

**NAPLES PLANNING & ZONING
MEMBERS LIST
1994**

CHAIRMAN:	Lydia Anders 2972 South 1500 East	789-2309	Jan 1997
VICE CHAIRMAN:	Lance Anderson 1613 East 2250 South	789-1702	Jan 1995
MEMBERS:	Russell Carter 983 East 2910 South	789-9130	Jan 1995
	Allen Calder 1629 East 2250 South	789-2857	Jan 1995
	Richard Ingram 848 South 2000 East	789-2484	Jan 1997
	Dee Anstine 1090 East 2500 South	789-0668	Jan 1996
	Tamie Sanchez 785 East 2910 South	789-0114	Jan 1996
ALTERNATE:	Mark Muth 1690 East 1700 South	789-8416	Jan 1996
COUNCIL REPRESENTATIVE:	Everett Coon 1834 South 1500 East	789-8908	Jan 1997

Thanks to the following passed members:

Joseph Shaffer
Garrett Eckerdt
Susan Dart

The City is very grateful for the hours these volunteers have given for the advancement of the public's interest, welfare and safety. These volunteers truly are "PEOPLE SERVING PEOPLE"

NAPLES PLANNING & ZONING
MINUTES
JANUARY 11, 1994

This regularly scheduled meeting of Naples Planning & Zoning Commission was called to order at 7:33 p.m.

COMMISSION PRESENT: Chairperson Lydia Anders, Vice Chairman Lance Anderson, Mark Muth

COMMISSION ABSENT: Russell Carter, Allen Calder

COUNCIL MEMBER REPRESENTATIVE: Everett Coon, Present

OTHERS: Dee Anstine, Richard Ingram, Tamie Sanchez, Craig Blunt, Mr. & Mrs. Robert Kay, David Haring, Charles Spurrier

7:30 p.m. Welcome New Members:

Lydia Anders welcomed Dee Anstine, Richard Ingram and Tamie Sanchez to the Planning & Zoning Commission. The Commission members would like as part of their minutes to give recognition to past Chairman Joseph Shaffer, Vice Chairman Garrett Eckherdt and Commissioner Susan Dart for their many of hours of volunteer service for the advancement of the public's interest, welfare and safety. These volunteers truly are "PEOPLE SERVING PEOPLE". The 1994 Naples Planning & Zoning members list will be given to the Naples Council January 14, 1994 for recognition and approval.

SPRING CREEK POND SUBDIVISION:

Vacate part of the subdivision or reduce the size -- Mr. & Mrs Robert Kay.

Mr. Kay gave the Commission a plat of Spring Creek Pond Subdivision which illustrated the lots he owned 5,6,7,8,9 his home sets on lot 7 & 8.

Kay explained he would like to combine the lots to make one parcel. Kay would fence off his lot which would include one culdesac that serves his lots and home. No other homes are serviced by the culdesac. One fire hydrant would need to be moved to the West side of the proposed fence which he said he would do at his cost. There would be one culdesac remaining that would serve the subdivision and meet zoning regulations.

By reducing the subdivision by excluding his lots would help in reducing Kays property tax and give him control with access through his property to 2000 East.

COMMISSION QUESTIONED: How do your neighbors feel about reducing the subdivision allowing agriculture to their back doors?

KAY: I don't know.

Commission discussion followed. Mark Muth moved that a public hearing for the residents of Spring Creek Pond be set for February 8th 94 to get their input on reducing the subdivision. Lance Anderson seconded, the motion passed all voting aye.

NEW BUSINESS

Wildlife Animal Farm -- Jason Newman - CANCELED

Tar Sand Technology, David Haring and Uintah Sands, Charles Spurrier gave the Commission an introductory date packet for their review. David Haring spoke on the History and concept of the business, separation of bituminous oil from tar sands. They have contract with Crown Energy at the asphalt pit.

They will haul from the asphalt pit 25 tons per hour, 8 hours per day to 1150 East 1500 South, P & W Industrial subdivision, the old H & H Bico building on 4 acres. oil will be collected in 5,000 gallon tanks. February 1, 1994 they would haul in a pilot plant and run it for 90 days. Following the 90 day testing period, the plant would set up as a permanent facility.

We are asking the Commission to allow us to begin set up in February of 94. Site plans will be ready for your February 8th 1994 meeting.

