

**Naples Planning and Land Use
Regular Meeting
January 20, 2015**

Commission Present: Dale Harrison, Szeth Simmons, Kerry Kinney, Mark Partridge, Neil Cathey, Cresta Slauch, Chris Clark, Andrew Bentley

Commission Absent: Bret Stringham

Others Present: Joshua Bake, Connie Patton, Kenneth Reynolds, Dale Peterson, Dean Baker, Jim Harper, Jeremy with GDA Engineers, Kelly with Timberline Engineering.

Verification of full Quorum Dale Harrison verified a full Quorum

Approval of Agenda Dale asks for motion to approve agenda for January 20, 2015. Mark made the motion to approve, Kerry seconds motion.

Roll Call Taken:

Dale Harrison	Aye
Szeth Simmons	Aye
Kerry Kinney	Aye
Mark Partridge	Aye
Neil Cathey	Aye
Cresta Slauch	Aye
Chris Clark	Aye
Andrew Bentley	Aye

Motion passed with all voting Aye.

None opposed

Disclosures None

Approval of Minutes Mark motioned to approve the minutes for November 13, 2014. Kerry Kinney seconds the motion.

Roll Call:

Dale Harrison	Aye
Szeth Simmons	Aye
Kerry Kinney	Aye
Mark Partridge	Aye
Neil Cathey	Aye
Cresta Slauch	Aye
Chris Clark	Aye
Andrew Bentley	Aye

Motion passed with all voting Aye.

None opposed

Administrative Updates:

- Planning Commission election of Chairman and Vice-chairman.
- Planning Commission Training-Basic Responsibilities
- Subdivision Ordinances
 - Hammerheads v cul-de-sacs (02-31-014)

Mark motioned to open the elections for Chairman, Cresta seconds the motion.

Roll Call:

Dale Harrison	Aye
Szeth Simmons	Aye
Kerry Kinney	Aye
Mark Partridge	Aye
Neil Cathey	Aye
Cresta Slaugh	Aye
Chris Clark	Aye
Andrew Bentley	Aye

Motion passed with all voting Aye.
None opposed

Joshua presented the acting Commission and Alternates with voting ballots for Chairman, Neil Cathey was elected as the new Naples City Planning and Zoning Chairman.

Mark motioned to open the elections for Vice-chairman, Neil seconds the motion.

Roll Call:

Dale Harrison	Aye
Szeth Simmons	Aye
Kerry Kinney	Aye
Mark Partridge	Aye
Neil Cathey	Aye
Cresta Slaugh	Aye
Chris Clark	Aye
Andrew Bentley	Aye

Motion passed with all voting Aye.
None opposed

Ballets for Vice-chairman were handed out. Cresta Slaugh was re-elected as Naples Cities Vice-chairman.

Dale Harrison turned his seat over to the acting Chair Neil Cathey.

Planning Commission Training-Basic Responsibilities:

Joshua informed the Commission that at the beginning of each meeting he will be refreshing our responsibilities on the things we to do and things we need to consider, what authority and duties we have. The League of Cities and Towns will be sending out a trainer named Meg Ryan (not the actress), she is a land use expert for the State and she will be coming out to give us training in the next couple months.

Bylaws were reviewed including, Land Use Plan, General Plan, Adoption of Master Street Plan, Planning Commission Creed.

A hand out was given explaining the responsibilities of each stage in the development of land and the responsibilities the Planner, Commission, Variance Authority and the City Council.

Subdivision Ordinance:

- **Hammer heads v cul-de-sac**

Joshua brought back before the Commission the hammer head v cul-de-sac issue for 1750 South Airport project, and told them it would require an ordinance change, we are just here to talk about this and not to take formal action, to see what direction we want to go. He then introduced the engineer working on the project.

Jeremy with CDA Engineers, representing Vernal City and Uintah County (co owners) in the Airport addressed the Commission. Jeremy is here to answer specifically any questions on the 1750 south turn around and any other questions in general. The ordinance right now allows a cul-de-sac we would like to propose that you amend the ordinance to allow hammer heads. There's a hammer head on 1000 South that went in a number of years ago. Jeremy then read letters from Uintah County Fire Marshall and Naples City Road Department stating that they both were okay with the hammer head. The bid has already been let and the job will move forward in the spring with all intent to go ahead with the cul-de-sac, (#8) that will comply with everything currently in place. You can discuss it and make recommendations for the next meeting.

Joshua advised that there had been no public hearing on the matter to this point; he wanted to get recommendations at this time. Mark wanted to know why the hammer head was not allowed. Joshua could not give him the reason or the history just that the ordinance did not allow anything other than cul-de-sacs.

After further discussion it was left up to the Airport if they wanted to pursue a public hearing on the matter.

General Business:

- Site plan review-Uintah Mosquito Abatement District:

Kelly with Timberline Engineering presented a site plan for a parking garage and wash pad remodel located at 1425 East 1000 South for approval.

The Commission needed additional information on a few items. Lot size v building size, land scape plans, storm water management, exterior aesthetics of the new building, parking and lighting.

Andrew made a motion to approve the plans provided the issues with the rock face, parking, lighting and the land scape are met. Kerry seconds motion.

Roll Call:

Dale Harrison	Aye
Szeth Simmons	Aye
Kerry Kinney	Aye
Mark Partridge	Aye
Neil Cathey	Aye
Cresta Slaugh	Aye
Chris Clark	Aye
Andrew Bentley	Aye

Motion passed with all voting Aye.

None opposed

Items for Future Discussion:

Joshua presented Dale Harrison with a Certificate of Recognition for his many years as a Planning Commissioner and as Chairman, thanked him for all of his hard work.

Motion to Adjourn:

Cresta made the motion to adjourn, Mark seconds motion.

Roll Call:

Dale Harrison	Aye
Szeth Simmons	Aye
Kerry Kinney	Aye
Mark Partridge	Aye
Neil Cathey	Aye
Cresta Slauch	Aye
Chris Clark	Aye
Andrew Bentley	Aye

Motion passed with all voting Aye.

None opposed

The next scheduled Planning and Zoning meeting will be held February 17, 2014