

Agenda

Naples City Planning and Zoning Commission

November 17, 2022 at 8:15 p.m.
Naples City Council Room
1420 East 2850 South
Naples, Utah 84078

THIS IS A REGULARLY SCHEDULED PLANNING AND LAND USE MEETING

****PLEASE NOTE THE MEETING TIME HAS CHANGED TO 8:15 PM****

OPENING CEREMONIES

STANDING BUSINESS

- Verification of Full Quorum & Designation of Voting Members:

<u>Commissioner</u>	<u>Voting</u>	<u>Commissioner</u>	<u>Voting</u>
Chris Clark (Chairman)	Y N	Scott Major (A)	Y N
Andrew Bentley (Vice-Chairman)	Y N	Kevin Hiatt (A)	Y N
Scott Adams	Y N		
Jessy McKee	Y N		

- Approval of Agenda – November 17, 2022
- Disclosures
- Approval of Minutes –October 20, 2022

PLANNING/DISCUSSION

1. Rezone Highway 40 Commercial
 - Introduction – Discussion-Administrative
2. Industrial Zone
 - Introduction – Discussion- Legislative
3. Ken & Lisa McBride Rezone
 - Introduction – Discussion- Administrative
4. Grants/Economic Development
 - Introduction – Discussion

ITEMS FOR FUTURE DISCUSSION

Land Use Ordinance Changes

- R3- Residential 02-11

ADJOURN

The next Planning and Zoning meeting will tentatively be held on January 19, 2023.

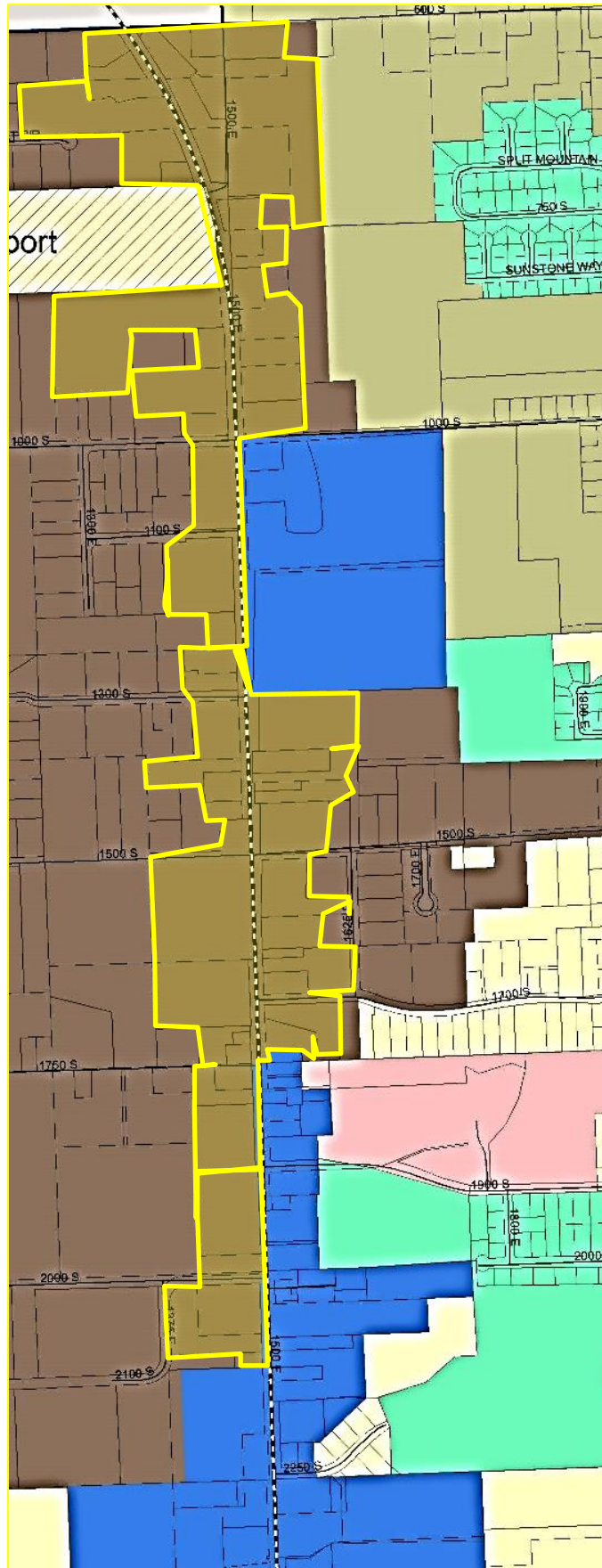
All persons residing within the area served by City of Naples are HEREBY NOTIFIED that the Naples Planning and Zoning Commission will meet on the 3rd Thursday of each month at 7:30pm. All persons concerned with any matter before the Naples Planning and Zoning Commission are invited to attend. If possible, call to get on the agenda, 435-789-9090 NOTE: In compliance with the Americans with Disabilities Act, Individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Land Use Administrator at 435-789-9090 at the Naples City Office, 1420 East 2850 South, Naples, Utah 84078 at least three days prior to the meeting.



