

**Naples City Council  
February 24, 2011  
Minutes**

The regularly scheduled meeting of the Naples City Council was held February 24, 2011, at 7:30 p.m. at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

***DATE, TIME & PLACE OF  
MEETING***

Council members attending were Dean Baker, Robert Hall, Dennis Long, Dan Olsen and Ken Reynolds. Gordon Kitchen arrived late.

***COUNCIL MEMBERS  
ATTENDING***

Others attending were Helen Bemis, Dusty Weaver, Shandee Sheffield, Carson Chew, Malen Critton, Richard Mendoza, Garrett Pummell, Jim Harper, Marianne Evans, Jacob Evans, Jennilyn Delos Santo, Vance King, Kathleen Bemis, Connie Patton, Chris Hoem, Craig Blunt and Nikki Kay.

***OTHERS ATTENDING***

Mayor Dean Baker welcomed everyone and called the meeting to order at 7:30 p.m. Mayor Baker opened the meeting with the pledge of allegiance. Councilman Robert Hall offered the invocation.

***OPENING CEREMONY***

Mayor Baker asked the Council to add a question about the Chamber bill to the discussion on the bills. Councilman Hall wanted to update the Council on the airport, Mayor Baker added it under 'Other Matters'. Craig Blunt wanted to discuss the Emerging Area Plan and also the airport, Mayor Baker added those under 'Other Matters.' Kenneth Reynolds **moved** to approve the agenda with the changes made. Dennis Long **seconded** the motion. The motion passed with all voting aye.

***AGENDA APPROVED***

Mayor Baker asked for approval of the minutes of February 10, 2011. Dan Olsen **moved** to approve the minutes of February 10, 2011. Robert Hall **seconded** the motion. The motion passed with all in attendance voting aye.

***MINUTES APPROVED***

Mayor Baker asked Craig about the parking on Highway 40. Craig reported that he spoke with a representative at UDOT and told them what the City wanted but he has not received a reply back. Councilman Hall wanted to know who should receive reports on damaged fire hydrants. Craig Blunt said those are turned into Ashley Valley Water.

***FOLLOW UP ITEMS FROM  
PREVIOUS MEETING***

Connie Patton presented the bills in the amount of \$28,338.51 and requested approval to pay them. Mayor Baker asked Connie about past payments to the Chamber of Commerce. Connie said she looked and the last invoice and payment were in July. Mayor Baker had an invoice from the Chamber for membership dues and said he would like to keep up with the Chamber membership even though the City is no longer participating as a partner with the Chamber. Dennis Long **moved** to accept the amount of \$28,338.51 for payment of the bills. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Absent

Items four and five, discussions on the 2500 South project, were tabled until Vance King arrived. Dennis Long **moved** to table the discussions. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

Chris Hoem came before the Council to discuss changes to Chapters 02-22, 02-24 and 02-25 of the Land Use Ordinance. Chris said the Council previously discussed and accepted the changes to the R-1 zone in Chapter 24, which needs to be adopted by Ordinance. Chris said the Planning Commission has discussed and accepted the proposed changes to Chapters 02-22 and 02-25 and he would be presenting those changes tonight. Chris explained that an R-2 zone doesn't currently exist in the City and Chapter 02-25, in preparation of any future growth in the City, would provide for an R-2 zone. Chris said the Planning Commission fine tuned the RA-1 zone and made it different from the R-1. He said they changed the lot size in an RA-1 zone from 8,000 square to 20,000 square feet and if someone wanted to put in a subdivision with smaller lots they would have to re-zone it to an R-1. He said an R-1 zone would not allow for the farm animals. Chris said they tried to separate the zones and preserve what is currently allowed. Chris said the Planning Commission feels good about the changes made and said they are needed.

Councilman Kitchen arrived at this time.

Mayor Baker wanted to discuss the R-2 zone. He asked about

## ***APPROVAL OF THE BILLS***

### ***2500 SOUTH IRRIGATION PROJECT UPDATE AND DRAW REQUEST***

### ***ORDINANCE 11-128 AMENDING CHAPTERS 02-22, 02-24, 02-25***

the permitted uses in an R-2 zone and pointed out that it states a duplex must be at least 600' from the nearest multi-family dwelling. Chris said the wording of "multi-family" was added to make sure, in the case of an R-2 zone butting up against an R-3 zone, that no multiple family dwellings would be closer than 600'. Councilman Long wanted to know if that would include a twin home. Chris thought it would because it is one dwelling with more than one family in the dwelling. Chris said he could write it to read "duplexes, twin-homes... which must be at least 600' from the nearest duplex, multi-family dwelling, or twin home." Councilman Olsen said to strike the word "which," he said it isn't needed and makes it awkward.

Mayor Baker also questioned the lot size of 7,500 square feet and thought Ashley Valley required a lot size of 8,000 square feet. Craig stated that is not a requirement of Ashley Valley Water, the only lot size requirements were if someone had a septic system.

The discussion then moved to the RA-1 zone. Mayor Baker wanted to make sure "multi-family dwelling" was taken out of the RA-1. Chris said that was a typo error and he would correct that. Mayor Baker wanted to discuss the area requirements for animals. Chris said the Planning Commission did not change those and they have been set for quite a while. Mayor Baker wanted to make sure if anyone wanted any changes made they should discuss it now. Councilman Kitchen did have a concern about the City limiting the use of property rights. Craig said part of the reason the limits were included was due to people putting livestock in un-pastured areas creating a dust bowl for the animals and residents around them. Mayor Baker said the changes in the zones would try and resolve some of those problems. Mayor Baker also questioned the minimum lot size of one acre for something like a church or school. Chris said they needed a minimum lot and that is why they put one acre. Mayor Baker also pointed out that the two-family dwelling needed to be taken out of the RA-1 and to change the potable water to culinary. Chris thought he had made that change and said he would take care of it.

