NAPLES PLANNING AND ZONING COMMISSION

MEMBERS LIST

1999

CHAIRMAN:	LANCE ANDERSON 1613 E. 2250 SO. PO BOX 133	789-1702	JAN01
VICE CHAIRMAN:	RICHARD INGRAM 848 SO. 2000 E.	789-2484	JAN01
	JIM RICHARDS 2225 SO. 3250 E.	789-7200	JAN00
	ROBIN BEMIS 434 E. 2500 SO.	789-8293	JAN00
	AMY POPE 1300 E. 2500 SO	789-2290	JAN00
	HOLT HARRISON 1022 E. 2500 SO.	789-	JAN03
			JAN03
ALTERNATE:	CHARLES ARNOLD BAKER	789-3581	JAN03
COUNCIL REPRESENTATIVE:	EVERETT COON 1834 SO 1500 E.	789-8908	JAN01

THANKS TO THE FOLLOWING PASSED MEMBERS: KEN PERRY,

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 and Zoning Meeting
Minutes
January 12, 1999

This meeting of the Naples Planning and Zoning Commission was held January 12, 1999. It was a joint meeting held with the Naples City Council, Mayor and Vernal City Planning and Zoning, Mayor and City Council.

The subject of the meeting was the management scoping meeting for the master plan.

Preparation was done for the public meetings to be held on the fourth Tuesday of each month.

This letter was mailed the every resident of Naples City

The City of Naples is working with the University of Utah to promote the community's future and would like to invite you to work with us. You are probably asking yourself, how is this done and what for? or what kind of time will I be asked to volunteer toward this project?

As individuals and members of organizations we normally accept the idea there will be a tomorrow; hence, we plan. We plan for weekend trips; we plan for a week night meeting; we plan for weekday events in our personal lives. The same is true for every private and public organization. In order to get anything accomplished, a plan is essential. We are developing a "General Plan" also called a " Master Plan." This plan is a prepared set of decisions for action in the future or what our community is and can become in the next 10 years.

You are invited to join with the Council, Planning and Zoning and other community members to get involved with the development of the "Master Pan." Enclosed for your review is a work plan or schedule to develop the end product. The first meeting is January 26, 1999 at 7:00 p.m. at the Naples Elementary School, 1971 So. 1500 E. The meetings will be held on the 4th Tuesday of each month at 7:00 p.m.. You will be involved for about two hours a month of well-spent time.

I will be contacting you to answer any questions you may have.

THANK YOU FOR YOUR COMMUNITY SUPPORT

Craig Blunt
Zoning Administrator

Put in the Vernal Express

General plans to be topic of public meeting

Vernal and Naples Cities will be holding a Public Meeting on Jan. 26, 1999 at 7:00 p.m., at Naples Elementary to begin working on the General Plans for each municipality. The first meeting will address current economic and population numbers and then ask the public where they would like to go during the next decade. The public is highly encouraged to come to the meetings. The meetings will be held on the fourth Tuesday of each month. If you would like more information on the General Plan, please contact either Craig Blunt for Naples or Russ Pearson for Vernal.

Schedule

Jan 26th Charette #1 — **The Next Decade - Myths and Realities**
7:00 P.M. NAPLES ELEMENTARY SCHOOL 1971 SO. 1500 E. — **Vision of the Future**

Feb 23rd Charette #2
7:00 P.M. VERNAL CITY OFFICE 447 E. main Str. — **Community Services Inventory**

Mar 23rd Charette #3 — **Social and Economic**
7:00 P.M. NAPLES ELEMENTARY SCHOOL 1971 SO. 1500 E.

Apr 27th Charette #4 — **Land Use Analysis/Inventory**
7:00 P.M. VERNAL CITY OFFICE 447 E. Main Str — **Environmental Analysis**

May 25th Charette #5 — **Alternative Growth Scenarios**

Jun 22nd Community Open House — **Preferred Scenario**

Jul TBS — **Plan/Policy Preparation**
Draft Plan Presentation

Aug TBS — **Plan/Policy Review**
Plan Preparation

☐ Proposed Schedule Change
E SPRINGMEYER.BONNEVILLE RE... (801)-364-5300

11/28/98

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human resources, existing industrial infrastructure, low cost-of-living, existing zoning ordinance encourages responsible development.

Land Use: existing zoning ordinance promotes/protects community values, encourages land uses compatible with Naples City's character, existing zoning ordinance supports rural/agricultural land uses.

Community Service: excellent police and fire protection, prompt and reliable snow removal, excellent park complex and recreation facilities, existing zoning ordinance promotes/protects community values, infrastructure/services already in place, animal control.

Naples Planning and Zoning Commission
Minutes
February 23, 1999

The monthly meeting of the Planning and Zoning Commission was a joint meeting with Vernal City, held at the Vernal City Offices, at 447 East Main, Vernal. Utah, at 7:30 p.m. The purpose of the meeting was to discuss the master plan.

Attendance:
Zoning: Jim Richards, Arnold Baker, Holt Harrison
Council: Dean Baker
Citizens: Lily Lawrence, Dave Haslem
Police: Don Decamp
Parks and Recreation: Shane McAffee,
Roads: Craig Blunt
Library: Evan Baker
Airport: Tom Wardell
Education: Scott Ruppe - could not make meeting
Ashley Valley Water and Sewer: Boyd Workman - could not make meeting

Areas of Discussion:

Where people will shop for particular items in the year 2020: food, clothing, general merchandise, cars, furniture and others.

Where will people work in 2020: Oil fields, power plants, own business, agriculture, public employment and home businesses.

Where will your children live and work in 2020: Vernal/Naples, unincorporated Uintah County, Salt Lake/Wasatch Front, Denver and other.

Descriptions of the "typical" Vernal/Naples resident in 2020: average age, income level, family size, employment and education (the specifics still need to be figured out).

Are the following services sufficient to support anticipated population and economic growth in 2020 and what do we need to plan for now: schools, sewer, landfill, jails, housing, water, roads, police, fire, parks and open spaces, other public facilities.

