

NAPLES CITY 2021 GENERAL PLAN



Table of Contents

Chapter 1: INTRODUCTION	4
State Law and Naples City General Plan	4
Purpose of this Plan	4
Development of this Plan	4
Amending the General Plan	4
Implementation	5
Next Steps for the Plan	5
Chapter 2: COMMUNITY CONTEXT + VISION	6
Historical Background	6
Socioeconomic Drivers	7
Land Capacity Analysis	8
Community Survey	8
Anticipated Changes	9
Chapter 3: LAND USE	10
Land Use Designations	10
Annexation	11
Future Land Use Map	12
Demand Assumptions + Anticipated Changes	13
Goals + Policies: Land Use	14
Chapter 4: COMMUNITY DESIGN	15
Street Design + Edges	15
Nuisances/Beautification	16
Goals + Policies: Community Design	16
Chapter 5: ECONOMIC DEVELOPMENT	18
Current Conditions	18
Community Survey	20
Demand Assumptions + Areas of Potential	20
Goals + Policies: Economic Development	21

Chapter 6: TRANSPORTATION	23
Existing Conditions + Regional Plan	23
Community Survey	24
Impact Fees + Traffic Impact Studies	24
Roadway Design	25
Active Transportation Facilities	26
Access Management	27
Public Transportation	27
Demand Assumptions + Areas of Potential	28
Goals + Policies: Transportation	28
Chapter 7: HOUSING	30
Community Survey	31
Existing Conditions	31
Moderate Income Housing	32
Demand Assumptions + Areas of Potential	33
Goals + Policies: Housing	34
Chapter 8: OPEN SPACE + RECREATION	35
Community Survey	36
Existing Conditions	36
Trails	38
Agricultural Protection Areas	39
Demand Assumptions + Potential Improvements	40
Goals + Policies: Open Space and Recreation	40
Chapter 9: INFRASTRUCTURE + PUBLIC FACILITIES	42
Services Overview	42
Culinary Water	43
Sewer System	43
Internet + Telecommunications	43
Demand Assumptions + Potential Improvements	43
Goals + Policies: Infrastructure + Public Facilities	43
Chapter 10: RISK + RESILIENCE	45
Emergency Preparedness + Hazard Mitigation	45

Community Survey	46
Public Safety Capabilities	46
Demand Assumptions + Potential Improvements	46
Goals + Policies: Risk + Resilience	46
Chapter 11: HERITAGE + CULTURE	48
Current Conditions	48
Historic Preservation	48
Demand Assumptions + Potential Improvements	48
Goals + Policies: Heritage + Culture	48
APPENDIX A: IMPLEMENTATION	50
Potential Action Steps	50
IDEA #1 - Plan and Budget Integration	50
IDEA #2 - Community Clean-Up Initiative Enforcement	50
IDEA #3 - Planning Commission Agenda Alignment	50
IDEA #4 - Adequate Public Facilities (Concurrence)	51
IDEA #5 - Impact Fees and Financing of Capital Facilities	51
IDEA #6 - Development Process Flowchart	52
IDEA #7 - Land Use Code and Zoning Ordinance Update	52
APPENDIX B: PUBLIC INTERACTION	53

Chapter 1: INTRODUCTION

State Law and Naples City General Plan

The Land Use Development and Management Act (LUDMA) of the State of Utah provides each city the opportunity to establish a planning process to guide future growth in accordance with a framework of officially adopted goals and policies directed to land use, transportation, housing, environmental quality, wise use and conservation of resources, safety, and other relevant physical, social, and economic factors. This plan is supported by Utah State Law (Title 10 Chapter 9a) which requires local plans and development guidelines to address general health, safety, morals and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represents the general consensus and vision for the community; as well as the goals for the near and distant future.

Purpose of this Plan

The purpose of the general plan is to provide a set of defined community visions or goals for a community to focus on for the years that follow final acceptance of the plan. Through the detailed community input and visioning that is completed to draft the plan, a unified vision is defined, and supported by the community. It is strongly recommended that this document become a working tool of the municipality, that it is referenced often and that it continues to evolve as the community vision and goals change over the next ten (10) years.

Development of this Plan

Public participation in formulating this plan shaped its content and direction. All information outlined was prepared based upon, and incorporating much of the public's valuable feedback.

The Naples Planning Commission and City Council placed a high priority on public involvement in the development of this plan, requiring a thorough and detailed public awareness and input campaign to be completed. Public participation strategies utilized in the formulation of this plan were provided through public surveys, stakeholder meetings, an initiative website, and public hearings.

A summary of the results from each format of community input can be found in each individual chapter of this general plan.

Amending the General Plan

The Naples City General Plan is intended to be a steady, but not static, foundation for future planning. As such, great care should be taken when the decision is made to amend the Plan to avoid drastic changes in direction, while also not hesitating to update goals and policies as the landscape shifts. To ensure this General Plan remains relevant to the ongoing strategic planning process,

It is intended to be reviewed annually and updated at least every ten (10) years, or more frequently as the need arises, to provide responsible and well-formulated public policy direction to community decisions.

Implementation

Implementation of the General Plan by the Mayor, City Council, Planning Commission and Staff fulfills the Plan's purpose. Each element of the comprehensive plan provides background and context materials, as well as goals and policies that the community will pursue to promote the achievement of the vision of this plan.

It is recommended that implementation of the strategic plans vision or goals be reviewed annually and amended as needed to ensure the goals are being met. To prepare the community for implementation, it is recommended that the community be invited to participate to provide feedback during future strategic planning efforts completed to rank and prioritize projects as well as determine the roles and responsibilities for each task.

Next Steps for the Plan

While the general plan defines a clarified community vision and set of goals for the coming years, it does not provide the specifics of "Who, What, When, Where and How" of each goal. To ensure that the community's vision is realized, it is recommended that Naples City undergo a strategic planning process that will help rank, prioritize and implement the goals and visions from the general plan. The strategic plan should include:

- Proposed steps for implementation
- Timing for each recommendation
- Funding availability
- Long-term financial needs and recommendations

Chapter 2: COMMUNITY CONTEXT + VISION

Historical Background

In 1861 Brigham Young sent a small party to explore the basin for possible settlement. They reported "that all that section of country lying between the Wasatch Mountains and the eastern boundary of the territory, and south of Green River country, was one vast contiguity of waste and measurably valueless." With this report, Young decided not to send settlers there.

That same year, President Abraham Lincoln created the Uintah and Ouray Reservation, thus beginning the relocation of many Utah and Colorado Indians to the Uinta Basin. In the 1880s the Uncompahgre Reservation (now part of the Uintah and Ouray Reservation) was created in the southern portion of Uintah County. Ashley Valley was not part of either reservation, and by 1880 enough ranchers and farmers had settled there that the territorial legislature created Uintah County, taking most of the land from Wasatch County.

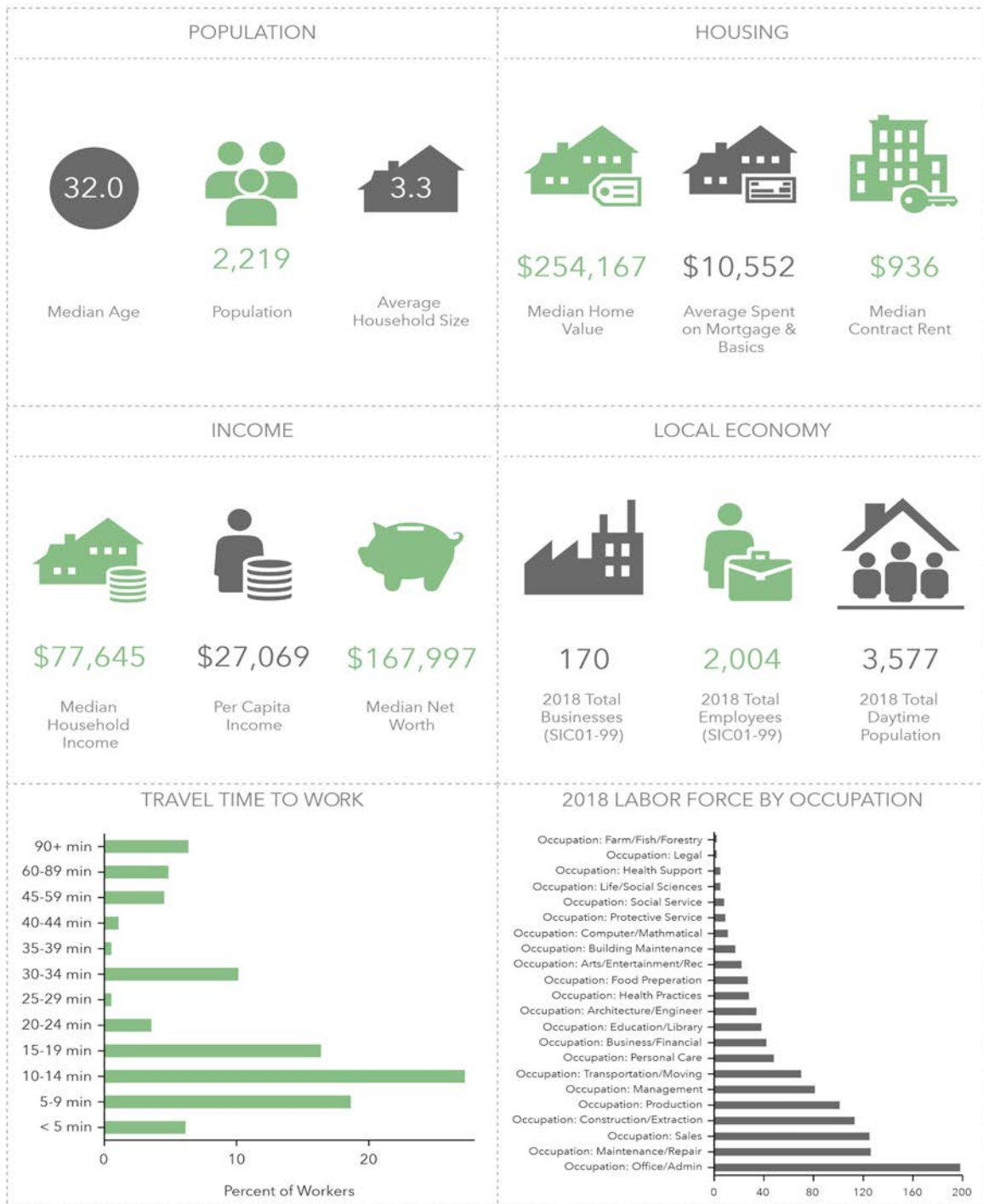
Naples was first founded in 1878 by Bradford R. Bird. Due to the expanding economy and an increase in the energy sector, Naples officially became a town in 1982 electing Lawrence Kay as the first mayor and has continued to grow ever since into the second largest incorporated city in Uintah County. With the census designation in 2000 Naples had a large enough population to be designated as a city of the fifth class. Since the founding of the Ashley Valley, agricultural, mining and other oil and gas industries have been the primary factors of employment leading those currently living within city boundaries that call Naples home.

Lowell C. Bennion, Utah History Encyclopedia, University of Utah



Historical image of the airport next to Naples. (Courtesy of Utah Division of History)

Socioeconomic Drivers



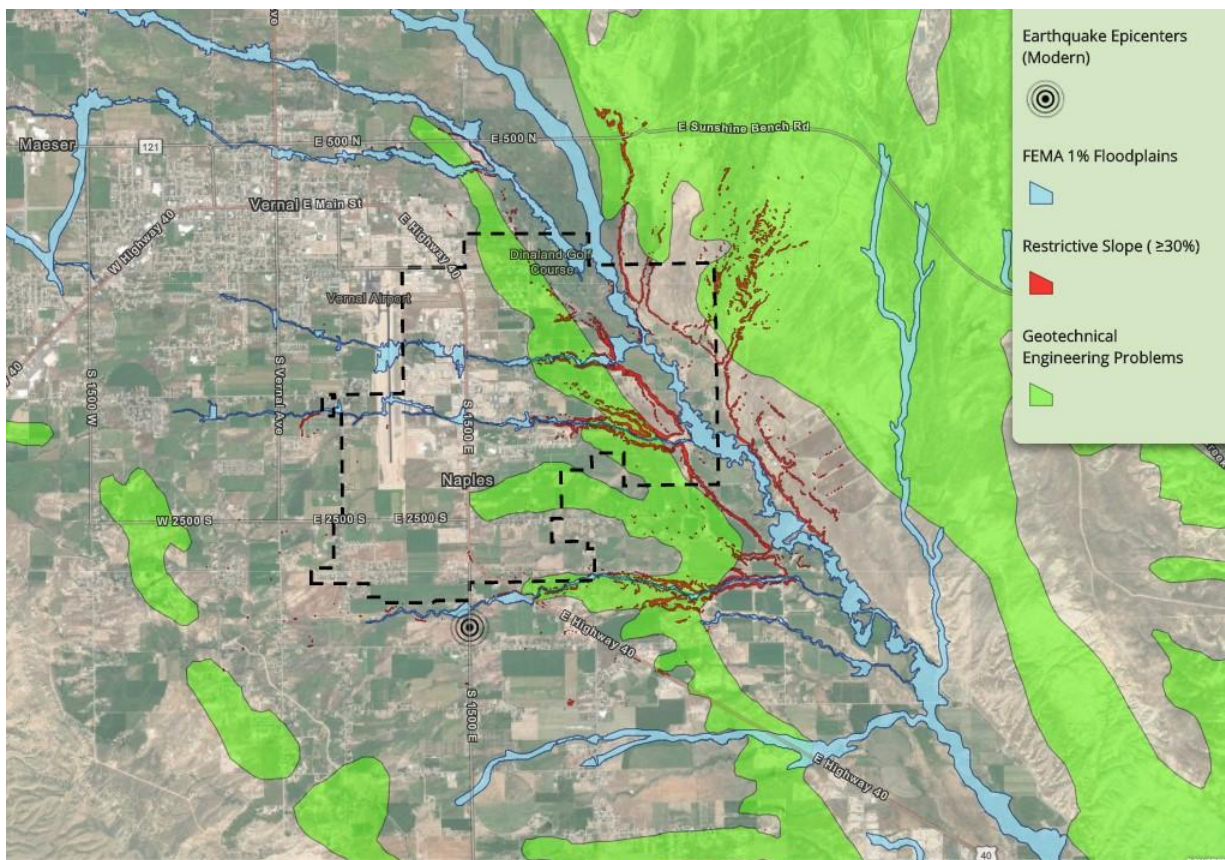
Infographic of Naples City's socioeconomic drivers. (ESRI)

Land Capacity Analysis

The health, safety, and welfare of citizens is the first priority of the City. Special consideration should be given to the built environment and infrastructure that are readily available within the municipality, specifically areas with potentially problematic slopes, soils, or drainage. All proposed uses should be properly vetted and ensure that they meet the future land use and density regulations.