Discussion followed concerning the items needed on site plan and Environmental records. Lance Anderson moved the Commission to allow the pilot plant to be hauled to the site, and review the site plans and Environmental compliances on February 8th 1994. Mark Muth seconded, the motion passed all voting aye.

MAPS AND ORDINANCES:

Blunt presented the Naples Zoning map and Ordinances. 10 year review. In the past years the residence have voiced their wants as to the type of growth and development they would like the City to head.

1. Remain open agriculture residential.
2. Commercial services -- Stores - retail.
3. Manufacturing jobs - Work place for their kids to get jobs, better than minimum wage, so that they can stay in the area.
4. Control areas on Industrial growth.

Blunt introduced a new concept to Planning & Zoning: Performance Zoning, presently traditional Zoning is based on the can not do's.

Performance Zoning is based on the perspective of positive development. The community voices what they want to see happen in each of its Zones. Developers then would look at their development from the approach of providing the positive, desired development.

Discussion followed. Commission will devote the next meeting in reviewing the Zoning map, Master Street plan and Zoning Ordinances.

Having no other business to come before the Planning Commission, the meeting Adjourned at 9:20 p.m.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
FEBRUARY 8, 1994

This regularly scheduled meeting of Naples Planning & Zoning Commission was called to order at 7:30 p.m.

COMMISSION PRESENT: Chairperson Lydia Anders, Vice Chairman Lance Anderson, Russell Carter, Allan Calder, Dee Anstine, Richard Ingram

COMMISSION ABSENT: Mark Muth

Note: Tammie Sanchez moved February 6, 1994 and will no longer be on the Planning & Zoning Commission.

COUNCIL REPRESENTATIVE: Everett Coon, absent

OTHERS PRESENT: Craig Blunt, Bob & Susan Litton, Sid & Lily Lawrence, Sally Wackowski, Jeff Zobell, Sue & John Dean, Robert & Teresa Kay

APPROVAL OF JANUARY 11, 1994 MINUTES:

Allan Calder moved the Commission to approve the minutes of January 11, 1994, Lance Anderson seconded. The motion passed all voting aye.

**SPRING CREEK POND SUBDIVISION/ REDUCE THE SIZE OF SUBDIVISION,
JOHN AND TERESA KAY**

Notices went out to the residents of Spring Creek Pond, requesting their impute.

Robert Kay presented a plat of the Subdivision illustrating the change. Robert explained to his neighbors his desire to reduce the Subdivision size by excluding lots 5,6,7,8, and 9, which he owns.

He would like to fence the perimeter which would include the East culdiesac, move the existing fire hydrant outside the perimeter, remove weeds Russian olive trees, general clean up. There would be three (3) less homes in the subdivision reducing vehicle impact.

Robert asked for questions?

BOB LITTON: "Are you going to sell the lots?"

ROBERT KAY: No, I want to combine the lots as one property to keep it private. The fence would help keep vehicles from traveling through my property and maintain privacy.

JOHN DEAN: I am on Lot 4, I like the smaller amount of people, I like less traffic, but I have access onto 1300 South, which I would loose to the back of my property. I am a corner lot. I do not know if I would concede to this if I loose my access, I believe it has a negative impact on my property.

Robert Kay answered questions concerning fence location, and the public present went over different divisions of 1300 South to give access to lot 4.

Following the discussion Allan Calder asked if there were anymore questions or concerns?

Allan Calder moved the Commission to have Robert Kay draw up a revised plant that met the needs for access to Lot 4, fire hydrant moved, fence location, culdiesac size etc..... To present for next meeting. Russell Carter seconded. The motion passes all voting aye.

**TAR SANDS TECHNOLOGY/DAVID HARRING
UINTAH SANDS/ CHARLES SPURRIER**

Called in at the last minute, had to travel to SLC to finalize the paper work, asked to be on March 8, 1994 agenda.

Chairperson Lydia Anders asked Craig to set up a workshop on "How to conduct a meeting".

Master Plan, maps & ordinances tabled to March 8, 1994 (Next regular meeting)

With no other business coming before the Commission the Planning & Zoning Commission the meeting was adjourned at 9:05 p.m.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
MARCH 8, 1994

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

COMMISSION PRESENT: Richard Ingram, Dee Anstine

COMMISSION ABSENT: Lydia Anders, Lance Anderson, Russell Carter,
Allen Calder, Mark Muth

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Craig Blunt

WORKSHOP: Zoning Map -- Preference Zoning

Craig was asked to put together a Zoning Map showing areas of down zone or recommended zone changes for a work map for further discussion.

