

Agenda

Naples City Planning and Zoning Commission

November 16, 2023 at 7:30 p.m.

Naples City Council Room

1420 East 2850 South

Naples, Utah 84078

THIS IS A REGULARLY SCHEDULED PLANNING AND LAND USE MEETING

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	Y N
Scott Adams (Vice-Chairman)	Y N	Kevin Hiatt (A)	Y N
Andrew Bentley	Y N	Brock Arnold (A)	Y N
Jessy McKee	Y N		

- Approval of Agenda – November 16, 2023
- Disclosures
- Approval of Minutes – September 21, 2023

PLANNING/DISCUSSION

1. Brad Walker- Walker Hollow Subdivision
 - Concept Design Approval
2. The Farm Subdivision
 - Final plat review
 - Water connection
3. Water Connection
 - Update discussion
4. Training
 - January 31
5. Christmas Party

ITEMS FOR FUTURE DISCUSSION

- Highway 40 Rezone
- R3 Zone
- Subdivision Ordinance

ADJOURN

The next Planning and Zoning meeting will tentatively be held on January 18, 2024

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.

Naples Planning and Land Use
Public Meeting
September 21, 2023

Commission Present: Chris Clark, Scott Adams, Andrew Bentley, Jessy McKee, Kevin Hiatt, Brock Arnold

Commission Absent: Scott Major

Others Present: Mayor Dean Baker
Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. All Commissioners will be voting in the meeting.

Approval of Agenda Kevin Hiatt motions to approve the agenda. Andrew Bentley seconds the motion.

All in favor:

Andrew Bentley	Aye
Brock Arnold	Aye
Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye

Motion carried with all voting Aye. None opposed.

Disclosures None

Approval of Minutes Brock Arnold motions to approve the August 17, 2023 minutes. Kevin Hiatt seconds the motion.

All in favor:

Andrew Bentley	Aye
Brock Arnold	Aye
Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye

Motion carried with all voting Aye. None opposed.

Scott Adams joined the meeting.

PLANNING/DISCUSSION

**R3 Zone Ordinance
Proposed Changes**

Gwen Harrison presented the proposed changes to the R-3 Zone. Chris Clark stated a change for clarification needs made to clarify that buildings should be occupied by three or more families, not each unit. Gwen Harrison stated there was an addition to the ordinance regarding trails requiring paving and that an alternative hard surface may be approved. Chris Clark stated defining who would be able to approve that. Brock Arnold stated a condition or conditions should be listed for the variation and approvals section, clarifying amount or which standards can have of variations.

Andrew Bentley Motions to bring back to the Planning Commission for review with changes.

All in favor:

Andrew Bentley	Aye
Brock Arnold	Aye
Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

**Subdivision Ordinance
Legislative Changes**

Gwen Harrison presented the proposed changes to the Subdivision Ordinance. Gwen Harrison proposed that the Land Use Administrator, Land Use Administration, a member of the Planning Commission, and the Building Authority be defined as the Administrative Land Use Authority. Brock Arnold stated he agrees with having several people be defined as the Administrative Land Use Authority. Chris Clark questioned if the commercial and industrial subdivisions would fall under this. Gwen Harrison stated no, it would only be applicable to single family, two family, and townhome subdivisions. That commercial and industrial will still go through the process, including appearing before the Planning Commission. Gwen Harrison presented that because the city does not have an engineer on staff, it is suggested that it be changed to reflect that an engineer's cost estimate must be submitted by a licensed engineer. The street width has been changed to 32 feet to reflect the change of HB 406. Andrew Bentley questioned if it would be possible to require any road smaller than 40 feet to be a one-way street. Kevin Hiatt stated we could require that parking only occur on one side of the street. Mayor Baker gave the commission an update on the water moratorium. Gwen Harrison stated changes to the surface water section of the ordinance will be upcoming.

ITEMS FOR FUTURE DISCUSSION

Highway 40 Rezone

Will be brought back in the next meeting.

ADJOURN

Brock Arnold motions to adjourn, Kevin Hiatt seconds the motion.

All in favor:

Andrew Bentley	Aye
Brock Arnold	Aye
Chris Clark	Aye
Jessy McKee	Nay
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with majority voting Aye. Jessy McKee voted nay.

The next Planning and Zoning meeting will tentatively be held October 19, 2023 in the Naples City Council Chambers @ 7:30 P.M.



Item No: 1

MEMO TO: Planning Commission

FROM: Staff

Date: November 16, 2023

Subject:

Walker Hollow Subdivision

Staff Recommendation:

Background:

Brad Walker submitted concept application for Walker Hollow Subdivision.

