



City of Naples

Naples City Council Meeting Agenda
January 26, 2023 - 7:30 p.m.
1420 East 2850 South
Naples, UT 84078

SWEARING IN CEREMONY

Opening Ceremonies

1. Approval of Agenda
2. Approval of Minutes - January 12, 2023 Regular Council Meeting
3. Any Follow Up Matters from January 12, 2023
4. Approval of Bills
5. Security Camera Proposal - Spectra
6. Discuss Proposed Changes to Land Use Ordinance - Industrial Zone Chapter 02-28
7. Adopt Ordinance 23-248 - Accepting Changes to Land Use Ordinance Chapter 02-28
8. Discussion on City Council Assignments
9. Review Financial Report
10. Annual Open and Public Meetings Act Training
11. Other Matters/Future Council Matters
12. Motion to Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Naples City offices at 789-9090, 1420 East 2850 South, Naples, UT 84078 at least 48 hours in advance of the meeting. Meetings are held at 1420 East 2850 South, Naples, UT.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda was posted at the Naples City Office, on the City's website <https://naplescityut.gov/> and on the State Public Meeting Notice website <https://utah.gov/pmn> Nikki W. Kay

Naples City Council January 12, 2023 Minutes

The regularly scheduled meeting of the Naples City Council was held January 12, 2023, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

Council members attending were Dean Baker, Robert Hall Gordon Kitchen, Dan Olsen, and Kenneth Reynolds.

Others attending were Andrew Bentley, Austin Richens, Sage O'Hearn, Creeson Harrison, Ross Morton, Victoria Hall, Morgan Mold, Heidi Morton, Macie Morton, Stephanie Adams, Scott Adams, Jessy McKee, Lynzi Pilling, Ian Lamb, Porter Gehrig, Tagen White, Brooks Jones, David Sturko Ashlyn Olsen, Gwen Harrison, Szeth Simmons, Scott Gray, Micheal Davis, and Nikki Kay.

Mayor Dean Baker welcomed everyone and called the meeting to order at 7:30 p.m. Mayor Baker opened the meeting with the pledge of allegiance and Robert Hall offered the invocation.

Before asking for approval of the agenda, Mayor Baker asked the Council if they would be willing to hear one of the applicants seeking to fill the vacant council seat via electronic means. Mayor Baker stated one candidate had a prior commitment and would like to answer his questions over the phone. Councilman Olsen stated he was okay with it. Councilman Kitchen stated he was not, because of how the notice was posted. Councilman Reynolds thought it was something that came up unexpectedly and was going to give approval but when he understood it was not, he was opposed. Councilman Hall stated he spoke with the applicant and that person understood that in order to be fair all applicants should have been given the same opportunity and the applicant understood that and because of that, Councilman Hall was also opposed. Dan Olsen **moved** to approve the agenda as printed. Kenneth Reynolds **seconded** the motion. The motion passed with all in attendance voting aye. Councilman Reynolds asked the question "does that mean we will not be voting on that candidate?" Mayor Baker said that was correct.

DATE, TIME & PLACE OF MEETING

COUNCIL MEMBERS ATTENDING

OTHERS ATTENDING

OPENING CEREMONY

APPROVAL OF THE AGENDA

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The minutes of the regular city council meeting of December 8, 2022 were presented for approval. Robert Hall **moved** to approve the minutes of December 8, 2022-regular city council meeting. Gordon Kitchen **seconded** the motion. The motion passed with all in attendance voting in the affirmative.

MINUTES APPROVED

The minutes of the special meeting held December 12, 2022 were presented for approval. Dan Olsen **moved** to approve the minutes of December 12, 2022. Kenneth Reynolds **seconded** the motion. The motion passed with all voting in the affirmative.



The minutes of the special meeting held December 22, 2022 were presented for approval. Kenneth Reynolds **moved** to approve the minutes of December 22, 2022. Robert Hall **seconded** the motion. The motion passed with all voting aye.

Mayor Baker asked if anyone had anything they wanted to follow up on from the previous meeting. Nothing was brought forward.

***FOLLOWUP ITEMS FROM
PREVIOUS MEETING***

Nikki Kay presented the bills for payment in the amount of \$65,082.64. Dan Olsen **moved** to approve the bills in the amount of \$65,082.64. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call vote:

APPROVAL OF THE BILLS

Robert Hall	Aye
Dan Olsen	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

A business license application from **Junking** located at 1884 S 1500 E was presented for Council approval. There was some confusion concerning the printed address on the agenda. It was noted the business was located at 1884 S Hwy 40 and not 1884 E Hwy 40. The business was reviewed by Dale Peterson and recommended for approval. Robert Hall **moved** to approve the business license. Gordon Kitchen **seconded** the motion. The motion passed with all voting in the affirmative.

***BUSINESS LICENSE
APPROVAL***

The business license for Empire Auto Diesel Repair located at 573 S 1500 E was given to Council for their review. Nikki told them this business license was approved as a condition

***CONDITIONAL USE
BUSINESS LICENSE
REVIEW***

use permit a year ago. The original business license application stated the City would review their license in a year to see how many of the junk cars they were able to dispose of. Dale Peterson visited the business and stated he believed they were making a conscious effort to clear out the cars and he recommended Council approve the license for another year. Kenneth Reynolds **moved** to approve the business license for another year. Dan Olsen **seconded** the motion. The motion passed with all in attendance voting aye.

With the recent passing of Councilman Dennis Long it was necessary to accept letters of interest from those seeking to fill the vacant council seat. Letters were received from five candidates and four of those were present for interviews at the meeting. It was determined at the first of the meeting to not allow the fifth candidate to participate via the phone. That candidate was Brock Arnold and his name was removed from the ballot. All candidates received the same three interview questions a few days prior to the meeting. Mayor Baker told those in attendance the order of the candidates was chosen according to the master ballot list that is provided by the Lieutenant Governor's office. The first candidate was Ross Morton. Mayor Baker asked the other candidates if they would step out while Mr. Morton gave his answers, he said they did not have to but he asked if they would. The three other candidates stepped out into the hallway. All of the candidates were asked to respond to the same three questions. 1- Introduce and tell us about yourself. 2- What is your vision for the future of Naples City? 3- Why do you think you are the best candidate? Each candidate was given three minutes to respond for each question. Mr. Morton introduced himself and gave a little background about himself and his family. He stated his vision for the future of Naples was to help future growth be both responsible and calculated, to help bring in business without damage to the community, to help make it a place where families want to live, and to find ways to provide and fund services. Mr. Morton's response to why he was the best candidate was his honesty, he didn't let emotion rule his judgement, his ability to compromise when needed but also stand by his convictions. He stated he was a good communicator and has the best interest of the City in mind and believed he can share his views, which might be different from another, and still maintain those relationships. Mr. Morton said he would like to help the City move in a positive direction.

***INTERVIEW CANDIDATES
FOR CITY COUNCIL
VACANCY***

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Jessy McKee introduced himself and shared some things about his background and his family. He stated that he serves on the Naples Planning Commission, the County Planning Commission and was also on the Farm Bureau Board until just recently. Mr. McKee said his vision for the future of Naples would be to make the permitting processes less complex and expensive. He would like to see the support of oilfield and agriculture and to see those protected with policy. Mr. McKee said he would like the City to deal with people the same way you would want to be dealt with and to make the processes faster and better. Mr. McKee responded to the question of why he would be the best candidate. He stated he is already participating in the City on the Planning Commission, he is young but has a desire to put himself out there. Mr. McKee stated he appreciated the qualities of Dennis Long and hoped whoever the Council selects would reflect those same qualities.

Stephanie Adams introduced herself and shared some things about her background and her family. She shared about some of the volunteer work she is currently participating in. Ms. Adams said her vision for Naples would be to make the City enticing to families with more parks and outdoor recreational activities. She would like to look more at providing affordable housing and a way to increase sidewalks in the City to make it a more "walk-able" area. Ms. Adams said she would look for ways to add diverse business in order for the City to be able to ride the wave of the oil and gas industry. Ms. Adams stated that what made her the best candidate for the position was her willingness and her desire to learn and contribute. She said she believed they were all on the same page and want the same thing, she didn't want to destroy anything. She wanted to add to what is already here and her willingness to serve makes her a good candidate.

Andrew Bentley introduced himself and gave some background about his history in Naples and shared about his family. Mr. Bentley stated his vision for Naples was to make it more viable for businesses, to bring in homes, and to help make future growth slow and steady. He shared that he serves on the Planning Commission and has been aware of how the City is trying to grow. Mr. Bentley shared that his service on with the Planning Commission and working with three city managers has given him a good idea of what not to do and what works. He stated that the reason he would be the best candidate was because they could put him in this

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position and they wouldn't need to skip a beat.

Mayor Baker thanked all of the candidates for their responses and what they shared. Council members received a ballot and were asked to rank their top three choices by giving their first choice five points, their second choice three points and their third choice one point. Nikki Kay and Dennis Judd counted the votes and the top two candidates were Ross Morton and Andrew Bentley. Council members were then polled by the Mayor to give their vote on which candidate they wanted to choose. The roll call vote was as follows:

Gordon Kitchen	Andrew Bentley
Kenneth Reynolds	Ross Morton
Dan Olsen	Ross Morton
Robert Hall	Ross Morton

Ross Morton was selected to fill the council vacancy by a majority vote.

Dan Olsen **moved** to adopt Resolution 23-346 appointing Ross Morton to fill the vacancy on the city council. Robert Hall **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Aye
Dan Olsen	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

Dan Olsen invited Mr. Morton to come and sit on the podium with the other Council members.

