

# NAPLES PLANNING AND ZONING COMMISSION

## MEMBERS LIST

JANUARY 2002

<b>CHAIRMAN:</b>	Holt Harrison 2030 East 2500 South	789-0876	JAN03
<b>VICE CHAIRMAN:</b>	Robin Bemis 434 East 2500 South	789-8293	JAN06
	Jim Richards 2225 South 3250 East	789-7200	JAN06
	Charles Arnold Baker 1828 South 2000 East	789-3587	JAN06
	Brent Cooper 980 South 2000 East	789-2855	JAN04
	Loa Kay Bowthorpe 1423 East 1500 South	789-2468	JAN03
	Michael D. Nash 112 South 2000 East	781-8729	JAN04
	Bruce K. Cook 1833 E. Hwy. 40	781-0437	JAN04
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<b>ALTERNATE:</b>	Ron Pierce 1012 South 2000 East	789-9641	JAN03
<b>COUNCIL REPRESENTATIVE:</b>	Lowell Long 1796 East 500 South	789-6008	JAN04

**Naples Planning and Zoning Commission**  
**Minutes**  
**January 8, 2002**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:45 p.m.

**Commission Present:** Chairman Holt Harrison, Vice-Chairman Robin Bemis, Arnold Baker, Loa Kay Bowthorpe and Jim Richards

**Commission Absent:** Brent Cooper

**Council Representative:** Everett Coon, present

**Others Present:** Craig Blunt, Bill Fink, Mr. and Mrs. Zander McIntyre.

**Welcome/Disclosures:**

Chairman Harrison welcomed the Commission members and visitors. He asked the Commission if there were any disclosures. There were none. The Chairman asked if there were any additions or deletions to the agenda. There were none. Robin Bemis moved to approve the agenda. Arnold Baker seconded the motion. It passed with all voting aye.

**Approval of December 11, 2001, Minutes:**

Robin Bemis moved to approve the minutes of December 11, 2001. Arnold Baker seconded. The motion passed with all voting aye.

**General Plan Objectives:**

Mr. Blunt reviewed with the Commission the objectives in the General Plan. Following the review he was asked to provide to the Commission a copy of the ordinance changes and general plan objectives. It was recommended to have them in a three ring binder and to store them at the Naples City offices.

**Site Plan Review/Business Expansion: Bill Fink, Raptor Industries, 500 South 1500 East, Zone I-PUD:**

Mr. Fink presented a site plan which showed the location of the proposed water storage shed. The shed will house water only. The water is used to mix with the glycol. There will be no more cooking off water or glycol cooking process. This new process will mix the water with the glycol

and filter it on an as-needed basis. The shed will provide protection from the elements: freezing, evaporation, etc.

Following discussion of the shed and glycol processing the Commission discussed the site plan and the progress Raptor Industries has made since 1997, when the original plan was approved. Bill Fink assured the Commission that they would be working on the landscaping - specifically the 500 South side. Following the discussion Everett Coon moved to approve the new addition as presented. Jim Richards seconded. The motion passed with all voting aye.

**Conditional Use/Site Plan Review/New Business: Zander McIntyre, ZJ Boat and Storage, 2368 South 1500 East, Zone Hwy CI-PUD:**

Zander McIntyre presented a site plan to the Commission, along with written phase objectives. The plan is broken into five phases. Phase I is to be completed the first year. Phase II will be completed the second year, and so on.

The Commission reviewed chapter 22, outside storage in a commercial zone. This section requires a privacy fence. Following the discussion Arnold Baker moved to approve the Conditional use and Site Plan, with phase objectives, as presented. The Conditional Use will require a yearly review of progress each January. The time frame for completion: there is none other than progress review. Jim Richards seconded the motion. It passed with all voting aye.

**Business Expansion: Bill Murray, Cudd Pressure Control, 500 South Hwy. 40, Zone HWY CI-PUD:**

Mr. Murray could not attend the meeting. The site plan was presented by Craig Blunt. The discussion covered the zone, burming, protection scrubbers, venting scrubbers and vacuum protection moving acids from tanks to tankers.

Following the discussion Robin Bemis moved to approve the business expansion with the following conditions:

- 1) The burming must meet state and federal regulations. The surface must be coated with material that will not be affected by the acids or absorbed by the acids.
- 2) The scrubbers must meet all EPA air quality regulations. No acid fumes will escape into the air.
- 3) The transfer from truck to tanks or tanks to truck will be set up in such a way that acid fumes will not escape into the air but be tied into a scrubber system.
- 4) The loading and unloading area must be such that acid will not deteriorate or be absorbed in.
- 5) The location of the tanks and loading area must meet the setback regulations as stated in the State and Federal codes.

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

### **Weston Serrano, J-West:**

The Commission received from Weston Serrano of J-West Company a sketch of a proposed area of the C-PUD zone. He proposed to build storage units and a roustabout shop for the repairs of his construction equipment, graders, bulldozers, dump trucks, belly dumps, backhoes, etc. He asked the Commission for an opinion. The Commission reviewed the Commercial Zone and General Plan. Following their review it is their opinion that the storage unit, with some conditions, be placed in the C-PUD Zone. The roustabout shop did not fit into the zone or meet the general plans's objectives.

### **2002 Planning and Zoning Commission Membership List:**

The Commission reviewed the 2002 membership list. Jim Richards moved to approve the 2002 Planning and Zoning Membership List. Arnold Baker seconded. The motion passed with all voting aye.

### **Zoning Ordinance Development:**

#### **R-2 PUD - Brent Cooper**

Mr. Cooper was called to work and could not make his presentation. R-2 PUD was tabled to the next meeting on February 8, 2002.

Everett Coon moved to adjourn the meeting. Loa Kay Bowthorpe seconded. The motion passed with all voting aye.

# Naples Planning and Zoning Commission Minutes February 12, 2002

This regular meeting of the Naples Planning and Zoning Commission was held at the Naples City Office, 1420 East 2850 South, Naples, Utah. The meeting was called to order at 7:30 p.m.

Commission Present: Chairman Holt Harrison, Vice-Chairman Robin Bemis, Arnold Baker, Brent Cooper, Loa Kay Bowthorpe and Mike Nash (new member).

Commission Absent: Jim Richards (excused)

Council Representative: Lowell Long, present

Others present: Mike Murray, Mark Muth, Aaron Herrera and Craig Blunt

## **Welcome/Disclosures:**

Chairman Harrison welcomed the Commission members and visitors. He asked the Commission if there were any disclosures concerning the agenda items. There were none.

## **Approval of Agenda:**

Chairman Harrison asked if there were any additions or deletions to the agenda. Craig Blunt added a site plan review for Mark Muth with Blue Mountain Log and Lumber. Arnold Baker moved to approve the agenda with the addition. Robin Bemis seconded the motion. It passed with all voting aye.

## **Approval of January 8, 2002 Minutes:**

Following a review of the minutes of January 8, 2002, Arnold Baker moved to approve them. Robin Bemis seconded the motion. The motion passed with all voting aye.

## **Workbook:**

Craig Blunt handed out one three ring binder that had copies of the new general plan, the present Zoning Ordinances and an updated Zoning Ordinance. There will be a similar binder for each member of the Commission. These binders will remain in the Naples City office while the ordinances are being worked on. The binders will be handed out at each meeting as workbooks.

## **Welcome New Members:**

Chairman Harrison welcomed Mike Nash to the Planning and Zoning Commission. Final approval of his membership will go before the City Council on February 28, 2002.

## **Site Plan Review: Business Expansion - Big Dog Storage - 1300 East 1100 South - Mike Murray - Zone: I-PUD:**

Mike Murray presented his site plan draft, with written explanations answering the Naples Site Plan information requirements. Mr. Murray plans to expand from one acre to three acres. The site is made up of three one-acre lots. The storage buildings will not have electricity. The outside lighting fixtures cover 200 feet by 200 feet. The site plan did not show surface drainage flows. Mike explained to the Commission that the site has a canal to the West and South. All drainage will flow to the canal. (The preliminary plan will show drainage flows and traffic flows.) The surface for vehicles to travel on within the storage area compound is gravel. The entryway will be asphalt. As the economy improves this plan will be followed for the construction location and size of the storage units.