Land use development is constrained in areas primarily to the South and East areas of the city. Most of the concerns within city limits relate to expansive soils and the potential for flooding.

With the expected increase in residential over the next five years, the city also needs to focus on developing commercial and continued industrial uses. Another focus should include transportation options for current and future residents including walking/biking options as well as motorized vehicles.



Regional map showing the areas of concern for development.

Community Survey

Core values of a community are specific statements that illustrate the resident's desires and necessities for their community. These values support and prescribe the future of the community, while remaining adaptable to the ever-changing nature of a municipality. The core values highlighted as part of the general plan centered on maintaining rural character and diversifying the local economy.

Anticipated Changes

Relative to most cities, Naples is in a unique position with an economy based heavily in the oil and gas industry. The growth of the city historically has gone hand-in-hand with the boom and bust cycle of this major industry. As the community attempts to diversify the economic opportunities of the community, new residents will be drawn to the community and have the opportunity to blend into current community traditions and the vision of Naples.

Chapter 3: LAND USE

During the previous planning process, participants expressed an understanding that continued growth, when properly planned for and directed, does not have to create a conflict with the maintenance of the City's character and uniqueness. They also understand that growth can provide vitality to a community and add new positive opportunities.

Land Use Designations

The land use element of the general plan is designed to promote sound land use decisions throughout Naples. The pattern of land uses their location, mix, and density are a critical component of any planning area. The land use element is organized to:

- Plan enough land for residential, commercial, industrial, and public uses;
- Locate these uses appropriately to enhance community character;
- Preserve important natural resources; and
- Enable Naples City to efficiently ensure adequate public services are provided for residents.

Current Zones in Naples City:

Agricultural Zone A-1	<i>This zone is established to provide areas in which agricultural pursuits can be continued within the City of Naples. The intent is to protect agricultural uses from being encroached upon by urban development until such a time as residential or commercial development becomes necessary or desirable.</i>
Residential/Agricultural Zone RA-1	<i>The RA-1 Zone has been established for the primary purposes of providing a location where residential development associated with limited numbers of livestock can be maintained. This zone is currently characterized by large lots or tracts of land interspersed by dwellings, barns, corrals, and agricultural service buildings used in connection with farming Operations.</i>
Residential/Agricultural Zone RA-2:	<i>The RA-2 Zone has been established for the primary purpose of providing a location where residential development associated with limited numbers of livestock can be maintained. It is also established to encourage good neighborhoods, housing, or area design thus ensuring substantial compliance with the intent of those regulations and other provisions of this zone.</i>
Residential Zone R-1:	<i>The R-1 Zone is primarily suited for residential development, represented by a mixture of single-family dwellings, schools, churches, and other community facilities designed to serve the residents of the zone.</i>
Residential Zone R-2:	<i>The R-2 Zone is for family residential purposes, somewhat more dense than the R-1 Residential Zone. While a greater amount of residential density is characteristic of this zone, attractive lawns, trees, shrubs, both on the street and around the buildings, are also characteristic of this zone.</i>

Residential Zone R-3	<i>The R-3 zone will be designed to include neighborhoods that incorporate open space with convenient pedestrian and bicycle access, which maintains connectivity between adjoining property, among residential, commercial, office, retail and recreational areas of the City.</i>
Special Residential Zone R-S	<i>The R-S Zone is intended to create a specific location in the city for assisted living elderly housing. Development in the R-S zone will typically be higher density than other residential areas in the city, and should be built in a way that is friendly to neighboring residences by being architecturally consistent. Assisted living elderly housing should be a healthy part of the steady growth of Naples City.</i>
Park Zone P-1:	<i>As more people are beginning to participate in physical fitness activities such as walking, cycling and exercising, the demand for trails and recreation facilities are increasing and this zone fills that need.</i>
Commercial Zone C	<i>The intent of the commercial zone is to permit the establishment of a well designed complex of retail commercial facilities and associated services, which will provide goods and services for the people to be served, minimize traffic congestion of public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area.</i>
Downtown Commercial C-1	<i>The commercial zones have been divided into two classifications, designed to reflect the degree to which commercial development impacts other adjacent uses</i>
Industrial Zone I-1	<i>The I-1 zone covers that portion of the city which is suited for light and medium intensity industrial development. In an effort to give some protection to nearby residential and commercial zones, certain types of industrial uses are not permitted in the I-1 zone, such as industries which are hazardous or are offensive, due to excessive odors, noise, vibration, dust, or other emissions.</i>
Airport Zone A	<i>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.</i>

Annexation

Annexation is the process through which properties outside the City's boundaries are incorporated as part of the City. This process includes an application by property owners to the City and a public hearing process where stakeholders can discuss the issue. Petitions for property to be annexed into the City are initiated by property owners and are often started with the intent of receiving services.

Annexation in the past has not occurred often with the city. In the future, the city is interested in annexing areas in the county that could be developed as a commercial area. Due to natural geographic factors and close proximity to Vernal, the areas of growth the city would like to focus on are to the south and east. Any annexation along the entrances to the city, primarily along Highway 40 should be considered a prime candidate for commercial businesses and mixed use development. Other needs as determined by the elected and appointed officials should also be considered.

Annexation petitions to Naples should meet the following criteria:

- Meet the criteria outlined in [Utah State Code 10-2-4](#) regarding annexation.

- The land to be annexed must be located within the Naples City future land use map, avoiding the creation of an island or peninsula.
- Meets the character of the community related to residential, commercial and agricultural areas and that promotes and maintains community and neighborhood identity and pride.
- Applications for annexations should show a real and measurable benefit to the City. Measurable benefits may be in the form of qualitative (civic pride, community health, etc.) or quantitative (tax base generation, recreational land acquisition, etc).

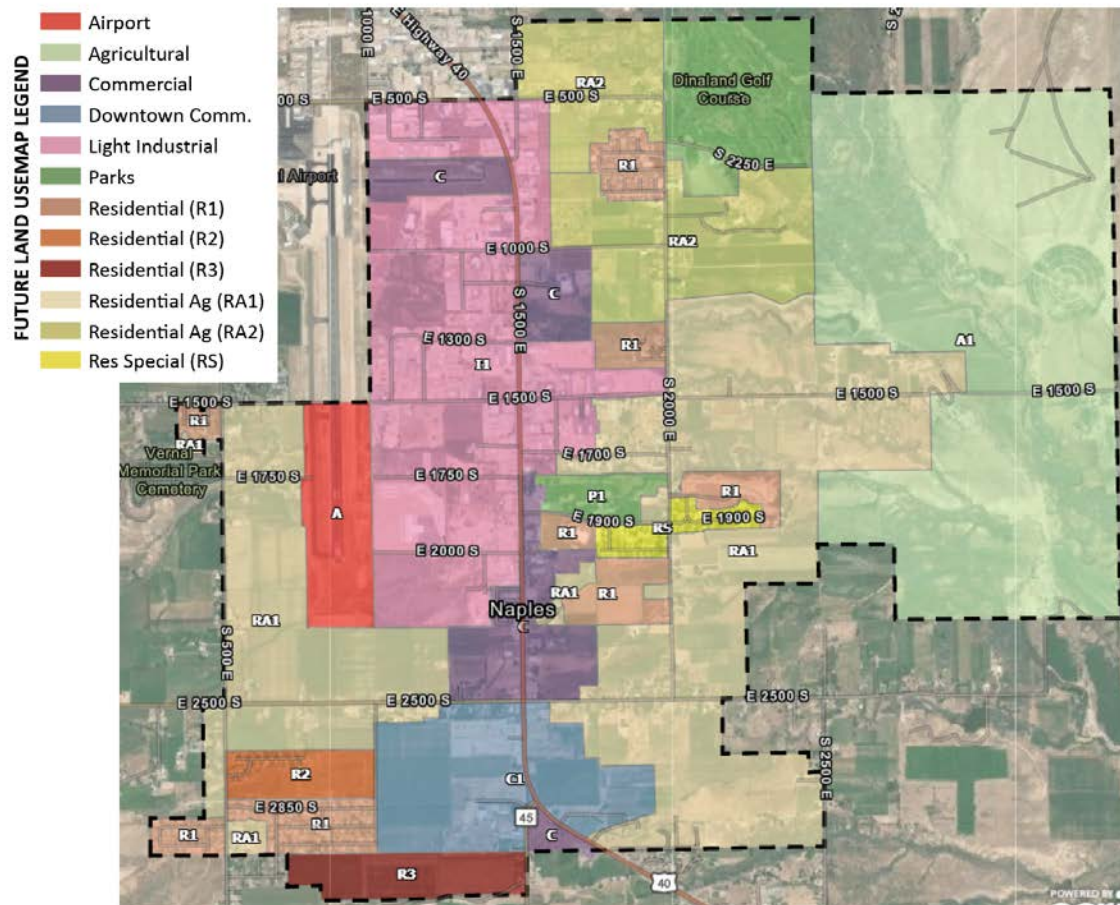
Naples maintains an annexation policy plan that calls for growth and expansion to be conducted in levels or progressive steps of development in order to be able to maintain service levels. Future annexation efforts that the City will expect are likely to follow the highway corridor to the south and east.

Future Land Use Map

The general plan's Future Land Use Map illustrates the community's preferences for the future distribution of the land uses within the City. The land use designation for a property, as shown on the Land Use Map, is to be the primary consideration in determining whether the zoning of that property is in compliance with the general plan.

Flexibility in how specific lands may be zoned is provided in the design of the Land Use Map. Rezone requests that exceed the flexibility provided in the map, as described below, are not to be approved without first amending the general plan Land Use Map.

The Land Use Map is to be interpreted in the following manner. Each parcel that is colored to represent a specific land use designation may be zoned in a manner that implements the category of land use indicated. The white/uncolored areas located between two or more different land use designations (colors) indicate an imprecise or flexible boundary between the land use designations indicated. Where a white area separates two or more colored areas, the City may authorize zoning that is compatible with the designation on one side of the white or unshaded area to extend across the area and into the opposing land use designation up to the extent of encompassing an entire parcel, and still be considered in compliance with the Land Use Map.



Naples City future land use map ([click here for the original](#)).

Demand Assumptions + Anticipated Changes

The goals and policies relative to land use are based on core assumptions about the next 5 years, including:

- Naples city's population is expected to continue to grow cyclically during the duration of this plan. The expected growth for residential housing has taken place in the southwest portion of the city. According to the State Department of Workforce services from 2017-2025 there will be an increase of 304 total housing units built in Naples during that time frame. Housing on the west portion of the city has historically been where many of the rental properties are located while those on the east side are typically single family owner occupied housing.
- The majority of nonresidential land uses are currently industrial. Through changes to current zoning in harmony with future downtown commercial plans, commercial will become more prevalent within Naples.
- The downtown development plan will be a selling point to attract new businesses to the area as the need and infrastructure allow. Commerciality will be a priority moving forward as residential growth occurs to meet the needs of residents in the community.

- Naples will carefully evaluate future annexation policy proposals to ensure that city growth will not outpace its ability to provide services.

Goals + Policies: Land Use

Goal 1: Manage Projected Population Trends. Naples intends to preserve the integrity of its infrastructure systems by permitting orderly growth that synchronizes development with the availability of public facilities such as road, sewer, and water service needed to support it.

1. As a first priority the City will make infrastructure and service investment decisions that meet the needs of existing City residents, while balancing the need of growth to provide adequate tax base for future community needs
2. Create and maintain an annual Capital Improvement Program.
3. Cooperate with governmental entities that administer and influence areas around Naples.
4. Annexations should provide a real and measurable benefit to the City. Measurable benefits may be in the form of qualitative (civic pride, community health, etc.) or quantitative (tax base generation, recreational land acquisition, etc). The City may require an “annexation impact statement” with all annexations of 5 acres or larger.

