

NAPLES PLANNING AND ZONING COMMISSION

MEMBERS LIST

1998

CHAIRMAN:	LANCE ANDERSON 1613 E. 2250 SO.	789-1702	JAN01
VICE CHAIRMAN:	RICHARD INGRAM 848 SO. 2000 E.	789-2484	JAN01
	JIM RICHARDS 2225 SO. 3250 E.	789-7200	JAN00
	KEN PERRY 636 E. 2850 So.	789-2039	JAN00
	ROBIN BEMIS 434 E. 2500 SO.	789-8293	JAN99
	AMY POPE 1300 E. 2500 SO.	789-2290	JAN00
	_____	_____	JAN99
ALTERNATE:	CHARLES ARNOLD BAKER 1828 SO. 2000 E.	789-3587	JAN99
COUNCIL REPRESENTATIVE:	EVERETT COON 1834 SO 1500 E.	789-8908	JAN01

THANKS TO THE FOLLOWING PAST MEMBERS: Russell Carter

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**"



Naples Planning & Zoning Commission
Minutes
January 13, 1998

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

COMMISSION PRESENT: Lance Anderson, Amy Pope, Arnold Baker, Richard Ingram, Robin Bemis, Ken Perry, Jim Richards, Russell Carter

COMMISSION ABSENT: none

COUNCIL REP: Everett Coon was absent

OTHER PRESENT: Mr & Mrs Leon Hill, Jeff Haslem, Craig Blunt

WELCOME: Chairman Lance Anderson welcomed the members and public to the meeting. Members were asked if there was any conflict with the agenda. Russell Carter explained to the Commission that his daughter is married to Leon Hill's son which caused a conflict of interest.

APPROVAL OF DECEMBER 9, 1997 MINUTES: Richard Ingram moved to approve the minutes of December 9, 1997 as corrected. Arnold Baker seconded the motion, the motion passed with all voting aye.

FOREIGN EXCHANGE STUDENT HOUSING PROPOSAL/LEON HILL: The Commission discussed the proposal. Following the discussion Lance asked or any public comments. There were none so Arnold Baker moved to hold a hearing with the neighbors within 300 ft of the proposed location on January 20, 1998 at 7:30 p.m. Jim Richards seconded the motion and it passed with all voting aye. Russell Carter abstained from voting.

UPDATE ON CDBG HOUSING: The City has made application to the CDBG for 1998/99 for \$55,000 for the L & M income revolving loan. Presentation will be given on January 15, 1998 at 5:00 p.m.

CIB MASTER PLAN GRANT: The CIB did award Naples and Vernal \$100,000 to develop their Master Plans. 75-25% match the U of U and their consultants will be working with the Planning & Zoning Commissions.

ECONOMIC DEVELOPMENT - BROCHURE/RETAIL AND INDUSTRIAL PROMOTION: The City was awarded a 50% match for the development of brochures to promote Naples City. The Planning Commission will help with the review of the brochures.

L & M HOUSING - REVIEW QUESTION SHEET AND DISCUSS: Checklist of Regulatory Administrative barriers to affordable housing was read and discussed. The Commission during the Master Plan development would address density housing and farm land preservation. Flexible zoning as to subdivision development. The L & M income housing, at this time, is being handled with local programs already in place.

With no further discussion the Planning & Zoning Commission meeting adjourned at 8:30 p.m.



Naples Planning & Zoning Commission
Minutes
January 20, 1998

This special hearing for consideration of a conditional use permit was called to order at 7:35 p.m.

COMMISSION PRESENT: Lance Anderson, Amy Pope, Arnold Baker, Richard Ingram, Robin Bemis, Ken Perry, Jim Richards, Russell Carter

COMMISSION ABSENT: none

COUNCIL REP: Everett Coon was absent

OTHER PRESENT: Mr & Mrs Leon Hill, Jeff Haslem, Craig Blunt, Terry Lynn Hill, Max Haslem

WELCOME: Chairman Lance Anderson welcomed the members and public to the meeting.

Conditional use permit - Consideration for foreign exchange student housing. Location 1120 East 1500 South.

Leon Hill explained his proposal; the foreign exchange program they would be setting up will be housing students at 1120 East 1500 South. This location will be a base for their program. The program is to allow the students to experience the Western Adventure. Students will be taken on a tour to the mountains, river trips, Salt Lake City, etc. The students age would range from 14 to 25. The program would run one group for 2 weeks and each group would have about 26 students. Chaperons will come with the students. Leon estimated 5 groups per year. The building would be remodeled to meet their needs. The grounds (3.10 acres including the building with 7,700 sp ft.) will be fenced with a 6 ft. chain link fence. The grounds will be planted with grass for a soccer field and a basketball court will be added. Trees and shrubs will be planted on the perimeter.