Craig was asked to get photos of Industrial Subdivision and put together workshop on preference zoning, protecting agricultural and rural life style as we know it in Naples.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
APRIL 12, 1994

This regularly scheduled meeting of the Naples Planning & Zoning Commission was called to order at 7:35 p.m.

COMMISSION PRESENT: Chairperson Lydia Anders, Vice Chairman Lance Anderson, Dee Anstine, Richard Ingram

COMMISSION ABSENT: Mark Muth, Russell Carter, Allan Calder

COUNCIL REPRESENTATIVE: Everett Coon, Present

OTHERS PRESENT: David Harring, Charles Spurrier, Craig Blunt

Approval of February 8, 1994 Minutes:

Lance Anderson moved to approve the minutes of February 8, 1994, Dee Anstine seconded, the motion passes all voting aye.

Everett Coon moved to change the order of the agenda, Tar Sands Technology and Uintah Sand to be second on the Agenda. Lance Anderson seconded, the motion passed all voting aye.

**Tar Sands Technology/ David Harring
Uintah Sands/ Charles Spurrier**

David Harring handed out handout for the Commission to follow during his presentation:

Tar Sand Oil Extraction Unit	Handout
Sand Processing Unit	Handout
Oil Processing Unit	Handout

The site plan showing the locations of items discussed was not handed out. Mr. Harring said he does not have the property or site agreements completed, but will have the site plan once the site has been secured.

Discussion Followed:

We would like to set up a mini pilot plant, 3 tons of asphalt per hour. The pilot plant will demonstrate that the process works, environmental permits etc.. will be acquired through each development stage.

Tentative location 1150 East 1500 South building and ground is owned by Max Haslem.

Traffic Impact:

The Tar Sands will be purchased from Crown Energy location, neighboring the County pit. Fifteen (15) month contract. Seven (7) to thirteen (13) tons per load. Thirty (30) tons delivered per day. Traffic flow will be held to a minimum.

Employees:

Ten (10) people will be hired to run the plant, two (2) ten (10) hour shifts.

Pollutants:

The system is self contained, there are no harmful substances used in the process. Our solvents are kerosene.

Frac plant twenty (20) feet high fifteen inches (15") Diameter. Temperatures will be as high as five hundred degrees. Storage tanks will cover a one acre area. Tanks are from Inter-Mountain Oil and will be inspected. Tanks will be buried as EPA requires.

Stock Piles:

Asphalt average one hundred (100) tons.
Sand from Asphalt Oil process - unknown - still developing contingencies.

Storm Water:

David Harring will meet with Ted Allen, Environmental Engineer Representative for Uintah County and State of Utah.

Retail or Wholesale:

David Harring: This meeting is to approve a mini plant, 3 tons per hour. We will have an open door policy for regulatory agencies. We invite these Agencies to help us meet necessary regulations.

The plant is a Research and Development plant. Asphalt Systems in Salt Lake City will purchase our asphalt oil wholesale and help with the research and development of this process.

Water in the system will be recycled. we will have a settling pond which will be lined. The system is closed and non-toxic.

Commission: How is the settling pond?

David Harring: Not very large, maybe fifty (50') feet by fifty (50') feet.

Set Up Date:

We hope to be in the building by the end of April, 1994.

Uintah Tar Sand/ Charles Spurrier

The sand market has not been developed. We have developed the ability to extract metal concentrates. Hans W. Rasmussen, Assayer, 673-9800.

We are not worried about marketing the sand. The sand from the asphalt oil process is a high quality product and can be used in many processes. The sand will be ground to a two hundred (200) mesh size, just a bit larger than talcum powder. We will stock pile and deliver in large volume.

Further Discussion Followed:

The Commission is looking forward to Tar Sands Technology and Uintah Sands site plan (drawn to scale) illustrating locations of buildings and structures both existing and proposed and their proposed use. Security lighting, security fencing, utilities, and there locations, surface water containment or disposal facilities, traffic flow, parking, meaningful landscaping green acres, beautification, obscure fencing areas, loading and unloading facilities, parcel dimensions and orientation of parcel etc....

Change Meeting Date:

The Commission would like to meet on the second Wednesday of the Month at 7:30 p.m.

Table land use and maps and ordinances until next meeting May 11,1994.

