker

Alternates Present:

Craig Martin

Council Representative

Dennis Judd -- Present

Others Present:

Craig Blunt

Welcome new Members:

Chairman Shane Mayberry welcomed, Craig Martin and Susan Dart to the Planning Commission.

Workshop on Zoning Ordinances:

Section III which contains Chapters 11,12, 13 was completed, and is ready to be typed with its corrections. The next section will be IV. All members were asked to read, review, add to, take from, make changes as needed to this section of Zoning ordinance for the Next meeting March 10, 1988.

Adjournment:

No other business having come before the Commission, the meeting adjourned.

ATTEST

Craig Blunt

Chairman Mayberry

APPROVED BY COUNCIL 2-18-88

NAPLES CITY PLANNING & ZONING COMMISSION

CHAIRMAN: Shane Mayberry	January 1992
VICE CHAIRMAN: Charles Olsen	January 1989
Susan Dart	January 1989
Robert Hunt	January 1991
Dean Barker	January 1991
Alternate: Craig Martin	January 1992
Alternate:	January 1992
Council Rep: Dennis Judd	January 1989

Replace:

Wesley Bowden	1987	Death
Merton Robb	1987	Moved
Mark Greg-Alternate	1988	Moved
Brad Gale	1989	Moved

New Members:

Susan Dart
 Dean Baker
 Craig Martin
 Pat Yaden

NAPLES PLANNING & ZONING COMMISSION

MARCH 10, 1988

This regularly scheduled meeting of the Naples Planning & Zoning Commission was canceled due to lack of members to make a quorum.

COMMISSION PRESENT:

Dean Baker, Craig Merton, Susan Dart

OTHERS PRESENT: Craig Blunt

Workshop -- Zoning Book chapter 13 -- sign regulations

Adjourned at 9:15 pm

Next regularly held meeting scheduled April 14, 1988.

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

APRIL 14, 1988

This regularly scheduled meeting of April 14, 1988 was called to order by Chairman Shane Mayberry 8:05 pm.

Commission present:

Shane Mayberry, Craig Martin, Dean Baker, Susan Dart, Mike McCarl

Commission Absent:

Phillip Manwaring, Charles Olsen, Robert Hunt

Council Representative:

Dennis Judd --- Present

Others Present:

JR Godfrey, Craig Blunt

Mr. Jr Godfrey representing Rocky Mountain Fast Lube and Muffler stated his need for a caretaker dwelling at his business location 1490 South 1500 East, Sections 6-03, 24 ID, 11-07, 11,06, and 11,05 were reviewed.

Mr. Jr Godfreys request was to be put n the agenda for May 12, and proper public notices to surrounding property owners be sent out. Mr Godfreys was to have his plat and location of caretaker dwelling plotted out for the hearing.

Workshop: Zoning Ordinances

Chapter 14 & 15 up to dry cleaners was reviewed

Planning Commission requested current regulations for next meeting for review.

Adjourned 9:30 pm

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

MAY 12, 1988

This regularly scheduled meeting was called to order by Chairman Shane Mayberry at 8:20 pm.

Commission Present:

Shane Mayberry, Susan Dart, Dean Baker

Commission Absent:

Phillip Manwaring, Charles Olsen, Craig martin, Robert Hunt, Mike McCarrell

Council Representative:

Dennis Judd -- Present

Others Present:

Tom Montgomery, Craig Blunt, Bob Lundquest

Montgomery Brothers - Salvage Yard Caretaker dwelling request. Property location 1150 South highway 40. 1500 East 3 1/3 acres I-1 zones.

Craig Blunt went over the sections in the Zoning Ordinance pertains to Montgomery Brothers request. Notices to property owners were sent out and hearing notices was published in the Vernal Express (see attached list)

Mr Tom Montgomery was asked to present his request.

Mr. Montgomery explained he has had a scrap or salvage yard in Naples on Hwy 40 1500 East since 1972. Metal Salvage items like pipe, copper, aluminum, Iron, Steel etc...

" I want to move my 500 East Main Street Vernal Yard to this Yard in Naples. I need a caretaker dwelling to be used as both an office for daytime yard sales and record storage and a place for a caretaker to stay off and on to watch the yard."

Mr Montgomery: A good orderly scrap yard is needed in a community to keep the rest of the Community clean of junk and scrap. He showed the Commission a map of his yard with locations of the caretaker dwelling and a future location for a warehouse 40' X 60'. The appearance of the yard will improve, we will be there all the time to keep orderly piles and stacks of metals. The yard will be more active than in the past, we do not accumulate large piles of metal, we ship out metals monthly.