Chairman Anderson asked the public if they had any questions for Mr. Hill or for the Planning Commission.

Max Haslem: I have the logging or lumber business to the east and south of the building. The sale of the building would help us out. We have an interest or share in the building. We are concerned with fire, theft etc. We would like to see a written proposal signed by the Hills as to what will be required of Leon. We believe our insurance rates will go up because of the type of business that is being proposed. We are concerned that our business will be required or imposed upon to do more to protect our investment. We want to see a plan so we know what we will be working with. If one student comes onto our place, we then become liable for that student, what guarantees will we have that we will not become responsible for a student on our property? We moved to an Industrial Zone so we would not have to be subjected to family life around our work place.

The property owner to the east of the proposed business is Westroc. A letter from them was read at the meeting. (See attachment)

The Commission reviewed Chapter 6 of the Zoning Ordinance. The Commission then listed conditions for the permit to be issued. Each condition, with the exception of # 8 & # 9 , would need to be met before the facility could open.

1. A 6 ft. chain link fence on the perimeter.
2. Security lighting on the perimeter.
3. Insurance that covers the students fro their negligence, liability, etc.
4. The building will have a change of use and will meet Uniform Building Codes for hotels, motels, and lodging.
5. The facility will meet all local and state health codes.
6. This conditional use permit is only given to Leon Hill and is not transferable. The permit will run from year to year for renewal.
7. Existing tanks, piping, etc. from previous business will be cleaned out.
8. Landscaping will be in accordance to the site plan.
9. If the facility creates a law enforcement nuisance the permit will be revoked.

Following the discussion of conditions, Jim Richards moved to issue a conditional use permit to Leon Hill for a foreign exchange student housing at 1120 East 1500 South. Robin Bemis seconded the motion.

Russ Carter - abstained

Arnold Baker - aye

Richard Ingram - aye

Lance Anderson - no The proposal is not compatible with other businesses in the Industrial Park.

Amy Pope - aye

Ken Perry - aye

With no further discussion the Planning & Zoning Commission meeting adjourned at 8:30 p.m.

Naples Planning & Zoning Commission
Minutes
February 10, 1998

This regular scheduled meeting of the Naples Planning and Zoning Commission was called to order at 7:35 pm

COMMISSION PRESENT: Lance Anderson, Arnold Baker, Richard Ingram, Jim Richards

COMMISSION ABSENT: Ken Perry, Russell Carter, Amy Pope, Robin Bemis

COUNCIL REP: Everett Coon was present

OTHER PRESENT: Mr & Mrs Roy Dixon, Craig Blunt

WELCOME: Chairman Lance Anderson welcomed the members and public to the meeting.

Regular business: Conflict disclosure and approval of Jan. 13, 1998 and Jan. 20, 1998 minutes. Arnold Baker moved to approve the minutes of Jan. 13 and Jan. 20, 1998 minutes as corrected Jim Richards seconded and the motion passed with all voting aye.

UPDATE ON FOREIGN EXCHANGE CONDITIONAL USE REQUEST: Craig presented a letter from Leon Hill dated January 28, 1998 to the commission, "We would like to withdraw our application to house foreign exchange students in our building at this time" and it was signed by Leon Hill.

SITE PLAN: Roy and Marylou Dixon presented their site plan to the commission for a minor subdivision located at approx. 1500 South 620 East. There will be 2 one acre parcels fronting on 1500 South (150 ft frontage) the remaining 8 acre parcel will front 1750 South. Discussion on access to the 8 acres from 1500 South was discussed. RA-1 requirements was reviewed, a copy was given to the Dixons. Following discussion, Everett Coon moved to approve the site plan for a minor subdivision as discussed. Arnold Baker seconded and the motion passed with all voting aye. Commission asked Lance to sign the clear copy once it is ready and present it to the council for final approval.

NAPLES CHAPEL REMODEL PLANS: To the commission reviewed the plans for the Naples Chapel remodel. Following review, Everett Coon moved to approve the site plan as presented. Arnold Baker seconded and the motion passes with all voting aye.

DISCUSSION ITEMS: Naples/Vernal City Master Plan. Bear West specific tasks and cost estimate draft was discussed.

There was no other business before the commission and the meeting was adjourned at 8:30 p.m. .



