

**Naples Planning and Land Use
Regular Meeting
October 16, 2012**

Commission Present: Chairman Dale Harrison, Vice-Chairman Jim Richards, Cresta Slaugh, Wally Gale, Mark Partridge, and Bret Stringham

Commission Absent: Lane Webb and Kerry Kinney

Others Present: Chris Hoem, John Wood, Bob Dunsmore, Darlene Garrison, and Jackie Mason

Opening Ceremonies Dale Harrison led the opening ceremonies. Cresta Slaugh led the pledge and Dale Harrison offered the invocation.

Verification of full Quorum Dale Harrison verified a full Quorum.

Approval of Agenda Cresta Slaugh moved to approve the agenda. Wally Gale seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Disclosures None

Approval of Minutes Wally Gale moved to approve the minutes for September 18, 2012. Jim Richards seconded the motion.
September 18, 2012.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

General Business

Concept Plan – QC Testing
2944 S 1500 E
Parcel #: 06:021:0063

Chris Hoem: This is a business with an office and lab where they test soils and concrete. It is located in the C-1 commercial zone and is a permitted use. It is not a retail type of business, which makes it atypical in the downtown C-1 zone. Wally Gale: Where is the privacy fence? Chris Hoem: There will be a privacy fence with slats, on both the south and north sides. There will also be a privacy fence going north-south which will be located just past the front of the building. There will be a 20 foot wide landscaping strip along the street side. Jim Richards: Were you just going to have grass there along the front, or trees and shrubs? Bob Dunsmore: Shrubs, bark, and/or rock. Jim Richards: What do the neighbors think of the fence? Dale Harrison: I have heard from neighbors that the fence is desired. Chris Hoem: Since the neighbors are residential, a privacy fence is mandatory. Mark Partridge: Are you going to break the samples? Will there be an issue with the noise ordinance? Bob Dunsmore: It is a small testing machine inside the building and can't be heard

outside. John Wood: The sample size is about the size of your fist, more or less. Mark Partridge: What will the rest of the lot be on the back? Chris Hoem: Eventually they want another business back there. They said they agreed to a privacy fence near the front of the building. Bob Dunsmore: Yes. Chris Hoem: The area past the front of the building will be obscured by the fence and gate. Dale Harrison: You're paving the front portion (parking lot)? Bob Dunsmore: Yes. Ken Reynolds: It seems to me that this doesn't really fit a commercial use. Bret Stringham: It is still considered a service company. Dale Harrison: What do you do with the samples afterward? Bob Dunsmore: The landfill. Ken Reynolds: What quantity of samples do you go through per day? And will the building have a garage door? John Wood: Yes on the garage door. Bob Dunsmore: About 300 to 400 lbs. of aggregate on a very busy day. Mark Partridge: What about this letter from the neighbor? Chris Hoem reads the letter to the Commission and audience. Mark Partridge: I'd like to bring up one point. Do you have large containers of hazardous materials? Bob Dunsmore: We used to 20 years ago, but no longer. If we're working on asphalt, we get the liquid asphalt and mix it with the aggregate. The largest container of liquid asphalt we use is about the size of a gallon of milk. John Wood: They have 5 gallon buckets of concrete. Bob Dunsmore: My one concern is: if we put in curb and gutter along the street, then the water on the street will collect in the gutter and dump onto the neighbors. Chris Hoem: What will need to happen is a written agreement that will say that if a neighbor builds a curb and gutter, then QC testing will need to also build the gutter. This way they can avoid the situation of dumping water on their neighbor. This agreement would have to be recorded with the County Recorder and run with the land. Cresta Slaugh: I would like to mention that any exterior lights need to be directed away from neighboring properties. Jim Richards motioned to approve the concept plan for QC Testing. Cresta Slaugh seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Discussion to amend 02-16 Sign Regulations

Chris Hoem: Currently the only streets that are designated in our ordinance that allow off-premise businesses to have share a sign with a business on the highway are the following: 1000 S, 1100 S, 1300 S, and 1300 E. Scott Bingham's business is on 1500 S and he would like 1500 S to be added to that list. Cresta Slaugh: Won't that include both sides of 1500 South (on each side of Highway 40)? Chris Hoem: Yes, it would. Jim Richards: Instead of including 1750 S and 2000 S, I think we should wait until a business approaches us asking for inclusion. Chris Hoem: I will bring back this ordinance to discuss maximum sign area, etc.