With no other business before the Council, Council members asked Ross Morton to adjourn the meeting. It was **moved** to adjourn the meeting at 8:30. Dan Olsen **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

APPROVED BY COUNCIL ON THE 26th DAY OF JANUARY 2023

BY: _____

ATTEST: _____



***RESOLUTION 23-346
APPOINTMENT TO FILL
VACANCY ON CITY
COUNCIL***

***OTHER MATTERS OR
FUTURE COUNCIL
MATTERS***

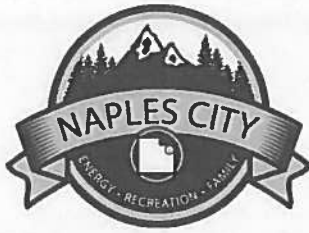
MOTION TO ADJOURN

Report Criteria:

Invoices with totals above \$0.00 included.
Only unpaid invoices included.

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-22250 WORKMENS COMPE	1084	Utah Local Gov't Ins. Trust	Workers Comp	1604125	01/11/2023	574.98
10-22500 HEALTH INSURANCE	740	Public Employees Health Prog	Health & Dental Insurance	0123952235	01/20/2023	17,618.78
10-22500 HEALTH INSURANCE	1084	Utah Local Gov't Ins. Trust	Health Insurance Premium	1604124	01/11/2023	325.33
Total :						18,519.09
40-40-262 DRAINAGE PROJEC	489	J-U-B Engineers, Inc.	2500 S Storm Drain	0159118	01/10/2023	8,700.00
Total EXPENDITURES:						8,700.00
10-43-240 OFFICE SUPPLIES A	1211	Zion's First National Bank	Streets morning meeting	302222	01/17/2023	61.41
Total CITY ADMINISTRATOR:						61.41
10-45-220 ADVERTISEMENT/N	1132	Vernal Express	Vacancy Notice	157698	01/06/2023	174.25
10-45-240 OFFICE SUPPLIES A	163	Business Solutions Group	Tax Forms	16241	01/06/2023	11.88
Total RECORDER:						186.13
10-48-310 PROFESSIONAL SER	172	Crossroads Accounting Professio	Annual Independent Audit	28188	12/31/2022	12,000.00
Total INDEPENDENT AUDITOR:						12,000.00
10-50-271 UTILITIES - CITY HAL	1099	Rocky Mountain Power	Monthly Electric Service 6115952	9526-0123WW	01/06/2023	288.20
10-50-271 UTILITIES - CITY HAL	1168	West End Cleaners, Inc.	Traffic rug for offices	54406	01/01/2023	61.60
Total GENERAL GOVERNMENT BUILDINGS:						349.80
10-51-240 OFFICE SUPPLIES A	1153	Walmart - Capital One	Council room HDMI cable	083012782673	01/12/2023	14.97
10-51-245 COMPUTER SUPPO	19	AM Computers	Service contract	4623	01/10/2023	150.00
10-51-250 EQUIPMENT, SUPPLI	1201	Xerox Corporation	Copy charges for WC7845	017924082	01/02/2023	87.32
Total SUPPLIES/EQUIPMENT:						252.29
10-54-249 EQUIPMENT/PURCH	233	Commercial Tire	Set tires 3995	37317	01/10/2023	645.39
10-54-249 EQUIPMENT/PURCH	487	Jones Paint & Glass, Inc.	Windshield #3996	VNI0099135	01/04/2023	470.44
10-54-249 EQUIPMENT/PURCH	1212	Zion's First National Bank	Truck part for 3995	113-7245553-9	01/18/2023	24.58

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-54-249 EQUIPMENT/PURCH	1212	Zion's First National Bank	Label maker, micro sd card, snack	463003678509	01/03/2023	59.72
10-54-251 FUEL & OIL	808	Rocky Mountain Lube & Muffler	Oil change #3994	619704	01/04/2023	59.20
10-54-271 UTILITIES-POLICE	1099	Rocky Mountain Power	Monthly Electric Service 61118576	8576-0123PS	01/06/2023	77.07
10-54-330 EDUCATION AND TR	1212	Zion's First National Bank	Food for training	024104	01/03/2023	70.29
10-54-333 CRIMINAL INVESTIG	1212	Zion's First National Bank	Mail wallet to Z.Phillips	778	01/05/2023	11.80
10-54-470 UNIFORM ALLOWAN	517	L.N. Curtis & Sons	Shirt A.Beatty, Belt R.McGaha	INV660202	12/20/2022	50.24
10-54-470 UNIFORM ALLOWAN	517	L.N. Curtis & Sons	Shirt A.Beatty, Belt R.McGaha	INV661519	12/22/2022	88.83
Total POLICE DEPARTMENT:						1,557.56
10-59-210 CHAMBER MEMBER	196	Chamber of Commerce-Vernal	MOU Agreement	7873	01/09/2023	3,750.00
10-59-224 PUBLIC RELATIONS	1210	Zion's First National Bank	Christmas tree	111-1890657-6	01/10/2023	149.72
Total COMMUNITY MARKETING:						3,899.72
10-60-250 EQUIPMENT, MAINT	62	Auto Tech	Unit 16 Repair	138299	01/19/2023	929.06
10-60-250 EQUIPMENT, MAINT	682	FleetPride	3/8 Air Line #9 Repair	104698016	01/03/2023	41.81
10-60-250 EQUIPMENT, MAINT	877	Smith Power Products, Inc.	Service #9 Repair	537903	12/29/2022	322.25
10-60-250 EQUIPMENT, MAINT	877	Smith Power Products, Inc.	Service #9 Repair	538780	01/09/2023	174.05
10-60-250 EQUIPMENT, MAINT	958	Main Street Auto	Wire Connector, Clamp Battery	166151	01/10/2023	9.49
10-60-250 EQUIPMENT, MAINT	958	Main Street Auto	Wire Connector, Clamp Battery	166156	01/10/2023	2.69
10-60-250 EQUIPMENT, MAINT	958	Main Street Auto	Parts & Antifreeze	167570	01/18/2023	66.36
10-60-250 EQUIPMENT, MAINT	958	Main Street Auto	Parts & Antifreeze	167598	01/18/2023	19.34
10-60-250 EQUIPMENT, MAINT	1152	W&W Industrial Repairs, Inc.	#9 Repair	T10003	01/18/2023	133.00
10-60-262 "C" ROAD MAINTENA	154	Burdick Materials	Salt trucking	6006452	01/07/2023	1,806.88
Total STREETS:						3,504.93
10-68-270 UTILITIES-STREET LI	1099	Rocky Mountain Power	Monthly Electric Service 6108154	1546-0031-122	01/06/2023	40.91
Total STREET LIGHTS:						40.91
Grand Totals:						49,071.84



Item No. _____

MEMO TO: City Council FROM: Planning Commission / Staff	Subject: 02-28 Industrial Zone	
Recommendation: Approve the changes	Date: 01/24/2023	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: It was discovered that the previously proposed changes to the Industrial Zone chapter were not adopted in 2020, due to unanswered questions. Planning Commission decided to review the entire chapter and make any changes they felt necessary. Many items were removed that were not necessary, or contradicted other chapters, and items were changed for clarification and consistency. This chapter was discussed with the Planning Commission at length during 2022 public meetings on February 17, April 21, May 19, June 16, July 21, October 20, November 17. Planning Commission held a public hearing on October 20, 2022		
Attachments: -Chapter 02-28 Industrial Zone		
Recommended Motion: Make a motion to approve changes in ordinance for 02-28 Industrial Zone		

Naples City Ordinance No. 23-248

An ordinance amending the Naples City Land Use Ordinance 02-28 Industrial Zone

WHEREAS, the Naples City Planning Commission has considered proposed revisions to the Naples City Land Use Ordinance and Subdivision Ordinance; and

WHEREAS, the Naples City Planning Commission has conducted duly noticed and open public meetings and hearings, considered the revisions to the Naples City Land Use Ordinance and Subdivision Ordinance on February 17, 2022, April 21, 2022, May 19, 2022, June 16, 2022, July 21, 2022, October 20, 2022, and November 17, 2022; and

WHEREAS, the Naples City Planning Commission has found that the revisions set forth herein are in the best interest of the health, safety and welfare of the community, and will improve the land use management and subdivision development procedures in the City of Naples; and

WHEREAS, the Naples City Planning Commission has recommended the changes set forth herein to the Naples City Council; and

WHEREAS, the Naples City Council has in a duly noticed open meeting on January 26, 2023, considered the recommended changes.

NOW THEREFORE, be it ordained by the Naples City Council that:

The Naples City Land Use Ordinance is amended as follows. See chapter 02-28 Industrial Zone, pages 1 to 45 (additions are blue, deletions have a strikethrough):

CHAPTER 02-28 INDUSTRIAL ZONE

Zone I-1	Light Industry
Zone I-2	Heavy Industry

Section 02-28-001	Objectives and Characteristics of Zones
Section 02-28-002	I-1 Zone, Purpose and Intent
Section 02-28-003	I-1 Zone, Permitted Uses
Section 02-28-004	I-1 Zone, Conditional Uses
Section 02-28-005	Special Provisions
Section 02-28-006	I-2 Zone, Purpose and Intent
Section 02-28-007	I-2 Zone, Permitted Uses
Section 02-28-008	I-2 Zone, Conditional Uses
Section 02-28-009	Area, Frontage, Location and Height Requirements
Section 02-28-010	Landscaping Requirements
Section 02-28-011	Project Area Description and Design Theme
Section 02-28-012	Definitions
Section 02-28-013	Commercial Guidelines
Section 02-28-014	Design Goals
Section 02-28-015	Design Framework
Section 02-28-016	General Provisions
Section 02-28-017	Circulation Guidelines
Section 02-28-018	Site Planning Guidelines
Section 02-28-019	Site Grading and Drainage Guidelines
Section 02-28-020	Architecture Guidelines
Section 02-28-021	Exterior Lighting Design Guidelines
Section 02-28-022	Sign Design Guidelines
Section 02-28-023	Typical Landscaping, Road Class, and Buffering Examples

02-28-001 OBJECTIVES AND CHARACTERISTICS OF ZONES

The I-1 light industrial 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.