Goal 2: Support a Mix of Land Uses. Naples desires a well-balanced, financially sound, and functional mix of agricultural, residential, commercial, open-space, recreational, and institutional land uses.

1. The rationale of Naples zoning ordinance and map will be the City’s general plan. If there is a discrepancy that arises, the City will exercise due diligence to provide an adequate solution.
2. Ensure compatibility of future land uses with adjoining properties.
3. Increase density near the Main street corridor, offering more clustered housing alternatives for lower income families within convenient access to necessary amenities.
4. Encourage commercial businesses where applicable to strengthen future downtown areas.

Goal 3: Maintain Community Character. Naples seeks to ensure that new development supports and enhances the consistency of an overall community character and that it contributes in a positive way toward the City’s image.

1. Regulate setbacks, appropriate lighting, signs, and other design amenities that complement and enhance the streetscape and design of new development through the zoning ordinance.
2. Where resources permit, facilitate the preservation of significant architectural, historical, and cultural structures and landmarks.
3. Ensure that signage is visually attractive and provides a high quality image for the City.
4. Provide additional levels of screening for new developments and properties to ensure that their architectural standards, massing, infill, recreational space percentages and other measurable parameters are within a margin of error from the existing community amenities.
5. Maintain the character of neighborhoods in the City by encouraging comparable uses and densities to existing neighborhoods and development patterns.
6. Protect areas of agricultural uses in the future land use pattern of the City, ensuring that adequate resources remain available to retain this community characteristic.
7. Encourage cluster and perimeter-type development within designated agricultural zones.

Chapter 4: COMMUNITY DESIGN



Typical residential/agriculture land use pattern in Naples City.

Street Design + Edges

Streets act as edges and can help define boundaries of districts and create visual changes. These visual changes that happen at edges often are the most impactful. Those visiting the city will be more likely to stay if they feel safe and welcomed. Businesses will be more likely to relocate if they feel the area will attract visitors.

Roadways in the city core should be designed in a way that complements a “small town main street” and a sense of destination, specifically incorporating adequate transportation and safe route designations with minimal, if any, billboards along the designated main street along Highway 40 especially in the designated downtown development area. In order to accomplish this, the City is supportive of development that prioritizes active transportation improvements such as pedestrian, biking and walking opportunities.

In the core area, Naples intends to create visual interest with building materials, and can enhance visual diversity with setbacks, massing, and architectural detail variations.

The current streetscape realm throughout the city varies in status and conditions. Streetscapes are where the residents interact with the community and it is important that these areas be designed and maintained appropriately. The City intends to establish a community “identity” through Naples-specific landscaping, street lights, street median, fencing or signage.

Nuisances/Beautification

Community beautification issues focus on the visual appearance of the city (residential and municipal uses) as well as preserving historic assets. Community design shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this unique form meets function process that the city will be able to create, market and retain their unique character and appearance. Well-planned community design improves both the visual and functional characteristics of the city. It can make the city more aesthetically pleasing while enhancing the flow of goods and people. The term “nuisances” refers to conduct or use of land that interferes with another’s ability to enjoy and use their property. They can potentially have a negative impact on area property values. Typical property nuisances in rural communities are as follows:

- Light pollution
- Non-conforming land uses
- Inappropriate use of ROW property

There are opportunities in Naples for reinvestment in community design, specifically within the areas of community unification and integration, such as:

- Community signage
- Gateway and entrance signage
- Conforming land uses

Naples completed a [Downtown Development Standards](#) document planning for the type of design and building structure that is allowed in a future downtown. This plan includes a location on the southern end of SR-40 and includes a variety of allowed uses. Going forward development should be in compliance with the standards outlined in this downtown development standards plan.

Goals + Policies: Community Design

Goal 1: Retain small town charm. The small town way of life is an attractor for residents and visitors. It is critical that the small town charm be retained.

1. Personify and encourage small town form factors for buildings within the community. Small town form factors include the size, density and height of buildings within the community.
2. Ensure that the residents have a safe and inviting atmosphere for civic gatherings.
3. Properly manage and promote events that personify the small town charm.
4. Personify the historical image and feel of the community, through retaining historic characteristics.
5. Develop and maintain a sign and billboard ordinance that is consistent with the community’s small town character.
6. Adopt and enforce a property maintenance ordinance establishing basic standards for keeping properties well maintained (e.g. no broken windows, etc).

Goal 2: Create a more pedestrian-friendly community. As new development is proposed, and/or as resources become available to the City, invest in things that promote an active lifestyle.

1. In the city's core downtown area, support developments that incorporate shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, site furniture, and pedestrian lighting.
2. Construct maintained pathways of adequate widths on streets in high density areas that currently do not have paths for other types of transportation other than driving.

Goal 3: Prepare the built environment to personify the community's vision. Ensure that the buildings and built environment are of adequate form to meet the community goals and will ensure that the community maintains character.

1. Prepare and implement necessary infrastructure upgrades to meet the current and future demand.
2. Review and amend zoning ordinances to promote adequate infill development and discourage sprawl.
3. Design and monitor development within the community to ensure that traffic, noise, pollution and crime are kept to a minimum.
4. The City will continue to require all future development to comply with Naples City building codes.
5. Develop and implement residential development standards based on housing type and location.

Chapter 5: ECONOMIC DEVELOPMENT



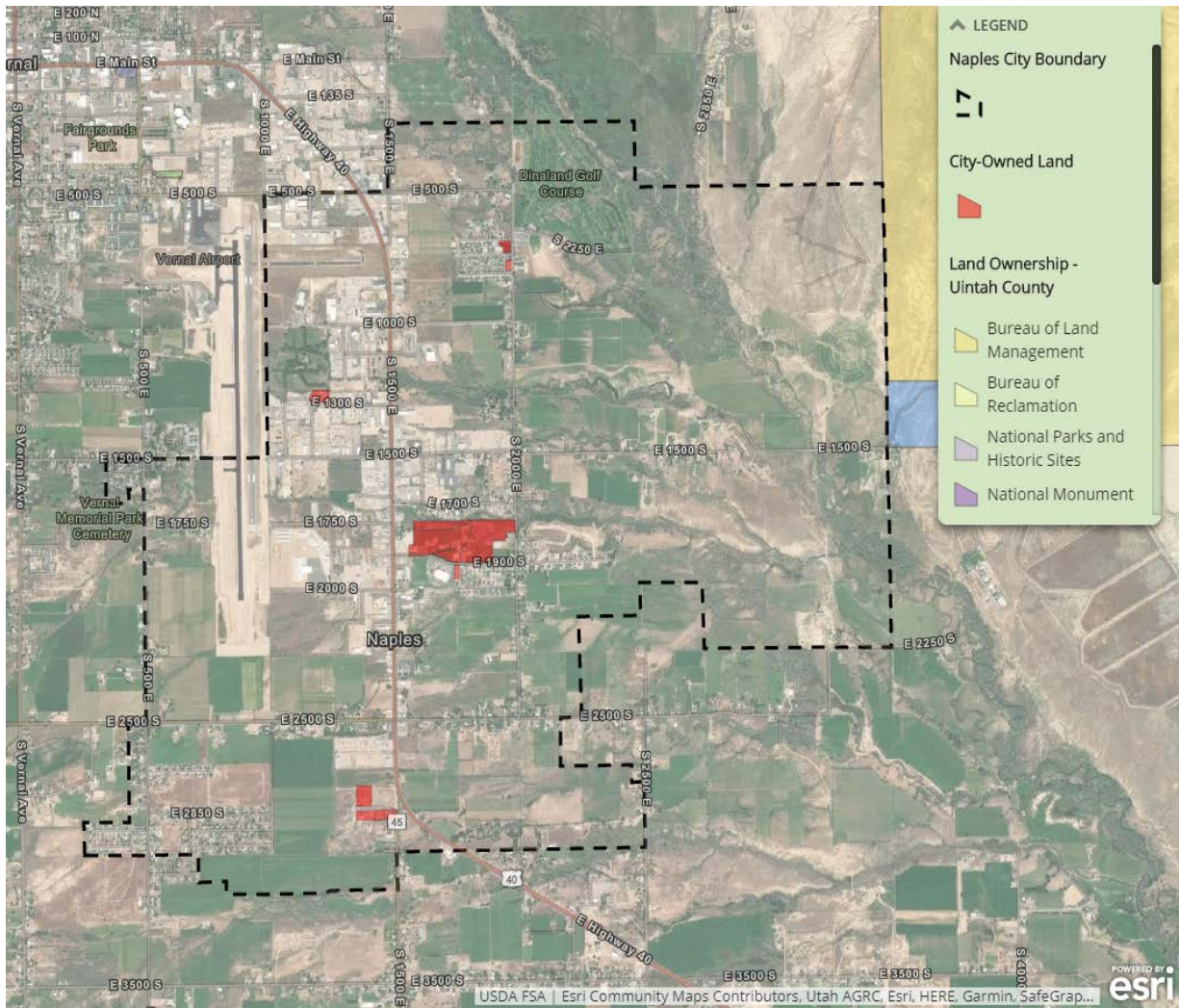
Typical industrial development in Naples. Sector data provided by the Census Bureau ACS 5-year estimate.

Current Conditions

Naples City has an economy similar to its neighbors and other communities within the Uintah basin. Based heavily on the oil and gas extraction, it makes up 26% of employed residents, many of which are located in the Davis area industrial park.

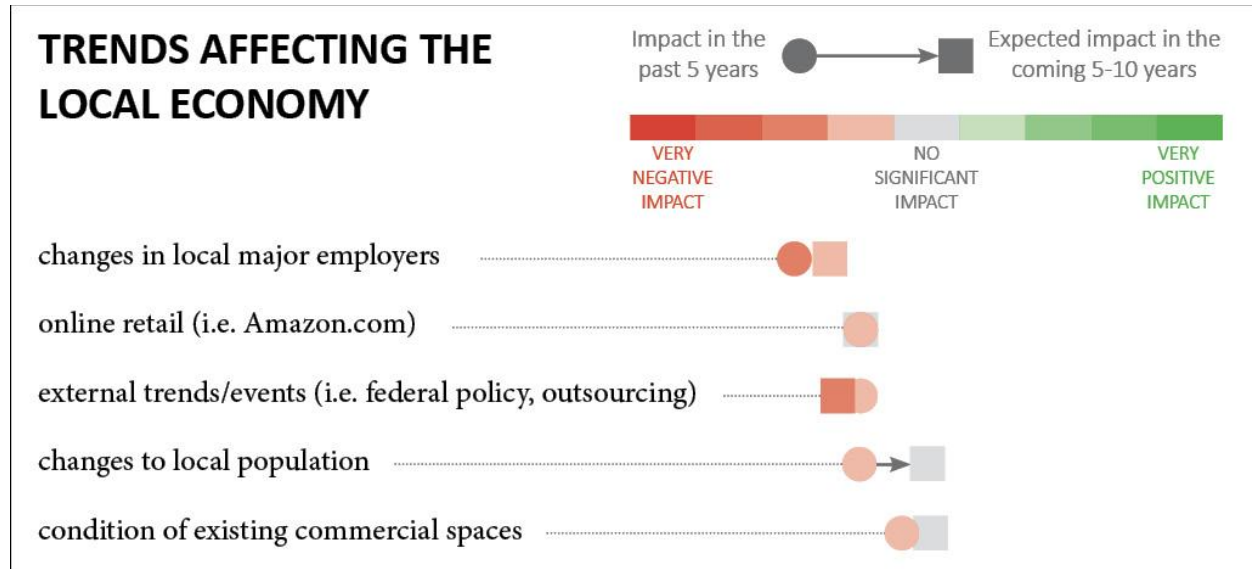
There are several other occupational fields that are prevalent within the community. Retail trade is 9% and Transportation & Warehousing are an additional 9% of the workforce. The poverty rate for the city is 6.95% coupled with a 10.8% decline in overall employees within the city. Although certain trades have a larger influence in the city and region, Naples aspires to be a community that supports a variety of quality jobs for all economic segments of the community. This will allow a more stable tax base to support and expand community services to meet the needs of the growing population.

The Median Household income for the city is \$71,750 which is a 2.5% increase from 2016 and higher than the county median of \$67,012. The median property value has also seen an increase of 1.68% growth compared to 2016.



Publicly-held lands in and surrounding Naples City ([click here for the original](#)).

Community Survey



Demand Assumptions + Areas of Potential

- The city has several areas of potential growth that should be encouraged to broaden the commercial and industrial base. According to a study done by [Kem C. Gardner Institute](#) at the University of Utah in 2018, Uintah County was tied for the second least diverse economy in the state with a score of 19 out of 100. The opportunity for a variety of economic opportunities is a possibility in Naples due to a lack of diversity in businesses.
- The areas of economic development should focus on diversifying the city's economy by encouraging new businesses that fit in with the character of the overall community. The majority of businesses are that of industrial nature. Over time the city would like to prioritize new commercial businesses to gradually fill areas along main street where industrial areas are currently prevalent.
- The need to continually improve and where necessary develop infrastructure to attract desired businesses identified by the community will need to be a high priority of the city. Improvement and development of infrastructure will also play a role in keeping current businesses within the city boundaries. Retaining current businesses should continue to be a priority for Naples.
- Based on community surveys, residents of the city were generally pessimistic about the local economy, and they would like to see a major grocery store / shopping center within Naples City.