No other business before the Commission, adjourned at 9:45 p.m.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
MAY 11, 1994

THIS REGULARLY SCHEDULED MEETING OF THE NAPLES PLANNING & ZONING COMMISSION
WAS CANCELLED DUE TO A LACK OF A QUORUM.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
JUNE 8, 1994

This regularly scheduled meeting was cancelled due to lack of a quorum.

WORKSHOP: TAR SAND TECHNOLOGIES

COMMISSION PRESENT: Lance Anderson,

OTHERS PRESENT: Craig Blunt, Gail Porritt, Dave HARRING

Set up and running within 12 weeks.

Dave HARRING — Agenda for Council Meeting July 14, 1994
P O Box 1711
Naples, Utah 84078

NAPLES PLANNING & ZONING COMMISSION
MINUTES
JULY 20, 1994

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

WORKSHOP: Agricultural Land Preservation

COMMISSION PRESENT: Chairperson Lydia Anders, Vice Chairman Lance Anderson

COMMISSION ABSENT: Dee Anstine, Richard Ingram, Allen Calder, Russell Carter

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: David HARRING, Don Merrell, Craig Blunt

Video presentation "Agriculture Land Preservation"

The first speaker of three was viewed and discussed. Speaker James Kunstler, Subject "Loss of Community - No Sense Plan".

His challenge was to plan and build coherent towns worthy of community affection and family values supported with good building design and land use codes.

For the passed 50 years (post war years) Land use codes have developed to create a throw away community designed for consumer spending.

Protect fundamental values and agricultural integrity, both economic and physical existence.

The next meeting will be August 10, 1994. Subject Agricultural Land Presentation. Adjourned 9:00 p.m..

NAPLES PLANNING & ZONING COMMISSION
MINUTES
AUGUST 10, 1994

This regularly scheduled meeting of the Naples Planning & Zoning Commission was called to order at 8:20 p.m..

COMMISSION PRESENT: Vice Chairman Lance Anderson, Richard Ingram, Allan Calder

COMMISSION ABSENT: Dee Anstine, Russell Carter, Chairperson Lydia Anders

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: David Harring, Lynn MacDonald, Craig Blunt

Approval of April 12, 1994 minutes:

Lance Anderson moved to approve the minutes of April 12, 1994, Allan Calder seconded, the motion passes all voting aye.

Conditional Use Permit/ RV Rallies/ Lynn MacDonald for Mountain Park

Mrs MacDonald presented the Commission with a proposal to use the East end of the Naples Park to park R.V. Rallies. MacDonald gave the Commission a site plan showing upgrades to the unimproved land for parking.

A non-profit organization will finance the improvements. These improvements once the R.V. use is discontinued or the City wants the land for another use, will be turned over to the City. Ninety percent (90%) of the rallies are made up of retired people. Head count per unit two (2) people.

Tourism has been on a steady increase. The R.V. industry would like to open the Western part of the U.S.A. to R.V. Rally Tourism.

MacDonald plans on doing seven (7) to nine (9) rallies per year, each rally last 4 days. Rallies will probably be during the months of May, June, August, September. We provide transportation by Bus to see Flaming Gorge, Split Mountain and other local interest. We provide meals at the park catered by Golden Corral, set up like a family reunion. There is horseshoe tournaments, lawn games, we bring in local entertainment, arts and crafts etc... The rallies do bring in outside money and we use local people, a real boost to local tourism.



***Naples Planning & Zoning Commission Meeting
August 31, 1994
Minutes***

The Specially scheduled meeting of the Naples Planning & Zoning Commission Meeting was called to order at 8:35 p.m. by Lance Anderson.

COMMISSION PRESENT: Vice Chairman, Lance Anderson, Alan Calder, Russell Carter and Richard Ingram.

COMMISSION ABSENT: Chairman, Lydia Anders, and Dee Anstine.

COUNCIL REPRESENTATIVE: Everett Coon, absent.

OTHERS PRESENT: Ken Bassett, Allan Mashburn and Craig Blunt.

APPROVAL OF MINUTES: August 10, 1994.

Alan Calder moved to approve the August 10, 1994 minutes. Russell Carter seconded the motion which passed with all voting in favor.

CONDITIONAL USE PERMIT/RV RALLIES/MOUNTAIN PARK

Following the public hearing held at 7:30 p.m. August 31, 1994, Lance Anderson moved to table further discussion until September 20, 1994, the next Zoning Commission meeting. The Commission will then have time to review the minutes of the hearing. Alan Calder seconded the motion which passed with all voting in favor.