The I-2 heavy industrial zone is that area of the city better suited for heavy industrial use. Heavy industrial uses are of more intense nature than those uses permitted in the I-1 zone, and often are accompanied by noise, odors, and other factors, which make the uses objectionable near residential and commercial zones.

02-28-002 DEFINITIONS See Chapter 02-02 [Definitions](#)

02-28-002 I-1 ZONE, PURPOSE AND INTENT

The objective in establishing the I-1 Industrial Zone is for the purpose of providing space for light manufacturing and fabrication of goods in a controlled and aesthetically desirable environment. To provide areas for the promotion of new industry for the city is to accommodate basic industries which tend to increase the employment and economic base and which market their products on a wholesale basis, primarily outside of the local economy. The zone is characterized by attractively designed buildings, landscaping, and off-street parking. Developments in these areas shall have a park-like appearance which blends the buildings and manufacturing areas into the landscaped areas.

02-28-0043 I-1 ZONE, PERMITTED USES

A The following buildings and uses of land shall be permitted in the I-1 zone, upon compliance with the requirements of this ordinance:

1. Agriculture, livestock, and buildings and structures related to agriculture and the raising of livestock, except livestock feed yards containing more than one hundred head, and hog farms containing more than thirty hogs;
2. Agricultural farms smaller than 20 acres;
3. Automobile repair shop;
4. Caretaker dwelling, incidental to the use of the land for industrial purposes;
5. Carpenter, electrical, plumbing or heating shops;
6. Concrete mixing and batching plants;
7. Cesspool cleaning equipment and storage;
8. Dry Cleaning plant;
9. Farm and construction equipment sales, rental and service establishments;
10. Fertilizer and soil conditioner manufacture and processing and sales of animal products;
11. Feed, cereal and flour mill;
12. Food processing, wholesale, excluding fish, meat, vinegar, yeast and fat;
13. Foundry, light weight casting, nonferrous without causing odors or fumes;
14. Furniture upholstery shop;
15. Honey extraction and processing;

~~15~~.16. **Hotels and Motels**

Commented [ND2]: Move from conditional uses

- ~~16~~.17. Ice manufacture and storage;
- ~~17~~.18. Insulation sales and services;
- ~~18~~.19. Knitting mill;
- ~~19~~.20. Lumber yard;
- ~~20~~.21. Manufacturing establishments;
- ~~21~~.22. Machine shop, general;
- ~~22~~.23. Mining services;
- ~~23~~.24. Oilfield services;
- ~~24~~.25. Oilfield gas and oil extraction;
- ~~25~~.26. Pest control and extermination;
- ~~26~~.27. Plumbing shop;
- ~~27~~.28. Printing;
- ~~28~~.29. Publishing or lithography shops;
- ~~29~~.30. Rubber welding;
- ~~30~~.31. Sand blasting;
- ~~31~~.32. Seed and feed store retail;
- ~~32~~.33. Sheet metal shop and retaining, provided all operations are conducted within a completely enclosed building;
- ~~33~~.34. Sign manufacture or sign painting;
- ~~34~~.35. Storage of merchandise, materials, equipment, either inside or outside of buildings;
- ~~35~~.36. Storage rental units;
- ~~36~~.37. Transportation;
- ~~37~~.38. Wholesale sales.

B The following uses shall NOT be permitted in the I-1 zone:

1. All industrial, manufacturing, and processing establishments of the following: Animal byproducts, manufacture of explosives, acetylene, acid, alcohol or ammonia;
2. Residential (except caretaker dwellings), Churches, Day Care Nurseries, Schools;

02-28-0054 I-1 ZONE, CONDITIONAL USES

The following uses may be permitted, when a conditional use permit has been issued by the Land Use Administrator, ~~granted, in accordance with Chapter 8 of this ordinance:~~

Commented [ND3]: Define who issues

The Land Use Administrator may call up the Design Review Committee to review a Conditional Use Application and site plan, to assist in verification of requirements listed in the Land Use Ordinance.

Commented [ND4]: Added for help of review

The Land Use Administrator, at their discretion, may require a Conditional Use Application to be reviewed by the Planning Commission.

1. Livestock feed yards in excess of 100 head, and hog farms in excess of 30 hogs.
2. Asphalt mixing plants, coal yards.
3. Automobile wrecking and salvage yards with the following conditions: ~~when surrounded by an eight foot sight obscuring fence so that the material stored in the enclosure cannot be seen from any public street adjacent to the yard.~~
 - a. Shall be screened around the entire perimeter of the storage yard by an eight-foot-tall solid wall or sight obscuring fence, so that the material stored in the enclosure cannot be seen from any public street adjacent to the yard.
 - i. Fences should use a combination of elements, including solid decorative masonry walls, berms, landscaping, vinyl, wood, or chain-link fence with full fitted slats, or other materials approved by the Land Use Administrator or Planning Commission.
 - b. Wrecking and salvage yards may not border against any residential zone, commercial zone, or any single-family dwelling.
 - c. Exterior lighting must be directed away from neighboring properties.
 - d. Must not use the public right-of-way for parking equipment, storage bin storage, loading and unloading scrap material, employee parking and/or doing business.
 - e. Driveway from the city road shall be asphalt or concrete, or when approved by the city, an alternate hard surface may be used, to prevent tracking much from business property to the city street.
 - f. Provide thirty parking spaces to be used by customers and employees.
 - g. Establish a minimum 15-foot deep landscaping strip measured from back of sidewalk, along the frontage, excluding access driveways.
 - h. Maintain an approved stormwater retention plan to keep 100% of stormwater on the property.

Commented [ND5]: Taken from previously issued conditional use permit

3.i. Burning of any waste materials is prohibited.

~~4. Temporary dwellings for on-site employees of no more than two structures. Each structure may house no more than six persons. The temporary dwellings may exist for a period of time not to exceed one year. These dwellings must follow the requirements found in Chapter 02-30.~~

~~5. Hotels and motels.~~

~~6.4.~~ Bulk sales and storage of oil, fuel, and ~~gas services~~ chemical products which do not produce a hazardous condition.

~~7.5.~~ Food Trucks, with the following conditions:

- a. Must obtain a Naples City Business License or provide a valid copy of a current Utah business license,
- b. Must obtain a ~~current~~-valid health department food truck permit issued by Tri County Health Department or another health department within the state.
- c. Must obtain evidence of passing; a ~~current approval from a~~ fire and safety inspection, as issued during the same calendar year
- ~~a-d. -e.~~ And any other licenses or permits required by state or local authorities.
- ~~b-e.~~ Shall obey all parking and traffic regulations in Naples City.
- ~~e-f.~~ May not locate their vehicle or trailer on the roadway, or in such a manner as to encourage the congregation of customers in the roadway. Customers may congregate on public sidewalk, unless they are impeding regular pedestrian traffic in the area or emergency access circulation. ~~The outdoor dining area shall not impede pedestrian or emergency access circulation.~~
- ~~d.~~ Shall not interfere with or limit pedestrian users' free and unobstructed passage.
- ~~e.~~ Shall not operate on public streets where the speed limit exceeds thirty-five (35) miles per hour.
- ~~f-g.~~ Shall not sell to any person standing in the roadway.
- ~~g-h.~~ Trash containers shall be provided for the use of the business patrons.
- ~~h.~~ All signs must be physically attached to the vehicle. Banners, temporary signs, or flags located outside of the food truck shall be removed by the food truck operator when the food truck is closed for business, and may never be placed within the road right-of way.

6. Storage Units

- a. A minimum six-foot high, sight obscuring wall or fence shall be built around the storage area and be completed with the first phase of construction. The back of masonry storage buildings may act as a wall, if adjacent to a commercial or industrial zone, provided that drainage does not flow onto adjacent parcels.
- b. No business may be conducted from any storage units, other than the business of leasing the storage units themselves.

Commented [ND6]: Taken from previous storage units

- c. No water services may be provided to the individual storage units.
- d. Driveways and parking areas are to be paved with either asphalt or concrete, or when approved by the Planning Commission, and alternative hard surface may be used.
- e. A minimum 40-foot deep driveway is provided between the property line and the access of the facility.
- f. Site lighting shall be provided, which does not spill over onto adjoining parcels.
- g. A minimum 15-foot landscaping strip, measured from back of sidewalk, along the frontage, excluding access driveways.
- h. Landscaping shall be completed prior to the issuance of a Certificate of Occupancy.

Exception: When adjacent to a residential zone or adjacent to a single-family dwelling, other landscaping conditions may be imposed to protect the aesthetics of the residential neighborhood.

8. Medical Cannabis¹ Pharmacy²

- a. Hours of operation shall be restricted to between 7:00 a.m. and 10:00 p.m.
- b. CCTV cameras must be installed and maintained to record the store and sales floor, storage rooms, and all angles of the building exterior; recordings shall be kept for a minimum of 72 hours.
- c. May not be located within 1000 feet of a school, church, or daycare.
- d. May not be located within 1000 feet of another medical cannabis business.
- e. May not be located within 1000 feet of an A1, P1, R1, R2, R3, RA-1, RA-2 or RS zone.
- c. Meet state guidelines.