Current development pattern and infill opportunities along the commercial corridor.

Goals + Policies: Economic Development

Goal 1: Priority Areas. Recognize economic opportunity areas identified by the community, and prioritize them for long-term development.

1. Zone priority areas selectively and focus incentives and investments in those areas primarily.
2. Naples City will reevaluate its commercial and industrial zoning policy regularly.
3. All commercial and industrial developments will provide adequate buffer and screening treatments to protect the desirability and amenities of adjoining residential properties.
4. Encourage and support the development of a grocery store/shopping center within city boundaries.
5. Establish Naples as the “Gateway to Eastern Utah”.

Goal 2: Encourage job growth in the local area.

1. Collect and distribute information relative to the availability of small business loans.
2. Promote the development of “home-grown” business through information sharing and expedited permitting.

3. Encourage the Uintah School district and USU-Uintah Basin to provide a curriculum which supports the educational needs of employment in the local business community.

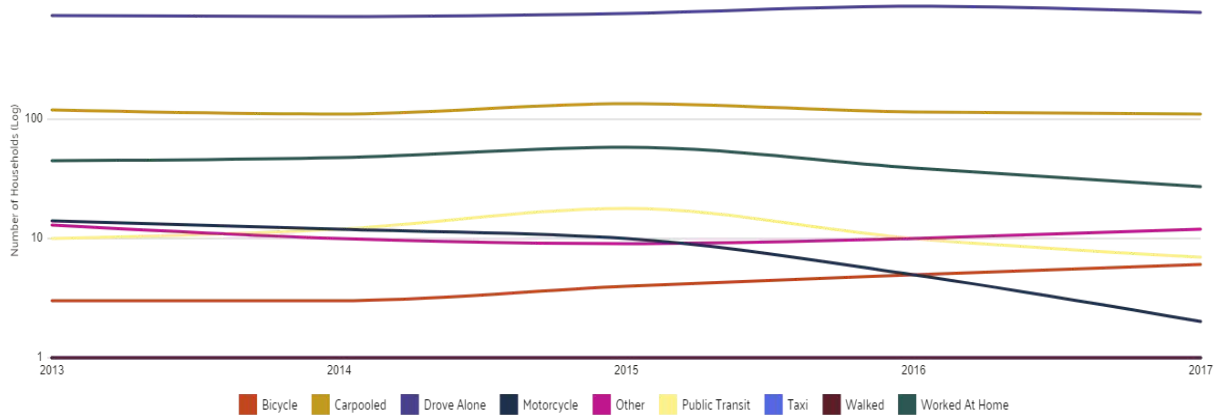
Goal 3: **Define the Core.** Maintain Naples Main Street as the primary retail commercial, office and business area.

1. Formulate standards so that new commercial uses are encouraged to locate in the Main Street Corridor, including protecting the existing residential uses.
2. All new commercial or mixed-use developments will be designed and constructed in a way that will promote the existing characteristics of the current architectural styles of the City.

Goal 4: **Establish a business and development climate** that is attractive to and encourage complementary commercial establishments that meet current standards of the community.

1. Promote downtown core areas for higher density mixed uses that will promote a city center.
2. Promote shared uses such as residential and office space either over or behind retail space.
3. Promote general commercial business areas with frontage along SR-40.
4. Provide for areas where industrial type activities can be conducted.
5. Look for ways to improve parking in commercial areas.
6. Create a level-of-service goal for administering the development application review process.
7. Work toward obtaining a Naples-specific zip code.

Chapter 6: TRANSPORTATION



*Area with high potential for active transportation improvements (2500 So).
Mode distribution estimates (US Census, American Community Survey).*

Existing Conditions + Regional Plan

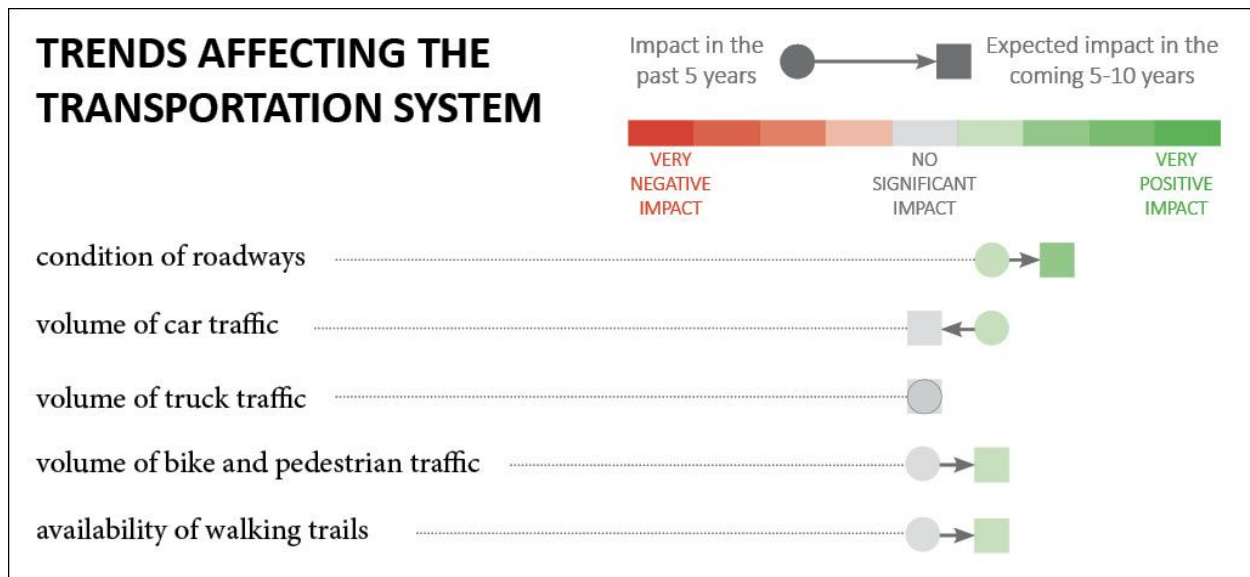
It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Naples City. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City. Having well throughout planned transportation plans allow the city to provide better access to employment, labor, goods, and

services that are vital to the progression of the community. Transportation can have a reciprocal relationship with land use. When decisions impact transportation or land use the other should be viewed as having an equal impact.

Uintah County recently completed a Transportation Master Plan that incorporated the major transportation roadways going through the city. As part of this study SR 40 as well as 2500 South and 500 South were identified as arterial roads meaning they are high-capacity roads. SR 40 also acts as Main street for Naples with the majority of traffic through the city. According to a UDOT Study over 15,000 traffic trips on average are made on main street (SR 40) in a given day. Due to the high impact on roads from the oil industry, the cold winters, and hot summers, road repairs should be closely monitored and reviewed by the city as part of the budgeting process. The ability to move people and goods is a good indicator of a high quality of life.

The average household in Naples owns 2 cars and has to travel roughly 23.6 minutes to work each day. Of those residents who drove to work 82.8% drove alone, 11.5% carpooled.

Community Survey



Impact Fees + Traffic Impact Studies

Naples does not currently have a street impact fee for transportation improvements. The impact fees can assist in building the necessary roadway improvements to handle the increased growth and mitigate congestion that is currently being realized on the roadways in the City. Proposed roads on the future roadways map and maintenance of existing roads can be funded by these fees. Developing and regularly updating a capital improvement plan to identify roads and other forms of transportation will help the city know which roads are in the most need of repairs and maintenance.

As part of furthering this plan and deciding how to use funds wisely, Naples City may consider requiring an impact fee for any new development and for larger developments a Traffic Impact Study (TIS). A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and

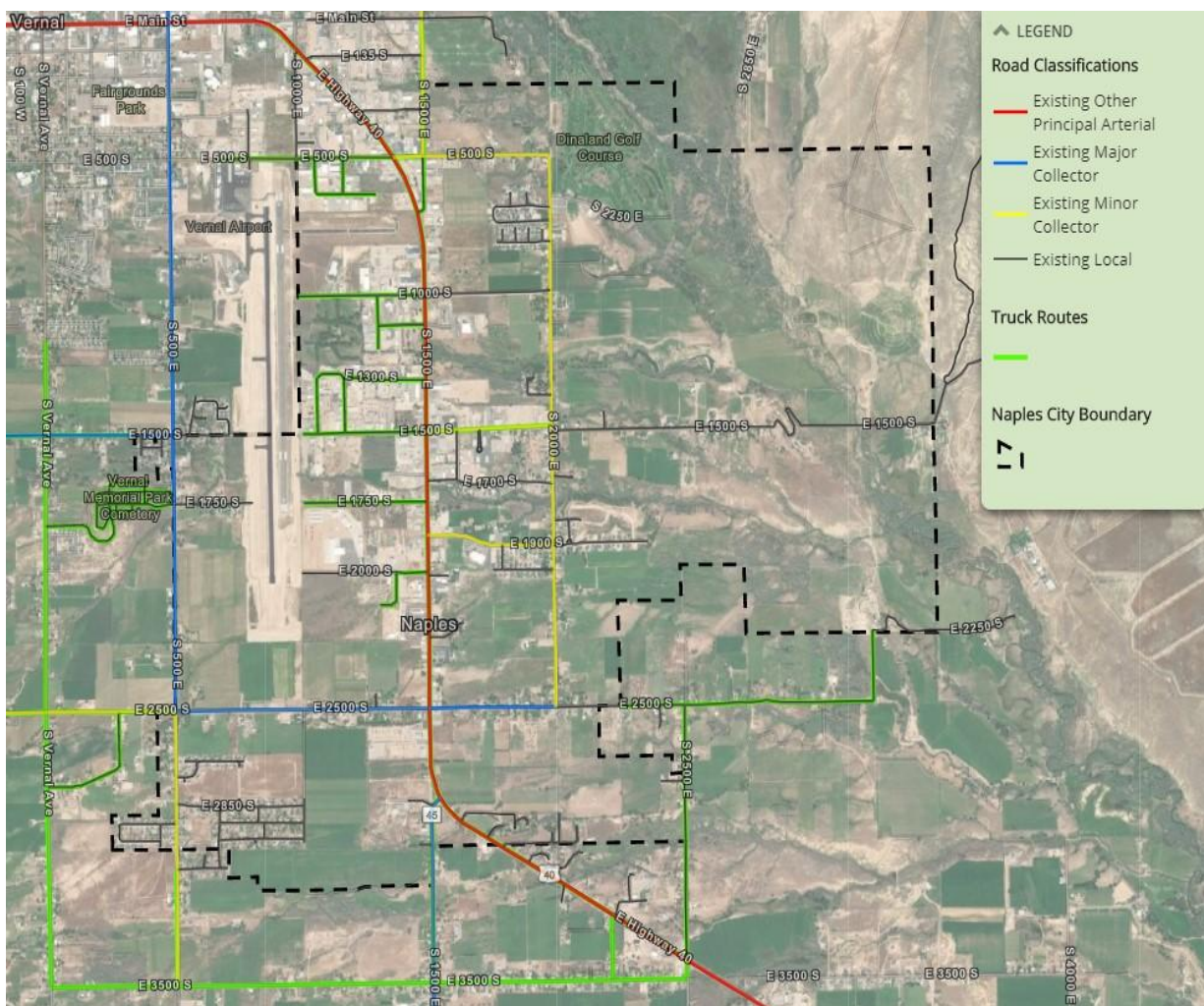
assignment of traffic to and from a new development. Since residential and private roads are not part of the Future Road Way map, TIS reports allow the City flexibility when deciding these smaller roads locations.

Roadway Design

A safe transportation system is one of the top priorities of Naples City. New roads should be designed to give proper access to emergency vehicles and should be well maintained. Also, roadways and walkways should be designed in a way that all people can equally access and use the transportation system.

Specific areas of concern are residential neighborhoods and schools. A reduction in the use of cul-de-sacs should be emphasized in order to provide greater traffic circulation. Streets that serve schools should encourage traffic calming devices and have well-designed pedestrian street crossings. Minor collectors when able should maintain the current grid system.

Overall, the roadway network should focus on connectivity. This means that block sizes should not be too large, and important collectors should not dead end or terminate in a cul-de-sac. This is best achieved by utilizing a hierarchical grid system of roadways, which Naples already has in some parts of the City.



Future Transportation Map, Naples City ([click here for the original](#)).

Active Transportation Facilities

Active transportation is one of the ways Naples City can become a more pedestrian friendly City. Naples considers an optimized transportation system to be one with transit investments that also include bike and pedestrian infrastructure. Uintah County recently completed a Trails Master Plan that included Naples and the policy implemented by the City in regard to active transportation states the following:

“Naples City has not implemented a painted bike lanes policy but with road construction they are providing extra wide shoulders to accommodate bike traffic. They also maintain their street shoulders through street sweeping and using pavement preservation methods that are more conducive to bike traffic than a standard chip seal coat. There is a concerted effort to provide trails within Naples City and connectivity of trails outside of Naples if possible. Naples recognizes the economic benefit of bicycle paths for commuting as well as accommodating bicycle user group events. ATV use is typically done in appropriate locations within Naples City. ATV use is prohibited in parks. Naples is planning for the implementation of a trail system within Naples. Many of the local roads within Naples do not have sidewalks, pedestrians use the shoulder of roadways. There are plans to expand the areas of sidewalks and the City is working with developers to include sidewalks or pedestrian friendly paths in new development.”