Mike asked about a caretaker dwelling for his storage project. The Commission agreed to an office and dwelling unit as proposed on the site plan. The apartment and office will be built in accordance with the building codes. Sewer and water will be connected to. These improvements need to be added to the preliminary plan.

Fencing was discussed. Presently the South and West sides of the project are fenced in with field wire topped with two strands of barbed wire. The North and East fence is eight feet chainlink topped with barbed wire. The entryway will be an electronic card gate.

Green area was discussed. There are trees on the West side.

Following the discussion the following items need to be shown on the preliminary plan:

- 1) Boundary lines with dimensions
- 2) Locations of buildings with dimensions for both existing and proposed, including the height. Include distances from the property lines.
- 3) Traffic flow and inner road widths.
- 4) Drainage flow and control of storm water runoff.
  - A) Note what will be done if the gravel inner roads become hard surfaced.
- 5) Show and indicate fencing type, height and materials. Note what will be done with the West and South fence.
- 6) Lights: indicate coverage areas.
- 7) Show meaningful landscape, method of care, method of control of soil at drainage points.

- 8) Illustrate type of sign and location.
- 9) Office and apartment - show location, dimensions, utilities to the office and apartment, and parking for the office.

Following the review, Brent Cooper moved to approve the site plan as discussed. Seconded by Loa Kay Bowthorpe. The motion passed with all voting aye.

**Business Expansion: Naples Auto - 2145 South 1500 East onto lots one and two in the Homestead Subdivision: Zone CPUD with an overlay Hwy CIPUD - 1515 East 2250 South and 1535 East 2250 South:**

Aaron Herrera presented a site plan for an automatic self-serve car wash and detail lube shop. Mr. Herrera asked the Commission if the business type would fit within the zone and general plan. There was discussion regarding buffers for the residential housing, access, noise, landscaping, lighting, signs, drainage and general plan. Following the discussion Brent Cooper moved to approve the site plan concept. Loa Kay Bowthorpe seconded. The motion passed with all voting aye.

Notices to Homestead Subdivision for their input was discussed. Following the discussion Brent Cooper moved to notify by mail the Homestead Subdivision residents that a hearing to discuss the business expansion will be held on March 12, 2002, at 7:00 p.m., at the Naples City office. Robin Bemis seconded. The motion passed with all voting aye.

**Site Plan Review: Blue Mountain Log and Lumber - 1369 South 1100 East - Mark Muth - 2 acres I-PUD Zone:**

Mark Muth presented a site plan draft to the Commission for their review. Mark explained that Blue Mountain Log and Lumber will be moved out. He would like to build a 50 x 100 foot shop/warehouse metal building. This site will be used as a commercial investment. He would lease or sell it. He will be combining two one-acre lots. There will be landscaping fronting the building and 1100 East. Parking will be in front of the building and asphalted. The grounds to the sides and rear of the building, at this time, will be in gravel.

Following discussion, Loa Kay Bowthorpe moved to approve the site plan as presented. Arnold Baker seconded. The motion passed with all voting aye. Craig Blunt reminded the Commission that the site plan is the first step in the development process. Following the site plan approval a preliminary plan should follow, illustrating or noting the improvements discussed and required by ordinance.

**Downtown Plan:**

Craig Blunt reviewed with the Commission the downtown plan. The Council would like the Planning Commission to develop a draft and present to the Council. Following discussion the

Commission would like to finish up with the Zoning Ordinances update first, then begin with the downtown concept.

## **Ordinance Development - R-2 PUD:**

*Brent Cooper discussed with the Commission the preferred uses in the R-2 PUD:*

- 1) cul-de-sac's, fenced in
- 2) Neighborhood park, 25% of subdivision ground set aside for neighborhood park. The neighborhood would fund the park and maintenance of.
- 3) walking paths
- 4) stables
- 5) horse paths
- 6) playgrounds at end of each cul-de-sac
- 7) duplex's allow 1 out of 5 residents
- 8) provide incentives to developers
- 9) PUD ½ acres minimum if open space/park area is provided, density of residential housing would increase.

The purpose of the planned unit development is to allow diversification in the relationship of various uses to permit more flexibility in the use of residential zoned land. The application of planned unit concepts is intended to encourage good neighborhoods, housing and parks. The development of the land will be in such a way as to provide desirable living environments that include private and common open spaces for recreation, circulation and/or aesthetic uses or create areas for multiple use that are of benefit to the neighborhood.

Incentives for developers: The density of dwelling units per acre is two dwellings. The incentive to preserve a common open space, circulation and/or aesthetic uses or create areas for multiple use that are of benefit to the neighborhood is to increase the density of dwellings per acre up to six dwellings if the development provides approved preservation of open space.

Preservation of open space: Preservation, maintenance and ownership of required open spaces within the development shall be accomplished by:

- A) Granting to the City a permanent open space easement on or over the private open spaces to guarantee that the open space remain perpetually in recreational use with ownership and maintenance being the responsibility of the owner or owner's association and by-laws, which are satisfactory to the City.
- B) Dedication of the land as a public park or parkway system.
- C) Compliance with the provision of the condominium ownership act (Utah Code 57-8-101) which provides for payment of common expenses for upkeep of the common areas or facilities.

With no other business Loa Kay Bowthorpe moved to adjourn at 11:00 p.m.. Robin Bemis seconded. The next regular meeting will be held March 12, 2002 at 7:30 p.m. The hearing will be held March 12, 2002 at 7:00 p.m.

**Public Hearing  
New Business - Art Herrera  
Minutes  
March 12, 2002**

Attendance: Art Herrera, Brent Cooper, Jim Richards, Holt Harrison, Craig Blunt and Arnold Baker.

Chairman Holt Harrison opening the hearing at 7:00 p.m.

Chairman Harrison asked Craig Blunt if each of the residents on 2250 South and the neighboring church were notified. Mr. Blunt stated that each property owner was sent an agenda of the meeting, with date, time and location of meeting listed.

Arnold Baker reported that he had spoken with Kenny Lind, the resident east of the proposed project. He did not have any concerns.

The public hearing closed at 7:20 p.m.

**Naples Planning and Zoning Commission**  
**Minutes**  
**March 12, 2002**

This regular meeting of the Naples Planning and Zoning Commission, located at the city office at 1420 East 2850 South, was called to order at 7:30 p.m.

Commission Present: Chairman Holt Harrison, Arnold Baker, Brent Cooper, Jim Richards

Commission Absent: Vice-Chairman Robin Bemis, excused, Mike Murray and Loa Kay Bowthorpe

Council Representative: Lowell Long, present

Others present: Craig Blunt, Art Herrera

**WELCOME/DISCLOSURES:**

Chairman Harrison welcomed the commission members and visitors. He asked if there were any disclosures regarding agenda items. There were none.

**APPROVAL OF AGENDA:**

Chairman Harrison asked if there were any additions or deletions to the agenda. There was a request by Arnold Baker to add parking on Highway 40. He moved to approve the agenda with the parking item as an addition. Jim Richard's seconded the motion. It passed with all voting aye.

**APPROVAL OF FEBRUARY 12, 2002 MINUTES:**

Following a review, Arnold Baker moved to approve the minutes of February 12, 2002, as presented. Brent Cooper seconded the motion. It passed with all voting aye.

**NEW BUSINESS - SITE PLAN - 2145 SOUTH 1500 EAST**

**Automatic Car Wash, Self Service Car Wash and Detail Cleaning Shop:**

Art Herrera discussed his new business proposal to the Commission. Mr. Herrera said that they have decided they will not put in the Lube Shop. There will be two types of automatic car washes: Brushless type and soft cloth type. The car wash will be framed up in glass and well lighted at night.

The detail shop will be on the east lot. There will be auto wash bays that can handle the larger semi-trucks.

The Commission discussed utilities, buffer block fence six feet to eight feet high, directional lighting, landscaping, parking, access, travel paths both entering and leaving, and drainage. Mr. Herrera explained that to begin this new venture there will be an attendant on duty full-time during the day.