02-28-005 — SPECIAL PROVISIONS —

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~~Where any industrial use adjoins any lot in a residential zone, the owner of the industrial property shall provide and maintain along such property line a minimum six foot aesthetically pleasing, vision obscuring, privacy fence or wall of a neutral color, with a minimum 90% fill to afford privacy for the residential dwelling. The fence shall be installed so as not to create a safety hazard for vehicular and pedestrian traffic. Where the Planning Commission makes a finding that such a fence is not necessary, or in the best interest of the public, the Planning Commission may alter or waive the fence requirement. If a party disputes the findings of the Planning Commission they may appeal the decision to the Naples City Council.~~

¹ Added 11-12-2020

² Added 5-27-2021

~~All outside parking area shall be lighted during the evening business hours. All lights shall be directed away from adjacent residential areas.~~

~~Any use listed as a permitted use in the C or C-1 commercial zones, shall be a permitted use in the I-1 industrial zone, except for churches and schools, which are not permitted. Hotels and motels are only permitted conditionally (see 02-28-004 #5).~~

02-28-006 I-2 ZONE, PURPOSE AND INTENT

The I-2 Heavy Industrial Zone is that area of the city better suited for heavy industrial use. Heavy industrial uses are of a more intense nature than those permitted in the I-1 zone and are often accompanied by noise, odors, and other factors which make the uses objectionable near residential and commercial zones. The I-2 zone shall not be designated if adjacent to any residential or park zone.

02-28-007 I-2 ZONE, PERMITTED USES

The following uses shall be permitted in the I-2, Heavy Industrial Zone:

1. Any use listed as permitted in the I-1 zone;
2. Petroleum refining and petroleum crude oil storage;
3. Rock crushing;
4. Agricultural farms of 20 acres or more.

02-28-008 I-2 ZONE, CONDITIONAL USES

The following uses may be permitted, in accordance with Chapter 8 of this ordinance:

1. Manufacture of explosives, and other chemicals and products of an objectionable or dangerous nature, including insecticides;
2. Ore smelting and refining;
3. Sewage treatment facilities and lagoons;
4. Other uses which create a substantial amount of odor and noise, in excess of those levels customary to most industrial operations;
5. Sexually oriented business.
 - a. May not be located within 1000 feet of a school, church, or daycare.
 - b. May not be located within 1000 feet of another sexually oriented business.

- ~~5.c.~~ May not be located within 1000 feet of an A1, P1, R1, R2, R3, RA-1, RA-2, or RS zone.

02-28-005

SPECIAL PROVISIONS

1. Fencing

- a. NO fence or screen of any kind shall be constructed unless specifically approved by the Planning Commission.
- b. Where any industrial use adjoins any lot in a residential zone, the owner of the industrial property shall provide and maintain along such property line a minimum six foot high aesthetically pleasing, vision obscuring, privacy fence or wall of a neutral color.
- c. Fence shall provide, a minimum 90% fill to afford privacy for the residential dwelling.
- d. For any fencing, a combination of elements should be used, including solid decorative masonry walls, berms, landscaping, vinyl, wood, or chain-link fence with full fitted slats.
- e. The fence shall be installed so as not to create a safety hazard for vehicular and pedestrian traffic.
Where the Planning Commission makes a finding that such a fence is not necessary, or in the best interest of the public, the Planning Commission may alter or waive the fence requirement, except on those conditional uses as outlined in this chapter. If a party disputes the findings of the Planning Commission, they may appeal the decision to the Naples City Appeals and Variances Hearing Officer.
- f. No fence shall be located within 20 feet of the front property line or of any street right-of-way, unless specifically approved by the Planning Commission.

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2. All outside parking area shall be lighted during the evening business hours. All lights shall be directed away from adjacent residential areas.
3. Any use listed as a permitted use in the C or C-1 commercial zones, shall be a permitted use in the I-1 industrial zone, except for churches and schools, which are not permitted.
4. Driveways and parking areas are to be paved with either asphalt or concrete, or when approved by the Planning Commission, an alternative hard surface may be used.
5. **Curb, Gutter, and Sidewalk**
It is the intent of Naples City that all developed property shall have curb, gutter, sidewalk, and street paving along the public road frontage.
 - a. The design for curb and gutter in Industrial zones shall be high-back. Modified high-back shall only be allowed where there is no sidewalk.
 - b. Sidewalk shall be minimum 5 feet wide, 4 inches thick. Driveways shall be a minimum of 6 inches thick.
6. All buildings having an exterior wall or façade fronting a public street shall have a minimum 5% architectural treatment of brick, glass, wood, stucco, stone or Masard, masonry, including stone, brick, architectural precast concrete, cast stone, or prefabricated brick panels or any combination thereof, after the South Western European Design.

7. Metal Building Regulations

All buildings constructed of metal, having an exterior wall or façade fronting a public street shall have the exterior wall or façade of such building of such construction as to a minimum of architectural treatment of brick, glass, wood, stucco, stone or Masard, masonry, including stone, brick, architectural precast concrete, cast stone, or prefabricated brick panels, or any combination thereof, after the South Western European Design.; The exterior wall or façade of any metal building fronting upon any public street shall not have the appearance of a metal building.

8. Special Permit Uses

The Planning Commission may approve special uses. The prospective purchaser must submit plans and a detailed description of the proposed use. Approval or disapproval shall be based in part of the effect of the proposed use on adjacent properties. Special uses must be approved in writing by the Planning Commission.

9. Minor Remodels and additions, as determined by the Building Official, may not need the approval of the Planning Commission, upon reviewing it with the Land Use Administrator prior to the issuance of the building permit.

02-28-009

AREA, FRONTAGE, LOCATION, SETBACKS, AND HEIGHT REQUIREMENTS

There shall be no area ~~or height~~ requirements in the I-1 and I-2 Industrial zones, except that an area ~~be~~ sufficient to accommodate setbacks, off-street parking, loading and unloading, and vehicular access shall be provided. Lots shall have a minimum of 80 feet of frontage along the road on which they are located.

Front setbacks should reinforce the streetscape edge and allow for a suitable sidewalk, parking, landscaping, and streetscape amenities. Setback requirements shall be measured from the front, side, and rear parcel boundary lines to the front, side, and rear setback lines. Setbacks for buildings and parking lots from adjacent street rights-of-way are:

Minimum lot width: 80 feet, Measured 30 feet back

Front Setback: 30 feet minimum

Side Setback: 10 feet minimum

Rear Setback: 10 feet minimum

Corner Lot Side Setback: 30 feet minimum

At corner lots, the "front" side is the direction the major entry faces, or the direction the majority of the building mass faces.

1. No storage or outside work areas shall be allowed within the setback areas.
2. No building or architectural feature shall penetrate the setback area without special approval of the City.
3. Setbacks from major parkways shall be and additional 20 feet.
4. All setbacks shall be measures from the foundation wall or outermost architectural feature, e.g. overhang etc.

Setback requirements may be varied with approval from the City to accommodate special site and building conditions.

Location Requirements

~~All buildings and structures shall be set back at least thirty (30) feet from the right-of-way line of public streets, and from all residential zone boundaries.~~

Height Restrictions

Building Height Allowed:

Minimum Height: 10 feet

Maximum Height: 40 feet

Unless a different height is specifically recommended by the Planning Commission and approved by the City Council.

All roof top mechanical equipment must be set back at least 15 feet from all roof edges that are parallel to street lot lines. Other roof top mechanical equipment which cumulatively covers no more than 10 percent of the roof area may extend 10 feet above the height limit.

1. Radio and television antennas, utility power poles, and public safety facilities are exempt from the height limit, but should be placed underground whenever possible and screen and hide antenna towers so to blend in with the theme.

2. Chimneys, flag poles, satellite receiving dishes, and other similar items with a width, depth, or diameter of 5 feet or less may rise 10 feet above the height limit, or 5 feet above the highest point of the roof, whichever is greater. If they are greater than 5 feet in width, depth, or diameter, they are subject to the height limit.

02-28-010

LANDSCAPING REQUIREMENTS

The Developer shall provide a plat design of the meaningful landscape and its maintenance. The components, layout, arrangement, and size shall be approved by the Planning Commission.

Meaningful landscaping is grass, trees, shrubs, xeriscape, etc., in an appealing layout and size arrangement approved by the Planning Commission. Landscaping shall be maintained by the property owner. The minimum area requirements for landscaping are as follows:

1. A minimum ~~20-15 ft. strip of~~ landscaping strip measured from back of sidewalk, along the frontage, ~~excluding access driveways;~~
- OR
2. A minimum of 5% of the total lot area landscaped near the frontage. ~~In no case shall the development be required to exceed 5% landscape of the parcel. This does not prevent the developer, at their discretion, from proposing a larger landscaped area.~~

Exception: When adjacent to a residential zone or adjacent to a single-family dwelling, other landscaping conditions may be imposed to protect the aesthetics of the residential neighborhood.

At intersections of streets, driveways, sidewalks, etc. landscaping shall be limited to a height of not more than 4 feet above the street level, within the area required for minimum sight distance.

Driveway from the city road shall be asphalt or concrete, or when approved by the Planning Commission, an alternate hard surface may be used to prevent tracking mud from business property to the city street.