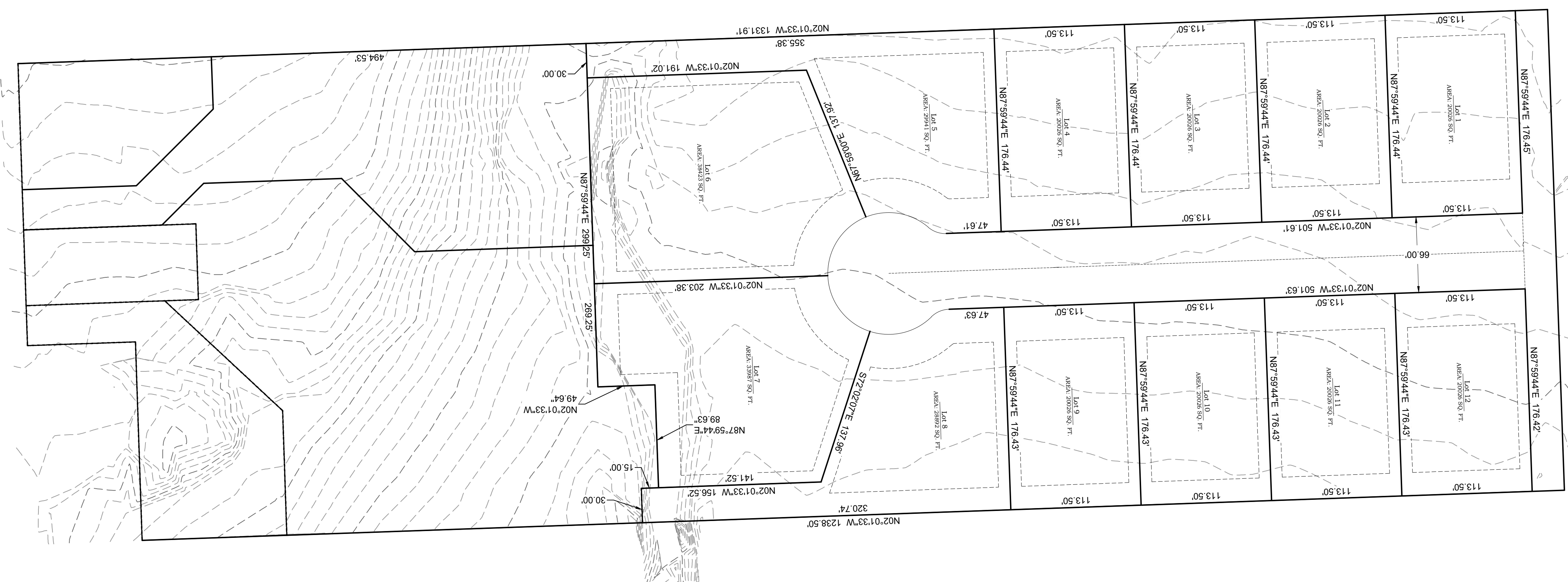
Options:

_____ Bring back for further discussion

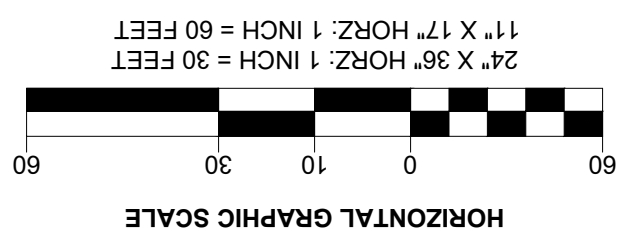
_____ Approve concept plan

_____ Reject proposed concept plan

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.



KNOW WHAT'S BELOW CALL BEFORE YOU DIG. ANY
EXISTING UTILITIES SHOWN ARE FOR REFERENCE
ONLY. CONTRACTORS SHALL CALL BLUE STAKES
BEFORE DIGGING.



NO. DATE REVISION BY 1 11/1/01	CONCEPT PLAN 1	C101
WALKER HOLLOW SUBDIVISION 782 EAST 1500 SOUTH VERNAL, UTAH 84078		
BRAD WALKER PHONE: 435-789-1385 FAX: 435-789-1385 PROJECT MANAGER: CTO CMAA CMAA	CLIENT INFO 209 North 300 West • Vernal, Utah (435) 789-1385 UTAH • COLORADO • WYOMING	 TIMBERLINE <i>Engineering & Land Surveying</i>



Item No: **2**

MEMO TO: Planning Commission FROM: Staff Date: November 16, 2023	Subject: The Farm Subdivision
Staff Recommendation:	
Background: Update Planning Commission on the status of The Farm Subdivision Phase 5.	
Options:	

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 16, 2023	Subject: Water Connection Update
Staff Recommendation:	
Background: Update Planning Commission on the status of water connections with Ashley Valley Water and Sewer	
Options:	

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ASHLEY VALLEY WATER AND SEWER "CERTIFICATE OF APPROVAL"

"I, J. Paul - [unclear], HAVE EXAMINED THE PROPOSED PLAT
AND IN MY OPINION IT CONFORMS WITH ASHLEY VALLEY WATER & SEWER
ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SEWER & ²⁶⁶
~~WATER WILL BE MADE AVAILABLE ONCE CONDITIONS ARE MET.~~

Water rights must be turned into the District before service will be provided.

ASHLEY VALLEY WATER & SEWER

DATED THIS DAY OF , A.D. 20



Item No: 4

MEMO TO: Planning Commission FROM: Staff Date: November 16, 2023	Subject: Planning Commission Training
Staff Recommendation:	
Background: A joint Planning Commission Training will take place January 31 st at Vernal City.	
Options:	

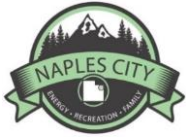
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Item No: 5

MEMO TO: Planning Commission FROM: Staff Date: November 16, 2023	Subject: Christmas Party
Staff Recommendation:	
Background: Naples City Christmas Party	
Options:	

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: 6

MEMO TO: Planning Commission FROM: Staff Date: November 16, 2023	Subject: Planning Commission Training
Staff Recommendation:	
Background: Update Planning Commission on the status of water connections with Ashley Valley Water and Sewer	
Options:	

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MERRY CHRISTMAS

Naples City Christmas Party

December 4, 2023 @ 6:00 p.m.

Uintah Conference Center

You and your plus one.

Please RSVP to 435-789-9090

by November 20th