Mayor Baker asked about the design of curb and gutter in residential subdivisions in an RA-1 zone. He wanted to know if it was needed because he thought any new subdivisions would be in an R-1 zone. Chris said it's possible that new developments could still want to come in under an RA-1 zone

with larger lots. Chris said he could leave out the term "residential subdivisions." Kenneth Reynolds **moved** to approve Ordinance 11-128 with the changes discussed for Chapters 02-22 and 02-25 of the Land Use Ordinance. Dennis Long **seconded** the motion.

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Nay

Councilman Hall wanted to see the Chapters after the changes are made.

Robert Hall **moved** to go back to items five and six regarding the discussion of 2500 South. Dan Olsen **seconded** the motion. The motion passed with all voting aye

***MOTION TO MOVE BACK  
TO DISCUSSION  
REGARDING 2500 SOUTH***

Vance King came before the Council to update them on the 2500 South irrigation project. Mr. King said the construction company is moving along on the 2500 South irrigation project. He said the contractor is getting ready to go across 5<sup>th</sup> East with the culvert. Mr. King said the contractor has expressed concern that the April 1<sup>st</sup> deadline might be a little hard to make because of the weather. Mr. King said he spoke with Laris Hunting of Ashley Cental Canal and was told that Mr. Hunting doesn't remember water flowing in the canal before the 15<sup>th</sup> of April and he didn't anticipate a problem moving the deadline back to the 15<sup>th</sup>. Mr. King said Burdick Material has both contracts and so there is not an issue of one contractor interfering with another. Mr. King said the power company's contractor is working on getting the underground facilities in. Mr. King said they have two boxes that might be a little bit high and they will be meeting the next day to discuss if those will need to be lowered. Vance said Strata has been out on the project also. Councilman Hall wanted to know if Craig worked anything out with Strata to cover the cost of running the cable to the homes. Craig said it is still being worked out. Mr. King said at one of the meetings with the canal companies, it was mentioned that they would like a grate across the inlet. Mr. King worked up a drawing for the grate, submitted it to Mr. Hunting who said he was fine with the drawing. Mr. King gave the drawing to the contractor for a bid and was given the price of \$3,850. Mayor Baker raised a concern about being able to keep livestock away from the grate. Mr. King thought some rails

***2500 SOUTH IRRIGATION  
PROJECT UPDATE***

might be installed near the grate to help with that but it would increase the cost. Mr. King said he would take the proposed changes to the contractor and bring back a revised cost and submit that as change order #3. Mr. King stated the contractor is working on the other irrigation lateral at this time. Craig said the construction crew has made their way to the box culvert and they are starting to cover it.

Vance King gave the Council the fourth draw request for the 2500 South irrigation project. The amount requested to be paid to Burdick Material was \$40,857.13. Dennis Long **moved** to release the amount requested. Robert Hall **seconded** the motion. The motion passed with the following vote:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

***DRAW REQUEST #4 FOR  
2500 SOUTH***

Jim Harper came before the Council to request approval to expend funds to purchase road salt. The amount requested was \$1,900. Dennis Long **moved** to approve the request. Gordon Kitchen **seconded** the motion. The motion passed with the following vote:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

***REQUEST TO EXPEND  
FUNDS FOR ROAD SALT***

One of the students attending Council asked for clarification about the discussion regarding the RA-1 zone and the R-2 zone, and he wanted to know what the City was trying to accomplish with the changes. Chris Hoem said the City was establishing the R-2 zone to accommodate new subdivision developments. Chris said the new zones would give developers a choice of lot sizes and limit the agricultural uses in an R-2 zone.

***QUESTIONS FROM  
STUDENTS IN  
ATTENDANCE***

One of the students asked about the 2500 South irrigation project. Mayor Baker explained that the City was enclosing the canal on 2500 South and widening the road. Mayor Baker told them the City would also be running the utilities underground. The student wanted to know about the

\$40,000 that was approved for payment. Mayor Baker explained that the contractor is paid as work is completed so they are not made to wait for a lump sum payment at the end of the project.

Councilman Hall reported on the meeting about the airport. Councilman Hall said he was not able to meet with Commissioner McKee because he did not come to the meeting. Councilman Hall said he heard someone mention an access on 2500 South for future airport hangers. Councilman Kitchen said he raised the question of the fence with someone and asked why millions of dollars would be paid to place a fence that would have to be moved sometime in the future. Councilman Kitchen said he wasn't given an answer. Mayor Baker said they are still working on the response sheet that will be given to the airport expansion committee. Mayor Baker asked the Council to look it over and see if there is anything that needs changed before it is given out.

***OTHER MATTERS***

Craig Blunt updated the Council on the Uintah Basing Emerging Area Planning meeting. He stated that UDOT put a committee together and visited the Uintah Basin. He said when UDOT came they asked questions about the needs of the area. Craig stated that as UDOT gathered their information they came up with seven items they wanted to focus on. They discussed alternative transportation needs, interchanges with US Hwy. 40, drainage, highway maintenance, etc. Craig said next month they will discuss in more detail the seven items listed.

With no other business before the Council, Dan Olsen **moved** to adjourn the meeting at 8:35 p.m. Robert Hall **seconded** the motion. The meeting was adjourned.

***MOTION TO ADJOURN***

APPROVED BY COUNCIL ON THE 10<sup>th</sup> DAY OF MARCH 2011

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_