Naples Planning & Zoning Commission
Minutes
March 10, 1998

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

Commission Present: Lance Anderson, Jim Richards, Robin Bemis, Amy Pope

Commission Absent: Russell Carter, Richard Ingram, Ken Perry, Arnold Baker

Council Representative: Everett Coon

Others Present: Connie Mott Craig Blunt

Welcome:

Chairman Lance Anderson welcomed the members and visitors to the meeting. No disclosures

Everett Coon moved to change the order of the agenda. Moving conditional use as next in order. Robin Bemis seconded, the motion passed all voting "aye".

Conditional Use:

Caretaker for 1786 South 1500 East industrial One Zone. Connie Mott owner of the business at 1786 South 1500 East made the proposal to the Commission. A layout of the store was handed out to the Commission. Discussion of security followed. Following discussion and review of chapter 02-24, Jim Richards moved to approve the caretaker proposal with the condition that all applicable Building Codes and Health Codes will be met prior to caretaker occupancy. Everett Coon seconded, the motion passed all voting "aye".

Approval of February 10, 1998 Minutes:

Jim Richards moved to approve the minutes of February 10, 1998. Amy Pope seconded, the motion passed with all voting "aye".

Update on Master Plan:

Craig Blunt explained that the contracts were being written up between U of U, PCIB, Vernal City, and Naples City. The City is being held up due to these contracts. We are waiting for the U of U to get the contracts completed.

Other Business Before the Commission:

With no other business the meeting adjourned at 8:15 p.m.



Naples Planning & Zoning Commission
Minuets
April 14, 1998

This regular meeting at the Naples planning and zoning commission was called to order at 7:30 P.M.

Commission Present :

Lance Anderson, Amy Pope, Richard Ingram, Robin Bemis, Arnold Baker.

Commission Absent:

Kym Perry, Jim Richards, Russell Carter.

Council Rep:

Everett Coon (absent)

Others Present:

Craig Blunt

Welcome :

Chairman Lance Anderson welcomed the members and public to the meeting. Members were asked if there were any conflicts with the agenda items. No Conflicts.

Approval of March 10, 1998 Minuets:

Arnold Baker moved to approve the minuets of March 10, 1998, Robin Bemis seconded, motion passed with all voting "aye".

Ordinance for (S.O.B.) Sexually Oriented Businesses:

Craig handed out a draft ordinance for sexually oriented businesses. Following discussion the commission would review the ordinance further and discuss at the next meeting.

P.C.I.B. and C.D.B.6. applications:

The city is making applications to the P.C.I.B. for the reconstruction of 500 E. Road, from 1500 So. To 3000 So. The road surface once completed will be 36 Ft. wide.

Commission asked about water upgrade and sewer - A.V.W.&S. Will be running the service from 1500 So. to 2400 So. Water upgrade will be ran from 500 E. To 1750 So. Road.

Commission discussed utilities and bar ditches. Utility poles are in the safety zone for vehicle travel and would have to be moved. Bar ditches will be put to a 1 to 8 slope.

Cemetery Hill was discussed. A small hill north of the cemetery at the cemetery entrance causes a blind spot for vehicles coming and going from the cemetery. This hill will be removed

and used as fill at the base at the larger hill.

Following discussion the Zoning Commission gave their support of the application of the items discussed.

The city is making a application to the C.D.B.6 for housing loans \$55,000, and side walk on south side of 1900 So. From HWY 40.

Following the discussion the commission gave their support of the applications.

Other Business:

General Plan Progress: U of U has not finished their time schedule for tasks to begin and finish the project. Maybe well hear from them next month.

With no further discussion the planning and zoning commission meeting adjourned at 8:45 P.M.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
MAY 12, 1998

This regular meeting of the Naples Planning & Zoning Commission was canceled due to lack of a quorum. The next regularly scheduled meeting will be June 9, 1998.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
JUNE 9, 1998

This regular meeting of the Naples Planning & Zoning Commission was canceled due to lack of quorum. The next regularly scheduled meeting will be July 14, 1998.

Naples Planning and Zoning Commission Minutes

July 14, 1998

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:40 P.M.

COMMISSION PRESENT: Jim Richards, Richard Ingram, Arnold Baker

COMMISSION ABSENT: Robin Bemis, Lance Anderson, Russell Carter, Amy Pope,
Kem Perry.

COUNCIL REP: Everett Coon, present

OTHERS PRESENT: Craig Blunt

Welcome:

Richard Ingram welcomed those present to the meeting. Richard asked if there are any changes or additions to the agenda? There were none. Members were asked if there were any conflicts, there were none.