Anticipated growth was discussed:

	Net new population	Estimated # of new houses
Vernal	3,000	1,000
Naples	600	200
Unincorporated Uintah County	6,000	2,000

What impact will the new growth has on community services: police, fire, water, sewer, parks, recreation, streets, library and cemeteries.

What community services will be impacted by the unincorporated Uintah County growth. Since most of this growth will come from natural increase, and not immigration, the following issues will be raised: a) most of all new housing will be for existing residents, either upgrading or for the children of existing residents, b) will my children be able to afford living here?

A realistic development strategy for both Vernal and Naples could be to provide the retail and service opportunities for the additional 6,000 residents who will live in the unincorporated areas of Uintah County. What can be done to influence where this housing development takes place and what retail and service opportunities will be created by the unincorporated Uintah County growth?

These questions will be addressed in the General Plan. Their importance will be addressed with action steps.

Some additional areas to be considered are:

Economic development: encourage and support local businesses, overall master growth plan, promote higher education, improve Naples as a tourist attraction, have responsible developmentof natural resources, development of small, local entrepreneurships and education in new technology, less state and federal controls, improved infrastructure, telecommunications, continued improvement of medical services and facilities.

Education; encourage community support for higher education, a high school in Naples, economic benefits of having higher educatoin facilities in the basin, parents need to be more responsible for their children, improved tax base through improved economy.

Unity: develop "pride" in community, improve perceptions of area, define common goals, community involvement in local issues, encourage shopping at home, support local people and their businesses, encourage volunterism.

Lifestyle: improved youth and adult programs and other recreation programs, promote economic development, but not at the sacrifice of lifestyle, managed growth through area "master plan".

Planning: collaborative planning - a "grass roots" leadership plan, better land use planning, improved infrastructure.

Crime/law enforcement: more responsibility on part of parents, more accountability, mandated parent education.

Ute Tribe: develop process to stimulate joint ventures with the tribe.

NAPLES PLANNING AND ZONING COMMISSION
MINUTES
MARCH 9, 1999

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

Commission Present: Chairman Lance Anderson, Amy Pope, Robin Bemis, Charles Baker

Commission Absent: Ken Perry
Excused Absent: Jim Richards, Richard Ingram

Council representative Everett Coon present.

Others Present: Coy Hatch, Elaine Winn, Mr. and Mrs Shirley Price, Craig Blunt

Welcome:
Chairman Lance Anderson welcomed the commission, residents and visitors to the meeting. The agenda was reviewed and approved with two additions added under other business;

1. New member review Holt Harrison.
2. Commission training by the Utah League of Citys and Towns.

Update of Master Plan progress.
Hand outs for the next work session were given out to members present.
Next meeting March 23, 1999, 7:00 p.m. at the Naples Elementary School.

Sewer Treatment Plant - Coy Hatch
The Commission reviewed the hand outs given out by Mr. Hatch and other documents furnished by the residents that live by the Lift Station on 1500 South 2850 East. Following the review Mr. Hatch explained to the Commission the two year project that will complete the sewer treatment plant located in section 33, approximately 3800 East 2200 South. This mechanical treatment plant will replace the five cell wastewater lagoon system. Seepage water flows through the soil under the lagoons could be transporting the natural selenium that is in the soil to the Ashley Creek. The new facility would eliminate any possibility of seepage.
Discussion followed;

The commission broke the project's impacts to Naples area into 6 parts as follows:

1. Sewer lift Station at 2850 East 1500 South, resolve the very odorous gas coming from the lift station and manholes on 1500 South.
2. Upgrading the water line on 1500 South street to 8" inch. Beginning at 2000 East 1500 South intersection running East to the new sewer plant proposed location.
3. Right- of- ways for Ashley Creek and property owners in Naples.
4. The 1500 South dugway, traffic safety - increase in traffic flow.
5. Realignment of sewer line to new sewer plant location.
6. Concerns of odor problem generated at the new plant.

The Commission will review each impact and provide a list of conditions to be followed for this project approval.

1. Lift Station 1850 East 1500 South

Mr Shirley Price explained to the Commission that the problem of the very odorous gas coming from the pump station has been a public health risk to him, his past wife (past away) and present wife. That the odor is H2S gas. Their doctor has advised them not to return to their home until this problem has been resolved, it has been 1 ½ years.
Mr. Price explained how he has gone to the Sewer Management Board for help and has only received aesthetic effects to his requests, the problem has not been corrected.

Mr. Coy Hatch explained to the Commission the upgrades the Management Board has planned to do this year at the pump or lift station.

1. Purchase new channel monster grinders and install them below the flood rim of the wet well. This will stop the backing up of the sewage. The bar screen will be removed because the new grinders can handle any thing that flows into the system.
2. There are three siphons, two of which will be plugged off and flushed periodically.
3. A new biofilter with a suction fan will replace the existing one, to absorb the hydrogen sulfide (H2S gas).
4. The manhole at 2500 East 1500 South will be rebuilt so that it can be jet flushed.

The Commission asked if the Engineer Firm; CH2M Hill can assure us that this will resolve the problems?
Mr. Hatch said this is the recommendations that they gave to the Board.

Craig Blunt; The Biofilters you have explained are a dry type that are only effective during the warm months. This system would require a vent stack so that the exhaust from the suction fans would vent the unabsorbed hydrogen sulfide high enough to dissipate. Why not use a wet scrubbing system and do away with this Band-Aid approach?

Mr. Hatch it is a costly system.

Condition 1. ***The Commission requested a letter from the engineers assuring them that this***

would correct the problems and if it will not what would.

