

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: _____

NAPLES PLANNING & ZONING COMMISSION

MARCH 9, 1989

MINUTES

The regularly scheduled meeting of the Naples Planning and Zoning Commission meeting was called to order by Chairman Shane Mayberry at 8:10 p.m.

Commission Present:

Shane Mayberry, Susan Dart, Craig Martin
Charles Olsen, Dean Baker

Commission: Absent:

Phillip Manwaring, Von Moody, Robert Hunt

Council Representative:

Dennis Judd (absent)

Others Present:

Minutes of January 12, 1989, February 9, 1989

Dean Baker moved the Commission to approve the minutes of January 12, 1989 and February 9, 1989. Susan Dart seconded. The motion passed unanimously.

Bethel Chapel and State of Utah Re-zone proposal continuation review and report:

Bethel Chapel proposal for re-zone was reviewed briefly. Then Lynn Williams, representative of Bethel Chapel, reported he was unable to secure adjacent property owners permission to down zone to C-I. The Commission suggested that possibly a majority of land owners (of the entire neighborhood) signatures could possibly influence the Allens and Hikobell, the adjacent parcel, to down zone to C-I. The commission should still require that West Star Roping Club also consent to down zone before the commission could consider the down zone requested proposal.

Having no other matters of business before the commission the meeting adjourned at 9:00 p.m.

Approved By: _____
Shane Mayberry
Chairman

Attested By: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

APRIL 13, 1989

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

The next meeting May 11, 1989

NAPLES PLANNING & ZONING COMMISSION

CHAIRMAN: SHANE MAYBERRY JAN. 1992

VICE CHAIRMAN: DEAN BAKER JAN. 1991

SUSAN DART JAN. 1989-1993

ROBERT HUNT JAN. 1991

CRAIG MARTIN (ALTERNATE) JAN. 1992

NEW MEMBERS:

RANDY ANDERSON JAN. 1991

BEN BRIDGES JAN. 1993

T M KEELE JAN. 1992

COUNCIL REPRESENTATIVE:

DENNIS JUDD 1989-1993

REPLACE:

VICE CHAIRMAN: CHARLES OLSEN
 VON MOODY
 PHILLIP MANWARING

NAPLES PLANNING & ZONING COMMISSION

APRIL 27, 1989

BEN BRIDGES
1574 S 2000 E
NAPLES, UTAH

RANDY ANDERSON
1050 E 2500 S
NAPLES, UTAH

T M KEELE
2910 S 711 E
NAPLES, UTAH

The Mayor, City council and Planning & Zoning Commission "Welcomes" you as a new member of the Naples Planning & Zoning Commission.

The role of the Planning & Zoning Commission, it's organization and function in our Community will be taught as a group through the "Center for Public Affairs and Administration Program" provided by the University of Utah during our regular monthly meetings held at the Naples City Office, address: 1420 e 2850 S, Time: 8:00 P.M. every 2nd thursday of the Month.

Your assistance as a "Community growth shaper as an individual who sticks to his or her convictions, with a varied back ground, knowledge and experience is valuable in many facets of present and future development of our Community's quality of life. Your genuine interest and willingness to work shown by excepting and attending the monthly meetings will have long-range and lasting effect for our future generations.

Meeting agendas are sent out a few days in advance of the meeting. If you have any questions call Craig Blunt at 789-9090.

Thank you,

City Manager

NAPLES PLANNING & ZONING COMMISSION
MAY 11, 1989

MINUTES

This regularly scheduled meeting of the Naples Planning and Zoning Commission was held on May 11, 1989 at the Naples City Conference Room. Shane Mayberry, Chairman, called the meeting to order at 6:04 p.m..

COMMISSION PRESENT: Shane Mayberry, Randy Anderson, Robert Hunt, T.N. Keele

COMMISSION ABSENT: Susan Dart, Dean Baker, Ben Bridges, Craig Martin

COUNCIL REPRESENTATIVE: Dennis Judd -- present

OTHERS PRESENT: Craig Blunt

Emergency Conditional Use Permit Reviewed:

Gordon Estes of Gordies Body-N-Paint Shop
Location: 1022 East 2500 South

The emergency conditional use permit was signed April 4, 1988. The conditions were read by Chairman Mayberry. Discussion followed.

