

**Naples Planning and Land Use  
Regular Meeting  
October 21 2014**

**Commission Present:** Dale Harrison, Andrew Bentley, Szeth Simmons, Kerry Kinney, Brett Stringham, Neil Cathey.

**Commission Absent:** Mark Partridge, Cresta Slaugh

**Others Present:** Craig Blunt, Connie Patton, Kenneth Reynolds, Austen Anderson.

**Verification of full Quorum** Dale Harrison verified a full Quorum. Dale, Brett and Neil as voting members.

**Approval of Agenda** Dale changed the administrative update portion of the agenda to include an update from the City Council on their approval or disapproval of the Casitas and the development for the Farm Subdivision and the Re-Zone for 5<sup>th</sup> East and 1500 South. Dale motioned to approve the agenda for October 21 2014, Brett seconds the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Brett Stringham</b>	<b>Aye</b>
<b>Neil Cathey</b>	<b>Aye</b>

The motion passed with all voting Aye.  
None opposed

**Disclosures** None

**Approval of Minutes** Dale motioned to approve the minutes for October 21, 2014. Brett seconds the motion.

Roll Call:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Brett Stringham</b>	<b>Aye</b>
<b>Neil Cathey</b>	<b>Aye</b>

The motion passed with all voting Aye.  
None opposed

**Administrative Updates**

Joshua Bake new the new City Planner will begin work on November 3<sup>rd</sup> 2014.

Craig, November 3<sup>rd</sup> there will be a new Planner/Manager that will take my position. He will take over the next meeting in November.

Recommend committee members to serve on the pets and zones committee.

Craig, we are having trouble to getting any one to serve on the committee, it has been on the radio but have had limited interest. Brett will volunteer for the committee.

Include from agenda approval, Update from City Council on allowing Casitas, The Farm Subdivision and the Re-Zone on 5th East 1500 South.

Craig, 1500 South 500 East the corner lot that was denied, it will stay as a single family resident. Dale, just so you understand. We had people come in and say a duplex would be fine because it is close to another duplex in the area. The Council said it didn't matter that there was another one in the area. The other one was in the County and didn't matter so the request to re-zone and make it a duplex was denied by the Council.

Farm development update, Craig, the cause way was taken out of phase one. The one thing could help would be to put a break down locked fence across the cause way so it would only be used for emergencies. You would still have the second exit and the cult-ta-sack for entering or exiting the subdivision. The other solution is rather it should be forty foot or just a fire access at 26 foot. That will be discussed when it goes to phase two.

Family Definition. The Council chose to go to the third degree for the family definition as far as the Casitas.

Kerry Kinney arrives. Voting members are now Brett, Kerry and Dale.

**General Business:** Enter public hearing for planning related items; re-zone property at 2900 South 1500 East parcel # 06:047:0060 from Down Town Commercial (C-1) to Commercial (C).

**MOTION TO OPEN PUBLIC HEARING:**

Dale made a motion to open the public hearing to re-zone property at 2900 S 1500 E  
Bret seconds motion.

Roll Call:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Brett Stringham</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

Motion passed with all voting aye.  
None Opposed.

Austen Anderson, as your ordinance reads, it says you can have a car wash as long as it is attached to a gas station, but a car wash by its self needs to be changed from a C-1 to a C. I would like to put a car wash on that property. Instead of allowing car washes in all of Down Town Naples the zone will have to change to allow it just in that section and I agree with that. There are six and a half acres there and there will be a six to eight bay car wash on it. Yesterday the details were hammered out with UDOT on the specifications and what they want, I am just waiting for their approval and final permit so I can put in accesses. There will have to be a nice green space area. UDOT owns 30 feet off the road and I can't put my building 30 feet off the property line so there will be 60 feet of green space that needs to be maintained so it will have to be something nice there. They are requiring sidewalks on both sides so they will be six foot, obviously ADA. It will be similar to Mort's in Vernal without the gas station or the big truck bays. It will have nice split face block on the outside walls and then of course block or cement for the water purposes.

**MOTION TO CLOSE PUBLIC HEARING:**

Brett motioned to close the public hearing. Kerry seconds motion.

Roll Call:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Brett Stringham</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

Motion passed with all voting aye.  
None Opposed.

Dale, our recommendation to the City Council for the following item. Re-zone the property on 2900 South 1500 East from Down Town Commercial C-1 to Commercial C.

**Motion to Re-Zone 2900 South 1500 East:**

Kerry made a motion to re-zone the property at 2900 South 1500 East from Down Town Commercial C-1 to Commercial C. Brett seconds motion.

Roll Call:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Brett Stringham</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

Motion passed with all voting aye.  
None Opposed.

**Items for Future Discussion:**

Craig, for future discussion the question was brought up rather the City should entertain hammer head turn a rounds as part of their choices vs. just cult-ta-sacks, to see if the Commission would look at both styles and see if the hammer head would fit into the ordinance.

**MOTION TO ADJOURN:**

Dale motions to adjourn. Motion seconded by Brett.

Roll Call:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Brett Stringham</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

Motion passed with all voting aye.

None Opposed.

**MEETING ADJOURND**

**THE NEXT SCHEDULED MEETING IS NOVEMBER 18 2014 @ 7:30 P.M.**