SITE PLAN FOR DINALAND PRO SHOP, LOCATION DINALAND GOLF COURSE

Ken Bassett and Councilman Allan Mashburn presented the Site Plan of the new Dinaland Pro Shop for review. The Commission asked about parking and overflow parking for tournaments. The commission does not want parking to overflow onto 2000 East street.

Allan Mashburn explained that there are 63 parking spaces for regular day rounds, employees, and restaurant patrons. To the east and behind the old pro shop will be overflow parking. Following a discussion the Commission would like a minimum of 40 overflow parking spaces and illustrated on the Site Plan.

Emergency turn around was discussed. Turning around will be available at the east end of the public parking lot.

Multiple use of Golf Course was discussed. Winter use -- cross country skiing, sledding. Spring use -- receptions, cross country track.

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August 31, 1994

EXIT AND ENTRANCE. 500 South 2000 East (Golf Course curve) was discussed. Review of past Zoning Commission Study and requests to Golf Course development.

Following a discussion Alan Calder moved that the Pro Shop proposal be approved with the following requirements:

1. That the overflow area for a minimum of forty (40) parking spaces be added to the site plan.
2. That the safety issue of "line of sight" signage, etc. on 500 South 2000 East (Golf Course curve) be completed as was directed by the past commission during the development of the eighteen (18) hole golf course. Richard Ingram seconded the motion which passed with all voting in favor.

FLAG LOTS

Lance Anderson moved to table until the next Commission meeting. Richard Ingram seconded the motion which passed with all voting in favor.

MEETING DATES OF COMMISSION:

The Commission discussed which day and week of the month the Commission would hold it's regular meetings. Following a discussion Alan Calder moved to hold Planning & Zoning Commission meetings on the second Tuesday of each month at 7:20 p.m. Lance Anderson seconded the motion. The Commission all voted in favor.

APPROVED BY THE PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 1994.

BY: _____

ATTESTED BY: _____

***Naples Planning & Zoning Commission
Public Hearing
August 31, 1994***

SUBJECT: CONDITIONAL USE PERMIT/RV RALLIES HELD AT EAST END OF NAPLES PARK.

COMMISSION PRESENT:

Chairperson Lydia Anders, Vice Chairman, Lance Anderson, Richard Ingram, Russell Carter and Alan Calder.

OTHERS PRESENT:

Craig Blunt, Lynn MacDonald, Morris Freestone (See attachment).

PUBLIC MEETING OPENED AT 7:35 P.M.

Lynn MacDonald introduced her project. She would like to develop the east end of the Naples Park for the parking of RV's rallies. Lynn displayed the site plan showing improvements; 7 ft. decorative block fence running north and south on the east end of the development, landscaping and decorative block fence on the frontage of 1900 south, chain link fencing running east and west on the north boundary of development, sewer and water brought in from 2000 east to serve catering area and bathrooms, security lighting at the entrance and corners of the development, decorative lighting through the walk path areas, staging area in the northeast corner, 3 bathrooms and 2 pavilions. The parking area will be leveled and put into grass, called dry parking-- There will be no electrical, sewer or water hookups. All roads will be unimproved (road base only). The rallies last up to four days each. The RV's are parked the first day and remain parked until the end of the rally. It takes about 35 minutes to park them all. The rallies are private, not open to public parking. I use local bus lines to move the rallies patrons to scenic areas like Flaming Gorge, Split Mountain, etc. The RV Industry on the average drop \$150 per day per RV unit in the area, which is a great boost to tourism. The City will receive \$4.00 per unit per day for parking fees. She stated that they were planning on parking 350 units per rally--4 days each, 7 to 9 rallies per year. The City could use the money to develop the park. \$5,600 per rally which could be as much as \$50,000 per year.

MacDonald asked for questions.

JACK NOWAK: How many spaces for parking?

MacDONALD: 350.

JACK: What utilities will be provided for the parking?

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Public Hearing
August 31, 1994
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MacDONALD: This is dry parking. We will not provide water, sewer or power. The units are self-contained. They have water,, power and storage for water.

JACK: So there will not be any impact to the local water and sewer system? How about noise?

MacDONALD: These are senior citizens. We have a curfew at 10:00 p.m. Your tube slide and ball games will make more noise. The sewer and water will be brought into the park to serve the catering and bathrooms.