Approval of April 14, 1998 minutes

Everett Coon moved to approve the minutes of April 14, 1998 as corrected (spelling). Jim Richards seconded, the motion passed with all voting aye.

U of U Master Plan, first project task to set date.

The commission discussed issues that could be discussed with the U of U members, a list was made. The list is to be sent to each of the members for their review.

The first Master Plan Task is July 21, 1998, a joint meeting with the Naples City Council, Zoning Commission and Uof U at 6:30 P.M. here at the city office. There will be an opportunity for one on one discussion during the day. A list of names was made for those who could attend during the day.

Road Resurfacing up Date.

Craig Blunt gave a review of the progress on the resurfacing of: 1750 So., 2000 E., 2500 So., 500 So., 1500 So., and 500 E. The driveway approach work and progress was updated, Mitchell Construction is doing the approach work and is working on 2500 So. 1750 So. Is completed.

The Ordinances - Tele Communication & S.O.B.

The Tele Communication Rights-of-Way ordinance was discussed, the commission would like to have the communication ordinance updated to present vocabulary and construction needs. The present ordinance is dated, 1987.

The S.O.B. ordinance was discussed and reviewed. Following the discussion, Everett Coon moved to recommend to the Naples City Council the adoption of the Sexual Oriented Businesses and Employees Ordinance and the Ordinance amending the Naples City Municipal and Planning and Zoning sections and or Code as presented, Jim Richards seconded, the motion passed with all voting aye.

OTHER BUSINESS.

With no other business the meeting adjourned at 9:15 P.M.

Naples Planning and Zoning Commission Minutes August 11, 1998

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 P.M.

Commission Present: Lance Anderson, Amy Pope, Richard Ingram, Arnold Baker, Robin Bemis.

Commission Absent: Jim Richards, Ken Perry, Russell Carter

Council Rep: Everett Coon Present

Others Present: Craig Blunt

Welcome.

Chairman Lance Anderson welcomed those present to the meeting. Lance asked if there are any changes to the agenda. One change, July 14, 1998 minutes not ready to be read. Members were asked if there were any conflicts, there were none.

Road Resurfacing Update.

Craig Blunt gave a short update on the road projects; 1750 So., 2000 E., 1500 So., 2500 So., 500 So., and 500 E. The driveway approach crew has completed 2500 So. From HWY 40 to the East. 1750 So. Is completed, the crew is working North on 2000 E. (started at 2500 So.). 500 E Project was rebid and we hope they will begin by the end of August. 1500 So. is resurfaced to 36 ft wide, 2500 So, the lower section, is 28 ft wide. 2000 E. has been resurfaced to 28 ft wide from 2500 So. to 1500 So. and from 1500 So. to 500 So. 26 ½ ft wide (ditches, gulches, utility poles, and fences are within the street easement preventing widening).

Capital Improvement List Update.

Last years capital improvement list was handed out and reviewed, the commission had on other additions to the list.

U of U Master Plan Tasks.

The commission reviewed the list of concerns or directions the master plan could help the City be a better place to live:

1. Main street (HWY 40) first impressions.
 - a. ZJ Auction
 - b. Montgomery Recycling
 - c. Road side park
 - d. Welcome to Naples signs
 - e. UDOT HWY 40 maintenance, sweeping, weed control, completion of sidewalk.
 - f. Businesses take pride in their buildings and grounds
2. Zoning on Main Street
 - a. Building types, maybe a better class of building.
 - b. Lighting, trees, landscaping.

The commission would like more input from council, business and residents.

OTHER BUSINESS.

WITH NO OTHER BUSINESS THE MEETING CLOSED AT 9:10 P.M.

NAPLES PLANNING AND ZONING COMMISSION

Minutes

September 8, 1998

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 P.M.

COMMISSION PRESENT:

Lance Anderson, Arnold Baker, Robin Bemis, Ken Perry

COMMISSION ABSENT:

Richard Ingram, Amy Pope, Jim Richards, Russell Carter (resigned)

COUNCIL REP:

Everett Coon (absent)

OTHERS PRESENT:

Dave Cook, Craig Blunt

WELCOME:

Chairman Lance Anderson welcomed the members and visiting public to the meeting. Members were asked if there were any conflicts with the agenda items. No conflicts.

APPROVAL OF AUGUST 98 MINUTES

Arnold Baker moved to approve the minutes of August 11, 1998. Robin Bemis seconded, the motion passed with all voting "aye".