A bond or other financial guarantee shall be required, guaranteeing landscaping and other improvements, at the ~~Planning Commission's option~~; Land Use Administrator's discretion.

~~The design for curb and gutter in Industrial zones shall be either high-back or modified high-back, but modified high-back shall only be allowed where there is no sidewalk.~~

A Purpose and Intent

The landscape guidelines are intended to establish criteria necessary for the development, preservation and enhancement of open space in Naples. A well designed and maintained landscape will enrich buildings and create a unified and visually pleasing character for the entire community.

B Concept

The landscape concept for Naples City derives its character from the rural Utah landscape. This landscape possesses a rustic quality that blends with the agricultural tradition. ~~Reflecting these two aspects, the cultivated landscape at Naples City is divided into two distinct categories: the native landscape and the agrarian landscape.~~

~~———— C ————~~ **The Native Landscape**

~~The native landscape consists of native plant materials currently present in the area and these used for re-vegetation after development construction. The native landscape will occur in designated open space areas within Naples City. No water other than natural rainfall and snow runoff will be applied to these landscapes. Efforts shall be made to minimize disturbance of these areas from adjacent roadways and development parcels. Native plants shall be used in groupings similar to those seen in nature to facilitate visual integration of the community with the surrounding terrain.~~

~~———— D ————~~ **The Agrarian Landscape**

~~An orchard-like landscape will be created in areas that, because of their visual prominence or intense use, are important elements in the community. These areas include village cores, the business park, formal parks, squares, commons, recreation facilities, entry gateways, and edges of major public roads. Alleys will be used in conjunction with the orchard-style planting. Trees to be used in these areas include crab apple, pear, cherry, or other ornamentals orchard trees. Poplar varieties will be used to create windrows defining the orchard edges.~~

E Conserving Resources

In addition to utilizing agricultural elements, the landscape concept incorporates several ideas that are essential to its long-term viability. First, landscape development will be efficient: resources will be concentrated to areas receiving the most intense human use such as parks and recreation facilities. Second, the landscape will be designed with the objective of reducing water requirements. Third, the landscape will be designed to minimize maintenance requirements. This will be achieved by limiting areas of irrigated turf and restricting use of high maintenance elements such as clipped hedges, etc.

F Design Professionals

Design and documentation of all site layout and landscape architecture shall be by a licensed ~~landscape architect~~ [design professional](#).

G General Requirements

1. Landscaping in accordance with the approved plan shall be installed prior to obtaining a certificate of occupancy for the building except where seasonal limitations exist, in which case, the landscaping must be installed within 60 days from the time planting operations can be undertaken. Erosion control must be undertaken when seasonal conditions do not permit immediate planting.
2. All planting shall be per the plant material list, ~~as listed on the approved site plan.~~ [as listed on the approved site plan.](#)
3. The street concept ~~shall have been~~ designed to provide continuity throughout the development. Each developer is required to provide street trees and ground plane landscaping as per the ~~approved landscape streetscape plan.~~ [approved landscape streetscape plan.](#)
4. All areas not paved or built upon must be landscaped and, where necessary, irrigated. Large areas of gravel or mulch are prohibited. Use of water conserving trees, shrubs, and ground covers is required.
5. Areas to be developed in a further phase need not be landscaped or irrigated. They do, however, require a minimum application of a drought tolerant seed mix that must be established and properly maintained to prevent erosion. Weed control and periodic mowing of these areas is required.

6. All public rights-of-way must be landscaped and irrigated within one year of the final plat approval, ~~purchase of property~~, whether or not development has begun.

7. The landscape irrigation system must be below ground and fully automatic. Use of a drip irrigation for trees and shrubs is encouraged. All back flow devices must be either underground or screened from view. Over spray onto hard capped areas should be minimized. ▸

8. Each owner shall regularly maintain all segments of their property, keeping them in a neat and orderly condition, including the replacements of dead and unhealthy plant materials.

9. All landscape design must be approved by the ~~Planning Commission~~ City.

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10. All landscaping will be bonded or cash hold in escrow until completed.

11. Trees may not be planted within the road right-of way.

H Landscape Criteria for Development Edges

~~Three~~ Edge zones have been identified at Naples City: buffers between land uses and at development edges; and Naples City and US 40. A graduated transition between non-irrigated and irrigated landscapes is necessary for these areas.

1. Landscape Buffers Between Land Uses and at Development Edges

Perimeter buffers consisting of berms and plant groupings shall be used to provide a soft edge between different uses. A minimum 25 feet landscape buffer shall be provided around the perimeter of development enclave. This transition should be smooth and continuous. Retaining walls shall only be used in buffer situations if the grade is too steep for any other solution.

2. US 40

The parkway plants should reflect the native hillsides. Gentle earth mounding and native plant materials should be incorporated for transitioning and screening. ~~Native Junipers or Pine or listed~~ Approved trees shall be planted in loose groves to preserve views. ~~(Clusters of formal orchard plants shall occur at all intersections.)~~

~~I~~ Commercial Areas

~~The four types of commercial zone will have complementary landscape treatments, yet each design shall be modified to reflect the scale and use intensity particular to the different areas.~~

~~1. Industrial Core~~

~~The landscape character of the industrial cores shall be agrarian in form. Orchard style tree grids, windrows, special paving and lighting, and more water conserving plants are some of the elements to be used in these urban areas with a focus on trees and large shrubs.~~

J Landscape Elements

~~1. Courts and Plazas~~

~~Landscape development in the court and plaza areas shall include ornamental trees and shrubs, annuals and perennials, and public art. Special paving is recommended in pedestrian traffic areas.~~

~~2.1. Key Intersections~~

Treatment at key intersections and entry points shall include accent paving, bollards, signage, low walls, and ornamental/accent planting. Accent paving is also recommended to highlight pedestrian crossings across the road.

~~3.2. Landscape Transitions~~

Planting materials, grading, land forms, and landscape features shall be used to provide smooth transitions between landscape types. These transitions should be used to reinforce the soft edge of property lines. Site design of grading, land forms, walks, walls, fences, paths, roads and irrigation systems should establish and maintain these transitions.

~~4. Streetscape Landscaping~~

~~The planting of street trees is required for each property. A streetscape tree design has been provided to ensure continuity throughout the development.~~

~~5.3. Service and Utility Areas~~

The use of low walls, berms, and hedges is suggested to aid in screening loading docks and service areas. See Site Planning section for further details.

~~6. Plant Materials Standards~~

~~Planting materials used shall meet the minimum standards established by the American Association of Nurserymen, as published in the "American Standards for Nursery Stock".~~

~~7. Site Furnishings~~

A wide variety of site furnishings may be utilized on any particular site. Selection of these furnishings shall require approval by the Planning Commission. The terms "site furnishings" is intended to cover at least the following items: shelters, fences, walls, water features, benches, trash receptacles, bicycle racks, telephones, flagpoles, lighting, and security fencing.

H Plant Material List

See 02-33 Naples City Tree Ordinance for approved list of plant species.

02-28-011 PROJECT AREA DESCRIPTION AND DESIGN THEME "SOUTH WESTERN EUROPEAN DESIGN"

Located in the dramatic Uintah Basin, Naples City is a mix of residential, commercial, and industrial adapted to the native landscape of Ashley Valley. The aesthetic tenor for the development is rooted in the heritage of the Basin. Drawing from the area's historic agricultural land base, the design reveals the traditional uses of the region, reinterpreted for today. Elements such as orchards, horse pastures, drainage channels, and irrigation channels have become defining forms for the community. The mingling of the native context with modern vernacular construction allows for contemporary living in a city and country style. The intertwining of environmental needs with developer constraints results in compact development preserving agricultural lands, and open areas.

The interpretation of the historic landscape surrounding Naples City blends the ideas of new urbanism with the natural western landscape. The linear and gridded forms of the landscape elements are recreated in each commercial area. Using a modified grid to structure the community allows for preservation of natural drainage channels while maintaining clear orientation and circulation. Short blocks, pedestrian ways, narrow streets with detached walks, regularly planted street trees, defined setbacks, and parks define the human scale for the community.

The elements of development shall emphasize greening the City by increasing buffering and landscaping requirements. The developments shall be walk able and transit oriented. We should not allow a strip mall with a sea of asphalt out front. Instead provide small wooded areas as buffer zones and locate parking areas behind or to the side of retail establishments with sidewalks and attractive streetscapes in front.

The street design reduces vehicle travel speeds and encourages pedestrian activity. The planning process involved city officials and community leaders in negotiating narrower street standards than those found in nearby communities. The design structure of each development promotes commercial, and retail to encourage a retail environment through variable commercial types and land uses.

02-28-012 DEFINITIONS³

See Chapter 02-02 Definitions

³ Amended 08/24/2017

02-28-013 COMMERCIAL GUIDELINES

These commercial guidelines address those physical elements of urban development that contribute to overall character, including built form, architectural style, streetscape, landscape architecture, parkland and open space, parking, service areas, signs, lighting and grading. The guidelines provide prospective developers with a clear statement of the design goals and objectives and development requirements for the Commercial/Retail Development. This framework will be used to create cohesive commercial zones through high quality design and construction. The guidelines are a tool for the development of site and building plans that will be submitted to the Planning and Land Use Commission.

The commercial areas are divided into four types: 1) mixed use village cores, 2) commercial village cores, 3) business park, and 4) satellite commercial. The design will maintain visual continuity and ease of movement between residential, village cores, commercial parcels, and business parks.

02-28-014 DESIGN GOALS

The goals for development in Naples City are to ensure that future urban form and development patterns are sustainable, that the architectural form of buildings relates to both pedestrians and automobiles, and that new development is in physical and visual harmony with the natural environment.