2. Upgrade of water line to 8" inch.

The water line upgrade was discussed. Following the discussion the Commission agreed;
Condition 2. ***To keep the digging on the North side of 1500 South staying out of the asphalt. The commission recognized that at the intersection of 1500 South and 2000 East and 2850 East 1500 South that asphalt would need to be cut. Any asphalt cuts will require an overlay that will completely blend in and hid the cut.***

3. The right- of -ways from property owners and for Ashley Creek.

Mr. Hatch presented a hand out that explained their progress on acquiring the necessary right - of -ways from property owners and for Ashley Creek crossing.
The Commission agreed;
Condition 3. ***That before any work is begun on the sewer line and water line placement, all easements or right of ways be in place.***

4. The 1500 South dugway.

The Commission was concerned with the possibility of increased traffic flow down the dugway. In reviewing the map the new road that will connect to 500 North and connect to the new sewer plant will also be the future airport road. 1500 South could be connected to the new sewer road which would make a good access loop to both the sewer plant and future airport. It would take less time to travel 1500 South to these future facilities for residents than to travel 500 North. The vehicle traffic could increase. The dugway is not designed to handle additional traffic. Additional increase in traffic flow due to the facility location would require the sewer district to help with upgrading the dugway.
Condition 4. ***If the there is an increase due to the location of the new sewer facility, the sewer district will help in the upgrading of the dugway to meet the new traffic flows.***

5. Realignment of sewer line to new sewer plant location.

Following discussion; **Condition 5.** ***The street easements that the trenches will be dug in, will be compacted as required by City Ordinance. The road surface will be restored to a 4 % crown , 22 foot wide (minimum) road based surface.***

6. Odor problems at the new treatment plant.

Following the discussion and review hand out, there was no conditions made.

Following the discussion; Charles Baker moved to approve the project with the listed conditions. Amy Pope second, the motion passed with all voting aye.

New Planning and Zoning Member.
Craig Blunt present Holt Harrison to the commission to fill the alterant spot, the term ends Jan 04.
Everett Coon moved to welcome Holt Harrison as the new Planning and Zoning Alternate. Robin Bemis seconded, the motion passed with all voting aye.

Planning and Zoning Training.

The Utah League of Citys and Towns would like to provide the Naples Planning and Zoning Commission with training on April 13, 1999 at the Naples City office. Discussion followed. Amy Pope Moved to invite the Utah League of Citys and Towns to do the training in April. Everett Coon seconded, the motion passed with all voting aye.

Motion to adjourn.

Robin Bemis moved to adjourn. Holt Harrison seconded, motion passed with all voting aye 9:53 p.m.

Next meeting March 23, 1999 at the Naples Elementary School .

Naples Planning and Zoning Commission
Minutes
March 23, 1999

The monthly meeting of the Planning and Zoning Commission was an open meeting held at the Naples Elementary School, 1971 South 1500 East, at 7:00 p.m.

The subject of the meeting was economic development.

Following is a list of questions and discussions held:

What do Vernal and Naples need to do to prepare for and to provide 5,472 new good jobs by 2020? There needs to be a diversification of businesses.

What needs to be done to capture retail "leakage" of almost $197 million by 2003? Plan a retail center that targets needs.

What needs to be done to capture more travel/tourism spending? Enhance Hwy 40 East/downtown.

How do we move closer to achieving the vision/goals stated by each community? Develop planning and action plans. Review yearly.

What are the outcomes to be achieved? Building standards for Hwy. 40, creation of downtown retail center.

What opportunities do we have to diversify? As the economy increases, diversity will come.

What opportunities do we have to upgrade community infrastructure? Plans are set and moving forward.

Which of these opportunities do we have the capability and resources of addressing? Downtown/capture retail leakage.

What are the critical issues? Retail, industrial and commercial zoning and building standards.

What are realistic strategies or objectives to be reached? Downtown, plan action steps.

What does Naples need to do to establish a neighborhood scale shopping center? List of retail leakage, list steps to be taken to establish a shopping center.

Naples citizens discussed the need for improved transportation, promoting the area's agricultural interests through value-added agriculture programs, exploring the use/development of other natural resources (besides oil/gas) and utilizing the area's higher ed/vocational training programs.

Naples community identity: An excellent location, eastern gateway to Utah. There is no well-defined community center, no Naples-specific zip code, needs something to distinguish Naples from Vernal (welcome signs, tree plantings, streetlights, etc.) and the regional perception of Naples as an

"industrial" community.

The number of business licenses issued in Naples is: 1997 - 125, 1998 - 138, 1999 - 176.

Residents discussed what described a strong and healthy economic base. Listed were: economic stability, economic diversification, provide an adequate tax base in order to support acceptable levels of community services, better paying jobs, more youth employment opportunities, more local shopping opportunities, a more diversified tax base, a solid travel and tourism base which offers four season tourism and capitalizes on open spaces, dinosaurs, western lifestyle, the airport, a mild summer climate and outdoor recreation.

Good jobs are generally defined as those which pay at least 125% of average county wage, or $27,330 for Uintah County. Naples will need to provide 342 new jobs by 2020.

Naples Planning and Zoning Commission
Minutes
April 27, 1999

This special meeting of the Naples Planning and Zoning Commission was a workshop held at the Vernal City Offices, 447 East Main, Vernal, Utah.

The subject of this meeting was land use analysis/inventory and environmental analysis.

The sessions objectives were clarified, land use planning principles and Ashley Valley development patterns were briefly discussed and the "community design" exercise was described.

Those attending broke in to smaller groups. The Naples residents discussed the following:

The type of land uses:

Residential: single family, multi-unit, affordable housing, lot sizes, unit/lot densities, neighborhood design, residential design, standards.

Commercial: proximity to marker, demand, traffic flow, compatibility with adjacent uses, required services, anticipated returns, design.

Industrial: proximity to transportation and services, compatibility with adjacent uses, required services, anticipated returns.

Recreational: location, parcel size, accessability, amenities provided.

Agricultural: parcel size, encroachment from other land uses, compatibility with adjacent uses, soil type and productivity, development demand, private property rights.

Some other areas considered were:
Do land uses reflect community standards and development objectives? Do they complement and enhance community character and lifestyle? Would community-wide development standards be appropriate?

Are land uses and development patterns consistent with overall community goals?

