

Naples Planning and Land Use
Public Meeting
January 18, 2024

Commission Present: Chris Clark, Scott Adams, Kevin Hiatt, Brock Arnold

Commission Absent: Jessy McKee, Scott Major

Others Present: Mike Davis, Gwen Harrison, Mayor Dean Baker, Kenneth Reynolds, Gordon Kitchen, Amanda Kitchen, Cable Murray, Casey Crowther

Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. Mr. Clark mentioned that Kevin Hiatt has moved to a full member of the Planning Commission with Brock Arnold remaining an alternate. All Commissioners will be voting in the meeting.

Approval of Agenda Scott Adams motions to approve the agenda. Kevin Hiatt seconds the motion.

All in favor:

Brock Arnold	Aye
Chris Clark	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

Disclosures

Approval of Minutes Scott Adams motions to approve the November 16, 2023 minutes. Kevin Hiatt seconds the motion.

All in favor:

Brock Arnold	Aye
Chris Clark	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Planning Commission Bylaws

Election Chairman & Vice Chairman The Planning Commission voted to elect Chris Clark as Chairman. The Planning Commission votes to elect Scott Adams as Vice-Chairman.

All in favor:

Brock Arnold	Aye
Chris Clark	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

**Planning Commission Bylaws
Meeting Schedule**

Gwen Harrison presented the proposed meeting schedule for 2024.

Brock Arnold motions to approve the 2024 planning commission meeting schedule. Chris Clark seconds the motion.

All in favor:

Brock Arnold	Aye
Chris Clark	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

Walker Hollow Subdivision

Cable Murray stated the lot line adjustment on the south side of the property is affected by the Walker Hollow Subdivision, but is not necessarily part of the Walker Hollow Subdivision. Mr. Murray is looking to create flag lots on the south portion, due to the county/airport owned property. Mr. Murray will follow-up on a conversation with Mike Davis on the flag lots and requirements.

Commercial Design Concept Approval

Mike Davis presented the proposed commercial design to the Planning Commission to be located on the IFA Subdivision. The access will be on the road going to IFA, not Highway 40. Gwen Harrison stated there may be a concern for the number of required spaces and sizes. Chris Clark questioned if Planning Commission can give any type of variance. Gwen Harrison stated a variance may be given by the Planning Commission if it can be demonstrated by a parking study that the proposed use would have a demand less than required. Kevin Hiatt questioned if they used compact parking, if it would give back enough spaces. Mike Davis stated no, but they are going to try to rework things and come back. Chris Clark questioned if the entrance would be shared with the hotel. Brock Arnold questioned if they would be limited to that entrance.

Scott Adams motions to approve the concept plan. Kevin Hiatt seconds the motion.

All in favor:

Brock Arnold	Aye
Chris Clark	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

R-3 Zone Ordinance Change

Gwen Harrison presented proposed changes from Building Inspector, Dale Peterson. It is suggested that instead of 12 units per acre, it be changed to 9 units per acre, in order to meet all the requirements. Minimum lot requirements, it was added that a 1200 square foot living space with a 20'x20' garage. Minimum width requirements be changed to 45 feet for duplex and 35 feet for no utilization of side yard. Gwen Harrison stated the proposed changes will be given to the attorney for review.

Kevin Hiatt motions to approve the R-3 Ordinance changes and bring back for public hearing. Scott Adams seconds the motion.

All in favor:

Brock Arnold	Aye
Chris Clark	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

Form Based Code Discussion

Gwen Harrison presented to the Planning Commission that there was an ordinance that stated the Form Based Code should be suspended indefinitely, up to one year. Because of the

wording, there was confusion if it was still suspended or active again. Staff has discussed suspending the document, in case it was requested to be brought back. Mayor Baker stated the Form Based Code was suspended during the building of the fire station, because the City couldn't conform. His understanding was that it was suspended indefinitely. Mayor Baker stated there needs to be a recommendation from the Planning Commission to City Council for the removal of it and change all the zone from Downtown Commercial to Commercial Zone. Chris Clark questioned if the Mayor is looking to get rid of the Downtown Commercial Zone or only remove the Form Based Code. Mayor Baker stated he thought we were going to do away with the Downtown Commercial zone. Chris Clark stated his concern is that we do allow some type of metal buildings in the Commercial Zone and we wouldn't want that in the Downtown Commercial Zone. Mayor Baker stated making the Downtown Commercial Zone a little more intense but they do not want to use the Form Based Code. Chris Clark stated we can either keep the Downtown Commercial and re-write that ordinance to keep an elevated appearance. Chris Clark questioned if we are to rezone the entirety of Highway 40 to C, do we want to keep the Downtown Commercial. Mayor Baker stated he is looking for recommendation either way from the Planning Commission. Kevin Hiatt stated he is leaning towards keeping something that differentiates between Commercial and Downtown Commercial. Chris Clark stated they would like to address Downtown Commercial.

Training

Gwen Harrison presented that a joint Planning Commission training will take place on January 31, 2024 at the Vernal City Offices.

ITEMS FOR FUTURE DISCUSSION

Highway 40 Rezone
Subdivision Ordinance- Hansen Group
Pheasant Run

ADJOURN

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

All in favor:

Brock Arnold	Aye
Chris Clark	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held February 15, 2024 in the Naples City Council Chambers @ 7:30 P.M.