Home occupations number 2, number 4, number 7, were being disregarded. Conditions for issuance number 1, number 2, number 4, were being disregarded. His permit has expired no attempt has been made for renewal.

Craig Blunt is to send a letter and a copy of agreement for the Emergency Conditional Use permit, let him know he is to cease and desist. He is to **reapply** before the council with the sections in violation corrected. Discussion followed.

Dennis Judd motioned the commission to contact Gordies Body-N-Paint Shop, Mr Gordon Estes, that 1. His permit has expired. 2. He is not in compliance with the permit agreement and to cease and desist the activities that are not in compliance. 3. Give him an opportunity to come in to compliance and renewal.

T.N. Keele seconded, the motion passed unanimously.

Dinaland Country Club Estates

Larry Steele sent chairman Mayberry a letter concerning the summary of rezone request letter of march 14, 1989. Dennis Judd read the letter of March 14, 1989 aloud. Discussion followed.

The project was reviewed and discussed. Commission wanted for the next meeting a work session to list items needed to final the plot project for presentation to city council.

Randy moved to adjourn at 10:30 p.m.

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MAY 31, 1989

MINUTES

This special meeting of the Naples City Planning & Zoning Commission was held on May 31, 1989 at the Naples City conference room. Shayne Mayberry, Chairman, called the meeting to order at 8:05 p.m..

COMMISSION PRESENT: Chairman Shane Mayberry, Susan Dart, Randy Anderson, Ben Bridges, T.M. Keele

COMMISSION ABSENT: Craig Martin, Robert Hunt, Dean Baker

COUNCIL REPRESENTATIVE: Dennis Judd -- absent

OTHERS PRESENT: Craig Blunt, later Lanny Kay, Carl Cobbs

Shane Mayberry welcomed new members to the Planning Commission, Randy Anderson, Ben Bridges, T.M. Keele, Craig Blunt was asked to review the Country Club Estates request, the action that has taken place and what was remaining to do.

The Commission reviewed the project and made a list of items needed for the final plat; as follows:

- 1. Mortgage or Bond where City is not liable for improvements.
- 2. Vicinity map as according to 02-28-003.
- 3. Engineering Drawing/preliminary plat most recent up date show the following on plat:
 - a. Existing sanitary items with 200 feet.
 - b. Cul-de-sac - for emergency vehicles 100 feet diameter.
 - c. Easement from 2000 East to subdivision - Statement on plat.
 - d. Statement on plat on how and who will keep the easement open.
 - e. Street name and or numbers, lot addresses
 - f. Drainage plan, where will the run off end up.

FINAL DRAFT OF:

- 1. Homeowners association
- 2. Clear title as land trade minutes from Vernal City meeting.
- 3. Restrictive Covenants.
- 4. Articles of Incorporation.

Shane requested Ray Nash to review the Bond/Mortgage and be at the next meeting with proper direction for the commission.

Commission would like to see improvements all in before any building permits for homes are issued.

Next meeting will be June 6th, 1989 at 8 p.m. instead of June 8th, 1989, in order to have a full quorum.

Meeting adjourned at 9:45 p.m.

02-28-011 GENERAL PROVISIONS

1. Design standards - unnecessary hardship if strictly adhered to - Council could provide a variance - if does not destroy intent state on final plat. and reasons for variance in council minutes.

See 02-28-011 C Below and Above 7

02-28-012 Waiver of Design Standards
Approved by council September 29, 1988

Re-zone approved by Council following previous hearing October 20, 1988.