Develop corridors to connect people to commercial areas; these may be streets, pathways, or recreational corridors.

Develop mixed use, commercial and business zones that have distinct and identifiable characters.

Preserve and create open space that respects existing topography and minimizes the impact of development on the natural environment.

Design urban space and buildings that create or contribute to a sense of community.

Build lasting infrastructure, architecture and landscape architecture.

02-28-015 DESIGN FRAMEWORK

A Preface

This section defines design themes for Naples City that uphold the preservation of the natural environment and the heritage of rural and small city in Uintah County, and establishes design principles that support innovative architecture, landscape architecture, and site planning.

B Design Vision: The Natural Environment Theme

The aesthetic tenor for Naples City is rooted in the heritage of rural Eastern Utah. Drawing from the area's historic agricultural land base, the design reveals the traditional uses of the region reinterpreted for today. The site was long used for agricultural farming and still displays agrarian-oriented patterns on the land. Accordingly, drainage channels, horse and cattle pastures, orchards, and irrigation channels are defining forms for the new community.

The following forms are central to the vision for Naples City:

1. Regional historical planting patterns such as horse and cattle pastures, orchards, and alleys shall be promoted as landscape elements
2. Southwestern architecture shall be promoted within Naples City. The southwestern theme is comprised of a combination of earthen tones, exposed wood/lumber, columns, and stucco or rock finishes. Flatter roof lines copy the surrounding mountains and arched windows and doors are set apart with strong framing and supports.
3. The existing topography shall direct design; land use patterns shall respect and complement the land forms. The character of the natural site must be incorporated into the design such that the geometric forms of the built environment and the natural forms of the land form a complementary relationship.
4. Environmentally sensitive areas shall be protected from encroachment or inappropriate use.

C Commercial Development of Naples City

There are two types of commercial zones within Naples City: C, which is associated with downtown, and C-1 which is non-downtown commercial. There is also an Industrial Zone (I-1). Each will provide a set of uses and facilities to serve the residents of Naples and the larger region. The following tenets will guide commercial and industrial development:

1. Create commercial corridors (commercial village cores) that maximize regional marketing potential afforded by high visibility yet maintain cohesion with adjacent properties and village centers.
2. Create a business park that will attract heightened technology, research and development firms.
3. Create and support the industrial areas that allow storage, manufacturing, and business operations.

D Urban Design

~~Within all three commercial zones, buildings should relate to one another through scale, form and material, and should be appropriately scaled for pedestrian activity. Creating a relationship between the street, open space, and public amenities is critical to the overall character of Naples City. To this end, the following design precepts shall guide the development of the commercial zones:~~

- ~~1. Within the mixed use village cores, locate buildings adjacent to the street. The bulk or mass of buildings should establish a consistent streetscape that defines a recognizable street edge.~~
- ~~2. Building masses should be scaled to integrate with neighboring properties, particularly where dissimilar land uses abut.~~
- ~~3. Provide open space to accommodate active public life. These include city squares, village greens, pocket parks, and urban plazas.~~
- ~~4. Maintain a well-designed transition between open spaces and developed area.~~
- ~~5. Where appropriate, use formal street scape treatments such as parkway strips between street and sidewalk, regularly spaced canopy trees, and special paving to denote pedestrian zones.~~
- ~~6. Establish gateway features at key intersections of the various commercial areas. These elements may include entrance plazas, fountains, tree bisques, special pavement treatments, monumentation, or public art.~~
- ~~7. Establish a series of vehicular and pedestrian nodes designed to enhance points of convergence and concentration of activities.~~
- ~~8. Provide direct vehicular access to specialty retail storefronts through on street diagonal and parallel parking.~~
- ~~9. Break up parking areas into smaller units in order to reduce the walking distance to storefronts and other commercial activities.~~
- ~~10. Require reciprocal cross access between parcels in order to minimize multiple entrances and curb cuts.~~
- ~~11. Promote a mixture of daytime and evening uses in order to concentrate shared parking arrangements and to increase opportunity for 24hour activity in the commercial zones.~~
- ~~12. Establish an off street open space/greenbelt link between commercial zones and adjacent neighborhoods and public facilities.~~
- ~~13. Use detached sidewalks whenever possible throughout the City.~~

14. All commercial development is encouraged to dedicate 1% of building cost for public artwork: fountains, bell tower, plaza w/colonnades and benches" to be located at or near the building or within public areas.

E Industrial Cores

Preface

The industrial cores are in high demand along the US 40 corridor and the airport area. These areas are used for business administration, material and equipment storage, and industrial manufacturing. Prominent components of the design include prominent entries, strong frontal roof lines, upgraded fronts such as: stucco, cut stone, arches, that create a strong building character, and front and side lot landscaping. Evergreen and deciduous trees and large shrubs combined with other water conserving plants create the landscaping presence of the site.

Permitted Uses:

- Light Industrial
- Temporary storage
- Equipment and vehicular services
- Food/dining

Metal building regulations

All buildings constructed of metal, having any exterior wall or façade fronting a public street shall have the exterior wall or façade of such building of such construction as to have a minimum of architectural treatment of brick, glass, wood stucco, stone or Masard after the South Western European Design. The exterior wall or façade of any metal building fronting upon any public street shall not have the appearance of a metal building.

Permitted Uses:

- Retail commercial
- Office and related uses
- Personal services
- Food/dining
- Health
- Arts/cultural
- Automotive certain auto uses
- Childcare
- Hotel/Motel
- Grocery
- Big box retail
- Multifamily residential

~~F~~ Special Permit Uses

~~The Planning Commission approve special uses. The prospective purchaser must submit plans and a detailed description of the proposed use. Approval or disapproval shall be based in part on the effect of the proposed use on adjacent properties. Special uses must be approved in writing by the Planning Commission.~~

02-28-016 SUBMITTAL PROCESS GENERAL PROVISIONS

A Conflict with Other Regulations

All development within Naples City planning area shall comply with Laws of the State of Utah and the United States Federal Government and be compatible with the intent of the codes and regulations of the City of Naples to the extent that in Naples City Commercial and Industrial Design Guidelines conflict with Design Guidelines that may be required by Naples City then the Commercial and Industrial Design Guidelines shall prevail.

B Waivers

The Developer shall have the right to waive, at its sole discretion, any provisions of Naples City Design Guidelines as may be applied to any specific development plan, except for any provision that is mandated. The City and the Developer will need to mutually agree to waive a mandated guideline/provision. No such waiver shall be construed or held to be a waiver of any other provisions of Naples City Design Guidelines, or of the same provisions as to any other party.

C Amendments and Supplements

Naples City, may from time to time with written notice to all owners of real property of Naples City, amend or supplement the Design Guidelines, at its sole discretion. Any such amendments shall be applicable to all development plans which are subsequently mutually approved by The Developer and the City.

D Approvals

Unless otherwise explicitly provided herein to the contrary, all approvals required under Naples City ~~Land Use Ordinance Design Guidelines~~ shall be in writing and may be granted or withheld at the sole discretion of the City Council. Any approval pursuant to these design guidelines does not constitute a warranty, assurance or representation by the Planning Commission and the approving party should have no responsibility by virtue of such approval.

Prior to the issuance of a building permit for new construction, a site plan that has been prepared by a licensed design professional must be submitted to Naples City, which shall review it for compliance with the requirements and standards of the city. Upon approval of

the site plan from the Land Use Administrator and City Council, the Building Official may then process the building permit application and issue the building permit.

E Design Review Committee Requirements

1. Design Review Committee

The Design Review Committee is established to assure current and future owners that the adopted covenants, codes and restrictions are being enforced and that the overall design theme will be adhered to by future development and the Planning Commission which has been established. The Design Review Committee shall consist of the Land Use Administrator, Planning Assistant, Building Official and a member of the Planning Commission, and others as invited by the Land Use Administrator.

The Planning Commission is responsible for reviewing plans for all development, including construction of any type, landscaping, lighting, signage, deed restrictions, reviewed by the Planning Commission to determine their compliance with the covenants and this document.

2. Design Review Procedure

All plans for construction must be submitted to the Planning Commission for approval. ~~Staff review will take approximately 30 days per submittal. Action will take place no more than 60 days from the submittal of final working drawings.~~ For a typical building project, 3 copies (one copy for owner, one copy for Planning Commission, one copy for Building Official) and a .PDF copy of the required information must be submitted to the Land Use Administration office. ~~One copy shall remain on file with one copy to be returned to the applicant with Planning Commission comments.~~

Prior to the submittal, the applicant should arrange to obtain a copy of any available engineering, grading, utility, street and drainage plans.

3. Application Fee

The applicant shall pay non-refundable fees, as required by and listed in the Naples City General Provision Fee Resolution for each step of the development process.

4. Submittal Process

There is a ~~three~~four-step submittal and /approval process for site plans.

These are:

1. Concept Plan Approval ~~Pre-application Conference (Pre-Design review)~~
2. Preliminary Plan Approval Review ~~(Schematic Design review)~~
3. Final Plan Approval Review ~~(90% Construction Documents)~~
- ~~4. Final Approval Prior to Certificate of Occupancy~~

The following sections describe the process for each step and the information required.