Location. Are uses in appropriate locations?

Are adequate services (roads, water, sewer) available? If not, can they be provided, and at what cost?

Are community land uses compatible with adjacent land uses?

Are community land use objectives/recommendations sensitive to private property rights?

Are there specific areas that the community considers unsuitable for development?

Has the community considered future annexations?

After these discussions the groups reconvened and gave a summary of each community's activity.

NAPLES PLANNING AND ZONING COMMISSION
MINUTES
May 11, 1999

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

Commission Present:	Lance Anderson, Amy Pope, Robin Bemis, Holt Harrison, Arnold Baker, Jim Richards
Commission Absent:	Richard Ingram (excused), Ken Perry
Council Representative:	Everett Coon, absent (excused)
Others Present:	Jerry Morris, Weston Serrano, Marquita Hammond, Douglas Hammond, Craig Blunt, Dennis Judd

Welcome:

The meeting was opened by Chairman Andersen welcoming the zoning members and visitors. He asked if there were any additions or deletions of the agenda. There were none.

Disclosures:

Chairman Anderson asked the zoning members if there were any conflicts with the agenda items. There were none.

New Business: First site plan review

Mr. Douglas Hammond made the presentation of a proposed new business. The name of the business is called, "Hot Lap Go Karts." It is an amusement recreation venture. The Zone is a Plan Commercial Zone that allows a conditional use permit for amusement facilities in the C-1 zone. The property owners listed as:
J West Farms (Jerry Morris, Weston Serrano). It is located approximately at 2850 South 1450 East. It is the south-east corner of J West Farms property, 06-047-0050.

Other Details:

Acreage:	1 acre (270' x 160')
Track Length:	550'; track concrete surface perimeter of concrete track will be grassed
Parking:	Asphalt 65' x 160'

Go Carts:	6; max speed 20 mph; not racers, very quiet running--not a racing type track
Drainage:	Runs to the northeast corner; corner will absorb all sewer and water available
Public Area:	Grass for now; latter could put in a pavilion and picnic tables
Garage:	20' x 24'; wood frame construction
Sign:	The sign will be attached to the garage
Vending Machines:	No food preparation; all done by vending machines
Open:	The facility will be open April to October and closing at 10 p.m. It will not be open during school hours.
Lighting:	The track and parking will be lighted for security and for patron use.
Fencing:	There will be a six-foot chain-linked fence to enclose the track.

Jerry Morris, a co-owner of J West Farms, commented that there were only weeds on the lot at the present time. This new facility would look better than the weeds. His partner, Weston Serrano added that the HWY 40 traffic will be noisier than the go carts.

Further discussion ensued as Amy Pope made the comment, "I am concerned as to what impression this will give. This area or site is the first impression you will get when you enter into Naples."

Arnold Baker also made a comment that there were worse things than weeds.

The commission mentioned: This zone is the City's "Plan Commercial Zone" the intent of the zone is to permit the establishment of a well designed complex of retail commercial facilities and associated services which provide goods and services for the community (future downtown Naples).

Further discussion of possible additions to the facility followed. Items discussed included land-scaping, building type, public area, road side park, access road, and compatibility with commercial businesses.

The commission asked if plans for the future included expansion. Doug Hammond said there were and he mentioned how he would like to add bumper cars and some two-seater Go Karts. The younger people are limited by their height when using the go carts. The two-seater would allow a parent to accompany the youth who do not meet the height requirements.

The commission asked if there were plans to be expanding into a commercial racing type track. Doug Hammond said he did not expect for such a track to be made.

There was further discussion on how a list would be made by the commission to be considered as part of the preliminary development plan. Doug asked if the commission would meet sooner than June 8, 1999. The commission set May 25, 1999 at 6:00 p.m. for the next meeting, this is Master Plan meeting night) where the list of preliminary items and conditional use permit would be discussed.

Recycling Businesses Under Conditional Use Permits:

Two recycling businesses (Montgomery Recycling and Basin Industries) have conditional use permits with the City. The Zone Commission would like to review the zoning requirement.

Dennis Judd, Naples City attorney, was asked what process needs to be followed to enforce the conditional use permit. Dennis explain the process. The commission asked Craig Blunt to send out letters to the two recycling businesses. The letters would request for them to attend the next meeting on June 8, 1999, where their conditional use permits will be reviewed for compliance and their appearance would be greatly appreciated.

Enterprise Zone and Recycling Zone:

Craig Blunt gave out handouts that explained the Utah Enterprise Zone and the Utah Recycling Market Development Zone programs. These zones can be overlaid on the Naples I-1, PC and C-1 zones. Any City under 10,000 population in an eligible county (Uintah County is eligible) can apply for these zone designations.

The benefits: Under the program certain types of businesses locating to, or expanding in these designated zones may claim tax credits provided in Utah law. Tax credits available: job creation, rehab of buildings recycling, recycling manufacturing, up grades of equipment and property.

The dead line for application for approval is August 1999. Once approved, the designation is good for all of 1999 and future years . Discussion followed.

The Commission asked Craig to send the information to the facilitators helping in the development of the master plan. Craig will have them work these zones into the plan by designating the zones; commercial and industrial as the Enterprise and Recycling Zones. The State will send out a rep to present these programs to the Zoning Commission and Council.
The Zoning Commission recommends to the City Council to adopt these Zone overlays.

Standards of Structures in Industrial and Commercial Zones:

The commission discussed standards of structures for their downtown of Naples City Center and structures facing HWY 40. Craig was asked to get standards from other cities for their review.

Other Business:

No other business was brought up. The meeting adjured at 10:15 p.m.

Naples Planning and Zoning Commission
Minutes
May 25, 1999

This special meeting of the Naples Planning and Zoning Commission was called to order at 6:10 P.M.

Commission Present: Lance Anderson, Amy Pope, Arnold Baker, Jim Richards, Holt Harrison

Commission Absent: Richard Ingram (excused), Ken Perry, Robin Bemis

Council Representative: Everett Coon present.