Discussion to de-designate segment(s) of the Dinosaur Diamond Scenic Byway along Highway 40 in Naples: 500 S to 1099 S and 1250 S to 3000 S, OR 500 S to 3000 S.

Chris Hoem: The reason we might want to keep a portion of the byway is to have a slightly better chance in getting a grant to build a decorative "dinosaur wall" in front of the scrap yard across from IFA. We did try to get a grant for that in the past, but what I understand is that we would be required to build a public restroom there as well. Chris Hoem read the following staff report:

Segmentation of the Dinosaur Diamond Scenic Byway in Naples

The segments being considered for de-designation as a scenic byway span between the following points along Highway 40 in Naples, UT:

500 South and 1099 South
1250 South and 3000 South

Reason for Segmentation:

The segments being considered for de-designation were included in the original byway route for continuity of travel. They do not in and of themselves contain the intrinsic values for which the corridor was designated. Local residents have supported de-designation of the segments through Naples City.

1. Impact on Outdoor Advertising: Per 02-16 Sign Regulation of the Naples Land Use Ordinance, no new billboards will be allowed within Naples City regardless of scenic byway segmentation. Off-premise signs for local businesses located off of Highway 40 would be allowed after segmentation. Existing billboards would be allowed to relocate based on specific criteria listed in our ordinance under the following conditions (See 02-16-005 LOCATION OF SIGNS)
2. Potential Impact of Traffic Volumes: The everyday traffic in Naples is comprised of local residents, industry workers, and tourists. New signs advertising a few local businesses may possibly direct a small amount of traffic toward businesses off the Highway. Many locals don't even realize that a scenic byway goes through Naples City. Most of the traffic is local, and therefore segmentation would probably have little to no impact on traffic volumes.
3. Potential Impact of Land Use along the byway: The only known change to land use would be the location of off-premise signs as described above. Local businesses off the Highway may benefit by having new signs to advertise their location.
4. Potential Impact of Grant Eligibility: Naples City staff has been told by various individuals involved in managing scenic byways that de-designation of some segments of the byway will not affect grant eligibility for neighboring designated segments. Even after discussion about segmentation a few years ago, Naples has benefited from a grant to install kiosk informational signs at the Naples Roadside Park. During multiple meetings from 2009 to 2011, the Dinosaur Diamond Scenic Byway Committee expressed support for segmentation in Naples.
5. Potential Impact on the local tourist industry: The perception of the stretch of Highway through Naples is generally considered as industrial and commercial in nature and has little to no recreation or tourism qualities. As stated above, many locals do not even know that the byway exists. Naples is not regarded as a tourism hot-spot and therefore it is believed that the local tourist industry would not be affected by segmentation of the byway.

Other Items Discussed:

1. Reasons for segmentation or de-designation
Darlene Garrison: In my opinion and the opinion of the communities on the byway, it has been a real ambiguous feeling about it. Initially, the corridor management plan said that the byway was to enhance economic development along the byway, but what has happened is that it has impeded economic development in the communities along the byway because of the federal regulations over a national scenic byway. There has been a real drop of funds available for the scenic byway grants. The byway has impeded us in Duchesne County as well.
2. Whether segmentation or de-designation of the scenic byway will significantly degrade the statewide scenic byway system
Chris Hoem: The segmentation (removal of the scenic byway in Naples) will in no way disturb the continuity of the byway. Naples is simply a pass-through.
3. Whether segmentation or de-designation is an attempt to evade applicable rules, regulations or requirements
This subject was specifically brought up, but no opinions were shared.