Chairman Mayberry asked for comments from the public.

Mr. Bob Lundquest representing W. Claude Smith, Paul Smith property. " We are concerned with the definition of Salvage as junk yard, what will be stored there, cars, tires etc..."

" We have no objection to the placement of a building it will probably improve the property. But we do object to the types of "junk" that could be stored there and how it will look. We oppose a "junk" yard facing 1500 East Hwy 40."

Commission: We will look at whether this non-conforming use being more active will agitate the sight problem and by placing a permanent building at the yard would it make the yard a permanent location, not likely to move from the Frontage of East Hwy 40. We would look at the fence requirement, could planting trees as a screen between the salvage yard and Hwy 40 satisfy as being an sight-obscuring fence?

Chairman Mayberry asked for comments or questions from the Commission members.

Dean Baker: I am a relative to mr. Montgomery, I can not give an opinion one way or another.

Questions and discussion followed:

Commission then worked on Conditions for approving the caretaker dwelling.

1. Trees will be planted on the frontage of 1500 E Hwy 40 the South 400 'ft. of the yard. Trees will be maintained and established by May 15, 1989. Work with Craig Blunt on types and spacing of trees to develop a sight-obscuring fence screen.
2. The salvage yard will not expand into an auto wrecking yard. The salvage yard will remain in the same general use as in the past. refer to pictures of yard as a reference to past use.
3. Conditional use permit subject to evaluation often 12 months. Fencing on 1100 South will be reviewed at that time.
4. Work on General clean up and orderly piling stacking of salvage, keeping less orderly material to the rear of the yard.

Dennis Judd moved the Commission to recommend to the Council approval of the Caretaker dwelling with the list of conditions . Susan Dart seconded the motion the vote went as follows:

Susan Dart: Yes Dean Baker: abstained
Dennis Judd: Yes Shane Mayberry: Yes

With no further Business the meeting adjourned 10:00 pm.

APPROVED BY: _____

ATTESTED BY: _____

MONTGOMERY BROTHERS SALVAGE YARD
APRIL 14, 1988 HEARING OF MAY 12, 1988

LAND OWNERS MAILING LIST

Craig Caldwell -- P O Box A-B 05-127-009
Wheeler Machinery Co.-- 4901 W 2100 S SLC 05-129-0012
Weldon Richards -- 1052 S 1500 E 001-5-050
Kendall & Virginia -- 569 E 3050 N North Ogden 84404 5-050-
208,209,210
Paul Smith -- 2858 S 300 W SLC 84115 05-50-032
I.F.A. PO BOX 27168 SLC 84126 5-047-0016
Uintah County Mosquito Abatement 1455 E 1000 S
Montgomery Brothers 778 W 2500 S 5-050-0008
Production Logging Service P O BOX 1043 Rangely, Colo. 81648
5-050-030
Para Development Corp PO Box 1925 SLC 84111 5-505-0207
SEC.HUD 324 S State #220 SLC 84111 5-050-0007
Newell Hays 117 Masquerade St. El Paso, TX 79912 5-050-0014
Gudac Well Service 419 S 600 W 05-050-0002,0003
W Claude Smith 4430 View Crest Dr SLC 84117 05-050-027
Richard Wallers 111 Amethyst Ave. Balboa Island, CA 92662 05-050-
015
Greyhound Leasing Financial Corp. 1742 Greyhound Towers Phoenix
AZ 85077 05-128-035

NAPLES PLANNING & ZONING COMMISSION

MINUTES

JUNE 9, 1988

Naples Planning and Zoning Commission meeting was canceled due to lack of a quorum.

COMMISSION PRESENT:

COUNCIL REPRESENTATIVE: Absent

OTHERS PRESENT: Craig Blunt

Next regularly scheduled meeting July 14, 1988.

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

JULY 14, 1988

This regularly scheduled meeting of July 14, 1988 was called to order by Chairman Shane Mayberry at 8:00 pm. Due to lack of quorum meeting was dismissed.

Commission Present: Shane Mayberry, Susan Dart

Commission Absent: Phillip Manwaring, Charles Olsen, Robert Hunt, Dean Baker, Craig Martin and Van Moody

Council Representative: Dennis Judd -- Present

Others Present: Craig Blunt

Workshop on Zoning Ordinances
Began with 02-15-026 - Dwelling to grade

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

AUGUST 11, 1988

Naples Planning & Zoning Commission meeting canceled due to lack of business.