DEAN BAKER: What about fencing?

MacDONALD: There will be a 7 foot high decorative block fence on your boundary. The fence will be like the Mobile Home Park on 500 East.

BRUCE BROWN: What about the north fence?

MacDONALD: Chain link fence.

BOB TURNER: I believe it should not be turned into a commercial venture. The land should be used as it was given for--the expansion of Naples Park.

MORRIS FREESTONE: There is not a RV park of this kind in the area that could generate 1 1/4 million dollars per year to the area. The average RV unit--this is an RV Industry average-- They drop \$150 per unit per day. This area could use a boost to tourism like that.

CHRIS RICHARDSON: What about the generator noise? 350 generators that's a lot.

MacDONALD: The generators are housed within the units. The noise is negligible. These are \$100,000 and more units they are built for comfort.

CHARLES OLSEN: What about the original agreement with Bob Turner? The land is to be used as a park for the community.

ELOUISE TURNER: The park is growing and needs expanded parking, additional pavilions.

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BOB TURNER: I believe there are people willing to help expand the park with pavilions and ball diamonds. I can't take it with me. I have a little to help with a pavilion.

RAY NASH: I believe that there is only 8 acres of land that can be used due to the gulch. I don't think you can put that many units in the area. I have an irrigation pipe easement that will not take the heavy traffic crossing. If there is going to be park expansion, I don't believe that these people will want to put money into the development of the park and then lose it when the city wants to take it back.

BRUCE BROWN: 30 RV's will generate a lot of pollution, smell, noise. Has a study of the environmental impact of air quality been made? Will this type of impact be off-set by the supposed 1/14 million dollars it will generate?

MORRIS FREESTONE: These generators are self contained inside the units not on the outside. They will be spending \$150 per day in the area which is an industrial average. You need to ask yourselves if this will benefit the area.

MacDONALD: The TNN film crew came out to this area and filmed it. The promotion reached 25 million RV users. The RV industry footed the bill to advertise this area--to bring corporate retirees, etc. to come to this area to enjoy what is here.

BOB TURNER: What you have proposed is a wonderful thing and will be a benefit to the are. I know you have put a lot of work into this for the area, but I believe there is property elsewhere, rather than the park. We are concerned about the development of the park for public use.

DEAN BAKER: Don't misunderstand us. We would like this type of operation in the area, just not in the park. I understand that there is a lease.

CRAIG BLUNT: Yes there is from May 1992 to May 1997. This hearing is to address the Conditional use issues. Now consider the season a 120 days. The request is to use the park for 36 days out of the season.

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The park would generate funds for future improvements and when not being reserved for the RV rallies can be reserved for family reunions or whatever.

DEAN BAKER: Money is not an issue. The change in the neighborhood, school kids going back and forth to the Waterslide and community use of the park.

RAY NASH: Asked if the Commission would like a vote from the residents.

ALAN CALDER: We would like each of you to have the opportunity to give your input to the proposal and then a vote would be appropriate.

LEVI BAKER: Is there a limited time to camp at the rally?

MacDONALD: yes. 4 days per rally. I would like to ask Ken Bassett, who visited with the RV directors in Tennessee. What kind of people were these?

KEN BASSETT: They were cordial and fun to be with.

PAT BROWN: I do not care to look over RV's from my back porch.

CRAIG BLUNT: The idea here is to generate funds to continue the building of the park. Where are the funds going to come from?

PAT BROWN: Through volunteers, citizen donations.

Alan Calder called for a show of hands for those in favor. None. Those against. All voted against.

Russell Carter moved to adjourn the Public Hearing at 8:30 p.m. and move to the regular Planning & Zoning Meeting. Richard Ingram seconded the motion which passed with all voting in favor.

ATTESTED: _____

NAPLES PLANNING & ZONING COMMISSION
MINUTES
SEPTEMBER 20, 1994

This regularly scheduled meeting of the Naples Planning & Zoning Commission was called to order at 8:55 p.m.

COMMISSION PRESENT: Vice Chairman Lance Anderson, Alan Calder, Richard Ingram, Russell Carter

COMMISSION ABSENT: Lydia Anders, Dee Anstine

COUNCIL REPRESENTATIVE: Everett Coon, excused absent

OTHERS PRESENT: Dave Harring, Craig Blunt

Approval of August 31, 1994 Minutes

Alan Calder moved to approve the minutes of August 31, 1994. Richard Ingram seconded, the motion passed all voting aye.