Example of an area with high potential for active transportation improvements (500 So).

Access Management

A critical factor to the safety and function of the transportation system is access management. Access management is the practice of coordinating the location, number, spacing and design of access points to minimize site access conflicts and maximize the traffic capacity of a roadway. Techniques include signal spacing, street spacing, access spacing, and interchange to crossroad access spacing.

Since the main road through the City is a state highway the City cannot control access on it, but on local collectors the City can focus on more access to slow down traffic and minimize cut through traffic as the state highway becomes more congested.

Future commercial and high-density residential development along Main Street should anticipate access management requirements from UDOT.



Typical collector roadway in Naples.

Public Transportation

Public transportation is critical for those who need an alternative to cars, including seniors, low income, and those with disabilities. While the city does not actively provide public transportation, the following agencies are providing services to meet transportation services in and around Naples:

- Uintah Basin Association of Governments
- Uintah Tribe

- Uintah County Golden Age Center
- Vernal City Cab
- Wilkins Bus line

Demand Assumptions + Areas of Potential

The goals and policies relative to the local transportation system are based on core assumptions about the next 5 years, including:

- Expanding active transportation opportunities including trails, and shuttle services will increase along with future development.
- Road maintenance will become increasingly important and needed due to a potential increase in traffic that comes with a rise in citizen populations.
- Where land use permits high density traffic use should be viewed often and considered the first priority after safety for funding. Roads should be correctly identified with UDOT standards to be eligible for future funding options for road maintenance.
- Working with Vernal and Uintah County to identify future roads and other forms of transportation will help mitigate concerns over future congestion among the neighboring communities.

Goals + Policies: Transportation

Goal 1: Develop a comprehensive transportation system. Incorporate multiple modes of travel, including private vehicles, pedestrians and bicycles.

1. Access for the disabled shall be addressed in all public improvements.
2. Provide a pedestrian-oriented sidewalk, path and trail system where appropriate that offers convenient access throughout the entire city.
3. Walking and biking will be a practical and enjoyable means of travel within the City with the provision of safe sidewalks and multiple use trail systems.
4. Consult the Uintah County Transportation Master Plan when considering transit and active transportation investments locally.

Goal 2: Provide for the existing and future transportation needs. Develop and maintain transportation systems of adequate size and capacity to serve the population in all areas of the City.

1. The City will require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approvals.
2. Street paving and pedestrian surfacing materials should be economical, serviceable, permeable where practicable, easy to repair, and the variety of surfacing materials should be kept to a minimum.
3. The parking policy shall be to require on-site parking sufficient to meet the anticipated parking demand of proposed development.

Goal 3: Provide a robust level of parking.

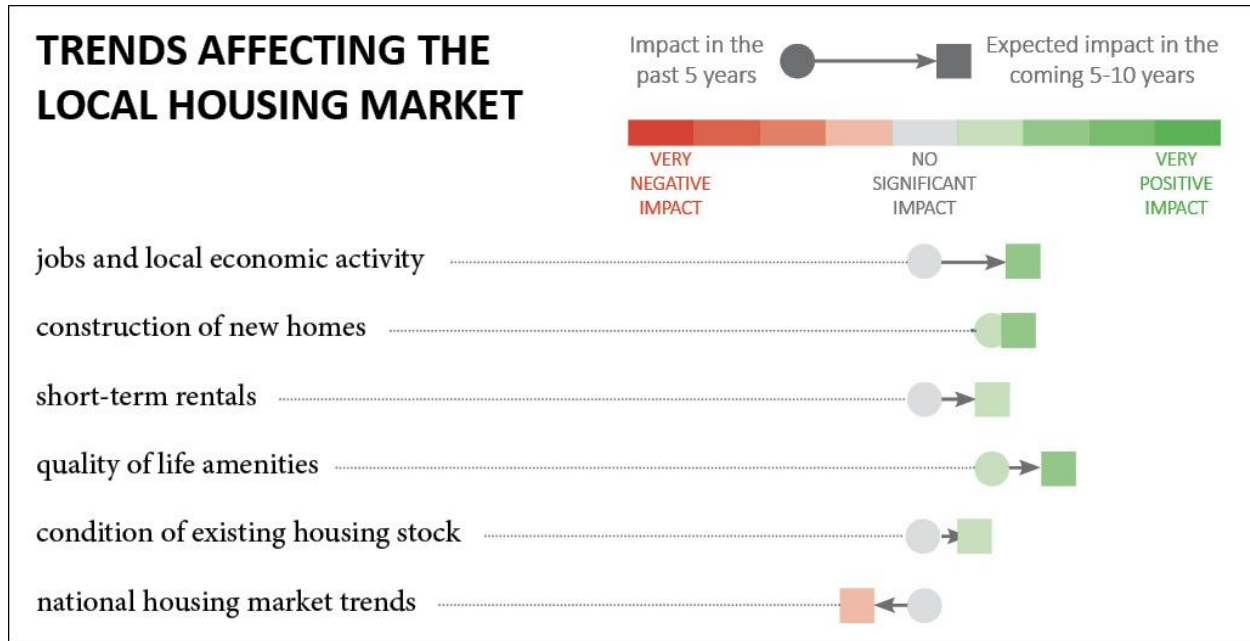
1. Provide adequate parking facilities to serve the demand of visitors, residents and commuters while balancing the desire to maintain a pedestrian-oriented community.
2. Ensure parking spaces required by the City are available for the intended uses, and not obstructed or used for other purposes.
3. The City will look into limiting on-street parking located within the commercial districts to encourage frequent turnover.

Chapter 7: HOUSING



Typical new residential construction patterns and type in Naples City

Community Survey



Existing Conditions

Quality housing is the foundation of a strong and vibrant neighborhood. The condition and character of houses and public spaces reflect and contribute to local identity, pride in community, and the long-term viability of the City as a whole. Moderate income housing plays a large role in multiple aspects of the economic and overall character of the community while serving as the foundation for a quality of life. The availability of good and affordable housing for people of various family styles, ages, family sizes, professions, health, and incomes contribute to the City's vibrancy and economic success.

Naples City cannot completely control all of the components related to increased housing costs, however there are several areas where city policy can be effective at solving some of the problems associated with housing affordability. The areas a city can control such as density, the approval process, parking, and other required policies that hinder affordability should be reviewed by the city for compliance with the goals and visions laid out in this plan. A holistic approach needs to be the path the city takes to help address affordable housing.

Assessing a community's housing stock in a general plan ensures that future housing needs are addressed before the issues of supply, cost, and quality become problematic. Members of the community share the goals of high quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

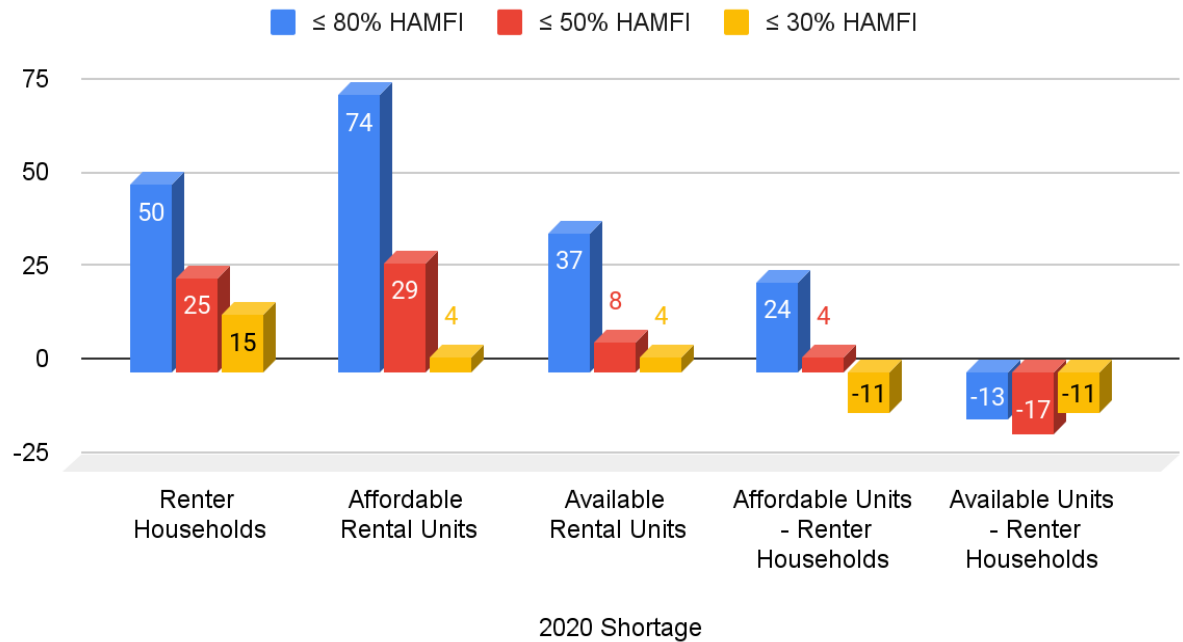
Allowed uses in Naples from a residential development standpoint include single-family and multi-family housing. There is also a zone designated for the development of mobile home parks. Part of this chapter is to identify housing types wanted in the community and identify ways to promote housing that is moderately priced for that community.

Moderate Income Housing

Naples Completed their moderate income housing assessment in 2020 as part of the development of this general plan. The model provided by the state of Utah was used for this plan as well as information from the U.S. Census Bureau. The following is a summary of its findings:

- The housing profile of Naples' total population in 2018 was roughly 85% in owner-occupied units, and 15% in rental housing units.
- The population in owner-occupied housing is projected to decrease 6% by the year 2025 while renter occupied housing is expected to increase by the same 6%.
- As expected with the new housing developments in Naples since 2010, the number of households that own their housing without a mortgage has declined, and is expected to continue to do so. 48% of those who own their home are expected to have a mortgage by 2025.
- Occupancy rates for rental units are expected to continue to increase as it has since 2010. Increasing from 13% to a projected 21% in 2025.
- Median housing costs for owner occupied housing with a mortgage in 2018 was \$1,303, without a mortgage the cost was roughly \$331 with median gross rents near \$1,091 per month.
- The median household income for City residents is estimated to be \$71,750. Those in owner-occupied units are reporting \$79,318, and those in rental units report \$38,813.
- Utah Statute requires cities to evaluate their housing opportunities for those earning 80% of the “area median income”. Uintah County’s household AMI is approximately \$72,939 for households that have between 3-4 people, and 80% of this amount is \$58,351. Under the assumption that appropriate housing costs should not exceed 30% of a household budget, then the City should look for ways to support housing development that is as or more affordable than what is in the market currently.
- Future projections predict by the year 2025 those making below the average area median income (AMI) the percentages that will be cost burdened meaning they will spend more than 30% of their monthly income on housing costs:
 - 35.5% of those making 80% of the Uintah County AMI
 - 57% making 50% AMI for Uintah County
 - 95% making 30% of the Uintah County AMI

Naples City Affordable Housing Shortage



HAMFI : Housing Urban Development Area Median Family Income

[Naples 5-Year Housing Calculations](#)

[Moderate Income Housing Policy](#)

Demand Assumptions + Areas of Potential

The goals and policies relative to the local housing market are based on core assumptions about the next 5 years, including:

1. According to the data provided by the Department of Workforce Services, the five year housing projections for Naples City show that the need for affordable housing is expected to continue to rise. The data predicts there will be an increased need for affordable housing among those renting as well as those who are looking to enter the homeowner market again or for the first time. While the City does not solely have the ability to create affordable housing the following goals and policies reflect the cities desire to play their part in making housing more affordable for current and future generations. From 2018-19 only 8% of the increased population in Uintah County came from people moving to the county.
2. A suite of solutions is needed to meet the needs of all residents who call Naples home. As new and existing residents relocate within the city the need for moderately priced housing will also increase. While an abundance of multi-family housing may not be the most practicable solution, there are still a variety of options available to meet the needs of the community.

3. Housing options will need to be able to meet the rising and falling income levels of the majority of employers in the area. Creating affordable housing will also benefit the local economy and the variety of businesses the city is trying to attract to the community.

Goals + Policies: Housing

Goal 1: Moderate Income Housing. Naples seeks to equitably provide housing opportunities for current and future residents.

1. Naples will continue to monitor the supply and demand of the local housing market to ensure that the needs of residents are met and that housing stays affordable through regulation and incentives.
2. Continually evaluate the land use regulations of the City to ensure they work to achieve the purposes of this Plan.
3. Work with other agencies like the Uintah Basin Association of Governments to provide options for moderate income housing for City residents [as per UCA 10-9a-403(2)(b)(iii)(P-U)].
4. Encourage the preservation of existing housing to provide opportunities for moderate income housing [as per UCA 10-9a-403(2)(b)(iii)(L)].
5. Encourage infill development within the downtown core (as defined on the future land use map) [as per UCA 10-9a-403(2)(b)(iii)(F)].