Next regularly scheduled meeting September 8, 1988

APPROVED BY: _____

ATTESTED BY: _____

NAPLES CITY PLANNING & ZONING COMMISSION

MINUTES

SEPTEMBER 8, 1988

The regularly scheduled meeting of the Naples City Planning and Zoning Commission was held on September 8, 1988 at the Naples City Conference room. Shane Mayberry, Chairman, called the meeting to order at 8:25 p.m.

Commission Present:

Chairman, Shane Mayberry, Robert Hunt, Charles Olsen
Susan Dart, Craig Martin and Dean Baker

Commission Absent:

Phillip Manwaring and Von Moody

Council Representative:

Dennis Judd -- absent

Others present:

Dean Robinson, Carl Cobbs, Lawrence C. Kay and Craig Blunt

First item on the agenda:

Champion Chemical. Site plan approval. Mr. Dean Robinson, Manager of Champion Chemicals presented the site plan to the Commission. Site location will be approximately 2050 South 1500 East highway 40. Site fronts along Highway 40 in the Montgomery subdivision. Section 2-005 of the Zoning Ordinances were reviewed by the Commission. Each item was discussed and planned for. See site map for additional changes.

Charles Olsen moved that the Planning Commission approve the site plan for Champion Chemical and proceed with the permit process. The motion was seconded by Dean Baker. The motion passed unanimously.

The second item on the agenda:

The Dinaland Country Club P.U.D. Carl Cobb, President of Dinaland Country Club, presented the proposal for a P.U.D., 8 lots --- 16,000 square feet (100 X 160) on land that they own at the Vernal Golf Course. Lawrence C. Kay of Uintah Engineers, went over the plat explaining infrastructure; water, septic tanks, road easements, etc.

Water -the Country Club is planning to tie on to the Vernal line 4" that feeds the Golf Course if they can get the approval from Vernal City. If not, Ashley Valley Water & Sewer Improvement District has a 4" line that they will be able to hook on to.

Septic tanks. The Commission asked why the P.U.D. was not going to hook up to the sewer line on 2000 East. It was explained that the sewer is not deep enough to tie on to without the development setting up a pump system and that would be costly.

A letter from Uintah Basin District health Department dated August 30, 1988 by Lowell Card regarding the proposed Country Club Estates P.U.D. septic tanks was read.

After discussion, the Commission asked for the following items:

- I. The second letter from the health Department, Lowell card, with the updates for septic tank approval.
- II. Country Club Estates; Bylaws, Articles of Incorporation and Declaration of Restrictions.
- III. Rezone application
- IV. Plat should show:
 - A. Sewer or septic tank waste system
 - B. Two fire hydrants 500 feet apart
 - C. Water line size and size tied into
 - D. Identify easements onto 2000 East

The continuation of this meeting will be seven days after receiving items that the Commission have required,, on or about September 27, 1988.

The meeting adjourned at 10:15 p.m.

APPROVED BY: _____

ATTESTED BY: _____

NAPLES CITY PLANNING & ZONING COMMISSION
Continuation of September 8, 1988 Meeting

MINUTES OF SEPTEMBER 27, 1988

This meeting was held at the naples City Conference room. Chairman Shane Mayberry called the meeting to order at 8:15 p.m.

Commission Present:

Chairman Shane Mayberry, Craig Martin, Susan Dart

Commission absent:

Robert Hunt, Charles Olsen, Dean Baker, Von Moody and Phillip Manwaring

Council Representative:

Dennis Judd -- Present

Others Present:

Carl Cobbs, Craig Blunt, Ray Nash

The minutes of September 8, 1988 were read and approved. Shane Mayberry read to the Commission the second letter from Lowell Card, Department of Health in respect to the septic tank approval for Country Club Estates dated September 8, 1988; Lots 3, 6, and 7 were restricted. The letter approved the subdivision for septic tanks but each individual lot must be approved.

The Commission asked Craig Blunt to get a clarification from Lowell Card on this letter.

A discussion followed:

Carl Cobbs asked the commission if they would consider the Country Club Estates switch from a P.U.D. to a subdivision with a private road and rezone to RA-1 instead of R-3. The Commission examined the possibilities.

Why a subdivision with a private road and rather than a P.U.D.? Mr. Cobbs said: "After talking with the bank, the loaning ability in a subdivision was much better than with a P.U.D. and it is easier to sell the lots." The Commission found that Mr. Cobbs would need to address Section 02-28-012 to get a private road.

The Commission, after examining the site plat and zoning map for a rezone from RF&M to a RA-1 asked Mr. Cobbs to coordinate the rezone with Vernal City and their Golf Course. Some of the rezone areas belong to Vernal City that could be rezoned at the same time to tie in the neighboring zones.