APPROVED BY: _____

ATTESTED BY: _____

TEMPORARY USE PERMIT
MONTGOMERY SALVAGE YARD

DATE: MAY 19, 1988

NAME: TOM MONTGOMERY (OWNER)

ADDRESS: 778 W 2500 S

ADDRESS OF PROPERTY CONCERNED: 1150 S 1500 E HIGHWAY 40

DATE: MAY 19, 1988

CASE NUMBER: _____

CONDITIONS PRESCRIBED BY ZONING COMMISSION

1. Trees will be planted on the frontage of 1500 East Highway 40 on the South 400 feet of the yard. Trees will be maintained and established by May 15, 1989. Mr. Montgomery will work with Craig Blunt on the types of 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 it has in the past. Refer to the pictures of the yard as a reference to the past use.
3. Conditional use permit will be subject to evaluation after (12) twelve months. Fencing on 1100 South will be reviewed at that time.
4. Work on General clean-up and orderly piling and stacking of the salvage keeping less orderly material to the rear of the yard.

DATE OF THE COUNCIL HEARING: May 19, 1988

Tom Montgomery (Montgomery Salvage)

Shane Mayberry, Zoning Chairman

SUBJECT: Amendment to the Zoning Ordinance

FROM: Planning & Zoning Commission

TO: Naples City Council

ACTION: Dennis Judd moved to recommend an addition to the RA-1 Zone, Chapter 01-18 (02-18-002) Emergency Conditional Use Permit. Phillip Manwaring seconded. Passes with all present voting aye.

PURPOSE: The purpose of Emergency Conditional Uses is to allow, in an RA-1 Zone, a temporary integration of uses that may be desirable only in the RA-1 Zone due to conditions and circumstances peculiar to economic emergencies. This will assist individuals, temporarily (with certain conditions) and make the use suitable only if such uses are designed and laid out on the proposed site in a specific manner.

BASIS FOR ISSUANCE & REVIEW PROCEDURES An Emergency Conditional Use Permit is allowed on a temporary basis. The Planning & Zoning Commission shall not authorize an Emergency Conditional Use unless evidence is presented to establish the following:

1. Conditions meet all of Chapter 02-6 - "Conditional Use"
2. Conditions meet all of Chapter 02-10 - "Home Occupations" with the exception of 02-10-003-5
3. Conditions are met in an existing structure

The decision of the Planning & Zoning Commission shall be subject to review by the City Council. The City Council may uphold or reverse the decision of the Planning & Zoning Commission and may impose additional conditions it may deem necessary. The Decision of the City Council shall be final.

TERM Emergency Conditional Use Permits is for one year and is renewable for one additional year, but shall not exceed a total of two years and shall not be renewable following said two years.

Emergency Conditional Use Permits may be revoked by the City Council after review and recommendation by the Planning & Zoning Commission, upon failure to comply with the

Amendment to the Zoning Ordinance
Page Two

conditions imposed by the original approved permit.

BUSINESS
LICENSE &
BUILDING
PERMIT

Upon obtaining an Emergency Conditional Use Permit, the property owner shall apply for a building permit and business license permit and shall follow the permit process.

NAPLES PLANNING & ZONING COMMISSION

JUNE 6, 1989

MINUTES

This meeting of the Naples City Planning & Zoning Commission was held on June 6th, 1989, at the Naples City conference room, Shane Mayberry, Chairman, called the meeting to order at. 8:35 p.m..

COMMISSION PRESENT: Chairman Shane Mayberry, Robert Hunt, Randy Anderson, T.M. Keele.

COMMISSION ABSENT: Susan Dart, Craig Martin, Dean Baker, Ben Bridges

COUNCIL REPRESENTATIVE: Dennis Judd -- absent

OTHERS PRESENT: Lanny Kay, Carl Cobbs, Ray Nash, Craig Blunt

Country Club Estates Final Plot Review:

Lanny Kay presented the final plot and reviewed with the commission the list of items requested by the commission; as follows:

- a. Cul-de-sac 100 dra at end of private road.
- b. Easement from 2000 E to sub-division is shown on plot.
- c. Statement on keeping easement open: Vernal City will provide.
- d. Right-of-way of adjacent land owners- statement on plot.
- e. Street name and or numbers, lot addresses - on plot.
- f. Drainage plan - is shown on plot

FINAL DRAFT OF:

- 1. Home owners association - no changes
- 2. Clear title or land trade - Minutes from Vernal City meeting will be provided.
- 3. Articles of Incorporation - no changes
- 4. Restrictive Covenants - newly written and updated, Ray Nash will review.