Others Present: Marquita Hammond, Douglas Hammond, Jerry Morris, Craig Blunt

Welcome: The meeting was opened by Chairman Anderson welcoming the Zoning members and visitors. He asked if there were any additions or deletions to the agenda. There were none.

Disclosures: Chairman Anderson asked the Zoning members if there were any conflicts with any of the agenda items. There were none.

Approval of the May 11, 1999 Minutes

Arnold Baker moved to approve the minutes of May 11, 1999 with the corrections. Everett Coon seconded, the motion passed with all voting aye.

New Business, second review. Douglas Hammond/Hot Lap Go Karts

The Commission, Doug Hammond and property owner Jerry Morris (J West Farms), reviewed the conditions from the minutes of May 11, 1999. Discussion followed at the site and the commission chambers. Following the discussion the Commission asked that the conditions that are in the minutes of May 11, 1999, be put on a Preliminary Development Plan for review. The Commission asked when this project was planned for ground breaking? Mr. Hammond said the project will begin in early spring of 2000 and be ready before school is out for the summer. With no other questions Everett Coon moved to recommend to the Council at the June 10, 1999 Council meeting the Conditional Use Permit for Douglas Hammond/Hot Lap Go Karts business.

Jim Richards seconded, the motion passed with all voting aye.

Other Business:

With no other business before the Planning Commission, Everett Coon Moved to adjourned at 7:30 p.m.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
JUNE 8, 1999

The regular meting of the Naples Planning & Zoning Commission was called to order at 7:35 p.m.

COMMISSION PRESENT: Lance Anderson, Amy Pope, Robin Bemis, Holt Harrison, Jim Richards.

COMMISSION ABSENT: Arnold Baker, Ken Perry, Richard Ingram (excused)

COUNCIL REPRESENTATIVE: Everett Coon

OTHER PRESENT: Wade Montgomery, Tom Montgomery, Craig Blunt, Scott Bingham, Mr. & Mrs. Zander McIntyre.

WELCOME: This meeting was opened by Chairman Anderson who welcomed the members and visitors. He asked if there were any additions or deletions to the agenda. Jim Richards moved to approve the agenda, Holt Harrison seconded, all present voted aye.

DISCLOSURES: Chairman Anderson asked the Zoning Commission if there were any conflicts with the agenda items. There were none.

APPROVAL OF MINUTES - MAY 25, 1999: Robin Bemis moved to approve the minutes of May 25, 1999, Amy Pope seconded, the motion passed with all voting aye.

RECYCLING BUSINESSES: Review conditional use - Montgomery Recycling Fence. The Commission reviewed the conditional use permit and the progress to comply with tree fence. Montgomery Recycling has had 11 years to develop the tree fence for screening. The tree fence is not fully in place. Other options ere discussed with Montgomery Recycling.

1. Fill dirt to bring the ground level with Hwy. 40 behind the curb and gutter to the west 7' and then an 8' perimeter fence could be built.
2. Fence in where the trees have not been grown from 1100 So to the trees to the south that front Hwy. 40 and fence 100 So. to the west property line.
3. Continue the tree fence program.

Following the discussion Montgomery Recycling would like a committee to visit his place to come up with other options. Holt Harrison, Jim Richards and Robin Bemis said they would visit prior to the July 13, 1999 meeting and discuss options with Montgomery Recycling.

BASIN INDUSTRIES - CONDITIONAL USE PERMIT REVIEW: Scott Bingham explained to the commission his plans for the development of an obscure fence. He would like to use the tree

fence on the east and south side of his yard and plant climbing ivy on the existing chain link fence. Craig reminded the commission:

1. 8' obscure fence.
2. Tree's that were planted are 16" to 24" high and were planted in the street easement.
3. Pictures were handed out that showed the condition of the existing fence.

Craig asked about the access onto and off of the yard. There has been a lot of mud trafficked onto 1300 east and 1100 south from Mr. Bingham's yard. The mud has placed a hardship onto the road department to keep it clean and the curbs and gutters clean. Mr. Bingham said he has been building up his access road and is still working on completing it. Following some discussion it was moved by Jim Richards to review next year this conditional use permit. The Commission will check on the progress of the ivy and trees. Holt Harrison seconded the motion and it passed with all voting aye. Everett Coon voted nay.

ZJ AUCTION - CONDITIONAL USE PERMIT REVIEW: The conditional use permit was reviewed and the issue that the commission was concerned witn was that the auction area will be cleaned up after the auction, nothing will be visible from Hwy. 40. Mr. McIntyre explained to the commission that he new has a trailer and vehicle dealership and needs a place to show the tractors and vehicles. The commission explained to Mr. McIntyre that this is a change in use and was not part of the conditional use permit that he now is working under. It was recommended that he could apply for a new business license and make application to the Zoning Commission for this new business use or work under the condition he has now. Mr. McIntyre would get back with the commission.

OTHER BUSINESS: None

Meeting adjourned at 9:35 p.m.

NAPLES PLANNING AND ZONING COMMISSION
MINUTES
JULY 13, 1999

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, Jim Richards, Holt Harrison, Arnold Baker.

COMMISSION ABSENT: Ken Perry, Robin Bemis, Richard Ingram (excused)

COUNCIL REPRESENTATIVE: Everett Coon absent (excused)

OTHERS PRESENT: Albert Mott, Tom Montgomery, Paul McCracken, Ena Mott, Berry Mott, Verdin Manwaring.

WELCOME: This meeting was opened by Chairman Lance Anderson who welcomed the members and visitors. He asked if there were any additions or deletions to the agenda. Jim moved to approve the agenda, Holt Harrison seconded, and the motion passed with all voting aye.

DISCLOSURES: Chairman Anderson asked the commission if there were any conflicts with the agenda items. Arnold Baker explained to the commission that Tom Montgomery was his daughter in laws father and thus a relative.

APPROVAL OF MINUTES - JUNE 8, 1999: No typed up will read them at August meeting.