Following the discussion Jim Richards moved to approve the site plan and Art Herrera to go ahead with his preliminary plan. Arnold Baker seconded. The motion passed with all voting aye. The next meeting will be April 9, 2002.

Jim Richards commented on the improvements and efforts Naples Auto has taken in making their place of business clean and attractive.

### **ORDINANCE DEVELOPMENT:**

Brent Cooper discussed with the Commission the following 1000 South easement option:

North side of 1000 South 18.5 feet, South side of 1000 South 23.5 feet, to give a 41.7' easement. The set backs would be as if a 66 foot easement, 33 feet on both North and South side of 1000 South.

### **AIRPORT ZONE:**

The Commission reviewed the existing airport section of the ordinance. Discussion followed concerning airport expansion, moving the airport and a representative of the Naples Zoning Commission being on the airport board. Mr. Blunt was asked to present to the City Council that the Naples Planning and Zoning Commission write a letter to the County Commission, with a copy to the airport board, asking to have Jim Richards appointed a seat to represent Naples City Zoning interests.

The Commission discussed a few points of concern:

- 1) Policies of airport board could adversely affect city growth
- 2) Expansion verses moving airport
- 3) Present airport meets current needs

Following the discussion Brent Cooper moved to recommend to the City Council the following:

- 1) Because of the possible adverse effects in expanding the airport, that a representative of the City be recommended for the airport board.
- 2) Jim Richards be considered as a representative on the airport board.

Arnold Baker seconded the motion. It passed with all voting aye.

## **OTHER MATTERS:**

### **Parking on Highway 40**

The "No Parking" signs by the LDS Church located at 2313 South 1500 East Hwy. 40 are faded. UDOT needs to replace them. A letter needs to be sent to the Church as a reminder for the members to use the parking lot, not Hwy. 40, for parking their vehicles. Cars pulling in and out of the parking lot cannot see due to parked cars on the highway. There is a concern that someone will get hurt. There was discussion regarding painting the curb red with "No Parking" stenciled on. This would require high maintenance. For now it was decided to replace the signs and inform the Church to have members use the parking lot, reminding them of the risk they cause when parking on the highway.

### **Gutters at intersections**

The danger the deep gutters are causing to motorists turning off of Highway 40 on the side streets was discussed. The Commission would like Mr. Blunt to draft a letter, from the Zoning Commission, requesting that the gutters at the intersections be removed. They do not function as gutters, just a hazard.

### **Roads**

The gravel roads in Naples were discussed - 1000 South from Highway 40 to 2000 East, the 1500 South dugway and 2500 South dugway. The maintenance on these roads begin in the spring after the frost is gone.

The next regular meeting of the Naples Planning and Zoning Commission will be April 9, 2002, at 7:30 p.m.

The meeting adjourned at 9:50 p.m.

# Naples Planning and Zoning Commission

## April 9, 2002

### Minutes

This regular meeting of the Naples Planning and Zoning Commission was held at the Naples City offices, 1420 East 2850 South, Naples, Utah. The meeting was called to order at 7:30 p.m.

Commission Present: Chairman Holt Harrison, Vice-Chairman Robin Bemis, Jim Richards, Brent Cooper, Arnold Baker, Mike Nash and Bruce Cook

Commission Absent: Loa Kay Bowthorpe

Council Representative: Lowell Long, excused

Others present: Ron and Beverly Pierce, Richard Ingram, Mayor Niles Mott, Craig Blunt

#### **Welcome:**

Chairman Holt Harrison welcomed the commission members and visitors to the meeting. He asked if there were any disclosures regarding the agenda items. Brent Cooper explained to the members that he is a neighbor of Ron Pierce and his property faces 1000 South road.

#### **Approval of agenda:**

Chairman Harrison asked if there were any additions or deletions to the agenda. There was an addition under other by Jim Richards - gutters at intersections on Highway 40. Bruce Cook moved to approve the agenda with the additions. Robin Bemis seconded. The motion passed with all voting aye.

#### **Approval of March 12, 2002 Minutes:**

Following a review of the March 12, 2002 minutes, there were corrections made. Jim Richards moved to approve the minutes as corrected. Arnold Baker seconded the motion. The motion passed with all voting aye.

#### **Welcome of New Committee Member:**

Bruce Cook was welcomed to the Naples Planning and Zoning Commission. The members passed him his pay - pop, cookies and candy.

**Subdivision of Land/Parcel - Existing - Richard Ingram:**

The plat was made by Tri-State Land Surveying, 781-2501.

Richard Ingram, owner of the land, explained that the parcel was one lot with two homes on it, his and his fathers. The division of the land will make two lots with one home on each lot. Frontage, set backs, square footage meets the zoning ordinance for RA-1.

Following the discussion Robin Bemis moved to approve the plot. Bruce Cook seconded the motion. It passed with all voting aye.

**Subdivision of Land/Parcel - New Development - Ron Pierce:**

Ron Pierce presented the surveyed plat done by Rocky Mountain Surveyors, 789-6152. The location is 1000 South and approximately 1958 East, RA-1 zone. Mr. Pierce explained that he is splitting his lot. His home, facing 2000 East, will be one lot and the new lot will face 1000 South, a graveled road. He will build a new home on the lot facing 1000 South. Mr. Blunt reminded the Commission that 1000 South is a 1/2 easement road (33 feet) which the city inherited, and that the irrigation is on the south side, the same side as the proposed lot. The road easement is 66 feet by ordinance. The road is not paved. Street improvements at this time cannot be facilitated due to the cost to the Pierce's. The Pierce's could sign the street and street improvement agreement that basically states that the Pierce's and their successors will support a Special Improvement District to develop the road.

The Pierce's showed on the plat that they have given up an extra 6.65 feet. The present easement is 16.5 feet from center line and they have moved it south 6.65 feet, for a total of 23.15 feet.

The Commission discussed the easement in that the plat shows it not parallel with the center line - 23.15 feet at the east end and the west end is 18.5 feet. Following the discussion the Commission asked that the easement be parallel at 23.15 feet. The set backs were discussed. Mr. and Mrs. Pierce will set their home back as a 66 foot easement. They will work with the ditch lateral on piping the ditch. They would like to put in a 14/15 inch culvert. Brent Cooper stated that his pressured pipe that is across from the Pierce's, in the same ditch, is 12 inch.

Following the discussions on RA-1 requirements Bruce Cook moved to approve the plat with the easement description change, parallel with the center line of the road, 23.15 feet. Robin Bemis seconded, the motion passed as follows:

- |               |     |
|---------------|-----|
| Holt Harrison | Yes |
| Robin Bemis   | Yes |
| Jim Richards  | Yes |
| Mike Murray   | Yes |
| Arnold Baker  | Yes |

Bruce Cook	Yes
Brent Cooper	Abstained

**Golf Course Development - 2000 East Traffic Flow:**

Bruce Cook explained to the Commission what Vernal City agreed to do with the curve and entry to the golf course, during the development of the golf course from 9 holes to 18 holes. The curve and entry improvements have not been done.

Craig explained that Vernal City asked the Receptions District to do the study for improvements. Mr. Blunt has asked the Recreation District to get the Planning and Zoning involved during this study. Shane Mayberry, a resident on 2000 East, sent the city a copy of the plan. Mr. Mayberry would like safety studies done before any construction begins.

The Commission discussed the hill, line of site, widening of 2000 East from the curve to the end of the golf course boundaries, matching Ironwood Subdivision road improvements, lowering the crown of the hill. Mr. Blunt will get with the Recreation District and remind them of the process for commercial development.

**Ordinance Development:**

**Airport Section:**

Mr. Blunt updated the Commission concerning the request for a member of Naples Planning and Zoning Commission to be appointed to the Airport Board. The Council approved the request and the letter was sent to the County Commission and Airport Board. Mr. Blunt updated the Commission on the studies Uintah County is doing for three locations of the airport.

The Commission discussed the airport section.

- 1) Airport to stay as is, improvements on present airport are not to expand it but for safety.
- 2) Add a section explaining if the airport moves the zone which the current airport lies in would allow residential, libraries, hospitals, high school, community center. Industrial development will not be allowed.

**Mobile Home section:**

Stays as is.

