

CHAPTER 02-17 AIRPORT ZONE

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02-17-001 Purpose

This zone is intended to keep open and open up collector streets for emergency vehicle travel and maintain the integrity of the Naples Transportation System. The ultimate goal is to relocate the existing airport to a new site away from Ashley Valley. In September, 1995, a study was completed titled the Vernal/Uintah County Airport Master Plan – Sunshine Bench Airport Site. Here is an excerpt from chapter 11, page 26 of that document:

“The foregoing site evaluation was presented to the Uintah County Commissioners, Vernal City and Naples City at a public meeting on June 23, 1995. The Commissioner and City Council groups understood the advantages and disadvantages of both sites, and based on the analysis presented, made the decision to select the Sunshine Bench site for a new airport, maintaining the existing airport only as much as necessary in the interim until the new airport is operational. The commissioners and councils felt that the impacts to the communities of Vernal and Naples that would be felt if the present site were maintained and improved, justifies the higher costs of relocating the airport to Sunshine Bench.”

02-17-002 Vital Roadways

Vital roadways such as 500 South and 2500 South shall not be closed. Other collector roads such as: 1000 South, 1500 South, 1750 South, 2000 South, and 1000 East are encouraged to be opened up to increase the integrity of the Naples Transportation System.

02-17-003 Permitted Uses

The following uses shall be permitted, upon compliance with the requirements set forth in this ordinance.

1. Open Space (fields, pastures, lawns, etc.)
2. Any use allowed in the Industrial I-1 zone

02-17-004 Other Considerations

The existing airport shall not expand into any zone outside of the Airport zone.

02-17-005 Additional Airport Regulations

- A. The airport shall construct an eight foot tall solid wall with a Sound Transmission Class (STC) rating of at least 30 dB along all lot lines adjoining a residential use. Such solid wall shall also include a minimum 4 foot wide landscape strip on airport property between the residential use and the wall.
- B. The airport shall provide cul-de-sac turn-arounds compliant with International Fire Code 2012 for every paved street that dead-ends into the perimeter of the airport.
- C. The airport shall maintain a storm water retention system which must be engineered to retain on-site storm water for a 24 hour, 100 year storm.
- D. The airport is responsible for providing 20 foot wide easements for all irrigation and utility lines that exist in part or whole on airport property.