Application Fee

~~An application fee must accompany the submittal; it shall be based on the following criteria:~~

Project Type	Fee Amount
-------------------------	-----------------------

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1. Concept Plan Approval & ~~Pre-application~~ Conference

Prior to submitting a preliminary plat, and Applicant shall submit an initial written concept plan to the Land Use Administrator, including a sketch plan of the proposed development in which the proposed development is sufficiently described, to enable the Land Use Administrator to determine whether the proposed development complies with the municipality's Land Use ordinances, capital growth and General Plans, street plans and services. Prior to the request for approval, an informal conference is held between the developer and the Land Use Administrator, the Land Use Administrator may invite the Design Review Committee to assist in the conference. ~~Prior to the formal submittal of a request for approval, an informal conference is recommended between the applicant and the Planning Commission.~~ This conference will serve to acquaint the applicant with the overall context of Naples City as well as covenants and design guidelines. ~~At the same time, the Planning Commission will become familiar with the applicant's development intent. Conceptual site plans and conceptual building drawings will aid in discussion at this conference, however, applicants are strongly encouraged NOT to prepare detailed schematic designs until after this conference.~~ The Land Use Administrator shall advise the applicant of possible problems with the proposed development within 30 days after it has received the initial application, including sketch plans. Approval of the concept plan shall not constitute approval of the preliminary plan. This section is mandatory, and an applicant may not submit a preliminary plat plan in lieu of the concept plan. If disapproved, the Land Use Administrator shall express its reasons in writing to the applicant.

Suggested material for discussion at the ~~Concept Plan Approval~~~~Pre-application~~ conference includes;

1. General project concept
2. Specific uses proposed and intensity of use proposed (floor area/parking demand)
3. Proposed construction timing
4. Conceptual building size, massing, and site plan ideas.

2. ~~F~~ Preliminary Plan Approval Submittal

This review covers conceptual site planning, architecture, and landscape architecture for the project. Review by the Planning Commission will not commence until all specified information has been submitted to the Land Use Administration. Refer to 02-03-0005 Site Plan Approval Required for further information. The site plan ~~material~~ must be submitted a minimum of 21 days prior to a regularly or specially scheduled Planning Commission meeting. The material submitted should constitute schematic level design documents for architecture and landscape architecture. The required drawings are to be prepared by licensed design professionals. Based on the results of the pre-application conference, the following information shall be submitted by the applicant:

Preliminary Site Plan (to include)

1. Site and context plan (immediately adjacent properties)
2. Site coverage data total property area
3. Required setbacks for buildings and parking areas
4. Building height
5. Pedestrian circulation
6. Vehicular access and circulation
7. Buildings, storage, loading and trash location areas
8. Parking areas with total spaces provided
9. Driveways, sidewalks, trash enclosures, and utility screening
10. Site lighting including fixture selection
11. Landscape plan including hardscape elements
12. Grading and drainage plan
13. Development phasing concept, if applicable
14. Geotechnical report, if required by the Building Official

Note: the site plan(s) must show development of the entire property, ~~including proposed future-phases:~~

Preliminary Architectural Plans (to include)

1. Building elevations (all sides)
2. Typical floor plans noting exterior dimension and total gross floor area
3. Notations explaining building materials, colors, and finishes
4. Special attention to screening of storage areas, mechanical equipment, loading docks and trash receptacles.

Preliminary Landscape Architecture Plan

1. Location of trees, shrubs, ground covers, berms, walls, fencing, etc .
2. Plants under consideration
3. Conceptual design of courts, plazas, terraces and other special features.
4. ~~Delineate landscape theme areas: native, formal, naturalized, agrarian.~~

Project Information ~~Date~~ (to be included on the site plan)

1. Name of Owner, Developer and/or Builder (as applicable)
2. Name of project
3. Name of Architect/Landscape Architect/Engineer
4. Proposed use
5. Development schedule
6. Total site area
7. Total building area (gross and net rentable as applicable)
8. Total landscape area
9. Identification of project phasing and phasing schedule
10. Required parking by code

11. Location and block number
12. Name, address and telephone number of person who will maintain communication with the Planning Commission. This should be a person who will have long term responsibility for the projects.
13. The zone in which the development is proposed
14. Setbacks, as required by this code
15. Landscaping design
16. A proposed building construction schedule to describe:

- Start of site preparation and building construction
- Building completion
- Landscape and site work completion
- Phasing and expansion plans
- Occupancy

Soil Controls

The Applicant shall provide complete information about any potential geologic problems within the development area, including but not limited to, expandable soils, potential slide of slough areas, high ground water, etc.

The Planning Commission shall determine from the concept plan review or the preliminary plat application the possible need for environmental impact analysis, which would take into account the soil, slope, vegetation, drainage, and other geological characteristics of the site. If the site requires substantial cutting, clearing, grading, or other earthmoving operations in construction of structures or roads in the proposed development or if geologic conditions warrant, the Planning Commission and/or City Council shall require the applicant to provide soil erosion and sedimentation control plans or stabilization plans and specifications prepared by a registered civil engineer.

3. Final Plan Approval ~~Application (Construction Drawings)~~

After preliminary approval, a final application must be submitted to the Land Use Administration prior to final Planning Commission approval and/or issuance of a building permit. The material submitted should constitute 90% complete construction drawings for architecture and landscape architecture. The following information shall be submitted for the final application.

G Site Development Construction drawings (to show in addition to the Preliminary Application requirements):

1. Location and size of building/easements/utility locations
2. Setback lines and dimensions to property lines
3. Curb cuts and access points for autos and service vehicles with elevations and details
3. Parking areas, islands, and drive aisles with number of spaces noted
4. Pedestrian circulation system, including accessible entrances from parking lot to building

5. Loading area (location and design)
6. Trash enclosures (location and design)
7. Open space area
8. Finished contour grading/drainage plan with drainage structures and identify any stormwater retention areas and overflow areas ~~drainage-storage.~~
9. Stormwater drainage calculations
10. ~~9.~~ Building pad elevations and building areas

Site plan shall be prepared on a topographic base map of 1foot contour interval and 1" = 20' unless otherwise approved by the Planning Commission.

H Landscape Construction Documents to show:

1. Grading, water retention, retaining walls, rock work, and slope stabilization
 2. Walkways, plazas, decks, walls, and fences (type, details, materials, and location)
 3. Trees, shrubs, ground covers, grasses and mulches; indicate type, size and location.
 4. Location and dimensions of berms and other grading elements
 5. Location and type of hardscape materials
 6. Site furniture: benches, fountains, kiosks, trash receptacles, flag poles, etc.
 7. Irrigation plan including line size, locations, valves and controllers
 8. Materials list, including type, size, quantity, and specification of all materials.
- Landscape plan shall be prepared on a topographic base map of 1foot contour interval; Scale: 1"=20' unless otherwise approved by the Planning Commission.

I Building Construction Documents to show:

1. Architectural site plan
2. Building floor plans
3. Exterior elevations, colored to accurately indicate the colors and materials to be used.
4. Building and wall sections specific to exterior elevations.
5. Sample board displaying actual samples of all exterior building materials and actual colors, as requested by the Planning Commission.

J Signage and Lighting documents to show:

1. Location of all information and directional signs
2. Location of all lighting fixtures by type, e.g., (area, building accent, security signage)
3. Signage system design: plan and elevation drawings to show the size, graphic layout, type face, construction details, materials, color and lighting method of all signs.
4. Exterior Lighting system design: plan and elevation drawings to show the size, construction details, material, and colors of all light fixtures.

5. Photometric analysis of lighting coverage

Plan shall be 1" = 20' unless otherwise approved by the Planning Commission.

K Construction Schedule

L Pertinent Details and Specifications

M Written material to include tabulation, expressed in square feet and in percent of site coverage describing (minimum, required, proposed):

1. Building coverage (footprint)
2. Landscaped open space
3. Driveways, parking, and loading areas.

This tabulation should total 100% of the site.

~~N~~4. Final Approval/Building Permit

The final submittal will be reviewed by the City Council and approved, conditionally approved, or disapproved. Detailed reasons for its conditional approval or disapproval will be given in writing. Final approval and infrastructure acceptance is required prior to building permit issuance and certificate of occupancy issuance.

A. ~~Construction Compliance Verification~~

The ~~(City Council)~~ shall have the right to review construction work in progress to evaluate compliance with the construction documents as approved. All design changes, which affect the exterior conditions of the project shall be approved by the Planning Commission and will ~~can~~ be sent to City Council for final acceptance.

Construction Precautions:

In order to minimize soil erosion by water and wind, practical combinations of the following shall be used:

1. Expose smallest practical area of cleared land during construction
2. Temporary ditches, dikes, vegetation and/or mulching shall be used to protect critical areas exposed during development or construction.
3. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained to remove sediment from runoff waters during development.
4. Permanent landscaping shall be installed as soon as practical after construction activities.

5. Temporary mulching shall be used for imported fill and other distributed areas subject to erosion, on construction projects over 6 months in duration.

All construction storage, equipment yards and on site trailer and San-o-lets shall be fenced or segregated in a manner approved by the Planning Commission and shall be located on the site in a way to minimize their impact on adjacent properties and public streets. Construction sites shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and emptied frequently.

Construction access shall be coordinated with and approved by the City Building Official. Special care shall be taken to protect existing curbs and pavements from damage and removal of site soil tracked onto streets.

At the end of the construction period, by phase, the applicant shall submit to the City Building Official reproducible copies of record drawings (as built) showing the actual locations of all underground utilities and irrigation systems.

B — P Modifications

If it becomes impossible or impractical to complete construction of a structure or a multiple structure project substantially in accordance (with design consistency determinations obtained pursuant to the Design Review Process), the owner of such structure or project shall notify the Land Use administrator of such impossibility or impracticality and shall submit to the Land Use administrator an alternative design that is as close as reasonably possible to the consistent or approved design. The Planning Commission shall refer such proposed alternative design to the City within 30 days. The City shall treat such referral as a new application.