**Subdivisions:**

Craig will get a copy of this section and another to compare for the next meeting. Craig reminded the Commission of the importance of reading the ordinance prior to the meeting, making changes as they read. Once this last section is done the downtown section should finish up the ordinance.

**Hwy. 40 Intersections, gutter crossings:**

Jim Richards asked what has been done to improve the safety for motorists crossing the gutters (speed dips, UDOT concrete pot hole). Craig explained that correspondence with UDOT regarding the gutters has been going on for a year or more. Last week he met with UDOT representatives and discussed again with them the request for having them removed or filled in. UDOT's verbal response is that they do not see any safety issues. If the public is just inconvenienced it does not warrant their removal. Craig said the asked for meeting with UDOT to go over the process for their removal. The UDOT representative will get with his boss and get back with an answer.

**Street light request at 2500 South and 1500 East:**

Mr. Blunt explained that UDOT finished the vehicle count, but the report is not completed yet. It should be ready soon.

**Naples Curve:**

UDOT will meet with the utilities at 11:00 a.m. on April 10, 2002, at the site, to discuss the project and the impact to the utilities. Bruce Cook will try to be there for that meeting. Mr. Blunt cannot make it as he has a meeting with LEPC, for the disaster drill at the Jr. High.

**Irrigation Water:**

Mike Murray brought up a service the city should consider - pressure irrigation pipe line systems to all property owners. There has been discussion by the irrigation water districts to pipe their canals to conserve water. If, in the future, these canals are piped the concept of irrigation water brought to each resident, like culinary water, could be a consideration for the irrigation districts. There is funding available for such a system. Craig will contact Green River and find out what process they went through to do this in their city.

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

# Naples Planning and Zoning Commission Minutes May 14, 2002

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

**Commission Present:** Chairman Holt Harrison, Vice Chairman Robin Bemis, Arnold Baker, Brent Cooper, Jim Richards,

**Commission Absent:** Michael Nash, Bruce Cook, Loa Kay Bowthorpe,

**Council Representative:** Lowell Long, present.

**Others Present:** Craig Blunt

## **Welcome:**

Chairman Holt Harrison welcomed the commission members and visitors to the meeting. He asked if there were any disclosures regarding the agenda items. There were none.

## **Approval of Agenda:**

Chairman Harrison asked if there were any additions to the agenda. There were none. Robin Bemis moved to approve the agenda as presented. Jim Richards seconded, the motion passed with all voting aye.

## **Approval of April 9, 2002 Minutes:**

Following a review of the April 9, 2002, minutes, Jim Richards moved to approve the minutes. Robin Bemis seconded, the motion passed with all voting aye.

## **New Commission Member:**

Craig discussed with the commission Ron Pierce as a candidate for alternate. The commission agreed to have Ron Pierce fill the position of alternate with the Naples Planning and Zoning Commission

**Ordinance Development - Subdivision Ordinance:**

The Commission reviewed the Subdivision ordinance, deleting and adding to the draft. The Construction and Specifications section will be on its own and referred to in the subdivision section. Craig will have this section and the previous sections of the Zoning Ordinance typed up, organized by section, and numbered for pre-final review. Mr. Blunt was asked when the draft will be ready to review. He estimated July meeting for completion.

For a year the Commission has been working steadily on the Zoning Ordinance. The Commission should plan a celebration once the Ordinance has been approved by the Council. Why? For Naples City this is a mile stone, a bench mark. In the past 2 1/2 years the Commission has rewritten the General Plan, Zoning Map, and the Zoning Ordinance and still did their reviews of subdivision plans, new business plans, the general business of Planning and Zoning Commissions.

**Other Business:** None

The next regular meeting of the Naples Planning and Zoning Commission will be June 11, 2002.

With no other business before the Commission, Jim Richards moved to adjourn at 9:30 p.m.

# Naples Planning and Zoning Commission Minutes June 11, 2002

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

**Commission present:** Chairman Holt Harrison, Robin Bemis, Arnold Baker, Brent Cooper and Mike Nash

**Commission absent:** Loa Kay Bowthorpe, Bruce Cook, Jim Richards and Ron Pierce

**Council representative:** Lowell Long, excused

**Others present:** Craig Blunt

## **Welcome:**

Chairman Harrison welcomed the Commission members and visitors to the meeting. He asked if there were any disclosures regarding the agenda items. Brent Cooper reminded the Commission that he lives on 1000 South 2000 East.

## **Approval of Agenda:**

Chairman Harrison asked if there were any additions or deletions to the agenda. There were none. Arnold Baker moved to approve the agenda. Robin Bemis seconded, the motion passed with all voting aye.

## **Approval of May 14, 2002 Minutes:**

Following the review of the May minutes Arnold Baker moved to approve the corrected minutes of May 14, 2002. Mike Nash seconded, the motion passed with all voting aye.

## **1000 South Right-of-Way:**

Brent Cooper contacted engineer Ned Davis and asked for a cost to write up and plat the easement description and to set property markers showing that proposed easement. The cost would be \$500.00.

With the easement approved by the property owners the ditch could be moved and later the road upgraded. The Commission discussed the need to get the easements/right-of-ways secure now, for the upgrades. Following the discussion Brent Cooper moved to approach the Council to pay for the survey of 1000 South at a cost of \$500.00. Arnold Baker seconded, the motion passed with all voting aye.

### **Develop Downtown Master Plan:**

The Commission discussed the need to have a direction to go regarding where, building types, the type of businesses, studies, traffic flow and parking areas.

Based on the discussion, the Commission will do the following:

- 1) The Commission would like to rezone the downtown commercial area to restrict to retail only.
- 2) Set up a budget line to fund the completion of the downtown master plan.
- 3) Have AOG/Rural Economic Development/Utah Power and Light help fund the studies for business types, downtown development and tourism through Naples.

Following the discussions, Robin Bemis moved to set up a budget line to complete the downtown plan and studies. Arnold Baker seconded, the motion passed with all voting aye.

The Commission made the following statement:

If we want a downtown now, we need to start now!

The City has the opportunity to develop a distinctive center, a gathering place, parks, open space, public buildings, a commercial premise meeting everyday needs, conserving and illustrating its character and sense of place.

Our challenge is to encourage or require new development to enhance and build upon our master plan. Doing nothing will not slow down development, planning will direct where and aesthetics (architectural style) of the development.

### **Other Business:**

There being no further business before the Commission Arnold Baker moved to adjourn. Brent Cooper seconded. The motion passed with all voting aye.

**Naples Planning and Zoning Commission  
Minutes  
July 9, 2002**

The July 9, 2002, meeting was cancelled due to lack of a quorum.

# Naples Planning and Zoning Commission

## Minutes

### August 13, 2002

This regular meeting of the Naples Planning and Zoning Commission, held at 1420 East 2850 South, Naples, Utah, was called to order at 7:35 p.m.

**Commission present:** Chairman Holt Harrison, Vice-Chairman Robin Bemis, Ron Pierce and Arnold Baker

**Commission absent:** Loa Kay Bowthorpe, Bruce Cook (excused), Jim Richards (excused), Brent Cooper and Mike Nash

**Council representative** Lowell Long, present

**Others present** Craig Blunt

**Welcome** Chairman Harrison welcomed the commission members and visitors to the meeting. He asked if there were any disclosures regarding the agenda items. There were none. Ron Pierce was introduced as the newest member of the Commission, and made welcome.

**Approval of agenda** Following the review of the agenda, Chairman Harrison asked if there were any additions or deletions to the agenda. There was one addition - By-laws of the Commission, excused and un-excused absences. With this addition to the agenda, Robin Bemis moved to approve the agenda. Ron Pierce seconded. The motion passed with all voting aye.

**Approval of June 11, 2002, minutes** Following a review of the minutes, Arnold Baker moved to approve the minutes of June 11, 2002. Robin Bemis seconded. The motion passed with all voting aye.

The July 9, 2002 meeting was cancelled due to a lack of a quorum.

**By-laws of the  
Naples Planning  
and Zoning  
Commission -  
attendance as an  
active member**

The Commission discussed member attendance. There are, on average, 12 meetings per year. Members need to call in if they cannot make the meeting. Calling in is defined as an excused absence. If a member misses two meetings in a row that are not excused, the chairman will be notified of the absences and will contact the member to ask them if they want to continue as a member of the Planning Commission. If absences continue, the Commission will discuss continued membership.

