

**Naples Planning and Land Use
Regular Meeting
September 17, 2013**

Commission Present: Dale Harrison, Cresta Slaugh, Wally Gale, Bret Stringham, Neil Cathey, Andrew Bentley and Szeth Simmons.

Commission Absent: Lane Webb, Mark Partridge and Kerry Kinney.

Others Present: Chris Hoem and Councilman Ken Reynolds

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:

Dale Harrison	Aye
Cresta Slaugh	Aye
Wally Gale	Aye
Neil Cathey	Aye
Szeth Simmons	Aye

The motion passed with all voting Aye.

Disclosures None

Approval of Minutes Wally Gale motioned to approve the minutes for August 13, 2013. Cresta Slaugh August 13, 2013 seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Wally Gale	Aye
Neil Cathey	Aye
Andrew Bentley	Aye

The motion passed with all voting Aye.

Public Hearing

Land Use Amendments: 02-02 Definitions, 02-19 Zones, 02-24 Residential R-1 Zone, and 02-31 Subdivisions.

Cresta Slaugh motioned to open the public hearing for the land use amendments. Bret Stringham seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Wally Gale	Aye
Neil Cathey	Aye
Andrew Bentley	Aye

The motion passed with all voting Aye.

Chris Hoem: We want to use Utah State's definition for 'affected entity.' We are changing instances of City of Naples to Naples City. The definition for City was out of alphabetical order and has been corrected. All instances of PUD have been replaced with Subdivision. The definition for Cul-de-sac has changed from "Turn around on a dead end street with a minimum width of 60 feet turn-around to be at end of 60 feet right of way with a diameter of 100 feet" to "A turn-around at the end of a dead-end street having a diameter of 100 feet." Dale Harrison: We may want to remove the definitions for Elderly Person. I'm just wondering why that is in there. Chris Hoem: I will ask our legal advice about it. We are clarifying City Engineer to be someone designated or assigned but not appointed. "Family" is also clarified so

that bachelors and bachelorettes are now just 'individuals.' Household pets is the largest change. We are using a similar language that Vernal City uses. Where "Livestock" used to read "Animals kept or raised for use or pleasure, animals kept for use and profit," it now reads "Domestic animals of types customarily raised or kept on farms for profit or other productive purposes. This does not include Urban Livestock." The definition for Protection Strip is also clarified since they do not always pertain to subdivisions. We added a definition for "Urban Livestock" that is similar to Vernal City's and I think this language would be better suited in the chapter about Supplementary Regulations. Andrew Bentley: Some people are calling any animal a "comfort animal." Chris Hoem: That is difficult to regulate and we may have to cross that bridge when we get to it.

Chris Hoem: I corrected the Zones ordinance (Chapter 19) to reflect the current zones in the City. Where it says Board of Appeals now says Appeal Authority.

Chris Hoem: Chapter 24, Residential R-1 zone no longer indicates a prohibition of livestock in the beginning paragraph, but instead has a new special provision: "Household Pets and Urban Livestock are permitted uses, but all other Livestock and animals are prohibited."

Chris Hoem: The Subdivisions ordinance only has the following changes: on page 10 where now the planning commission or city council shall require the applicant to provide soil erosion and sedimentation control plans, and that the planning department only recommends approval of a preliminary plat. Also, the planning commission and/or city council may require an applicant to provide ground cover where it determines that soil erosion may be a problem.

Bret Stringham motioned to close the public hearing. Wally Gale seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Wally Gale	Aye
Neil Cathey	Aye
Andrew Bentley	Aye

The motion passed with all voting Aye.

Public Hearing Discussion

Land Use Amendments: 02-02 Definitions, 02-19 Zones, 02-24 Residential R-1 Zone, and 02-31 Subdivisions.

Cresta Slaugh motioned to recommend approval of the amendments. Bret Stringham seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Wally Gale	Aye
Neil Cathey	Aye
Andrew Bentley	Aye

The motion passed with all voting Aye.

Items for Future Discussion

The Planning Commission noted that there is an abandoned building by Peterbilt and that J Chem on 1500 South has a weed problem.

Adjourn

Wally Gale motioned to adjourn. Bret Stringham seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Wally Gale	Aye
Neil Cathey	Aye
Andrew Bentley	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on October 15, 2013 at 7:30 p.m.