RECYCLING BUSINESS CONDITIONAL USE REVIEW: Jim, Holt and Robin did not get a chance to visit with Montgomery Recycling and they had no other recommendations but the did recommended that the commission visit July 20, 1999 at 7:00 p.m. at Montgomery's. Following a discussion it was moved by Amy Pope that an 8' obscure fence be in place on the north property line parallel with 1100 south within 4 months (end of Nov. 99), Jim seconded, the motion passed with all voting aye. Arnold Baker withdrew from voting. Holt moved to reconvene this meeting July 20, 1999 at 7:00 p.m. at Montgomery Recycling for recommendations for the fence facing Hwy 40, Jim seconded the motion and it passed with all voting aye.

ZJ AUCTION CONDITIONAL USE REVIEW: ZJ Auction did not show up at the meeting and has not turned in an application for a new business. Jim Richards said he had visited with Mr. McIntyre and he is putting together a plan to present to the city

MINOR SUBDIVISION SITE PLAN REVIEW: Verdin Manwaring presented to the commission

500 East. There would be a total of six lots. Two lots would face 500 east, two lots would face 2850 south and one lot faces 670 east. The smallest lot would be 3/4's of an acre and the largest 2 ½ acres. Following a discussion the commission approved the site plan and asked Mr. Manwaring to provide an engineered platt. Mr. Manwaring said that he had buyers for some of the lots and would like to have an earlier meeting that August to get this project approved. The commission said that they are going to meet at Montgomery Recycling July 20, 199 at 7:00 p.m. and could review his preliminary platt at that time. Mr. Manwaring also need addresses for these lots and was asked to get with Craig for these addresses.

OTHER BUSINESS: Albert Mott lives at 2500 South 915 East and wanted to discuss with the commission his notice to comply with 02-11-013 - parking of large commercial vehicle and storage of junk. Mr. Paul McCracken explained to the commission why the equipment and vehicle are at Mr. Mott's place. He had them in Jensen at Leo Snow's storage until the equipment and vehicle were vandalized, that was 3 years ago. The Uintah County Sheriff Department is still working on the case (Officer Robert Roth). Mr. McCraken does not have a place to move the equipment and vehicle to, other than Colorado, which is outside Utah's jurisdiction and he wants closure to this case. Following discussion it was moved by Holt Harrison to review this concern in Nov. 99 meeting and to give Mr. McCracken time to work out a solution, Arnold Baker seconded, with all voting aye.

With no other business the meeting adjourned at 9 p.m. and will reconvene at 7:00 p.m. on July 20, 1999

NAPLES PLANNING AND ZONING COMMISSION
MINUTES
JULY 20, 1999

This special meeting which is a continuation of July 13, 1999 was called to order at 7:00 p.m.

COMMISSION PRESENT: Lance Anderson, Robin Bemis, Jim Richards, Amy Pope.

COMMISSION ABSENT: Arnold Baker, Holt Harrison, Richard Ingram, (excused), Ken Perry.

COUNCIL REPRESENTATIVE: Everett Coon - absent (excused)

OTHERS PRESENT: Tom Montgomery, Phil Manwaring, Craig Blunt.

MONTGOMERY RECYCLING - CONDITIONAL USE REVIEW: The commission reviewed the progress of the tree fence facing Hwy 40 that runs parallel with Hwy 40, other options and past progress were discussed. The commission asked Mr. Montgomery if he could phase the fence requirement in over the next year or two. Mr. Montgomery said the cost of the fence would be a problem but he probably could put something together in phases. The commission reminded him that the fence running parallel with 1100 south needs to be in by the end of Nov. 99. Mr. Montgomery said that he could probably get it in to just past the railer but not to the end of the property because of cost. The commission would like to review his progress in Sept. 99 and look forward to a plan with dates of completion for review for the Hwy 40 fence which Mr. Montgomery will provide.

MINOR SUBDIVISION PRELIMINARY REVIEW: Phillip Manwaring presented an engineered platt of the minor subdivision for the commission review.

1. Why is lot 119 of High County Estates and #7 of the minor subdivision not made as one lot.
2. The lots facing 50 East show ownership to the center of 500 East. They should leave a 33' easement or city ownership.

With no other concerns the commission approved the platt upon review of the City Engineer. Jim Richards moved to approve the platt and make recommendation to the council for approval. Amy Pope seconded and the motion passed with all voting aye.

With no other business, Amy Pope moved to adjourn, Holt seconded the motion and it passed with all voting aye.

Next meeting will be August 10, 1999 at 7:30 p.m.

NAPLES PLANNING AND ZONING COMMISSION
MINUTES
AUGUST 10, 1999

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

COMMISSION PRESENT: Lance Anderson, Richard Ingram, Amy Pope, Jim Richards, Arnold Baker, Robin Bemis.

COMMISSION ABSENT: Holt Harrison, Ken Perry,

COUNCIL representatives: Everett Coon excused absent.

OTHERS PRESENT: Lawn Brinkerhoft, Mat Massey, Shawna Massey, Vance Norton, Emul Johnston, Rulon Dutson, Craig Blunt

WELCOME: The meeting was opened by Chairman Anderson welcoming the Zoning members and visitors. He asked if there were any additions or deletions to the agenda. There were none.

DISCLOSURES: Chairman Anderson asked the Zoning members if there were any conflicts with any agenda items. There were none.

APPROVAL OF MINUTES:

Amy Pope moved to approve the minutes of June 8, 1999 with the corrections, Jim Richards seconded, the motion passed with all voting aye.
Amy Pope moved to approve the minutes of July 13, 1999 and July 20, 1999, Jim Richards seconded, the motion passed with all voting aye.

STORAGE OF COMMERCIAL VEHICLES IN A AGRICULTURAL ZONE:

Notice was sent to Shannon Stubbs. He or a representative did not attend this meeting.
Some discussion. Craig is to send notice for the next meeting.