Following discussion of the by-law, Robin Bemis moved to have the following added to the by-laws; if a member has two un-excused absences, the Chairman will call the member and ask the member if they wish to continue as a member of the Planning and Zoning Commission. If the member wishes to remain on the Commission, yet the absences continue, the Chairman will bring the issue before the Commission for continued membership. Ron Pierce seconded. The motion passed with all voting aye.

**Update on  
traffic light  
study by UDOT  
at 2500 South**

The study did not warrant a traffic light at the intersection of 2500 South and Highway 40. The Commission discussed the 500 South and Highway 40 intersection. Following the discussion, Robin Bemis moved to have Craig Blunt request that UDOT do the study at 500 South Highway 40 intersection for a traffic light. Ron Pierce seconded the motion. It passed with all voting aye.

**Update of  
Highway 40  
drainage**

Craig Blunt met with the UDOT staff concerning the drainage on Highway 40, from 500 South to 3000 South. UDOT had Mr. Blunt do a survey on curb, gutter and catch boxes, listing those that fail to function and a cost to fix them. UDOT will issue Naples City a block grant for the repairs.

During the site visit with UDOT, the gutters at the intersections were discussed. Shane Mayberry gave a report of concerns at 500 South Highway 40. Following the site visit, UDOT agreed to fill in the selected intersection gutters with asphalt.

**Building permit  
lists**

The Commission would like a current list of building permits at each meeting. This will help inform them on the development within the City and could help Craig with those who are building without a permit.

**Flag lots/Infill development**

Craig Blunt handed out some thoughts on infill development for the Commission to consider. The current ordinance does not allow flag lots (infill development) to occur.

The Commission discussed the need to be flexible but practical in the development of the City. Presently many potential infill lots have site imposed constraints; size, odd-shaped, access and environmental (drainage). Because of such conditions it may be difficult, if not impossible, for a developer (lot owner) to build a pre-designed home unless it is architecturally designed to meet the conditions and better fit the character of the surrounding neighborhood.

Impact of higher density or loss of the large lot country home was discussed. Large lots behind homes as weed lots were discussed. Access to these lots were discussed. Following the discussion the Commission would like to review these infill proposals on a case-by-case basis. They would like to add "Infill Development - conditional use" to the ordinance.

Some of the conditions are as follows:

1. Must meet residential zone requirements
2. Access wide and built stable enough to allow emergency equipment in and out.
3. Limited to one resident
4. Fire hydrant within 1,000 feet
5. Architecturally designed

**Zoning Ordinance**

The zoning ordinance was handed out to the members for review. The Commission will meet September 10, 2002, to discuss and finalize the zoning ordinance.

**Other business:**

**Parking on Highway 40**

There was some concern about the LDS Church members parking on Highway 40. The parking lot is adequate for parking but some members insist on parking on the Highway. This makes the line-of-sight difficult for those coming and going. Craig Blunt was asked to remind the bishops to encourage their members to use the parking lot; safety first, convenience second.

**Adjourn**

Robin Bemis moved to adjourn the meeting at 9:00 p.m. Ron Pierce seconded. The motion passed with all voting aye.

# Naples Planning and Zoning Commission

## Minutes

### September 10, 2002

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m., in the city office located at 1420 East 2850 South, Naples, Utah.

**Commission present:** Chairman Holt Harrison, Vice-Chairman Robin Bemis, Arnold Baker, Jim Richards, Brent Cooper, Mike Nash and Bruce Cook

**Commission absent:** Loa Kay Bowthorpe, Ron Pierce (excused)

**Council Representative:** Lowell Long, present

**Others present:** Robert Ufford, Larry Stricker, Gary Godfrey, Dale Harrison, Ervin Harrison, Elizabeth Harrison, Kathy Harmer, Bill Harmer, Lyle Karren, Wendy Karren, Shirley Wilkins and Craig Blunt.

#### **Welcome:**

Chairman Harrison welcomed the commission members and visitors to the meeting. He asked the commission if there were any disclosures regarding the agenda items. There were none.

#### **Approval of August 13, 2002, minutes:**

The commission reviewed the minutes of August 13, 2002. Following the review, Arnold Baker moved to approve the minutes. Bruce Cook seconded the motion. The motion passed with all voting aye.

#### **Split lot subdivision plat - Roy and Mary Lou Dixon:**

The commission reviewed a plat to split parcel # 05:11:1040, stamped by John T. Kay, # 109319. The ten acre parcel, having frontage on 1500 South 624 East and 1750 South 623 East, is proposed to be divided at 1750 South frontage. The second parcel will have 151.51 feet of frontage on 1750 South and be 110 feet deep, 16,665 square feet.

The commission discussed lot size, utilities, future access for development. Following the discussion, Bruce Cook moved to approve the split lot subdivision plat. Robin Bemis seconded. The motion passed with all voting aye.

**Request for re-zone:**

Wendy Karren made the presentation to re-zone parcels on both sides of 1750 South, from 1012 East to 1393 East. The proposal is to down-zone from Industrial to Residential Agricultural, to allow for residential construction and prevent other industrial businesses from building near the existing homes. There are nine homes on 1750 South, built in the 1970's or earlier. Four are mobile homes.

The commission asked each property owner to speak in turn and answer the following question: Are you for the down-zone and why? The results were as follows:

Name and Address	Home on the land	Acres of Land	For or Against
Ervin Harrison 1053 East 1750 South comments: Ervin would like to leave the ground for his kids to build on.	yes	5.53 acres	For
Shirley Wilkins/Lyle Karren 1012 East 1750 South comments: Lyle likes farming and would like to build his home on the ten acre farm.	no	10 acres	For
Bill and Kathy Harmer 1215 East 1750 South comments: Bill said he bought the place because it was a dead end street and quiet, but the industrial businesses to the north have grown and it is a bit noisy. We would like to not have any more industrial build near us.	yes	.05 acre	For
Larry Stricker 1351 East 1750 South comments: I built my home here and my business, which fronts Highway 40. I would not like to have the six acres that my business is on re-zoned, but I do not mind re-zoning the ten acres my home and farm is on.	yes	.6 acre	For
Don Ufford 1174 East 1750 South comments: I purchased the property knowing it was industrial. I am presently farming it. I will later sell it and retire. I need more information as to land values with the zone change. I contacted a realtor and was told industrial land in Naples is going for \$30,000 an acre. If it is down-zoned, how much will it be worth?	yes	30 acres	Against
Robert Ufford 1077 East 1750 South comments: I plan on expanding my business, building a shop and storage building. My business is	yes	1.5 acres	Against



could conduct a mock site visit with a targeted grocery store and /or other anchor type business. They would rate us giving positive and negative points and concerns. The rating will help give directions for improving our chance for success as well as promote an awareness of Naples as a commercial center.

**Commercial center:**

The zoning commission is willing to put forth the effort, to go through the planning process, to plan for our downtown and its future.

Following the discussion, Brent Cooper moved to support a commercial retail center on both sides of Hwy 40 and put into place restrictions that will enhance, unify and attract retail businesses. A professional consultant needs to be hired to help with the studies, maps and implementation for the development of a downtown plan. Jim Richards seconded the motion. It passed with all voting aye.

**Zoning Ordinance - draft review:**

Chairman Harrison asked if all had reviewed the ordinance draft. No one had finished their review. Chairman Harrison explained the importance of making corrections and comments to the draft and extended the review for another month. The draft will be reviewed on October 8, 2002, at the next regular meeting.

**Discussion:**

Chapter 2-13 - signs - was discussed. The commission would like to redo this section. Once the architectural style of building has been approved the signs section would be written to review sign proposals on a case-by-case basis, to determine that the signs meet the architectural style, standards and designs.

Subdivision ordinance: Craig Blunt will mail out the Subdivision ordinance draft and parts of the general plan that will help with the down-zone request.

**Adjourn:**

With no other business before the commission, Arnold Baker moved to adjourn the meeting at 10:15 p.m. Brent Cooper seconded the motion. The motion passed with all voting aye.