SITE PLAN REVIEW FOR A residential SUBDIVISION PROPOSAL

LOCATION: 2850 So. 500 E. West side of 500 E.

Dave Cook made he presentation to the Commission.

Mr. Cook handed out a site plan to the Commission for their review. The site plan referred to a minor subdivision on 500 East and a future major subdivision off of the minor subdivision.

Section 28 was discussed:

1. Street widths with curb and gutter and sidewalk (minimum right-of-way 60' ft.)
2. Sewer, water, gas, electrical, cable. (Utilities)
3. Easements for Utilities 10' ft front, rear, sides
4. Fire hydrants 6" inch feed on 8" inch water line spaced so that no structure is further than 500 feet from hydrant.
5. Performance Bonding for infrastructure (to cover cost) - assurity or cash.
6. Lighting.
7. Storm drainage.
8. Street Signs.

9. Time table, phases of development.
10. Fencing
11. Blocks, maximum length 1300' ft minimum length 400' ft.
12. Lot sizes - Section 18

Following the discussion, Robin Bemis moved to approve the site plan proposal as discussed (to include items discussed) and for Dave Cook to proceed with the preliminary plan development. Ken Perry seconded, the motion passed with all voting "aye".

MASTER PLAN TASK LIST

Master Road Map:

Following discussion of major collector roads, collector roads, local roads in residential and commercial , industrial areas, the following motion was made:

Ken Perry moved to designate all section lines as Major Collector Roads, minimum easement width 80' ft.

½ section lines as Minor Collection Roads, minimum easement width 66' ft.

Residential 1/4 section lines as Local Streets, minimum easement width 60' ft. Street width 40' ft. of asphalt to curb to curb.

Subdivision streets 37' ft. of asphalt to curb to curb.

Commercial 1/4 section lines as local streets, minimum easement 60' ft. Street width 50' ft of asphalt to curb to curb.

Arnold Baker seconded, the motion passed with all voting "aye".

Curb and Gutter:

Following discussion on what types of curb and gutter the City could use, the following motion was made:

Robin Bemis moved to require the following curbs as a minimum standard on these City streets; Major Collectors - 6 1/2 " inch high back. Minor Collectors - 4" inch high back.

Residential streets - modified 2' inch.

Ken Perry seconded, the motion passed with all voting "aye".

Residential Lot Frontage:

The Master Plan needs to address lot sizes so that there is not any parking of vehicles , recreational toys etc... on the streets. Streets are for all forms of transportation, not for permanent parking lots. Minimum lot frontage should be 100' ft.

Utilities Location in Street Easement.

Commission would like examples of designated utility locations in street easements from other Cities and to further discuss the concept.

Other Business

With no other business before the Commission the meeting adjourned at 10:00 P.M.

**NAPLES PLANNING AND ZONING COMMISSION
OCTOBER, 1998
MINUTES**

The meeting scheduled for October, 1998, was cancelled due to lack of a quorum.

The next meeting was scheduled for November 10, 1998.

Meeting adjourned.



**Naples Planning and Zoning Commission
Minutes
November 10, 1998**

This irregular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m.

Commission Present: Richard Ingram, Amy Pope, Arnold Baker, Robin Bemis

Commission Absent: Lance Anderson (excused) Ken Perry, Jim Richards

Council Member Representative: Everett Coon, Present

Others Present: Cliff Grua, Craig Blunt

Approval of September 8, 1998 minutes:

Richard moved to approved the minutes at September 8, 1998 Amy second. All voted aye.

Site plan Review for Subdivision Proposal. 700 South 2000 East (West side of 2000 East.):

Cliff Grua made the presentation to the Commission, handed out the site plan. 46 lots
Item discussed - R.A.-1.

1. Irrigation water- Fluid irrigation around this property
2. Access-
3. Utilities
4. Sewer line through the property
5. Drainage line from the airport, Vernal City - to Golf Course
6. Phases
7. Price Range of homes - \$200,000 (retirement type)
8. Time Frame
9. Green area- recreational area
10. Condos

Richard moved to approve the site plan concept as presented. Robin second. All voted aye.

U of U Master Plan update:

Letters were read and packets were handed out.

Review of irrigation waste water on the streets:

Discussion followed- law already states there is no waste water - farmers take care of their own water.

Having no other business, Everett moved to adjourn. Richard second.

**NAPLES PLANNING AND ZONING COMMISSION
DECEMBER, 1998
MINUTES**

The monthly meeting of the Naples City Planning and Zoning Commission was cancelled to hold a city Christmas party.

The next meeting was scheduled for January 12, 1999.