Recommendation to Council/Conditional Use Permit, RV Rallies

Following review of the minutes of August 31 Public Hearing, Russell Carter moved to recommend to the Council not to approve the Conditional Use permit.

Basis for not approving permit:

1. Residents at the Public Hearing unanimously voted that the location was undesirable and did not contribute to the general well being of the Community.
2. Vehicle traffic would increase on 1900 South raising a safety question residents have concerning children going to and from the park facilities.
3. Mr. Turner volunteered to find an alternate site and help get the proposal approved.

Alan Calder seconded, the motion passed all voting aye.

Richard Ingram will make the recommendation to the Council on September 22, 1994 at 7:40 p.m.

Site Plan for LCL Propane

The site plan for LCL Propane was handed out for the Commission review. LCL will be on the agenda October 11, 1994 for site plan approval.

Tar Sands Technology Update

Dave Harring gave an update to the Commission on their progress with the pilot plant. Dave told the Commission that he will have a video tape ready for the October meeting to review. That his Company uses to teach shareholders the process they are developing.

Schedule of Progress

1. Pilot Plant auger is up and running
2. Plant separates tar oil from sand
3. Next on line
 - a) Separation of sand by size
 - b) Fraction tower is 42' high
 - 1) needs FAA clearance before setup
 - c) Fraction tower will produce
 - a) Tar Oil
 - b) Naphtha
 - c) Kerosene
 - d) Diesel 1 & 2
4. Set up of Tank Farm
 - a) Clearance for burning from State and City
 - b) Code compliance

These steps should be completed by end of November.

Flag lots

The handouts were reviewed. Commission will study the concept of Flag lots and review again at next meeting.

No other business before the Commission

Richard Ingram moved to adjourn, Russell Carter seconded, motion passed all voting aye.

The next regular scheduled meeting will be October 11, 1994 at 7:00 p.m.

Approved by the Planning & Zoning Commission

on the ____ day of _____ 1994.

Attested by:

NAPLES PLANNING & ZONING COMMISSION

MINUTES

OCTOBER 11, 1994

This regularly scheduled meeting of the Naples Planning & Zoning Commission was called to order at 7:40 p.m.

COMMISSION PRESENT: Alan Calder, Richard Ingram, Russ Carter

COMMISSION ABSENT: Lance Anderson, Dee Anstine, Lydia Anders

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Dave HARRING, Randy Labrum, Craig Blunt

APPROVAL OF MINUTES:

Russ Carter moved to approve the minutes of September 20, 1994 as corrected, Alan Calder seconded, the motion passes all voting aye.

LCL OIL SITE PLAN:

Randy Laburm presented his site plan showing the location of buildings, fences, etc... LCL Oil is moving onto this site and needs to relocate their propane gas storage tank. Randy has been working with the State Fire Marshals office and Naples Building Department, meeting their regulations for set up. Randy asked for approval to set up his propane storage. The Commission asked about future plans. Discussion followed.

Russ Carter moved if improvements are made on site, such as asphalt, requirements for drainage need to be met, the fence at front of property is removed, arrangements made to assure that service from the 1000 gallon tank is not from the parking lot or Highway 40, (1000 gallon tank would need to be removed.) Alan Calder seconded, the motion passes all voting aye.

Everett Coon moved the site plan be approved with the amendments, Alan Calder seconded, the motion passed all voting aye.

DAVE HARRING/ TAR SAND TECHNOLOGY

Discussed tower 42' foot high, FAA application needs to go out. The tower site was surveyed and set yesterday. Dave will bring in final site plan for the planning meeting November 8.

Rain gutters with heat coils are going to be added to building for safety purposes. They have 72K generator for backup operations. The shareholders meet September 17, they have committed to put monies up for a winter facility for youth recreation.

FLAG LOTS:

Requirements for frontage and access were discussed. No decisions were made.

Alan Calder moved to adjourn at 9:25 p.m. Everett Coon seconded.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
NOVEMBER 8, 1994

This regularly scheduled meeting of the Naples Planning & Zoning Commission was called to order at 7:40 p.m.