The next regular meeting of the Naples Planning and Zoning Commission will be October 8, 2002, at 7:30 p.m.

# Naples Planning and Zoning Minutes October 8, 2002

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:55 p.m.

**Commission Present:** Chairman Holt Harrison, Brent Cooper, Bruce Cook and Jim Richards

**Commission Absent:** Ron Pierce - excused, Loa Kay Bowthorpe, Robin Bemis, Arnold Baker - excused, Mike Nash - excused.

**Council Representative:** Lowell Long, present

**Others Present:** Dale Harrison, Ervin Harrison, Elizabeth Harrison, Lyle Karren, Wendy Karren, Rick Spurlock, Marie Spurlock, Dusty Morris, Cassidy Morris, Ben Richards, Craig Blunt

**Welcome:** Chairman Harrison welcomed the visitors and members to the meeting. He asked the commission if there were any disclosures regarding the agenda items. There were none.

**Approval of agenda** Bruce Cook moved to approve the agenda with the following addition: review Jackson Construction site plan. Jim Richards seconded, the motion passed with all voting aye.

**Approval of September 10, 2002 minutes** Bruce Cook moved to approve the September 10, 2002 minutes. Jim Richards seconded. The motion passed with all voting aye.

**Zoning Change Request to down-zone 1750 South from I-1 to RA-1** Wendy Karren made the proposal to the commission to down-zone parcels of property on 1750 South from 1012 East to 1353 East. The commission reviewed the proposed changes on the map and received two letters - one from Max King and the other from Leona Arthur, both asking to down-zone their property.

The commission has not received a request from Lorin Merrell or Calvin Murray.

Questions were asked concerning the two property owners that did not want to down-zone and also regarding the use in an I-1 zone. Could the property owners that are neighboring these

parcels live with the I- uses? The commission discussed what is allowed in an I-1 zone. Following the discussion Bruce Cook moved to table the down-zone request to November 14, 2002, to give time to receive commitment from those property owners the commission has not heard from or received letters from. Jim Richards seconded, the motion passed with all voting aye.

**Conditional use  
proposal  
Dusty Morris**

Dusty Morris made the presentation to the commission to use the property at approximately 1350 East 2850 south for USRA motocross track. Dusty explained to the commission that the USRA Motocross group has make a proposal to BLM through Uintah County, for a motocross at Jensen Hills. It could take another year or so to get approvals and built. Dusty proposed to build a sanctioned dirt track on a temporary basis at 1350 East 2850 South, using it until the county and BLM come through.

Mr. Morris reported that the USRA track meet is this weekend at the Western Park. 400 bikes from all over have signed up. It is a lot of work to set up and tear down the track. We need a place to set up and leave in place. The track will be the same size as the one at the Western Park. It fits in the indoor arena.

Dusty Morris answered questions as follows: The question was brought up regarding noise. Noise could be a problem. We will race during the day, 11 a.m. to 4 p.m. There may be two races a month, or one per week. There could be some practicing, but it is not open to the public because of liability. The track is fenced and signed. USRA carries the liability insurance for the track. The motocross would start in the spring of 2003.

Following the discussion Brent Cooper moved to set up a public hearing at 7 p.m., November 12, 2002, and put a public notice in the Vernal Express and mail notices to the property owners within 1,000 feet of the proposed site. Bruce Cook seconded, the motion passed with all voting aye.

Dusty was asked to provide a site plan, showing fencing, track, signage, gates, parking, day camping, pit areas, etc. Also cover insurance coverage, dust control, starting times, closing times, etc.

**Downtown plan  
update**

Chairman Holt Harrison updated the members concerning the meetings with the City Council and Naples RDA.

The Commission was asked to provide a sketch and a paragraph

or two on what the money will be spent on and what the city would receive. Holt Harrison will get with Craig and draft a presentation with goals and objectives from past surveys and correspondence.

**Zoning ordinance  
and subdivision  
ordinance**

The commission discussed the need to hold a meeting just to finish up the review, on November 19, 2002, at 7:30 p.m.

**Adjourn**

Having no other business before the commission, Brent Cooper moved to adjourn. Bruce Cook seconded. All voted aye. The meeting adjourned at 10:45 p.m.

# Planning and Zoning Public Hearing

## Minutes

### November 12, 2002

The public hearing was held at the Naples City offices, 1420 East 2850 South, Naples, Utah.

**Commission present:** Chairman Holt Harrison, Vice-chairman Robin Bemis, Arnold Baker, Jim Richards, Brent Cooper, Bruce Cook, Mike Nash, Ron Pierce and Loa Kay Bowthorpe.

**Others attending:** Jared Jenner, Scott Hardman, Perry Getchell, Mike Slauch, Joel Percival, Natalie Percival, Lydia Anders, Darwin Oaks, Rae Rasmussen, Verdin Goodrich, Larry Stricker, Rick Spurlock, Kristan Ufford, Robert Ufford, Elizabeth Harrison, Ervin Harrison, Dale Harrison, and Clifton Harrison

Chairman Holt Harrison opened the hearing at 7 p.m. He welcomed the visitors and thanked them for their attendance.

Chairman Harrison stated that the purpose of the hearing is to discuss a conditional use proposal by the property owner located at approximately 2850 South 1350 East. The proposal is to use the C PUD zoned property for a temporary motocross track with parking and dry camping. The property owner, J-West, represented by Dusty Morris, will explain his proposal and answer questions.

Dusty Morris handed out a site plan showing access, parking, truck and dry camping site. He also handed out the Uintah Basin Motor Sports association proposal for the track. He read the proposal, as follows:

Proposal for Motorcycle racetrack:

1. Club will be holding one race per month
2. Practice will be held at the track twice weekly
3. Access to the track will be two different locations; the main access will be in front of the Naples City office building. The second entrance will be dirt road access from the highway.
4. All access to the track will be locked and only opened during practice sessions or race sessions. Access will only be permitted to club members. A club official will be present whenever the track is open.
5. Race and practice sessions will be held only in the daylight hours.
6. Track will be set up according to USRA regulations; this will help minimize liability and insurance costs.
7. Security will be provided at all races.

8. Impact to the ground will be minimal. If the group fails the ground can be cleaned up very quickly.
9. Parking area will be provided inside of complex.
10. Restrooms will be provided (portable toilets)
11. Small unimproved campground area will be provided.

Mr. Morris explained that it will take about two years for the county, working with BLM, to get the land and build the permanent track, somewhere around Jensen Hills. The present set up is temporary. The group has been racing at the Western Park. It has been difficult for the club to set up and take down the track. A location that would not need to be dismantled each time they want to use it is more practical. Kids from this area are excited and looking forward to the club events.

Mr. Morris asked if there were any questions. They were:

Verdin Goodrich: We own 70 acres adjacent to the property for the motocross proposal. I have a letter from my son, Craig Goodrich, who also owns property adjacent to the proposed area. - Mr. Goodrich read the letter, which opposed the track, due to environmental concerns. Verdin Goodrich explained he was not opposed to motocross, but its proposed location. He believes that once it is implemented the track will remain dusty while it is being used, and after they leave.

Response: The riders, spectators and our insurance carriers do not want dust. We will be watering the track and using mag chloride to hold the dust in place.

Darwin Oaks: I am opposed for the same reason, dust, and also noise. There must be a better location.

Lydia Anders: You said there will be a fence and the facility is locked up when no in use. Who will enforce this?

Mike Slauch, member of Uintah Basin Motorsports Association (UBMA):

USRA, Utah State Recreation Association, under their regulations, which we as members participate, will control and monitor the track and the practices. The practices are as a club, in groups under controlled conditions. Most of the kids using the facilities are local. Once a year outside riders will compete, but still in a controlled environment.

Lydia Anders: The track will be used for two years. Will the commission look at the permit after the first year? Re-evaluate the dust, noise, camping, clean-up after practices and races?

Chairman Harrison: The conditional use will be reviewed on a yearly basis.

Mike Slaugh: The club will keep the grounds clean. Clean-up is done before anyone can go home.

Rae Rasmussen: My backyard will be adjacent to the facility. It will limit the use of my backyard at least one night a week and a weekend Saturday. I have the same concerns of dust, noise, and loss of privacy.