MASTER PLAN DEVELOPMENT:

Bear West representative Rulon Dutson handed out a rough draft of Land Use and Infrastructure topics or elements of the Master Plan for the Commission to review.
Items discussed:

1. Density based Zoning
    a. The Commission defined housing density as;
        1. Low - 2 homes per acre
        2. Medium - 3 homes per acre
        3. High - 4 homes per acre

2. Anticipated Growth for the next 20 years estimated as 200 new housing units

3. Protection of rural lifestyles/community identity.

4. Planned retail growth - building standards, style, blends in with community identity.

5. Other elements of the plan such as airport, social, educational, recreation, fire, elderly, emergency preparedness.
    a. To date, the U of U Project Team has addressed four elements in detail: land Use, Infrastructure, Economic Development, and Housing. When asked how the other topics were being/would be addressed, Rulon responded that the project team had discussed this matter several times and had not determined a final course of action. He mentioned that Bear West has primary contract responsibilities for land use and infrastructure issues and that he did not feel comfortable speaking on the behalf of the project team on elements beyond Bear West's expertise or committing other project team members to tasks beyond Bear West's responsibility.

Rulon said that he would relay the Commission's concerns o to Project Team Manager, Gene Carr, and added that the Commission should feel free to contact Gene on any concerns that they may have concerning the project or draft material.

Rulon asked the Commission to review this draft and give their comments to Craig. Craig will compile the comments and return them to Rulon.

Rulon would like to meet with Craig and develop a Land Use Map on the 27th of August Craig will met with him on that day.

OTHER BUSINESS

With no other business the meeting adjourned at 9:30 p.m.

NAPLES PLANNING AND ZONING COMMISSION
MINUTES
SEPTEMBER 14, 1999

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

COMMISSION PRESENT: Richard Ingram, Jim Richards, Robin Bemis, Arnold Baker, Holt Harrison.

COMMISSION ABSENT: Lance Anderson (excused) Amy Pope (excused).

COUNCIL REPRESENTATIVE: Everett Coon - present

OTHERS PRESENT: Cliff Grua, Rulon Dutson, Craig Blunt.

WELCOME: Vice Chairman, Richard Ingram, welcomed the zoning members and visitors. He asked if there were any additions or deletions to the agenda. One change - Mr. Grua's first name is Cliff.

DISCLOSURES: Vice Chairman Ingram asked the Zoning members if there were any conflicts with any agenda items, there were none.

APPROVAL OF MINUTES - AUGUST 10, 1999: Jim Richards moved to approve the minutes of August 10, 1999. The motion was seconded by Robin Bemis and the motion passed with all voting aye.

PROPOSED GOLF COURSE SUBDIVISION: Cliff Grua came before the commission to present a subdivision at 2000 East 700 South on the west side of 2000 East. Mr. Grua presented a preliminary plat for the Commissions review. Engineering was done by Uintah Engineering's Lanny Kay.

The Commission discussed the subdivision and reviewed it with the Zoning ordinance requirements. Mr. Grua was considering phasing the subdivision in 3 phases.

The Commission would like the set of drawings to show:

1. Drainage/Easement and Right-of-Ways.
2. Sewer, water and fire hydrants (500' rule)
3. Utility Easements (10')
4. Utilities (sized)
5. Curb and Gutter, sidewalk (5'), street widths (40') and street easements (60')

6. Fencing and type (farms on sides of subdivision)
7. Street signs (stop, street name signs)
8. Street lighting locations (prepare up to setting of)
9. If the sub-division is going to be built in phases the cul-de-sacs will be required on dead ends.
10. Engineering estimate for cost of infrastructure.
11. Copy of restrictive covenants and method of enforcement of these. The Engineers have a copy of Naples Subdivision ordinances and will provide the information as outlines in the ordinance. The Commission talked about guarantee of performance and the requirement of surety bonds 110% of City Engineers approved cost estimate of improvements. 2 year guarantee after acceptance by the City on infrastructure. All infrastructure is to be built to City standards and specifications.

The Commission discussed the need to have all residential structures identified by house numbers.

Following a discussion, Everett Coon moved to approve the preliminary plan with its additions. Robin Bemis seconded the motion and it passed with all voting aye.

U OF U MASTER PLAN DRAFT REVIEW: Last month the Commission had been given a draft of the Land Use Element and Infrastructure Element for their review. Rulon Dutson of BearWest explained that following this meeting this land use element will be ready to present to the public at the Zoning commission Public hearing. The commission is comfortable with the draft.
Rulon displayed the existing zoning map and the newly made land use map. Comparison was made. In general, the use of the land was following the zoning map. The commission discussed Hwy. 40 from 1500 South to 3000 South. Industrial zone vs. Commercial Corridor, following discussion the Commission would like to present the proposed land use map and proposed zoning map to the public for their comments.
Growth boundaries were discussed. Craig was asked to provide Rulon with the cities growth boundary map. Following a discussion Jim Richards moved to approve the proposed land use map, Arnold Baker seconded, motion passed with all voting aye.

With no other business, Everett Coon moved to adjourn, Robin seconded the motion and it passed with all voting aye.

Next meeting will be October 12, 1999 at 7:30 p.m.

NAPLES PLANNING AND ZONING COMMISSION
MINUTES
OCTOBER 12, 1999

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

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

COMMISSION ABSENT: Robin Bemis, Amy Pope

COUNCIL REPRESENTATIVE: Everett Coon - present

OTHERS PRESENT: Craig Blunt.

WELCOME: Chairman Lance Anderson welcomed the zoning members and visitors. He asked if there were any additions or deletions to the agenda. There were none.

DISCLOSURES: Chairman Anderson asked the Zoning members if there were any conflicts with any agenda items, there were none.

APPROVAL OF MINUTES - SEPTEMBER 14, 1999: Everett Coon moved to approve the minutes of September 14, 1999. The motion was seconded by Richard Ingram and the motion passed with all voting aye.