COMMISSION PRESENT: Richard Ingram, Russ Carter, Dee Anstine, Alan Calder

COMMISSION ABSENT: Lance Anderson, Lydia Anders

COUNCIL REPRESENTATIVE: Everett Coon, Absent

OTHERS PRESENT: Craig Blunt, Weston Serrano, Mr. Johnson

APPROVAL OF MINUTES

Alan Calder moved to approve the minutes of 10/11/94, Richard Ingram seconded, the motion passed all voting aye.

J WEST OILFIELD SERVICE/ JERRY MORRIS, WESTON SERRANO, TEMPORARY INDUSTRIAL USE OF LAND 3050 SOUTH 1300 EAST

Weston Serrano asked the Commission to let his business, J West Oilfield assemble a rig on his property which is zoned commercial, located behind the City office, 40 acres of unimproved land. Serrano explained it would be temporary, the assembly would take 45 days.

There will not be any hazardous materials spilled, painting or engine overhauls just the assemble of the rig. Following discussion the Commission asked that the derrick not be raised, Serrano agreed.

Richard Ingram moved the Commission to recommend the approval of a 60 day temporary Conditional Use Permit for the assembly of the rig. The time will start the day the rig parts begin to show up on site. Dee Anstine seconded, the motion passes all voting aye.

MASTER ZONING MAP

The Commission reviewed the present Master Zoning Map. Following discussion, the Commission made changes to the Master Map. See attachment for first draft of changes. These changes are only with I-1 and C-1 Zones.

The Soil Conservation Service report on farmlands has not been finished. The Commission will need this study to review agriculture lands and residential land use areas for the Master Zoning Map.

With no further business coming before the Commission Alan Calder moved to adjourn at 9:30 p.m. Richard Ingram seconded, the motion passed all voting aye.

**NAPLES PLANNING & ZONING COMMISSION
MINUTES
DECEMBER 13, 1994**

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

COMMISSION PRESENT: Alan Calder

COMMISSION ABSENT: Lydia Anders, Lance Anderson, Richard Ingram, Russ Carter, Dee Anstine

COUNCIL REPRESENTATIVE: Everett Coon - present

OTHERS PRESENT: Craig Blunt, Mr. & Mrs. Zander McIntyre

WORKSHOP: Z) Auction/ Zander McIntyre
2368 South 1500 East Highway 40

Mr. and Mrs. McIntyre asked about a Conditional Use Permit to put in an auction yard on the 4 acres they have at 2368 South 1500 East.

The property has 4 driveway accesses off Highway 40. The property in the passed has been used for farming. The home is being remodeled and will become a caretaker dwelling. In the future there would be a building to store auction items. The auction will be Saturdays and some Thursdays. Auction items will be removed by the day after the auction, nothing is stored outside visible from Highway 40.

ZONING MAP:

The County and City's are going before the CIB Board to get funding for U of U to update an Ashley Valley Plan, once the Ashley Valley Plan is finished each of the Government Agencies will have a general plan and map updated.

The Soil Conservation Service report on farm grounds has been rough drafted. The finished product will be ready sometime in January.

DEER CROSSING SIGNS ON HIGHWAY 40:

Deer have been crossing between 1750 South and 2100 South during the early morning hours and late at night.

There have been 5 deer hit by cars last week, a sixth deer was killed during the meeting. UDOT and Fish and Game need to be contacted. UDOT to put up warning signs - **DEER CROSSING**. Fish and Game - Deer Deprivation and needed to keep deer population under control.

MEETING ENDED 9:00 P.M.

NAPLES PLANNING & ZONING COMMISSION

MEMBERS LIST

1995

CHAIRMAN:	Lance Anderson 1613 East 2250 South	789-1702	January 1997
VICE CHAIRMAN:	Alan Calder 1500 East 2101 South	789-2857	January 1999
	Russell Carter 983 East 2910 South	789-9130	January 1999
	Richard Ingram 848 South 2000 East	789-2484	January 1997
	Dee Anstine 1090 East 2500 South	789-0668	January 1996
	Tom Fryhlins 1022 East 2500 South		January 1996
	Brent Overman 2892 South 670 East	789-3631	January 1996
ALTERNATE:	Lydia Anders 2972 South 1500 East	789-2309	January 1999
COUNCIL REPRESENTATIVE:	Everett Coon 1834 South 1500 East	789-8908	January 1997

Thanks to the following passed members: Tamra Sanchez Mark Muth

The City is very grateful for the hours these volunteers have given for the advancement of the community interest, welfare and safety. These volunteers truly are "PEOPLE SERVING PEOPLE."