Goal 2: Quality Housing. Naples should approve development proposals that meet the high expectations of the community.

1. Due to the continual need for moderate income housing, support housing developments that are constructed out of high quality materials and are intended for owner occupancy, even in the case of multi-family developments.
2. All new residential developments, through appropriate subdivision design, development standards, and the provision of required amenities and facilities; as well as be compatible with neighboring development and planned urban developments.

Goal 3: Housing Stock. Naples seeks to develop a variety of housing opportunities.

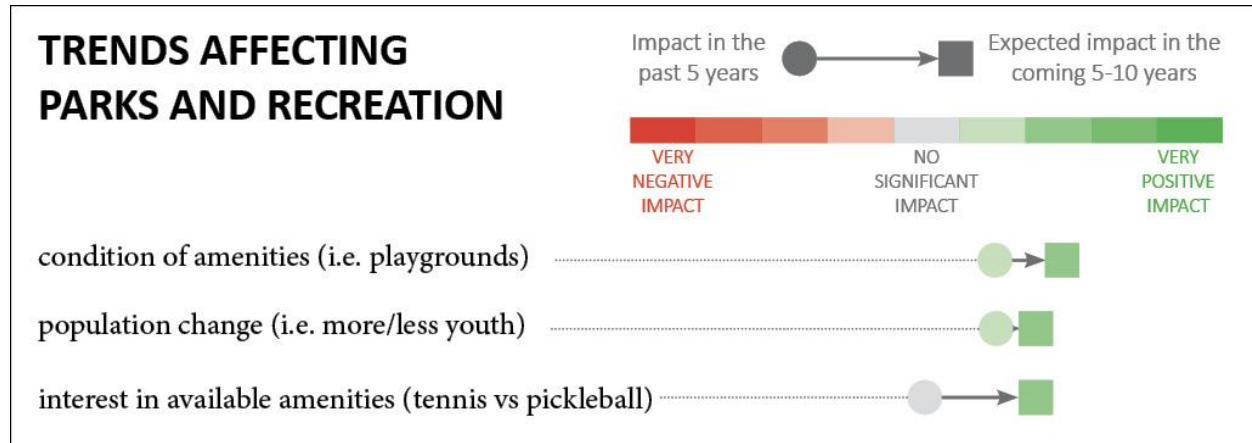
1. Support the continued development of single-family dwellings, multi-family dwellings, and other forms of affordable housing.
2. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes [as per UCA 10-9a-403(2)(b)(iii)(A)].
3. Studies should be completed in the future in order to assess the need for moderately priced housing as the average income changes.
4. Incentivize a variety of affordable housing options to ensure all families, individuals and couples have an equal opportunity to meet their housing needs.

Chapter 8: OPEN SPACE + RECREATION



Naples City Park and Pedestrian Trails

Community Survey



Existing Conditions

There are a lot of agricultural operations within the city limits currently, but this is expected to change over time. The City is not trying to accelerate the conversion.

The National Recreation and Park Association (NRPA) has developed standards for parks, recreation and open space development that are intended to guide communities in establishing a hierarchy of park areas. The general standard established by the NRPA for park acreage per 1,000 people is between 15 and 17 acres, or 1.5 to 1.7 acres for every 100 people. Future park planning should involve an analysis of total acres as well as activity amenities (i.e. pickleball, playgrounds, etc).

Currently Naples City has the Naples City Park located just east of main street. The park is roughly 34 acres with two pavilions available for use, a splash pad, three baseball/softball fields and a soccer field. The park also has multiple locations of typical playground equipment as well as a walking trail around the perimeter of the park. There are a variety of smaller neighborhood or pocket parks located throughout the community that are also available to the citizens of Naples and surrounding areas.

With the current projected population expected to increase over the next five years, the need for more parks in the area will also increase. Ensuring that the community retains the recreational assets that will draw users to the site is of vital importance.



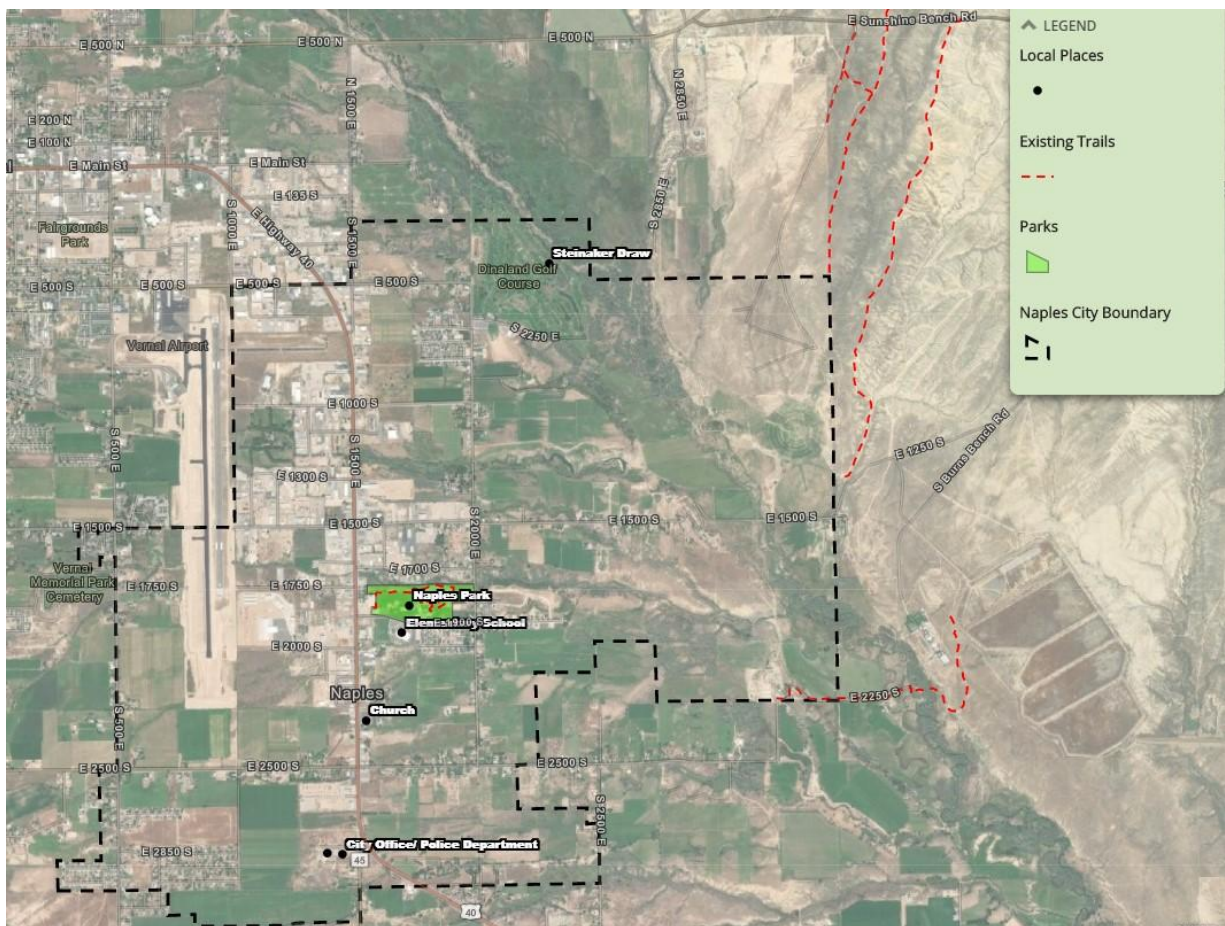
*Existing "pocket park" (approximately 750 So).
Potential trail corridor in the existing floodplain area (approximately 1250 So).*

Trails

The city consists primarily of walking trails that are located throughout Naples City Park. There are several areas within the City that have sidewalks that are used for transportation purposes. As part of the Uintah County Trails Master Plan update in 2018, several current and future trails were identified:

- Naples Park to Rec. Center: Along 200 East to 500 South.
- Sidewalks along the following roads
 - Highway 40 to 1500 South.
 - Along 1000 South
 - Along 2000 South
- A bike lane along 2500 South

Although the city does not currently have formal trails as an alternative option of transportation, and due to citizen desire for additional trails the city will continue to look for opportunities to expand the trails system throughout the community. Future trail placement should focus on connecting around and near schools and other places of public interest for safe travel primarily by youth and those unable to drive.



Naples area of the Uintah County Trails Master Plan, 2018 ([click here for the original](#)).

Many of the local roads within Naples do not currently have sidewalks, pedestrians use the shoulder of roadways. There are plans to expand the areas of sidewalks and the City is working with developers to include sidewalks or pedestrian friendly paths in new development.

In a survey done as part of the general plan update, residents voiced support generally for nature trails along the existing creeks (at approximately 1200 S. and 1700 S).

Agricultural Protection Areas

State statute requires that general plans “identify and consider each agriculture protection area” Utah Code §10-9a-403(2)(c). Statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas. These protection areas are a section of land that has a protected, vested use of an agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a county must appoint an advisory board that reviews requests from private property owners that want to establish a protection area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF) is notified. During the 20 year period, the land and use is protected from rezoning, eminent domain, nuisance claims, and state development.

Uintah County was consulted during the duration of this plan, and reported that there were no parcels within the city boundaries that have been formally designated as having agricultural protection status.



Agricultural use within Naples' city limits.

Demand Assumptions + Potential Improvements

The goals and policies relative to the open space and recreation are based on core assumptions about the next 5 years, including:

1. Interconnected recreational opportunities - specifically trail linkages
2. Centrally located “regional parks” renovations. These parks are typically 15-25 acres in size and offer a myriad of opportunities for recreational enjoyment.
3. Local neighborhood park renovations. These parks are roughly 2-5 acres in size and are focused around a green space and small exercise facility to encourage use by younger children.
4. Installation of bike lanes and walking trails throughout the community where applicable.
5. Develop a city-wide parks and recreation plan and incorporate the priority projects into the city’s capital budgeting process. This plan should also include an inventory of property that is currently owned by the city.
6. As new development continues to occur, the opportunity to include sidewalks as a part of the development can enhance the ability of citizens to move about the community.
7. Naples should expect to continue to encourage the Recreation District to look for park locations on the west side of the City.
8. Naples needs to identify areas within the community that can potentially be developed into future parks and other recreational areas.

Goals + Policies: Open Space and Recreation

Goal 1: Improve Recreation Opportunities. Naples encourages the development and maintenance of parks with quality recreational facilities that connect all parts of the community.

1. As resources are available, work with the county and neighboring communities to provide programs for a variety of passive and active recreational opportunities for all area residents.
2. As resources and opportunities allow, obtain land and facilities as they become available and/or ahead of need for subsequent improvement to meet future recreational and open space needs in community expansion areas.
3. All park improvements will be universally accessible as much as possible.
4. Conduct regular planning reviews to ensure that Naples can provide a connected and usable open space network.
5. Increase prescribed play spaces for sporting teams or events, specifically soccer, baseball, softball and other sports
6. Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.

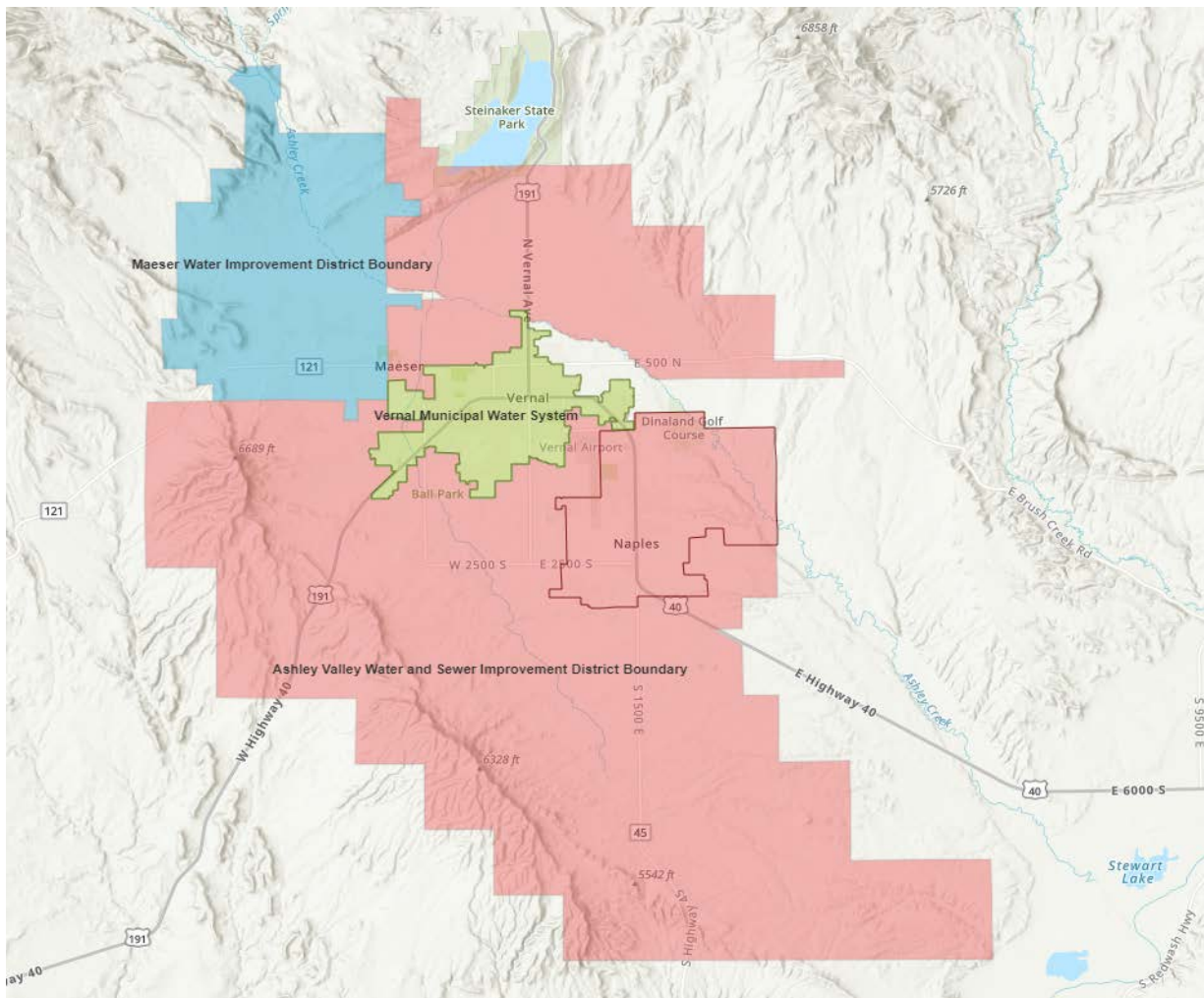
Goal 2: To promote public/private cooperation in developing park improvements, recreational services, and facilities.