CERTIFIED PLANNERS CLASS: Craig invited all commission members to attend the Utah Local Governments Trust Certified Community Planners Seminar on October 22-23, 1999 at 8:30 a.m. to 4:30 p.m. at the Vernal City office. Jim Richards, Arnold Baker, Everett Coon, Holt Harrison, and Craig Blunt said they could make it and to reserve a spot for them.

MASTER PLAN UPDATE: Craig informed the Commission that the draft for the Master Plan will be ready for their review by the next meeting on November 9, 1999. Rulon Dutson with Bear West and Robert Springmeyer will Bonneville Research would like to go over the draft at the meeting on November 9 and schedule a later meeting for correction and additions. The Commission asked to have Rulon and Robert on the next agenda.

ZJ AUCTION/USED VEHICLE LOT SALES/CHANGE OF USE REQUEST: Craig informed the Commission that ZJ Auction called and asked to be rescheduled. They had to go out of town. They will be scheduled for the December 14, 1999 meeting.

SHANNON STUBBS/LARGE TRUCK PARKING IN CONDITIONAL USE PERMIT AREA: Shannon Stubbs did not show up to the meeting.

SEMAPHORE REQUEST UPDATE/2500 SOUTH HWY 40: Craig informed the Commission that he spoke to UDOT about the Commissions request to have a semaphore and study the intersection of 2500 South & HWY 40.

With no other business matters before the council it was moved to adjourn.

Next meeting will be December 14, 1999 at 7:30 p.m.

NAPLES PLANNING AND ZONING COMMISSION
MINUTES
NOVEMBER 9, 1999

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

COMMISSION PRESENT: Lance Anderson, Richard Ingram, Jim Richards, Robin Bemis, Holt Harrison.

COMMISSION ABSENT: Arnold Baker, Amy Pope

COUNCIL REPRESENTATIVE: Everett Coon - present

OTHERS PRESENT: Rulon Dutson, Robert Springmeyer, Joyce Bolton, Kurt Smuin, Craig Blunt

WELCOME: Chairman Lance Anderson welcomed the zoning members and visitors. He asked if there were any additions or deletions to the agenda. There were none.

DISCLOSURES: Chairman Anderson asked the Zoning members if there were any conflicts with any agenda items, there were none.

APPROVAL OF MINUTES - OCTOBER 12, 1999: Jim Richards moved to approve the minutes of September 14, 1999. The motion was seconded by Richard Ingram, the motion passed with all voting aye.

GOLF COURSE PRELIMINARY PLAN: Cliff Grua did not show.

SUBDIVISION SKETCH - LOTS 4 & 5 OF PHILIP MANWARING MINOR SUBDIVISION: Joyce Bolton and Kurt Smuin presented a sketch for a subdivision request. Lots 4 & 5 of Phil Manwaring minor subdivision. Lot 4 contains 1.67 acres and lot 5 contains 1.86 acres. The request was to combine the two lots and create 3 lots, one facing 500 East and the other two would have a road built for them to face on. The road would connect to 500 East and run east for 500 ft. to a 50' radii cul-de-sac. The following items were discussed:

1. Developers responsibility for improvements 02-28-006
2. Curb and Gutter exemption 02-28-006-4
3. Road development/easement - private vs. public dedication. Waiver from design and improvement standard 02-28-012
4. Restricted covenants home owner association
5. Preliminary plat requirements

Craig was asked to provide the subdivision ordinance and the minutes of this meeting to Joyce. The Commission asked Joyce to follow the ordinance in the development of her preliminary plat but before she began the plat she needs to contact the area utility companies and get assurance, in writing, that they can provide service, check on surety bonding cost for infrastructure and improvements and review the improvement requirements in the ordinance. Joyce discussed with the commission the hardship of providing the dedicated road and asked the Commission to consider a private road. Following some discussion Everett Coon moved to waive the dedicated road requirement if a statement that the road will remain private (no City services to clean, repair, upgrade, etc.) until the road is built to Naples City engineering standards and paid for by the subdivision lot owners, this information will be written on the plat and attached to each property description. The private road will be built with the required cul-de-sac and capable to support emergency equipment, such as a fire truck, in all types of weather. Jim Richards seconded the motion and it passed with all voting aye.

Restricted covenants were discussed. Joyce asked if this was possible to do with her development? The Commission encouraged her to add restricted covenants to her subdivision, to set a standard. Joyce asked if there were any guidelines? Craig was asked to give her copies of some that the City had, such as; High Country Estates, Spring Creek Pond and Wildwood Subdivision. Joyce asked what other requirements needed to be on the preliminary plat. The commission explained that the subdivision ordinance will list the items required, Craig will furnish you a copy. The next meeting is on December 14th at 7:30 p.m. Craig suggested if Joyce wanted to be on the agenda at this time he needs to know by the 29th of November. January 11, 2000 is also scheduled for zoning meeting at 7:30 p.m.

REVIEW OF MASTER PLAN DRAFT/RULON DUTSON OF BEARWEST AND ROBERT SPRINGMEYER OF BONNEVILLE RESEARCH: The Commission discussed with the facilitators some concerns:

1. Housing section - this section gives the reader the indication that the City would be in housing development. The Commission does not want the City to be a housing provider but supportive of a mix of housing levels from high income to low income.
2. Down zoning
3. Takings
4. Lot sizes in the high density zone. Duplex on a ½ acre vs. 2 acres the Commission chose the ½ acre.
5. Prime and marginal agricultural criteria clustering/flexibility.

The Commission will meet November 16, 1999 at 7:00 p.m. to go page by page through the draft of the Master Plan. The addition and corrections will be placed on a copy and sent to Rulon at Bearwest.

CAPITAL IMPROVEMENTS LIST REVIEW: The commission received a copy of the Capital Improvements List. The commission will give any additions or recommendations to Craig on November 16, 1999.

OTHER MATTERS BEFORE THE COMMISSION: With no other matters the meeting was adjourned at 10:40 p.m.

Naples Planning and Zoning Commission
Minutes
December, 1999

The meeting was cancelled. The Christmas party was held in lieu of the regularly scheduled Commission meeting.