Cost for the rezone and public hearing would be approximately \$210.00. The Zoning Commission would like to have a joint public hearing with the City Council. Tentative date was set for October 20, 1988.

BONDING. In order to assure the completion of all required improvements in accordance with the approved plan, a financial guarantee (02-28-010) of performance is required in the amount of 110% of the estimated cost. Mr. Cobbs said that a property mortgage would be fine.

Application cost for a subdivision \$75.00 plus \$30.00 per lot (\$240) total of \$315.00.

The Bylaws, Articles of Incorporation and Declaration of Restrictions were discussed.

Shane Mayberry: "I would like to see added to the Declaration of Restrictions, Covenants that run with the land addressing preexisting conditions and recognizing nuisances. Things like Golf balls, driving range, and farm corrals."

This was discussed and agreed to. Carl Cobbs will get it written in the Declaration.

Ray Nash: " I would like to see added to the Declaration and Restrictions and written on the plat (spelled out) specifications of privately owned rights of way. I, as well as other property owners are participants in maintenance of roads, snow removal, etc."

The above was discussed and agreed to, Carl Cobbs will get it written into the Declaration as well as the plat.

In order to proceed further with the request Mr. Cobbs would need a waiver on the road from the City Council to make the road private. He will make his request to the Council on September 28, 1988 if the waiver is granted. Then the joint public hearing for his rezone and subdivision would be set for October 20, 1988.

The next meeting of the Zoning Commission will be held on October 13, 1988.

Meeting adjourned at 10:30 p.m.

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

OCTOBER 20, 1988

Joint Public Hearing Planning & Zoning Commission and Naples City Council.

This Public Hearing was held on October 20, 1988 at the Naples City office Conference Room. Chairman Shane Mayberry called the meeting to order at 6:53 p.m.

Commission Present: Shane Mayberry, Charles Olsen, Dean Baker, Susan Dart and Craig Martin. Absent: Von Moody and Philip Manwaring.

Council Representative: Dennis Judd, present.

City Council Present: Donna Merrell, Bruce Cook, Dennis Judd, Mike McCarrell and Dan Olsen.

Mayor: Mayor Lawrence C. Kay was present.

Others Present: Connie Mott, Craig Blunt and Carl Cobbs.

First Item on the agenda: Public Hearing -- Dinaland Country Club, President, Carl Cobbs; and Dinaland Golf Course, Vernal City, request for rezone. Property located at 651 South 2000 East and 675 South 2000 East. Residential, Forestry and Mining (RF & M-1) to Residential, Agricultural Zone (RA-1)

The Dinaland Country Club would like to develop and eight (8) lot subdivision to be called **COUNTRY CLUB ESTATES**. The subdivision and rezone will be located at the Southwest ridge of the Golf Course. See attached City Council minutes of the Public Hearing.

Second Item on the agenda: Preparing motion for Council on rezone change. Discussion of Declaration of Restriction. #15 add "farming and livestock operations". add on map plat "private road used by adjoining land owners".

Discussion of letter from Vernal City October 20, 1988. Vernal City wants a letter to confirm the Golf Pro Shop and Dinaland Country Club as allowable uses in the new Zone RA-1.

In their present Zone RF & M-1 they are non-conforming uses in the RA-1 Zone they are more allowable under certain circumstances. The Dinaland Country Club, under 02-18-002-8 fits under permitted uses as a private club. The Pro Shop is owned and operated by Vernal City as part of a public golf course as residential service and fits under 02-18-002-3 as a permitted use. Other discussion followed:

Page Two
Planning & Zoning
October 20, 1988

The motion was made by Dennis Judd, as a member of the Planning & Zoning Board, to conditionally approve a re-zone from RF & M-1, subject to clarifying this letter with Vernal City and in the event that the matter can't be clarified adequately, then to re-zone the property owned by the Country Club Estates and not re-zone the property owned by Vernal City. The motion was seconded by Charles Olsen, also a member of the Planning & Zoning Board.

The motion to adjourn the Public hearing was made by Craig Martin at 7:45 p.m.

APPROVED BY: _____

Dated this _____ day of _____, 1988

ATTESTED BY: _____

NAPLES PLANNING AND ZONING COMMISSION

PUBLIC HEARING

RE-ZONE DINALAND COUNTRY CLUB

NOVEMBER 3, 1988

The Public hearing was held October 20, 1988 at 1420 East Weatherby Drive, Naples, Uintah County, Utah. The meeting was called to order at 6:50 p.m. by Chairman Shane Mayberry. Attending the meeting were: Craig Martin, Shane Mayberry, Dean Baker, Susan Dart, Dennis Judd and Craig Blunt from the Planning & Zoning Commission.

