

**Naples Planning and Land Use  
Regular Meeting  
August 13, 2013**

**Commission Present:** Dale Harrison, Cresta Slaugh, Wally Gale, Lane Webb, Kerry Kinney, Andrew Bentley and Szeth Simmons.

**Commission Absent:** Mark Partridge, Bret Stringham, and Neil Cathey.

**Others Present:** Chris Hoem and Councilman Ken Reynolds

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

**Approval of Agenda** Dale Harrison moved to approve the agenda. Cresta Slaugh seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Disclosures** None

**Approval of Minutes**  
June 18, 2013 Lane Webb motioned to approve the minutes for June 18, 2013. Szeth Simmons seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Public Hearing**

Land Use Amendments: 02-14 Supplementary Regulations, 02-24 Residential R-1 Zone, and 02-31 Subdivisions

Dale Harrison motioned to open the public hearing for the land use amendments. Lane Webb seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>

The motion passed with all voting Aye.

Chris Hoem: In the chapter on supplementary regulations, I went to a County planning commission meeting with Dale, and we found that their meeting was full of flag lot approvals. Since we have strict rules for flag lots in the ordinance, it has been suggested that the land use administrator should review and approve simple flag lot applications. Dale Harrison: I talked about this and I don't have any problem with it. My only question is: is a 20 foot wide access enough? Is that 20 foot easement or 20 foot roadway? Chris Hoem: The access is not an easement; it must be part of the property. It will be sufficient because the other part of this section requires sufficient access for fire trucks. Also, we are covered on mud tracking later in the section.

Andrew Bentley: Does this ever define who the land use administrator is? Chris Hoem: I am the land use administrator.

Chris Hoem: In the R-1 zone chapter, we added the word livestock to go along with farm animals. Andrew Bentley: So, what is the definition of livestock? Chris Hoem: The definition is "Animals kept or raised for use or pleasure, farm animals kept for use and profit." Andrew Bentley: That is really vague. Chris Hoem: It does need some clarification. Wally Gale: Some people keep goats to eat grass in the yard. Chris Hoem: Since we don't have a definition at all for Farm Animals, we should start by adding livestock to the R-1 zone, and then come back later to fix the Definitions chapter. Should we do that? Dale Harrison: Yes, I think so.

Chris Hoem: In the Subdivisions ordinance, I changed owner/developer for applicant and added a definition for applicant. We use the word city instead of municipality, and we use Naples City instead of City of Naples. Cresta Slaugh: For the Codale development approval, we only had one meeting. I was not too happy about that because we asked them to do something that was not met. Chris Hoem: They were going to move their parking further to the South, which they ended up doing. Cresta Slaugh: They needed to change their brick structure. Chris Hoem: In chapter 27, page 33, it says that materials and colors should be earth tone, and it allows masonry, stone, and brick. As for these definitions in the subdivision ordinance, we'll use the state's definition for Subdivision. There's a clarification for the penalty of illegal subdivisions which will be \$1000 per violation per lot. It will be the responsibility of the applicant to show that a lot has been lawfully created. Roads and other infrastructure were added to the list of things needing inspection. Under the conditions for planning commission approval was cleaned up so that only commercial and industrial developments require rendered elevations showing the façade. Underground utilities were added to the required items on a preliminary plan. Evidence that the applicant is the record title owner of the land in the proposed subdivision or development is now required. Under the contents, procedure and form of the final plat, we no longer specify what the Uintah County Recorder's office requires as far as format of the plat. We're also changing the way concept, preliminary and final plan reviews work. The proposal is that the land use administrator can review concept plans, while preliminary and final plans are reviewed by the Planning Commission which will give a recommendation for or against approval with possible conditions to the City Council. Lastly, we clarified some language in the signature blocks at the end of the chapter.

Dale Harrison motioned to close the public hearing. Lane Webb seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Wally Gale</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

The motion passed with all voting Aye.

### **Public Hearing Discussion**

Land Use Amendments: 02-14 Supplementary Regulations, 02-24 Residential R-1 Zone, and 02-31 Subdivisions

Dale Harrison motioned to recommend approval of the amendments to 02-14 Supplementary Regulations. Cresta Slaugh seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Wally Gale</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

The motion passed with all voting Aye.

Cresta Slaugh motioned to recommend approval of the amendments to 02-24 Residential R-1 zone. Wally Gale seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Wally Gale</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

The motion passed with all voting Aye.

Cresta Slaugh motioned to recommend approval of the amendments to 02-31 Subdivisions with the changes discussed in the meeting. Dale Harrison seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Wally Gale</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Items for Future Discussion**

The Commission requested that 02-02 Definitions be brought to the next meeting for review. Cresta Slaugh: J Kims has an empty building on 1500 South that has a weed problem. Also, JRH has a lighting issue. Chris Hoem: I will look into it.

**Adjourn**

Cresta Slaugh motioned to adjourn. Wally Gale seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Wally Gale</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Next Planning and Land Use Meeting will be held on September 17, 2013 at 7:30 p.m.**