Sherron Jackson letter: The letter from Sharon Jackson was read. They oppose the proposal.

Natalie Percival: We need something like this for kids to do. Two days a week cannot be that terrible to give kids good things to do.

Jack Allred letter: Mr. Allred's letter was read. He opposed the proposal.

John Kay: The proposal will provide a great service to the area, for kids and the economy. The dust can be controlled and will be. I do not know about the noise, but the proposal is good.

Larry Stricker: I believe the dust can be controlled. The noise is my concern.

Mike Slaugh: It is a bit noisy but the economics is a benefit to the city.

Dale Harrison: The noise can be shut out. My relatives live next to the Western Park. They did not know the races were there.

Dusty Morris: There are so many kids wishing to use the facility. We have had 250 plus kids sign up.

Verdin Goodrich: Why did you settle on this location?

Dusty Morris: We own the land. It is commercial and can be temporarily used for this. I am biting my lip here. You can use your property as you want to. This gentlemen here can use his land the way he wants to. Why can he, but I can't?

The conditional use permit process was discussed. Following the discussion were more comments:

Lydia Anders: Where is the closest track?

Mike Slaugh: Price, next to the fairgrounds. Housing borders the track.

Scott Hardman: When we have had the races at the Western Park I saw how the youth reacted. I then supported this type of sport and wanted to be a part of it. I am here for the youth, to help build something that the youth will benefit from.

The next upcoming event is in St. George. That is why we want to bring this activity here, to this area. Our youth have to travel long distances to participate. High School sports is all we have for the youth to choose from.

Lydia Anders: I want you to understand that I am not against the motocross or the youth that participate, just the location.

Dusty Morris: This is a starting point for us, to begin here for a short while, until the project comes together, just two summers.

Rae Rasmussen: What is the camping for?

Dusty Morris: There are riders who come long distances. They pull camp trailers to save money. The dry camp area is for those riders. The camp area is in a controlled area and used only during the scheduled races.

Don Ufford: I have two grandsons who ran motocross, in Colorado. They moved to Vernal and tried to use their bikes. They got ticketed for riding them. They sold their bikes because there is not place to ride them. I have one question - what about the dust control when you are not riding or using the track?

Mike Slaugh: The track is watered with a mag solution which hardens the surface. The wind will not be able to pick up dust. The dust will be too heavy to be blown around.

Robin Bemis: How many times has this proposal been presented to one place or the other?

Jared Jensen: About 22 times in Roosevelt. Some one will need to sacrifice a bit. Uintah County citizens spent 8 million dollars on a youth justice center, but we cannot find a place to spend our money for a project like this.

Chairman Harrison thanked the people for their comments and the orderly way they expressed their support and concerns.

The hearing closed at 7:55 p.m.

# Naples Planning and Zoning Commission

## Minutes

### November 12, 2002

The regular meeting of the Naples Planning and Zoning Commission was called to order at 8 p.m.

**Commission present:** Chairman Holt Harrison, Vice-chairman Robin Bemis, Arnold Baker, Jim Richards, Brent Cooper, Bruce Cook, Mike Nash, Ron Pierce and Loa Kay Bowthorpe.

**Council representative:** Lowell Long, present

**Others present:** Jared Jensen, Mason Mensen, Scott Hardman, Perry Getchel, Mike Slauch, Joel Percival, Natalie Percival, Lydia Anders, Darwin Oaks, Rae Rasmussen, Verdin Goodrich, Larry Stricker, Rick Spurlock, Dan Ufford, Robert Ufford, Kristan Ufford, Elizabeth Harrison, Ervin Harrison, Dale Harrison, Clifton Harrison, Craig Blunt.

**Welcome** Chairman Harrison welcomed the commission members and visitors to the meeting. He asked the commission if there were any disclosures regarding th agenda items. There were none.

**Approval of agenda** Mike Nash moved to accept the agenda with a change in the order. Brent Cooper seconded, the motion passed with all voting aye.

**Approval of October 8, 2002 minutes** Bruce Cook moved to approve the minutes of October 8, 002, and the changes made. Brent Cooper seconded. The motion passed with all voting aye.

**Conditional Use Proposal - CIPUD Zone - J-West Uintah Basin Motorsport Association** Robin Bemis moved to table the vote to November 19, 2002, at 7:30 p.m., to give the commission time to review the hearing and proposal. Arnold Baker seconded. The motion passed with all voting aye.

**Zoning change -  
1750 South,  
down-zone  
request from I-1 to  
RA-1 - continued**

Letters from Lorin Merrell and Calvin Murray were read, expressing approval of the down-zone of their property.

Chairman Harrison asked Don and Bob Ufford their concerns and support on leaving their property I-1 and down-zoning the properties that requested the change.

Don Ufford stated that his land is more valuable as industrial. He is concerned with the reason for the meeting tonight. He wondered if his neighbors will try to prohibit him from using his property for the zone it is, like the neighbors of J-West are doing. He bought it as industrial and hope to sell it as industrial.

Brent Cooper asked what would happen if Uffords sold their land to a trucking company. Trucks would be moving in and out all day and night. Would you other property owners come back wanting restrictions? I would want restrictions. The I-1 properties need to place restrictions on those properties down-zoning so they cannot come back and complain.

Larry Stricker stated that he did not care which way the vote went. He is concerned with the increase in traffic. 1750 South does not have a turn around at the end.

Bob Ufford stated the he is concerned with chopping up the zoning. He needs some guarantees.

Mr. Blunt said that guarantees or conditions could be recorded with the properties that are down-zoning. Future purchasers of the down-zones property will have record of the conditions on the plat.

Loa Kay Bowthorpe states that she has lived in an industrial zone for 50 years. The only issue she has is irrigation water. You need to protect it. She feels safe and secure in the industrial area. It is lighted and the neighbors are helpful.

Larry Stricker stated that he lives in the middle of the industrial area and it is nice.

Chairman Harrison said that the way he sees it there are three ways the commission can go:

1. Leave it the way it is
2. Down zone all properties to RA-1
3. Down zone only the properties that requested it.

Larry Stricker would like to leave his property zoned as I-1. It does not benefit him to down-zone.

Bob Ufford spoke to his attorney, McKeachnie, and was advised to have his property down-zoned, but grandfather in industrial use so he can still continue his business and build his shop. He wants a letter from the commission stating this.

John Kay stated that the commission was placing the cart before the horse. They need to address fire services, land values, road widening, and right-of-ways. The impact that the zone change will make.

Brent Cooper moved that the commission develop stipulations or conditions or a statement that the property owners both in I-1 and future RA-1 could agree on and have it recorded with the properties. Jim Richards seconded. The motion passed with the following vote:

Holt Harrison - yes  
Brent Cooper - yes  
Jim Richards - yes  
Ron Pierce - yes  
Loa Kay Bowthorpe - yes  
Robin Bemis - yes  
Arnold Baker - yes  
Bruce Cook - yes  
Mike Nash - no

Chairman Harrison invited the visitors to the January 14, 2003 meeting. The conditions will be mailed out to the property owners for their review and are invited to make comments or changes.

**Basin Industries  
I-1 lot  
development site  
plan review**

The commission reviewed the site plan. John Kay with JK Surveyors went over the plat and answered questions. Following the discussion the following conditions were listed:

1. Provide an obscure eight foot fence along both road ways, 1000 South and 1300 East.
2. All surface drainage will remain on lot. Surface water will not spill on to neighboring properties.
3. The lot will be provided with security lighting.

4. The right-of-way on 1000 South as illustrated on the ownership plat (north side of lot) will be dedicated to the city for road, utility and infrastructure use.
5. The fencing within the right-of-ways will be moved at the owners expense upon the following conditions:
  - A. Widening of the road
  - B. Utility upgrade, relocation
  - C. Request by the city
6. All storage, parking of trailers, trucks, equipment will be parked on the business property. The business will not use the road or bar ditches for the storage, overnight parking of equipment, trailers, trucks and vehicles.
7. The shop will be thirty feet from property lines.
8. The green space requirements are waived.

These conditions will be illustrated on the site plan.