Item No: 1

MEMO TO: Planning Commission FROM: Staff Date: November 17, 2022	Subject: Rezone all of Highway 40 to Commercial Zone
Staff Recommendation: Rezone properties with Highway 40 frontage to Commercial.	
Background: It has been suggested that all properties fronting Highway 40 to be zoned commercial. It is suggested that those properties that are currently operating as Industrial on Highway 40 be grandfathered in and will change zones when there is a change of use.	
Options: <input type="checkbox"/> Table to bring back at a future date <input type="checkbox"/> Bring back for further discussion <input type="checkbox"/> Bring back for public hearing	

Note: All proposed ordinance changes included in this document are NOT considered legal until legislative action has occurred and are accepted by Naples City Council in a public meeting by ordinance.



Note: All proposed ordinance changes included in this document are NOT considered legal until legislative action has occurred and are accepted by Naples City Council in a public meeting by ordinance.



Item No: **2**

MEMO TO: Planning Commission FROM: Staff Date: November 17, 2022	Subject: Industrial Zone 02-26
Staff Recommendation: Send recommendation of approved changes to City Council	
Background: Changes to include removal of unnecessary sections, update of requirements & process.	
Options: <input type="checkbox"/> Table to bring back at a future date <input type="checkbox"/> Bring back for further discussion <input type="checkbox"/> Send Recommendation of approved changes to City Council	

Note: All proposed ordinance changes included in this document are NOT considered legal until legislative action has occurred and are accepted by Naples City Council in a public meeting by ordinance.



Item No: **3**

MEMO TO: Planning Commission FROM: Staff Date: November 17, 2022	Subject: Ken & Lisa McBride Rezone
Staff Recommendation:	
Background: Ken & Lisa McBride are looking to rezone property from Commercial to R3. A rough concept of the overall design has been submitted.	
Options: <input type="checkbox"/> Table to bring back at a future date <input type="checkbox"/> Bring back for further discussion <input type="checkbox"/> Send Recommendation of approved changes to City Council	

Note: All proposed ordinance changes included in this document are NOT considered legal until legislative action has occurred and are accepted by Naples City Council in a public meeting by ordinance.



