

Naples Planning and Land Use Regular Meeting Minutes June 9, 2009

Regular Meeting

Commission Present: Chairman Dale Harrison, Jim Richards, Stanley Johnson, and Walter Gale

Commission Absent: Vice Chairman Jim Garner, Lane Webb, and Cresta Slaugh

Council Rep Present: Kenneth Reynolds

Others Present: Chris Hoem and Brandy Salazar

Open Ceremonies Chairman Dale Harrison welcomes everyone out to the meeting and calls the Regular meeting to order. Jim Richards leads the pledge and the invocation was offered by Chairman Dale Harrison

Verification of Full Quorum: Chairman Dale Harrison verifies a full quorum.

**Approval of Agenda
June 9, 2009** Stanley Johnson moved to approve the agenda for June 9, 2009. Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Jim Richards	Aye
Stanley Johnson	Aye

The motion passed with all voting Aye

Disclosures: None

**Approval of Public Hearing
And Regular
Minutes for
May 12, 2009**

Jim Richards moved to approve the Regular and Public Hearing Minutes for May 12, 2009 Stanley Johnson seconded the motion.

Roll Call Taken:

Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye

The motion passed with all voting Aye

Enterprise Zone
Re-Adoption of Enterprise Zone
That Offers Tax Credits to
Local Businesses

Chris Hoem: The City has had the enterprise zone for a long time and it has recently expired in December. We have until December 2009 to re adopt it. The Naples City Enterprise Zone is nearly the same area of the design overlay. Les Prall, with the Utah Department of Community and Economic Development, would like the City to encourage businesses to be along commercial areas. That is why the enterprise zone is only in the commercial and industrial areas. Chairman Dale Harrison: Naples has a lot of other areas in the City where the businesses would benefit from this, but I would like to keep the enterprise zone close to the highway. Stanley Johnson: The enterprise zone encroaches on the park area. Chris Hoem: This enterprise zone follows the design overlay. You could recommend for the enterprise zone to cover the entire C1 zone. Chairman Dale Harrison ask Chris Hoem: If the enterprise zone splits a parcel that a business is on, regardless of where the business is located on the property, can that business still take part in the enterprise zone? Chris Hoem: It is my understanding that if a parcel touches the enterprise zone than the entire parcel can be in the enterprise zone. Chairman Dale Harrison: I recommend that the C1 and C zones need to be squared up and part of the R3 zone: from 1000 east to 1500 east be put into the enterprise zone. The industrial zone further north toward north Naples City border needs to be squared up also. Stanley Johnson moved to accept the recommendation of the Chairman and to send the recommendation to the City Council. Jim Richards seconded the motion.

Roll Call Taken:

Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye

The motion passed with all voting Aye

Secondary Water System
The Feasibility of a Secondary
Water System

Chris Hoem: We brought this up to City Council at the beginning of this year. The Council didn't want to move forward with the secondary water system because it is too costly for the City. There are benefits of a secondary water system. The County is doing this study and the Commission can decide if you would like to send a recommendation to the Council. If the Council is in favor of the system then we can move forward with a full feasibility study. The cost of the study would be somewhere between \$50,000 and \$70,000. Secondary water is basically irrigation water; it is untreated so you can not drink it. Right now, the City's residents are using treated, culinary water for their lawns. It is very costly and there is a lot more maintenance to use culinary water for irrigation. Stanley Johnson: I would like this to be used toward new developments to use the existing water rights. There might be a possibility of grants that can be applied for to help fund the installation of a secondary water system. Walter Gale: I would recommend that we talk with Ashley Water Users and have the water rights looked at. We need to make sure that even if there are water shares available that whoever has the shares will be able to use them. Chris Hoem: The

water companies would definitely have to be involved in this study. The City will have to establish a secondary water ordinance to ensure all new subdivisions have to install a secondary water system. Jim Richards moved to recommend to the Council to review the feasibility of a secondary water system. Walter Gale seconded the motion.

Roll Call Taken:

Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye

The motion passed with all voting Aye

Planning Commission Bylaws
Update Planning Commission
Bylaws

Stanley Johnson: We need to update section 2 in the bylaws to follow 02-04, section 10 paragraph 1. This section does not reflect what is stated in 02-04-003 for compensation. Jim Richards: I think we need to review section 5, Disqualifications. We, as a commission, need to be quite liberal with the people who are willing to serve when they are able to. Stanley Johnson: Excused absences do not count for disqualifications. They just need to call in to get the absence excused. Chris Hoem: I have added section 15 with Dennis Judd's help. Chris Hoem reads Section 15: A motion to approve a plat or document that must be signed by the Chairman on behalf of the Commission shall include authorization for the Chairman or in his absence, vice-chairman, to sign the document on behalf of the Commission. If after the motion is adopted, there are any material changes, the matter must be submitted for approval by the Commission again prior to being signed. Whenever the Chairman signs a document on behalf of the Commission, a copy will be made at the time of the signature and kept in the records of the Planning Commission. Chairman Dale Harrison: When you make a motion, please incorporate the approval of the Chairman's signature as per Section 15 of the bylaws.

Items for Future Discussion
Billboard Beautification

Chris Hoem: I was trying to figure out how to enforce the current billboard owners to have to maintain the landscaping around the billboard area. We could also put in there that the billboards have to follow UDOT standards. Jim Richards: Does UDOT have jurisdiction for off highway? We need to figure out the landscaping requirements and the renovation allowances. Walter Gale: We would like them to be maintained. I would recommend researching other city ordinances for ideas on how we can carry this out.

Adjourn

Stanley Johnson moved to adjourn. Walter Gale seconded the motion.

Roll Call Taken:

Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye

The motion passed with all voting Aye

Next Planning and Land Use Meeting will be held on June 23, 2009 at 7:00 p.m.