

**Naples Planning and Land Use
Regular Meeting
August 14, 2012**

Commission Present: Chairman Dale Harrison, Vice Chairman Jim Richards, Wally Gale, Kerry Kinney, and Mark Partridge

Commission Absent: Cresta Slauch and Lane Webb

Others Present: Chris Hoem, Brent Cooper and Kristine Cooper, Bret Stringham, Denice Stringham, Shane Mayberry, and Erin Mayberry

Opening Ceremonies Chairman Dale Harrison led the opening ceremonies.

Verification of full Quorum Chairman Dale Harrison verified a full Quorum.

Approval of Agenda Dale Harrison moved to approve the agenda, with the addition of moving the discussion on the RA-2 Zone towards the beginning of the meeting. Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Disclosures Jim Richards' sister Kristine is married to Brent Cooper, who intends to develop Fairway Manors Subdivision.

Kerry Kinney arrived at the meeting.

Approval of Minutes
April 24, 2012. Dale Harrison moved to approve the minutes for April 24, 2012 Kerry Kinney seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Approval of Minutes
July 17, 2012 Mark Partridge moved to approve the minutes for July 17, 2012 Kerry Kinney seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

General Business

Review of 02-23 RA-2 Zone

Chris Hoem: Since this chapter has not been reviewed for many years, we have the opportunity to correct clerical errors. We'll have a public hearing in two weeks from tonight to discuss a final recommendation to the City Council. The main difference that is proposed for tonight is a change on the minimum frontage requirement from 100 feet to 90 feet. The minimum lot area would remain as one-third of an acre. Bret Stringham: What are the minor changes to this ordinance? Jim Richards: I noticed on your map from the last meeting that your lots were just less than 90 feet. Will this change work for you? Brent Cooper: Yes. Chris Hoem: Let's go through the minor changes. I split up the first paragraph which was a huge run-on sentence. Now it is easier to read. I also copied the minimum required livestock areas per animal from the RA-1 zone since we went through that chapter in detail. The end result is basically the same since before it said 20,000 square feet for two horses, now it says 10,000 square feet for each horse. Shane Mayberry: I don't know if you want to have the line about the Tri-county Health Department. If they go weird on you, then you'd have to follow whatever rules they have. Jim Richards: I agree, we should scratch out "All animals and facilities for their care and keeping shall be subject to the rules and regulations of the Uintah County Board of Health / Tri-county Health Department." Chris Hoem: Okay we'll get rid of that. Under the Area Requirements, I changed the minimum lot size from 14,600 sq. ft. to 14,520 sq. ft. because 14,520 sq. ft. equals one-third acre. On the bottom of page three, I combined the septic system lot size and the sewer system lot size since they were the same anyway. Kriss Cooper: Could sheep be allowed on the lots we are proposing, if they are at least 90 feet from the house? Chris Hoem: The reason we have the larger distance requirements from dwellings to livestock living areas, is that neighbors won't want horses so near their home. Jim Richards: If you're going to have animals like in #2, then you can't have them because of #5? Chris Hoem: It just means you need more acreage in order to have livestock. Jim Richards: How deep are the lots you are proposing? Kriss Cooper: 162 feet deep. Chris Hoem: Is this something we want to change? Shane Mayberry: We want to keep our rural way of life. Dale Harrison: I live in High Country, and my neighbors have chickens right next to my back yard. It is on their property, but why should I have to deal with their chickens? Kriss Cooper: I can understand that. Dale Harrison: If people want livestock animals, they need to buy more than one lot to have more area. We're not trying to make it so they can't have animals, but so that there is enough room for them. Chris Hoem: I simplified the setback requirements from paragraph form to an easier to read chart. All the setbacks remained the same; it is just easier to understand. Bret Stringham: Will the height requirement be "a maximum height above grade"? Chris Hoem: Yes, we will need to update that. Jim Richards: On the last page, we need to explain what we want for a green strip. I think it should be called a "Buffer Zone" or "Snow Zone" because that is where we plow snow into during the winter. Dale Harrison: I agree that we need to discuss the green strip more in depth. We can do that in the next meeting after pondering it. Chris, could you ask what our attorney thinks? Chris Hoem: Yes, I will do that.

Review of 02-17 Airport Zone

Chris Hoem: Based on talks with various city leaders, I have rewritten the chapter to reflect the direction our city would like to take. I added some language about our ultimate goal of relocating the airport. The Airport Zone wouldn't include a transition zone as a buffer around it. Instead, it would specify that Naples has vital roadways that shall not be closed, and roadways that we encourage to be opened up. Since an airport use is not permitted in any zone in Naples, the airport would not be able to expand into any zone outside of the Airport Zone without amending our ordinance.

Review of 02-11 R-3 Zone

Chris Hoem: I need to add page numbers to the bottom of each page. Instead of allowing any commercial uses in the R-3 Zone, I have removed them and changed the focus of the R-3 Zone to residential only. Dale Harrison: Could you add a watermark or some caption to the Example 1 that clearly says that it is not permitted? Chris Hoem: Yes. Dale Harrison: The maximum truck curb weight should be 12,000 lb. instead of 8,000 lb. Chris Hoem: We should scale the

minimum lot area so that a single family requires 7,000 sq. ft., a 2-plex 8,000, and 3-plex 9,000, and a 4-plex 10,000 sq. ft. The same scaling should apply with the minimum lot width where a single family is 80 feet, a 2-plex 90 feet, and a 3- or 4-plex at 100 feet. The Commission agreed. Jim Richards: A snow zone or other similar idea should be used for the green strips. Dale Harrison: I think a green strip should be required in the R-3 zone. There should be a minimum of 4 feet of green strip and 5 feet of side walk. Wally Gale: Street lights and signs need to be in the green strip and not in the sidewalk. Dale Harrison: I agree. Chris Hoem: We also need to make sure the developer or owner maintains the green strip and sidewalk, not the city.

Administrative Updates

Chris Hoem invited the Commission to the Uintah Energy Summit. Dale Harrison expressed interest in attending.

Items for Future Discussion

Kerry Kinney would like to suggest to the Commission and City Council that his wife be appointed as another alternate member of the Planning Commission.

Chris Hoem: I've noticed that we have been starting our meetings late. Would it be better to start at 7:30 pm instead? Dale Harrison: During the summer, 7:30 is better, but during the winter, it might be better to stay at 7 pm. The Commission decided to stay at 7 pm for now.

Adjourn

Dale Harrison moved to adjourn, and Wally Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on August 28, 2012 at 7:00 p.m.