1. Promote the expansion of joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.
2. Encourage developers to improve and/or construct parks and recreational facilities.

Goal 3: **Encourage a system of parks and recreational facilities and programs**, which provide recreational opportunities for all segments of the community.

1. Establish a diverse year-round entertainment program, including concerts, performing arts, and other programs.
2. Promote the establishment of community-based organizations and develop community gathering areas, which promote a variety of cultural activities in the planning area.
3. Preserve and enhance designated significant historic assets and other structures and amenities, which provide community focal points, and which preserve and broaden the cultural and preservation opportunities within the city.
4. Promote community-wide cultural programs for all ages such as cultural education programs and art programs and classes in schools.

Chapter 9: INFRASTRUCTURE + PUBLIC FACILITIES



Ashley Valley Water & Sewer District Boundary Map showing the Naples service areas. ([click here for other maps](#))

Services Overview

The City of Naples recognizes the need to provide capital facilities within the City to protect the health, safety, and welfare of the City and its citizens by maintaining the level of service for future generations which the City's residents, industries, and businesses have enjoyed.

The purpose of the public facilities chapter is to explain the various public facilities and services within the city, such as water, sewage, electrical and natural gas services. These services represent the public's investment in the development and operation of Naples. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the City.

Culinary Water

The culinary water needs of the city are met through a partnership with the Ashley Valley Water & Sewer Special Service District. The majority of residents in the community are able to obtain Ashley water for consumption and other uses. The special service district maintains over 5,000 service connections and over 160 miles of portable water line. Not all of these are within Naples, but a large portion would include the city.

Sewer System

Sewer services are provided by the Ashley Valley Water and Sewer Special Services district. As the Ashley Valley Water and Sewer Special Service District, the needs are met for all Uintah County excluding Vernal City. There are over 80 miles of sewer line and over 1,200 manholes in the sewer collection system. In the system there are also five sewer lift stations and two siphons, which are necessary for providing services to those in higher elevations.

Internet + Telecommunications

Naples City supports upgrading existing Ashley Valley telecommunication facilities and services to improve in-valley communication links and increase community access to outside electronic information. The City will work with Uintah County, neighboring communities, local businesses and regional education facilities to pursue this objective.

Demand Assumptions + Potential Improvements

The goals and policies relative to local infrastructure are based on core assumptions about the next 5 years, including:

- The need to develop additional sources of water for future growth and development to keep up with projected trends.
- Being a part of a larger service provider with the ability of providing the majority of culinary water and sewer to a large area, the need to maintain quality affordable services will need to be a priority as the need grows.
- In order to broaden the economic spectrum of the area the need to develop and maintain internet and telecommunications systems to attract a diverse economic base.

Goals + Policies: Infrastructure + Public Facilities

Goal 1: **Provide quality public services.** Naples City will seek to adequately provide services to City residents by:

1. Updating the current subdivision and site plan ordinances to require adequate planning for drainage and stormwater runoff.
2. Centralize development into areas where infrastructure is sufficient to meet the level of service.

3. All land use, infrastructure, service and resource allocation decisions shall be found to be consistent with the City General Plan.
4. Assure appropriate maintenance of the City's existing capital facilities.
5. Update and monitor the City's public improvement and construction standards.
6. Encourage development within areas of the City where required infrastructure already exists.
7. Identify and evaluate potential public safety hazards within the City, including vehicular and pedestrian hazards and identify corrective actions.
8. In all development applications the City will require configurations, designs and other development options that maximize safety of City residents and property.
9. Naples City will seek to upgrade existing Ashley Valley telecommunications facilities and services.

Goal 2: Naples City will provide a sufficient and reliable supply of clean, high-quality water to its residents, businesses and guests

1. Naples City will supply sufficient water for business and residential use. The City will purchase water rights where feasible/economical, and lease water rights when long-term and economical arrangements can be made

Goal 3: Systematically communicate with the public to develop trust and partnerships which will assist in proactively addressing public safety issues.

1. Officers should be familiar with owners and operators of local businesses.
2. Work with local associations and committees on matters related to public safety.
3. Emphasize educating the public and guests in the city on local laws and policies rather than strict or harsh enforcement for non-egregious offenses.

Chapter 10: RISK + RESILIENCE

Emergency Preparedness + Hazard Mitigation

“Community Resiliency” is the term used to describe how well communities position themselves to reduce the risks they face, and what their capacity is to ‘bounce-back’ from shocks and events. In 2004, Naples City was significantly involved in the development of a PreDisaster Mitigation Plan (PDM) that was developed by the Uintah Basin AOG. FEMA requires these plans as a prerequisite for any future hazard-related financial assistance the county might need, and these plans are required to include a significant amount of analysis on the types, likelihood, and potential impacts of different disaster scenarios.

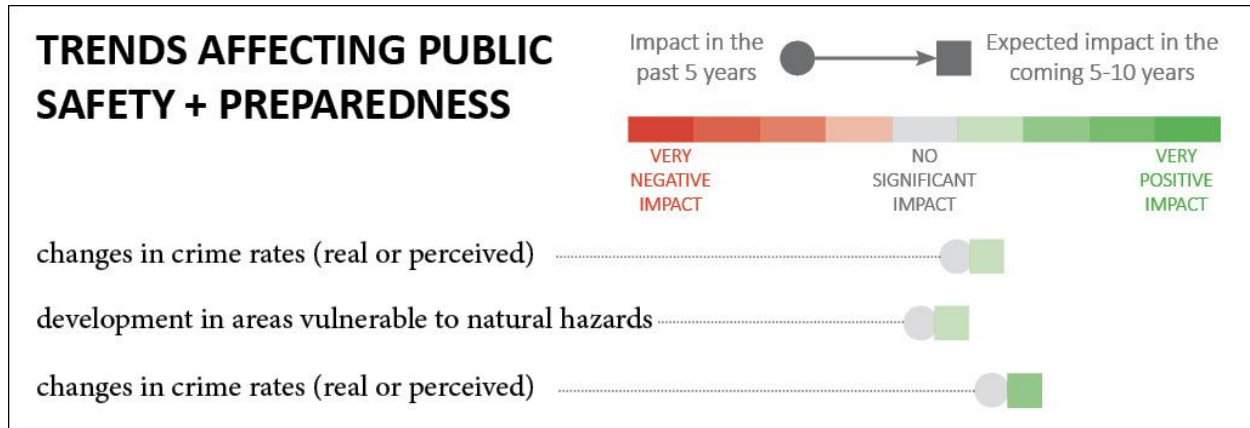
In the Naples area generally, the hazard types with the greatest potential for “overall risk” are low within city boundaries. The number of dwelling units located in the hazard risk areas is roughly eight percent of the total dwelling units for the entire city. The number of residents living in those units is 137. The amount of jobs however impacted was 149 and acres in these areas in or near the city was 429. (This data was provided by the USDA Forest Service and FEMA).

At the time of the general plan update, FEMA was developing new modeling and mapping for floodplains. The City is anticipating that this work will result in the need to develop an ongoing, proactive strategy to mitigate the risks identified by it.



Map illustrating wildfire risk in the Naples area.

Community Survey



Public Safety Capabilities

Naples City currently has a police department made up of eight officers including one canine officer. There is also a fire department for the city, made up of 23 primarily volunteer firefighters. Animal control is contracted out by the county, and providers for ambulances are also contracted out to the private sector to meet the needs of the city.

Demand Assumptions + Potential Improvements

The goals and policies relative to the city's risk and resilience are based on core assumptions about the next 5 years, including:

1. The recalculation of flood potential could have a significant impact on many properties.
2. The city will need to continue to partner with state and federal agencies to mitigate the potential fire dangers around homes in the community.

Goals + Policies: Risk + Resilience

Goal 1: Emphasize fire prevention education and partner with the public on fire safety measures recommended by the Community Wildlife Preparedness Program (CWPP) Committee.

1. Participate in joint training with regional and state fire departments to ensure seamless response to large fire events.

Goal 2: Preserve Natural Resource Assets

1. Naples intends to reduce flood risk and provide protection of the environmental setting and habitat through the location of land uses and the use of sensitive design.
2. Ensure that development, grading, and landscaping is sensitive to the natural topography and major landforms in the area.

3. Allow only responsible and sensitive development of hillside areas and prohibit development on significant ridgelines.
4. Ensure compatibility of future land uses with adjoining properties.

Chapter 11: HERITAGE + CULTURE

Current Conditions

The cultural and heritage of a place is what provides meaning, purpose or background to a community. While this is a universal truth among all communities, each community has their own heritage that is uniquely theirs. As Naples continues to grow and new residents continue to move to the community, it is important to establish characteristics that members of the community value. Based on survey results from members of the community the rural character was one of the strongest characteristics identified as the thing that most makes Naples “home”.

Historic Preservation

According to [*The National Register of Historical Places*](#) and [*The Regional History Center of Uintah County*](#), there are no historical sites within Naples City registered with either organizations. This is not to say there are not historical properties in Naples, those properties considered historic contribute to the small town charm and cherished heritage of the community.

Demand Assumptions + Potential Improvements

The goals and policies relative to heritage and culture are based on core assumptions about the next 5 years, including:

1. The need to preserve historic aspects of the community will continue to be a priority as development in the area occurs.
2. The City will need to continue to work with federal and state agencies in surrounding land that could potentially be in city boundaries in the future to preserve and enhance the character of the community.
3. With the history of Naples being intertwined with the history of Vernal and Uintah County, the city should help identify areas they can support and be supported by between the other two municipalities.

Goals + Policies: Heritage + Culture

Goal 1: Preserve unique history. Preservation of the historical assets will protect the character of the community.

1. Identify and protect Naples City’s current historical and archeological sites, as well as natural resources.
2. Protect and preserve the City’s agricultural heritage and lifestyle.
3. Support cultural amenities as an important contributor to our economic health and as a reflection of the importance of our heritage.

Goal 2: Rehabilitation of historic properties

4. Use administrative processes to rehabilitate dilapidated properties.
5. Protect Naples residents' property values by preserving historic aspects of the community and maintaining upkeep.

APPENDIX A: IMPLEMENTATION

Potential Action Steps

The following ideas are suggestions of implementation best practices, and that the City is not obligated to implement any of them or consider them policy.

IDEA #1 - Plan and Budget Integration

Budget is policy, and making a plan without investing in its implementation is largely a waste of time. City leaders need to first develop a baseline of what their strategic priorities are, and then deliberately update this vision over time.

- **Host an annual pre-budget retreat with the City Council, Planning Commission and administration.** The City Council and Planning Commission should meet for a joint session before any budget requests are considered. The purpose of this meeting would be to review the City's long-range goals.
- **Conduct a biannual "Discovery" event.** An outside party could facilitate a "discovery" discussion for existing and prospective City Council members (and anyone else in the public that is interested). The intent of this event would be to increase awareness of how cities actually work by describing systems, explaining rules, and sharing best practices. If done near the deadline for candidates to file in the summer, then the outcome of this event would be a more informed election in the fall. It can be assumed that an investment in "taking the long view" like this will result in better policy and budgets ongoing.

IDEA #2 - Community Clean-Up Initiative Enforcement

Update the land use code to outline a clear process for enforcing clean-up efforts:

- establish a clear definition of what needs to be cleaned-up
- review staff capacities, including enforcement personnel.
- outline roles and responsibilities in responding to citizen complaints
- create a method to document violations
- establish deadlines for clean-up
- establish a cost recovery system for City-initiated efforts on properties in violation

IDEA #3 - Planning Commission Agenda Alignment

Although every community is different in the details of how it operates, the one thing they have in common is a commission that makes decisions that affect the whole enterprise. Because they have to deal with a number of short-term issues, it is easy for them to lose focus on any kind of long-term strategy.