Jim Richards moved to approve the modified plat with the following conditions:

1. Provide an obscure eight foot fence along both road ways, 1000 South and 1300 East.
2. All surface drainage will remain on lot. Surface water will not spill on to neighboring properties.
3. The lot will be provided with security lighting.
4. The right-of-way on 1000 South as illustrated on the ownership plat (north side of lot) will be dedicated to the city for road, utility and infrastructure use.
5. The fencing within the right-of-ways will be moved at the owners expense upon the following conditions:
  - A. Widening of the road
  - B. Utility upgrade, relocation
  - C. Request by the city
6. All storage, parking of trailers, trucks, equipment will be parked on the business property. The business will not use the road or bar ditches for the storage, overnight parking of equipment, trailers, trucks and vehicles.
7. The shop will be thirty feet from property lines.
8. The green space requirements are waived.

Loa Kay Bowthorpe seconded. The motion passed with all voting aye.

Subdivision plat  
approval - Percival  
split lot 540 East  
2850 South

Joel Percival presented a plat proposing to split the lot, making two lots. The lots met all conditions for lots in the R-1 zone.

Loa Kay Bowthorpe moved to approve the subdivision plat. Bruce Cook seconded. The motion passed with all voting aye.

**Zoning ordinance  
and subdivision  
ordinance**

Tabled until November 19, 2002 meeting

**Infill lots**

Tabled until November 19, 2002 meeting

**Adjourn**

*With no other business before the Naples Planning and Zoning Commission, the meeting was adjourned at 10:45 p.m.*

The next meeting is scheduled for November 19, 2002, at 7:30 p.m.

# Naples City Planning and Zoning Commission

## Minutes

### November 19, 2002

This special meeting of the Naples City Planning and Zoning Commission was held at the Naples city office, 1420 East 2850 South, Naples, Utah. The meeting was called to order at 7:30 p.m.

**Commission present:** Chairman Holt Harrison, Vice-chairman Robin Bemis, Arnold Baker, Jim Richards, Bruce Cook, Ron Pierce, Mike Nash, Brent Cooper, Loa Kay Bowthorpe

**Commission absent:** None

**Council representative:** Lowell Long, present

**Others present:** Jerry Morris, Dusty Morris, Mike Slauch, Bob Vanderbusse, Bart Haslem, Jim Caldwell, Mike Kenney, B. Stewart, Brenton, Seth Stewart, Mike Gudac, Mariann Gudac, Logan Harrison, Dale Harrison, Jeremy Stewart, Ben Paulson, Sheldon Kenney, Scott Atwood, Rodney Paulsen, Chase Beers, Brecken Beers, Scott Hardman, Jeremy Alexander, Rick York, Becky York, Kent Ivie, Teresina Ivie, Rae Rasmussen, Jared Jensen, Mason Jensen, Bryon Getchell, Perry Getchell and Craig Blunt

**Welcome** Chairman Harrison welcomed the commission members and visitors to the meeting. He asked the commission if there were any disclosures regarding the agenda items. There were none.

**Approval of agenda** Bruce Cook moved to approve the agenda with the added change - Infill. Robin Bemis seconded. The motion passed with all voting aye.

**Approval of November 12, 2002 minutes** Bruce Cook moved to approve the minutes of November 12, 2002, with the corrections. Jim Richards seconded. The motion passed with all voting aye.

**Conditional Use  
Proposal - Uintah  
Basin Motorsport  
Association**

Mike Slaugh reviewed the proposal with the commission and visitors present. Conditions were discussed. Access will be the 2850 South street. The 2800 South entrance will be for emergency vehicles.

The following questions were asked, with the corresponding answers:

Arnold Baker: I am concerned with the dust. It can be a health hazard for neighbors and participants. The location is not good.

Mike Slaugh: We have discussed dust control. It is a priority to maintain it. We are using magnesium chloride to hold the dust down. The surface will be like pavement.

Dusty Morris: We will be maintaining the grounds better than it is now.

Mike Nash: Are the races like the indoor races in dust control?

Dusty Morris: Yes. Racers do not like a dusty course, they cannot see.

Arnold Baker: Are the weeds going to be cut and controlled?

Jerry Morris: This is my land. The program proposed is a good program. I am donating the use of my land for the youth. They will maintain it.

Chase Beers brought before the commission a Honda sound level comparison chart. The sound DBA is 108 for dirt bikes. A chain saw is 110. Heavy traffic is 120.

Jerry Morris: The rodeo can be heard all over. This track will not be half that bad. These are good people, a family event.

Mike Slaugh: We do not want to be a bad neighbor. We want, after the two years, for you to review us and not want us to leave.

Dusty Morris discussed the economic impact to Naples. He showed that an average of \$130 per person will be spent, with three people per rider. That is per day. The flyers that will be distributed will advertise Naples City businesses - Country Café, Country Grub, Lazy K Motel, Seven-Eleven.

Jerry Morris: Western Park had this club pay them \$4,500 per day to use their facility. They did not lift a finger to help. The County Commission will miss us.

Jim Richards: How old does a kid have to be to ride a bike on your track?

Mike Slauch: Four years old. This is a family sport. We are here for the youth.

Bruce Cook stated that the commission is faced with the balance of property rights. The commission then discussed conditions to be placed on the use. They were:

1. Club will be holding one race per month.
2. Practice will be held twice each week.
3. Access to the track will be 2850 South. 2800 South will be for emergency vehicles only.
4. All access to the track will be fenced and gated. The gates will be locked and only opened during practice sessions or race session. Access will only be permitted to club members. A club official will be present whenever the track is open.
5. Race and practice sessions will be held only in the daylight hours.
6. Security will be provided at all races.
7. Trash will be cleaned up before leaving the area. No trash is allowed to blow around.
8. No alcohol is allowed or tolerated on the premises.
9. The access roads, parking, track will be watered with magnesium chloride to control dust during and after races and practices.
10. Track will be set up according to USRA regulations.
11. Impact to the ground will be minimal.
12. Parking areas will be provided inside the fenced complex.
13. Restrooms - portable toilets - will be provided inside the fenced complex.
14. The small unimproved campground (dry camping) area will be provided within the fenced complex.
15. The sound level, DBA, will not be higher than \_\_\_\_\_ at the nearest resident.
16. The conditional use permit will be reviewed each year and is a two year permit.

Rae Rasmussen asked when the practices will be and about trash clean-up. Mike Slauch stated that the clean-up will be done by the club, as soon as the practice or race is over. Dumpsters or trash baskets will be provided.

Scott Hardman: The group or club does service work. It is our neighborly policy.

Jerry Morris: The people in this area are very competitive. I have hauled bikes all over. This sport is growing and I do not want this on my land other than as temporary for a couple of years. It is a good investment in kids. It will take a few years to get a permanent home.

Brent Cooper: Who runs the concessions?

Dusty Morris: The club.

Loa Kay Bowthorpe moved to accept the conditions and the proposed motorsport race track. Robin Bemis seconded. The motion passed with the following vote:

Loa Kay Bowthorpe	Yes
Mike Nash	Yes
Jim Richards	Yes
Robin Bemis	Yes
Arnold Baker	No
Holt Harrison	Yes
Brent Cooper	Abstain
Bruck Cook	Yes
Ron Pierce	Yes

**Zoning ordinance  
and subdivision  
ordinance**

The commission began the review of the zoning ordinance - third draft.

Changes are:

Page 50, Home Occupation - item D. Brent Cooper moved to strike "open storage in and storage or use of a garage is not allowed except for appropriate vehicle storage". Arnold Baker seconded. The motion passed with all voting aye.

Page 49, Home Occupation - item C. Bruce Cook moved to change the last line to read "25% of the total area of house and attached garage." Jim Richards seconded. The motion passed with all voting aye.

**Infill lots**

The commission discussed infill lot section. Craig is to get this section written up and sent to members in mid December for their review, and take a phone poll on accepting or rejecting it.

**Adjourn**

With no other business before the commission, Loa Kay Bowthorpe moved to adjourn. Arnold Baker seconded. The motion passed with all voting aye.

The next regular meeting of the Naples City Planning and Zoning Commission is on January 14, 2002.