Discussion followed on each item:

Ray Nash reviewed Mortgages/Bond for Improvements.

Ray Nash: The city should not get involved or saddled with the construction of the private road. If Country Club Estates does not put in the improvements who will be left responsible? The city could not afford to do it. It would be better that someone else Bond for the road. Discussion followed.

Following discussion, Randy Anderson moved to recommend the Country Club Estates for final approval to the Naples City Council subject to:

1. The letter from Ashley Valley Water And Sewer District waving the sewer hook up due to elevation differences requiring pumping.
2. Minutes from Vernal City verification of land transfer.
3. Naples City Attorney's of final draft of restrictive covenants.
4. Satisfaction be met with strict adherence to 02-28-003-5 and 6, 02-28-006 as follows:
5. **POST PERFORMANCE GUARANTEE** (see also 2-28-008)

- a. Subdivisions requiring final plat: after approval of the final plat of a subdivision by the planning commission, the subdivider shall either construct required improvements, or post a bond, or other assurance, with the county commission in an amount, as determined by the county Engineer, sufficient to cover the costs of any improvements required under this code as a guarantee that said improvements will be installed and paid for without cost to the county.

- b. Subdivisions not requiring a final plat: prior to the approval of the preliminary plan by the planning commission, the subdivider shall post a bond, or other assurance, with the county commission in an amount, as determined by the County Engineer, sufficient to cover the costs of installing any improvements required under this code as a guarantee that said improvements will be installed and paid for without cost to the county.

6. OBTAIN APPROVAL OF THE COUNTY COMMISSION.

After posting bond, or other assurance, the final plat shall be submitted to the county commission for approval. Unless otherwise provided on the plat, approval of the final plat by the county commission shall constitute the acceptance by the county of all streets and other properties dedicated for public use.

02-28-006. IMPROVEMENTS REQUIRED

Improvements shall be installed in all subdivision, in accordance with standards and requirements hereinafter set forth, provided, however, that actual construction of required improvements in the subdivision may be delayed up to two (2) years, where a suitable bond, or other assurance is furnished to the county by the subdivider, as provided for elsewhere in this code (see particularly sections 02-23-003-7 and 02-23-008-1 through 4).

Based on the strong recommendation of Naples City Attorney to avoid a mortgage as an assurance the improvements would be completed.

- 5. Attainment of verification from Vernal City that Vernal City will be solely responsible to maintaining access and provide for through traffic necessary for Health Welfare and Safety etc... of the said subdivision.

The motion was seconded by T.M. Keele Vote was unanimous.

OTHER BUSINESS

Ashley Valley Water and Sewer's ordinance in requiring residents within 300 feet to hook on to the sewer and stub outs were not provided for existing structures. When the construction of the sewer was being done. What should be done with future sewer constructions and existing road pavement condition via what the district is asking residents to do to the road to get the sewer hook up. Discussion followed.

Robert Hunt moved to adjourn at 10:30 p.m.

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

JULY 13, 1989

MINUTES

Due to lack of quorum, meeting was canceled.

Commission Present:

Shorty Keele, Randy Anderson

Council Representative: Dennis Judd -- present

Others Present:

Craig Blunt

Adjourned: 9:00 PM

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

AUGUST 10, 1989

MINUTES

Due to lack of quorum, meeting was canceled

Commission Present: Anderson, Dennis Judd

Others Present: Craig Blunt

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

SEPTEMBER 14, 1989

Naples Planning and Zoning commission due to lack of a quorum, the meeting was canceled.

Commission present: Shane Mayberry

Commission absent: Susan Dart, Randy Anderson, Ben Bridges,
T. M. Keele, Craig Martin, Robert Hunt
Don Baker

Council Representative: Dennis Judd -- absent

Others present: Craig Blunt

Discussion of Montgomery Salvage yard as to compliance.