Cities need a way to standardize the implementation of their long-term goals. It seems like the way to do this is to keep the goals in front of everyone (especially the commissions) when they are facing decisions.

- **Incorporate the long-term goals into their regular meetings.** Format the agenda so that each discussion item is categorized under one strategic priority. Those issues/items that don't help achieve a priority goal are moved to the bottom.

- **Create a request form for items to be put on the commission’s agenda.** Require that all commission agenda items are submitted using a form that asks which priority the proposed issue helps the City achieve. Doing this helps applicants (including commissioners) maintain focus on their goals.
- **Formally establish an “implementation champion”.** Assign someone on the City Council or Planning Commission to monitor the implementation of the plan’s goals and strategies. Require a public report to be created quarterly.

IDEA #4 - Adequate Public Facilities (Concurrence)

The adequacy and availability of public facilities and services to support growth and development has become a key issue in most areas, both because of the financial implications as well as the effect on the timing of development.

A concurrence system requires that prior to the issuance of a land development permit, the applicant must demonstrate that all necessary public facilities and services are available and adequate at a specified level of service (LOC) standards.

The “adequacy” requirements provides that, for a development project to be approved, infrastructure must be conformed to level-of-service standards in the General Plan.

The availability requirement establishes where needed public facilities or public facility capacity is indeed available for use by the proposed development. Unlike other resources which are sometimes used to ensure carry capacity, infrastructure capacity is not static. It is increased as new capital improvements are added, and it is decreased as other development comes on-line. Development approvals can be denied, deferred, or recommended for phasing in order to keep infrastructure capacity and utilization in proper balance.

A key component of any concurrence management system is the determination of which public facilities are included and where they should be applied to all types of development.

IDEA #5 - Impact Fees and Financing of Capital Facilities

Naples City currently does not authorize impact fees because of the type and timing of the development that occurs there. However, if the City’s housing market continues as it has, the financial implications of new growth may warrant the continuation of impact fees and other taxing and regulatory financing systems. Impact fees are a regulatory policy mechanism whereby the capital cost of a City’s need to support new development is funded on a prorated basis by such development.

Courts have judicially approved the concept of impact fees as long as various legal and constitutional requirements are met. Those requirements included procedural due process, substantive due process, equal protection and “earmarking”. The latter requirement ensures that money collected from the payment of impact fees will be segregated from other City funds and used only for the purpose for which it has been collected. The constitutional standard for impact fees has generally been described as the “rational nexus” test. The test has two parts: (1) that the need for the public facility or public facility expansion is the result of the proposed new development; and (2) that the proposed new development will benefit from the provision of the public facility.

IDEA #6 - Development Process Flowchart

A clearly-defined approval process will facilitate better understanding of the City's requirements for development approvals. This will help applicants understand what is expected of them, and might even help the City ensure due process.

These flowcharts could be incorporated into brochures and development applications. Caution should be given to ensure that the process is also formally incorporated into the land use ordinance.

IDEA #7 - Land Use Code and Zoning Ordinance Update

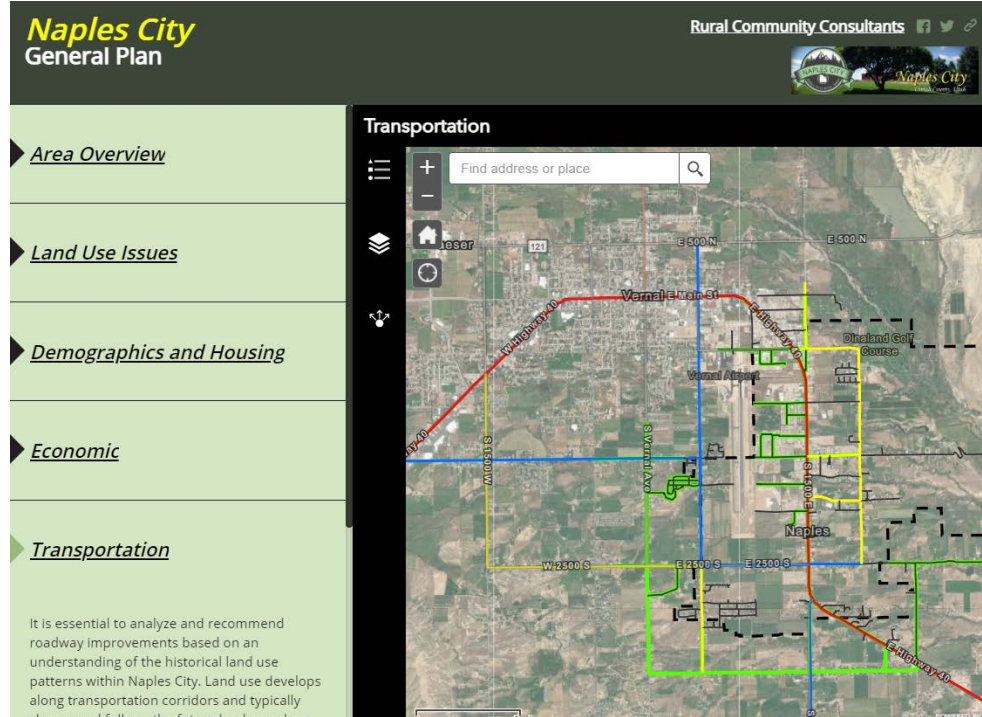
It has been estimated that there have been over forty significant changes to the Utah Land Use Development and Management Act since the mid-1990s. Naples City should undertake a comprehensive rewrite of its ordinances based on the following principles:

- Cities are political subdivisions of the state. Therefore, any ordinance revision should include COMPLIANCE ISSUES where the city is not supported by state statute.
- The general plan serves as the rationale for any ordinance or capital investment a community wants to implement. Ordinance revision should include ALIGNMENT ISSUES related to an internal inconsistency or a lack of justification between the general plan and ordinances.
- One of the most significant statutory impacts to local planning was the recent "PLAIN LANGUAGE" bill (UCA 10-9a-308). Among other things, this requires local codes to be simplified. Any ordinance revision efforts should develop "plain language" by simplifying references, rewriting complicated explanations, and incorporating graphics where possible.

APPENDIX B: PUBLIC INTERACTION

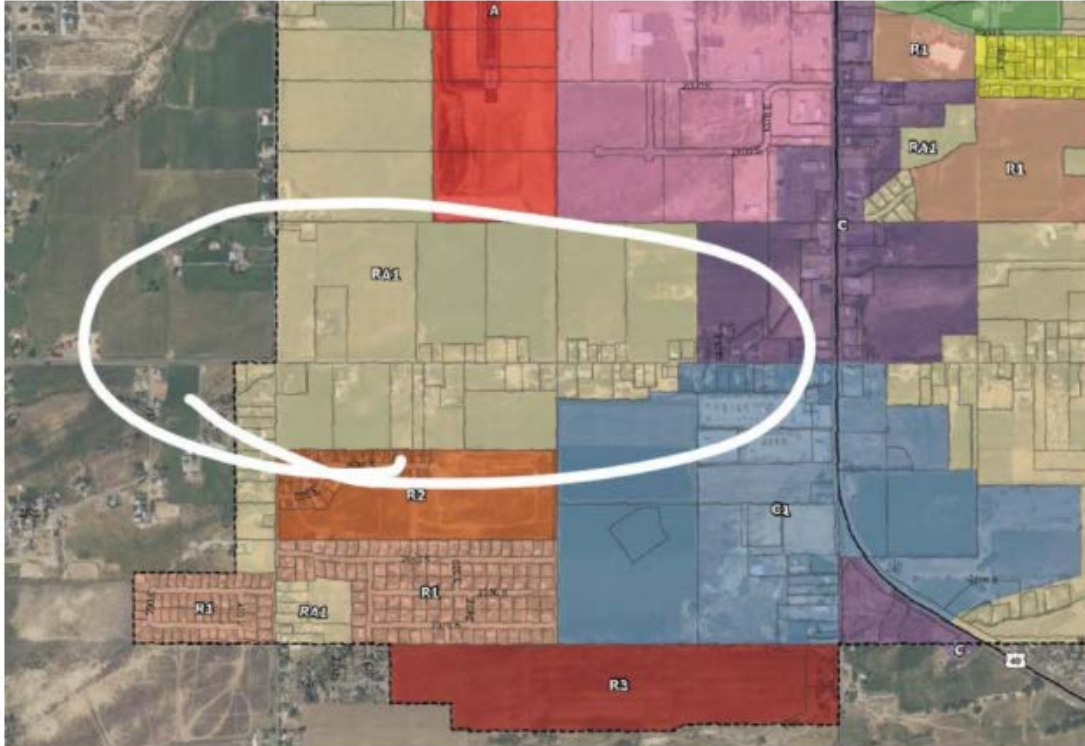
Facilitating community involvement and input opportunities was a high priority for the Naples City Council. The City website was updated to post working documents, surveys, maps, and project updates. This information hub was provided so the public could follow-along and be kept up-to-date throughout the initiative. Social media campaigns were also used to generate interest and awareness of the site.





Screenshot of the online interactive maps that were used throughout the planning process, and images of community residents providing comments at a Naples open house event.

- 5 → What do you think about the future of 2500 So (west side)?
Specifically, the area that fronts the roadway.

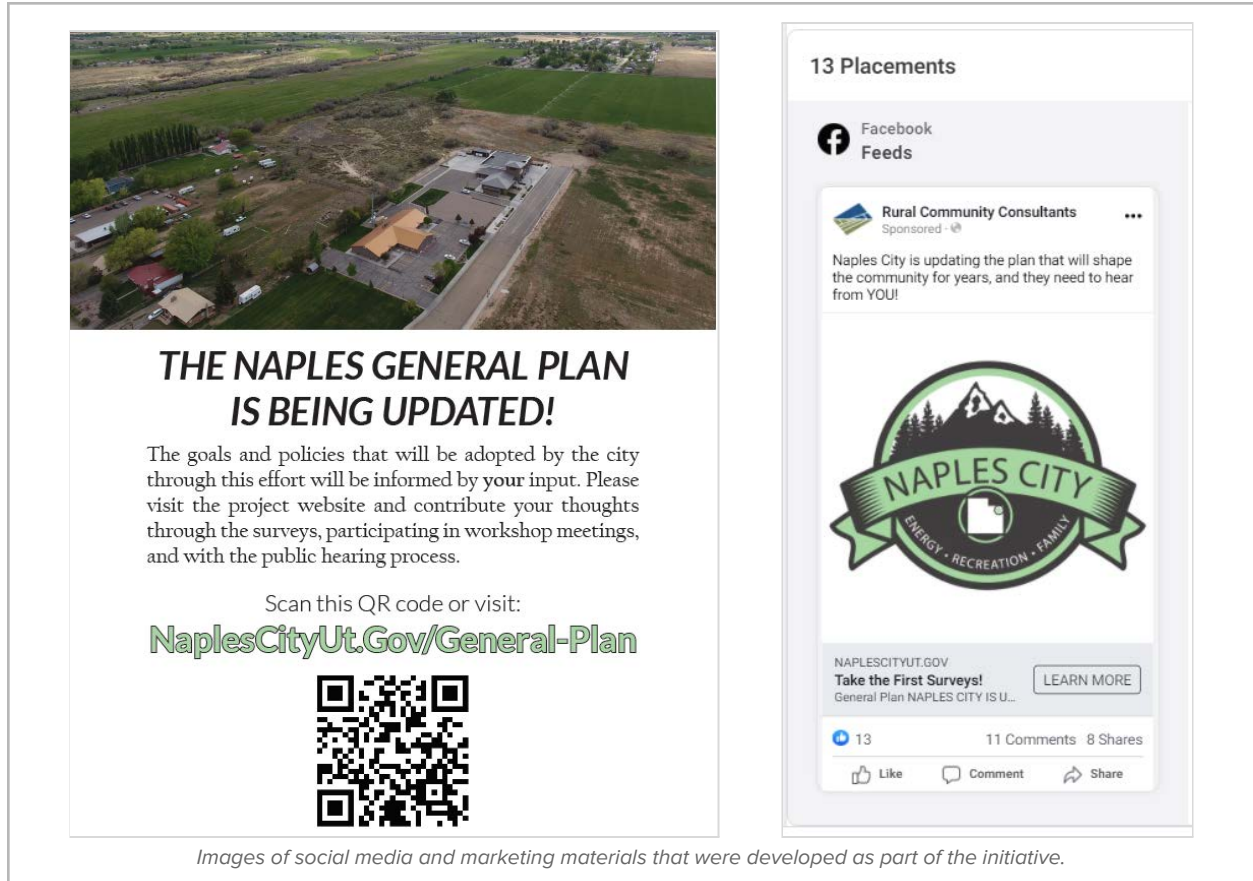


☐ A It should gradually develop into more of a commercial area.

☒ Key B It should continue to develop as a residential area. ✓

OK ✓

Screen capture of a web-based survey form used for the plan.



Reports showing the results of the community surveys can be found at the following links:

- [General plan map survey \(99 responses\).](#)
- [Housing survey \(72 responses\).](#)
- [Transportation survey \(46 responses\).](#)
- [Economy survey \(36 responses\).](#)
- [Parks and recreation survey \(46 responses\).](#)
- [Public safety survey \(38 responses\).](#)