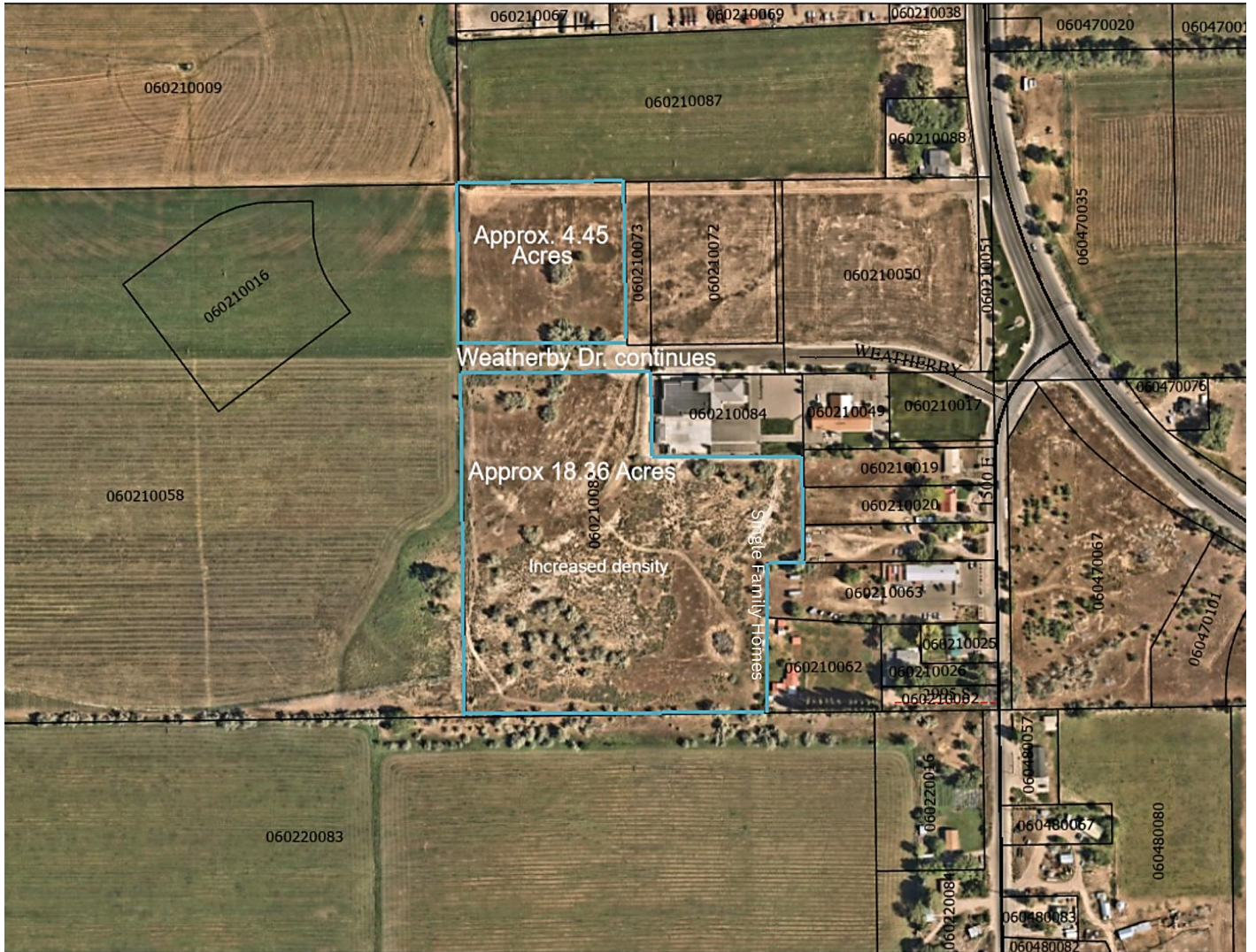
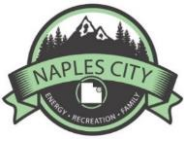
Proposal for the R3 zoning change from Mr. McBride.

We did discuss the public input items as well and hope this will alleviate some of the concerns that they brought up.

Proposal for McBride commercial land parcel of 18.94 acres:

- Approximately 14.36 acres located on the southern section of land to be designated as R3 for development.
 - 2 story townhouses
 - Single level, single family homes on eastern side of the south portion of land. These will neighbor the existing residential homes on 1500 E. As indicated on the attached map.
 - Increased density moving west on that property.
 - 14.36 acres to be one full development.
 - HOA to govern landscaping & care of the property.
- Weatherby Drive to continue west from the current paved road to the west property line.
- Approximately 4.44 acres on the north of the property to be left with commercial zoning. This will require the property to be assigned a separate parcel ID number.

Note: All proposed ordinance changes included in this document are NOT considered legal until legislative action has occurred and are accepted by Naples City Council in a public meeting by ordinance.



Note: All proposed ordinance changes included in this document are NOT considered legal until legislative action has occurred and are accepted by Naples City Council in a public meeting by ordinance.