Next meeting October 12, 1989

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

OCTOBER 12, 1989

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

Commission Present: Randy Anderson, Shane Mayberry

Commission Absent: Susan Dart, T.M. Keele, Don Baker,
Robert Hunt, Craig Martin, Ben Bridges

Council Representative: Dennis Judd -- present

Others Present: Craig Blunt

Discussion of a letter to be sent to Montgomery Salvage Yard--
Compliance to Conditional Use Permit issued 5/19/88

Craig was asked to send letter.

Next meeting November 9, 1989

APPROVED BY: _____

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

NOVEMBER 9, 1989

Due to lack of a quorum, the Naples Planning & Zoning Commission meeting was canceled.

Commission Present:

Commission Absent: Shane Mayberry, Randy Anderson, Susan Dart
T.M. Keele, Dean Baker, Robert Hunt,
Craig Martin, Ben Bridges

Council Representative: Dennis Judd -- Absent

Others Present: Craig Blunt

Next meeting December 14, 1989.

APPROVED BY: _____

ATTESTED BY: _____

November 8, 1989

Tom Montgomery
Montgomery Salvage Yard
778 West 2500 South
Naples, Utah 84078

RE: Notice of Compliance to Conditional Use Permit

The Zoning Commission has been pleased with the general clean-up and progress on fencing and keeping the stack piles of materials in an orderly condition. We hope that the business is doing well.

Enclosed please find minutes of May 12, and 19, 1988 and Conditional Use Permit of May 19, 1988 for Montgomery Salvage Yard.

The Commission would like to review the Conditional Use Permit and check on the progress and conformance to that agreement. Please review the conditions. I have made a general inspection of the compliance and find that number one of the conditions has not been met. It would be advantageous that this condition be met this fall before the Zoning Commission meets on your Conditional Use Permit.

Number 1 on the Conditional Use Permit is number one priority, not only to the Zoning Commission and Council, but to those area residents that came to the hearing. If you have any questions, please feel free to call me at 789-9090

Sincerely,

Craig Blunt
Zoning Administrator

enclosures

cb/cwm

NAPLES PLANNING & ZONING COMMISSION

DECEMBER 14, 1989

MINUTES

This regularly scheduled meeting of the Naples Planning and Zoning Commission meeting was called to order by Chairman Shane Mayberry at 8:20 P.M.

Commission Present:

Shane Mayberry, Randy Anderson,
Dean Baker

Commission Absent:

Robert Hunt, T.M. Keele, Susan Dart, Craig
Martin, Ben Bridges

Council Representative:

Dennis Judd -- Present

Others Present:

David Barton, Craig Blunt

Imperial Auto/2094 S 1500 E Highway 40 Application for an Auto-Wrecking Yard location:

David Barton made his request to the Planning Commission for a place to set up a Auto-wrecking yard. The Commission discussed type, size, order, fencing, State Law and site location.

Auto-wrecking yards can only be placed in an I-1 zone and are a Conditional Use Section 6 of the Zoning Ordinance was read: Basis of issuing a Condition Use Permit. Discussion followed.

The Commission directed Craig Blunt to get the U.D.O.T. Junkyard regulations.

Having no other matters of business before the Commission, the meeting adjourned at 9:50 p.m.

APPROVED BY: _____
SHANE MAYBERRY, CHAIRMAN

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

JANUARY 11, 1990

MINUTES

The regularly scheduled meeting of the Naples Planning & Zoning Commission was not called to order due to lack of a quorum.

COMMISSION PRESENT: Shane Mayberry, Randy Anderson

COMMISSION ABSENT: Dean Baker, Susan Dart, Ben Bridges,
Craig Martin, T.M. Keele, Robert Hunt

COUNCIL REPRESENTATIVE: Dennis Judd -- Absent

OTHERS PRESENT: Craig Blunt

Next regularly scheduled meeting of February 8, 1990 will be moved to February 15, 1990.

APPROVED BY: _____
Shane Mayberry
Chairman

ATTESTED BY: _____