

**Naples Planning and Land Use
Regular Meeting
January 31, 2012**

Commission Present: Vice Chairman Jim Richards, Wally Gale, Cresta Slaugh, Lane Webb, Kerry Kinney, and Mark Partridge

Commission Absent: Chairman Dale Harrison

Council Rep. Present: Kenneth Reynolds and Dan Olsen

Others Present: Chris Hoem, Connie Patton, Bill Crowley, Bruce Cook, Gary Harrison, Gary Wilson, Mark Wilson, Nate Mueller, and Kelly Heitz.

Opening Ceremonies Vice Chairman Jim Richards welcomed everyone to the meeting. Jim Richards led the pledge of allegiance and Wally Gale offered the invocation.

Verification of full Quorum Vice Chairman Jim Richards verified a full Quorum.

**Approval of Agenda
January 31, 2011** Vice Chairman Jim Richards moved to approve the agenda for January 31 with the addition of a brief discussion on the rezoning of the eastern part of the commercial downtown to RA-1, which has a scheduled public hearing during City Council on February 23. Wally Gale seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Aye
Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Disclosures None

**Approval of Minutes
December 27, 2011** Kerry Kinney moved to approve the minutes for December 27, 2011 Wally Gale seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Abstain
Wally Gale	Aye
Lane Webb	Abstain
Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with a majority voting Aye

General Business

Future rezone of a 300 foot strip of land along the east side of the C-1 downtown commercial zone, the properties along Cook lane, and the Madsen's property to RA-1.

Chris Hoem: Bruce Cook would like to rezone this area in order to build a home in the field in the eastern part of the current C-1 zone. I suggest that we move forward with this rezone as it fits our downtown conceptual plan

We plan to have a public hearing on February 23 during the normal City Council meeting for final action.

Bruce Cook: The concept plan is really a long term plan, and the concept on the east side is for retirement housing anyway, so this area seems best for a home.

The Planning Commission will discuss the rezone on February 9 and make a final recommendation to the City Council at that time.

**EVCO development – Conceptual Plan Approval
Located at 2359 South Hwy 40**

Bill Crowley: We are looking to put in a 10,000 sq. ft. building between Country Grub and the LDS Church on the Highway. We've provided the rendering of the building and the site plan. Jim Richards: It looks like a nice building. Mark Partridge: What kind of parking do you need for the business? Bill Crowley: Only what we've drawn, including the loading dock. We've requested a widening of the driveway through UDOT. There should not be an excessive amount of traffic coming and out of there. They'll have a small retail portion out front. Mark Partridge: Which parts will be paved? Bill Crowley: The parking lot will be paved asphalt, the loading dock and apron around the building will be concrete, and everything else will either be the stormwater retention area, the landscaped area, or compacted roadbase. A fence will be built on the north, east, and south sides of the property. We may have to change the retention area into a long berm along the east end of the property to retain water. Dan Olsen: I am the ditchmaster for lateral 34 of the Central Canal of Ashley Valley Water Users. I deliver water coming down from across Highway 40 to the southwest corner of the church property. There's a cement box there. At that point I divert the water two directions: going south and going east. I need a ditch that will deliver 3 to 4 acre-foot of water. The main ditch going west to east is in the church parking lot next to the fence. The other ditch runs along an open ditch on the south side of the fence and runs east. Utah Code section 73 chapters 1-6 and 22 dictate that ditches carry a superior right of way to all property. As we look at developing this lot, we need to look to deliver water in the two existing ditches. Those will have to be open ditches or culverted ditches that carry 4 acre-foot water. I believe it be a 18 to 24 inch culvert. Jim Richards: I recommend that, if piped, they are at least as large as that under the highway. We'll have those involved with the ditches to get together and form a solution to this issue and report back for our meeting next week.

Cresta Slaugh moved to approve the concept plan for the EVCO development, on condition that the irrigation canal issue be resolved. Mark Partridge seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Aye
Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

**Proposed Amendment to 02-24 Residential Zone R-1:
Possible reduction to minimum setback requirements**

Chris Hoem: Some of the setbacks that we have required in the R-1 zone are too large to fit a larger home in our residential subdivisions. There has been a request to reduce the minimum front and rear setbacks from 30s to 24 in the front and 20 in the back. The Planning Commission will discuss this topic in detail during the public hearing on February 7.

Public Hearing

Jim Richards moved to open the public hearing. Cresta Slaugh seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Aye
Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

**02-26 Commercial Zone C-1 and C – Recommendation for Amendment
(Changes to permitted uses and maximum building height)**

Chris Hoem: In order to build a 4-story hotel, we need to increase the maximum building height in the commercial zones. Our previous hindrance was our fire department's ladder truck, but we now have a 75-foot ladder truck. The proposal is to increase the maximum building height from 35 feet to 50 feet.

Another thing we need to change is our setbacks in the C-1 downtown commercial zone. Currently they are 30 foot setbacks on the front. I propose that, in order to conform with our form based codes, we should change the front setback to 15 to 20 feet. This area would include the sidewalk, and any planter strip, street trees, benches, etc. Side and rear setbacks should also match our vision of the downtown and conform with our form based codes.

The Planning Commission reviewed the rest of the chapter and cleaned up parts of the permitted list, for example, telegraph offices.

There was no comment from the public.

Wally Gale moved to close the public hearing. Lane Webb seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Aye
Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Public Hearing Discussion

Cresta Slaugh moved to recommend approval of the amendment to 02-26 Commercial Zone C-1 and C to the City Council. Lane Webb seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Aye
Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Administrative Updates

Planning Commission Chairman and Vice-Chairman Elections

Each Planning Commission member in attendance voted by writing on a slip of paper and the votes were read by Chris Hoem and Connie Patton.

Chairman: Dale Harrison won with 6 votes (majority)

Vice-Chairman: Jim Richards won with 4 votes (majority)

Jim Richards motioned to recommend to the City Council that Dale Harrison continue as the Chairman and that Jim Richards continue as Vice-Chairman. Wally Gale seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Aye
Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Adjourn

Wally Gale moved to adjourn, and Lane Webb seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Lane Webb	Aye
Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Next Planning and Land Use Meeting will be held on February 7, 2012 at 7:00 p.m.