Others in attendance were Lawrence C. Kay, Donna Merrell, Dwain Soderquist, Elaine Rich, Carl Cobbs, Bruce Cook, Mike McCarrell, Charles Olsen, Lorna Mayberry, and Connie Mott.

There were several questions address to the Planning & Zoning Commission:

1. What effect will the subdivision have on the right of way that present land owners now have across the golf course? The answer was that it will not change the right of ways that are currently in effect. It was decided by the Planning & Zoning Commission that there will be a statement put on the subdivision plat stating that the present property owners will have a right of way on the private road through the subdivision.

2. The question was asked regarding the "Pro Shop" as a private business. Is it considered a privately owned business or is it owned by Vernal City? The question will be researched by Ray Nash, the City Attorney.

3. The question was asked about the valuation of the property as to whether or not the values of the farm ground will go up because of the subdivision being built on the property adjacent to the farms? Chairman Mayberry reported that he had been up to the County Assessor's office requesting information regarding the taxes and the assessor had assured him that the present owners taxes would not go up, but if they were to sell, then the new owners taxes would probably go up.

The Zoning Commission requested that there be one change on the Covenants and Restrictions that it be changed to read "farming and livestock operations" instead of just "farming operations".

Page Two
Planning & Zoning
November 3, 1988

The motion was made by Dennis Judd, as a member of the Planning & Zoning Board, to conditionally approve a re-zone from RF & M1 subject to clarifying this letter with Vernal City and in the event that the matter can't be clarified adequately, the to re-zone the property owned by the Country Club Estates and not re-zone the property owned by Vernal City. The motion was seconded by Charles Olsen, also a member of the Planning & Zoning Board.

The motion to adjourn the Public Hearing was made by Craig martin at 7:45 p.m.

Approved by: _____
CHAIRMAN

Attested By: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

DECEMBER 8, 1988

This regularly scheduled meeting of the Naples Planning and Zoning Commission was held December 8, 1988.

Christmas party was called to order 7:00 p.m.

adjourned 10:30 p.m.

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

JANUARY 12, 1989

MINUTES

The regularly scheduled meeting of the Naples Planning & Zoning Commission meeting was called to order by Chairman Shane Mayberry at 8:05 P.M.

Commission Present:

Shane Mayberry, Susan Dart and Robert Hunt.

Commission Absent:

Phillip Manwaring, Charles Olsen, Craig Martin, Von Moody and Dean Baker.

Council Representative:

Dennis Judd, Present

Others Present:

Craig Blunt, Preston McNutt, E.L. Williams, Kathleen Williams and DeLynne McNutt.

Update on Dinaland Country Club:

The Country Club is working on clearing the title. Vernal City will make the property transfer as soon as the Country Club clears their title.

Re-zone Request:

Owner "State of Utah"; Buyer "Bethel Chapel".
Property is located at 1552 South 1625 East. Bethel Chapel Representative, Pastor E.L. Williams presented Chairman Mayberry with a letter of request to re-zone the property from I-1 to C-1. (see attached request letter)

Following discussion the Zoning Commission had the following direction for petitioners:

In order to make the zone relationship between I-1, C-1 and RA-1 congruent, the properties on Book 5 page 132, parcel number 0017, Mountain Fuel; parcel 0019, James Allen; parcel 0026, Vernal Roping Club; and parcel 0077, Steven Home should be re-zoned to C-1.

Discussion followed:

The Bethel Chapel group will approach these property owners with a petition to re-zone.

Having no other matters of business before the Commission, the meeting adjourned at 9:30 p.m.

APPROVED BY: _____
SHANE MAYBERRY, CHAIRMAN

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

FEBRUARY 9, 1989

MINUTES

The regularly scheduled meeting of the Naples Planning & Zoning Commission meeting was cancelled due to lack of attending members to make a full quorum.

The next regularly scheduled meeting will March 9, 1989

Commission Present:

Craig Martin and Dean Baker

Commission Absent:

Shane Mayberry, Susan Dart, Phillip Manwaring, Charles Olsen, Von Moody and Robert Hunt.

Council Representative:

Dennis Judd -- Present

Others Present:

Craig Blunt

Those present made a list of residents to choose from to replace the two zoning commission members that have resigned.

Craig Blunt was to contact them to see which ones will accept the positions. The names of those who will accept the position will be given to the City Council for their approval at their next regular meeting.

Training program for the Planning & Zoning Commission from the Center for Public Affairs and Administration from the University of Utah was reviewed as soon as the two new members have been approved the training program will begin, administered by Craig Blunt.

APPROVED BY: _____

ATTESTED BY: _____