Cresta Slaugh motioned to recommend de-designation of the entire segment of the byway between 500 South and 3000 South in Naples. Jim Richards seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Public Hearing

Amendment to 02-24 Residential R-1

Cresta Slaugh moved to open the public hearing and Mark Partridge seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Chris Hoem: In the past 6 months or so, there has been some discussion to increase the minimum lot width from 80 to 100 and the minimum lot area from 8,000 square feet to 12,000 square feet. Jim Richards: If we make the lowest density residential zone require an even lower density, then where will our kids live? We need to allow what is currently allowed in order for the lots to be affordable. This change would increase the cost of a house or lot by at least \$25,000. There needs to be a place for younger families to move in and get established. Bret Stringham: With this change, you would have more room to add on to the house later, and be able to drive around the house. Chris Hoem: The other changes proposed besides the width and area are as follows: #9 in Special Provisions now reads as follows: "9. All new residential developments shall have curb, gutter, and a minimum 5 foot wide sidewalk, all of which adhere to ADA standards. If a development includes a green strip between the sidewalk and the street, then it shall be a minimum of 4 feet wide. The green strip shall be maintained by the developer and/or property owner. Naples City may plow snow into piles on the green strip on occasion in order to keep the streets clear of snow." I also added #10: "The lot area around the buildings and structures shall be kept free from refuse and debris." Dale Harrison: I think we should strike out "on occasion" in #9. Chris Hoem: I agree.

Amendment to 02-31 Subdivisions

Chris Hoem proposed the following changes: "The definition of alley changed to "A public thoroughfare at least 26 feet wide." In the definition of Improvement: change "may" to "shall" and add "utilities" to the list of improvements. Dale Harrison: In order to meet the purpose of the R-3 zone, we need to allow narrower streets and forbid on-street parking. For everywhere else, I agree with 40 feet wide asphalt. Chris Hoem: With that in mind, we should change the definition of Street, Minor to 40 feet wide (from 26), and add a new definition: "Street, High Density Residential". It needs to say that in the R-3 zone only, there will be no on-street parking and that the minimum asphalt width be 26 feet. The next change is in 02-31-10 B. 3. e. where we need to eliminate the title block and make all its sub-items as normal requirements. B. 3. f. i. should say "An appropriate scale of no more than 1":100'."

And ii. Should say “A plan view, profile, and cross-section for the roadways.” B. 3. g. iv. needs to be replaced with the following: “The storm drainage system must be engineered to retain on-site storm water for a 24 hour, 100 year storm over the impervious area. Section 02-31-012 3. d. needs to say “... County Recorder’s office, and has been filed with the Uintah County Surveyor’s office.” Section 02-31-014 F. should change the minimum asphalt width from 26 to 40 feet except on “High Density Residential Streets in the R-3 Zone shall have a minimum asphalt width of 26 feet”. 02-31-014 G. should say “Alleys shall have a minimum asphalt width of 26 feet.” And “Alleys shall not be permitted in the following residential zones: R-1, R-2, RA-1, RA-2, and R-S.” Lastly, section 02-31-018 Signature Blocks is added at the end which includes signature block language required on plats. Dale Harrison motioned to close the public hearing. Mark Partridge seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Public Hearing Discussion

Amendment to 02-24 Residential R-1

Having had the discussion during the public hearing, the commission was decided. Jim Richards motioned to recommend approval of the amendment to the R-1 zone except that the width and area requirements remain as is (80’ and 8,000 sq. ft.). Mark Partridge seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye
Bret Stringham	Nay

The motion passed with a majority voting Aye.

Amendment to 02-31 Subdivisions

Mark Partridge motioned to recommend approval of the amendment to chapter 02-32 Subdivisions as discussed. Wally Gale seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Administrative Updates

Dale Harrison: We need to check the parking problem of the Sunstone contractors parking in Ironwood. Cresta Slaugh: We need to find out why the concrete at Winnelson doesn’t go clear to the telephone box.

Items for Future Discussion

The Planning Commission would like to discuss 02-15 Off-street Parking Requirements and snow removal in the next meeting.

Adjourn

Dale Harrison moved to adjourn. Cresta Slaugh seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slauch	Aye
Mark Partridge	Aye
Bret Stringham	Abstained

The motion passed with a majority voting Aye.

Next Planning and Land Use Meeting will be held on October 23, 2012 at 7:30 p.m.