02-28-017 — CIRCULATION GUIDELINES

A — Preface

~~The circulation concept for Naples City is based on a hierarchy of roadways and pedestrian paths that connects village cores, commercial cores, and business parks, to neighborhoods and surrounding development. The primary system consists of Highway 40 and other local collection roads. This circulation network is organized to allow for the greatest number of possible routes from one location to another. The street design and pattern is geared toward reducing vehicle travel speeds and encouraging pedestrian activity. Streets, alleys, walks, and trails are interconnected to facilitate access and minimize congestion.~~

B — General Parameters

- ~~1. The circulation system shall respond to topography and environmental constraints. On relatively flat terrain, grid, or modified grid street patterns should be used to reinforce traditional neighborhood design (TND).~~

- ~~2. There shall be a clear separation between pedestrian and vehicular traffic.~~
- ~~3. Pedestrian circulation layout on any development site should take into account all offsite generators of pedestrian movement, such as open spaces, schools, retail centers, bus stops, etc.~~
- ~~4. Surface accent strips of brick or textured paving should be used to define pedestrian walkways.~~
- ~~5. Long straight streets shall be avoided. Human scale, narrower and shorter run streets shall be encouraged.~~
- ~~6. Streets and pathways should lead directly to visual anchors and/or focal points.~~
- ~~7. Direct connections shall be provided to public features (e.g., village cores, golf course), thereby reducing public traffic on residential streets.~~

C Roadway Hierarchy

The variously sized roads within Naples City are intended to accommodate traditional and alternative forms of movement within the community. [See the Naples City Road Classification 2016](#) for requirements.

~~Vehicular Circulation System:~~

~~The road system is divided into a seven part hierarchy: 1) four to six lane arterials; 2) two lane with turn lane community collectors; 3) two lane local streets; 4) two lane private byways in commercial areas. All roads will be built to minimum paved travel width, except for special provisions for commercial streets in the village cores.~~

~~————— Note: all roadway dimensions are to back of curb.~~

~~1. Four lane Arterials/Parkways~~

~~Parkways are designed as four lane roads expandable to six lanes (total) and maintain 45 mph speeds.~~

~~2. Two lane Community Collector Class I~~

~~Designed to collect traffic from individual neighborhoods and carry it to the arterials, the two lane collectors have two, 12 foot drive lanes turn lane 14' and two, 8' parallel parking lanes within a 60 foot easement. Right of Way, (ROW). Additional features include 6 foot park strips, 5 feet minimum (6 ft. sidewalks would require 12 ft minimum fence setback) detached sidewalks within the ROW and a 10 foot minimum fence setback outside the ROW to allow for landscaping between the sidewalk and (optional) fence. Community Collectors Class I are designed for 25 mph.~~

3. Two-lane Community Collector Class II

Similar to the Class I except with only one, 10-foot parallel parking lane. Drive-lane widths are increased to 16 feet and designed to accommodate speeds of 35 mph.

4. Two-lane Private Internal Commercial Street with Diagonal Parking

The two-lane private internal commercial street consists of two 12-foot drive lanes with associated 20-foot diagonal parking bays on each side of the street. Internal commercial streets will be characterized by traditional 10 to 12-foot adjacent sidewalks located within a 64 to 68-foot ROW.

5. Two-lane Private Internal Commercial Street with Parallel Parking

Two-lane private internal commercial street consists of two, 12-foot drive lanes with parallel parking bays on each side of the street and 10 to 12-foot adjacent sidewalks all located within a 60 to 64-foot ROW.

6. Alleys

Alleys are characterized by a minimum 15-foot wide paved section in a 24-foot right-of-way and provide access to service entrances in mixed-use village cores. An additional two and a half feet setback shall be provided from the edge of pavement to the service door.

02-28-018 SITE PLANNING GUIDELINES

A Preface

Site planning for Naples City's commercial areas is intended to maintain visual consistency, ensure strong connections between neighborhoods and commercial area, and to create inviting and dynamic shopping zones. To this end, the site planning guidelines seek to: 1) control building placement; 2) establish building setbacks that promote dynamic streetscape; 3) site buildings to frame formal open spaces; 4) promote pedestrian connections that link commercial activity centers; 5) provide conveniently located access points and driveways; and 6) lessen the impact of visually disruptive elements such as service areas.

Requirements for parking, service, loading, special equipment, utilities, communication devices, and fencing and screening are similar for each commercial area. Specifications are at the end of this section.

B Industrial Development (No Heavy Industrial)

Much of the area around the airport and US 40 will be developed into light industrial development. Each different development will have its own unique needs. The buildings will be primarily steel box with type facades including buildings with storage and parking areas in the rear and sides. Some visitor parking will be located in the front of the building and most employee parking will be located in the rear or side of the site. There is little pedestrian demand in these locations other than connectivity through the area along streets or through open space corridors.

Metal building regulations

All buildings constructed of metal, having any exterior wall or façade fronting a public street shall have the exterior wall or façade of such building of such construction as to have a minimum of architectural treatment of brick, glass, wood stucco, stone or Masard after the South Western European Design. The exterior wall or façade of any metal building fronting upon any public street shall not have the appearance of a metal building.

Spatial Structure

Variation in types and sizes building within the Industrial development is encouraged. Open space areas should be maintained within the areas at intersection and entryways. Roadway designs and intersections should anticipate large vehicular movements and access. Entrances to sites should anticipate large turning movements also. Building frontages should face the roadway with landscaping and slight berming.

Setback Requirements

Front setbacks should reinforce the streetscape edge and allow for a suitable sidewalk, parking, landscaping and streetscape amenities. Setback requirements shall be measured from the front, side and rear parcel boundary lines to the front, side and rear setback lines. Setbacks for buildings and parking lots from adjacent street rights of way are:

Front setback 55' minimum

Side setback 10' minimum

Rear Setback 30' minimum

(At corner lots, the "front" side is the direction the major entry faces, or the direction the majority of the building mass faces.)

1. No storage or outside work areas shall be allowed within the setback areas.

2. No building or architectural feature shall penetrate the setback area without special approval of the City.

3. Setbacks from major parkways shall be an additional 20'.

~~4. All setbacks shall be measured from the foundation wall or outermost architectural feature, e.g., overhand, etc.~~

~~5. Setback requirements may be varied with approval from the City to accommodate special site and building conditions.~~

AC Site Planning Requirements

This section delineates requirements for parking, service, loading, special equipment, utilities, communication devices, and fencing and screening for mixed use village cores, commercial village cores, and the business park.

B Parking Requirements

Parking areas should provide safe, convenient, and efficient access. They should be distributed to reduce overall scale of paved surface and to shorten walking distances between cars and buildings. No more than 50 percent of the off street parking area for the lot, tract, or area of land devoted to the large retail establishment shall be located between the front facade of the building and the abutting streets.

1. The parking lot and cars should not be dominant visual elements of the site. Large expansive paved areas located between the street and the building shall be avoided in favor of smaller multiple lots separated by landscaping and buildings.
2. Divide lots with planted buffers to create a series of smaller lots (maximum 200 cars).
3. Parking areas, drive aisles and lots adjacent to and visible from public streets shall be adequately screened from view by the using rolling earth berms and landscaping. Water conserving profiles are encouraged in the design of landscape berms. Low decorative screen walls, changes in elevation, landscaping, or combinations thereof should be used wherever possible.
4. The business park site should be a self-contained development capable of accommodating its own parking needs. The use of public streets for parking and staging of trucks shall not be allowed.
5. For security purposes, all parking spaces should be visible from the interior of the structures, especially entrances.
6. The layout of parking lots should work with the existing site grading. The use of terraced or stepped parking platforms is encouraged to break down apparent size of parking areas.

7. Minimize walking distance from furthest parking space to a building.
8. Locate vanpool and carpool spaces close to buildings to encourage their use.
9. Standard minimum parking space dimensions shall be 10'0" by 20'0" for full size cars and 8'0" by 16'0" for compact cars.
10. Minimum drive aisle width shall be 23'0".
11. Handicap parking required per- ~~ADA Standards Naples City Development Code.~~
12. Parking is not permitted in landscape areas.
13. Parking lots shall have landscaped islands provided at maximum intervals of 23 spaces at retail uses and 15 spaces at office uses and at the end of all parking rows. These islands shall be a minimum width of six feet (6'0"). A continuous poured in place concrete curb shall be provided around landscape islands.
14. The use of parking bumpers in surface lots is prohibited.
15. A continuous poured in place concrete curb and gutter shall be provided around all parking and access areas. Curb may be used as a wheel stop with a maximum 5' overhang.
16. Roadways and primary drive lanes within parking lots shall be oriented so as to create an axis which terminates in either a building element, landscape element, or view corridor whenever possible.
17. Human services facilities (day care centers, schools, libraries, etc.) that regularly have more than 20 clients onsite and are located on an arterial, major collector, or parkway shall be served by a minimum of one passenger loading area.
- ~~18. Minimum parking requirements by land use are defined in the Naples Development Code, Appendix A (See parking requirements)~~

C. Service, Loading, and Special Equipment Areas

To minimize visual and noise impacts on adjacent uses, loading areas, storage areas, HVAC units, garbage receptacles, etc., shall be screened, recessed, or enclosed. Appropriate locations for loading and outdoor storage include areas between buildings, where more than one building is located on a site and such buildings are not more than 40 feet apart, or on those sides of buildings that do not have customer entrances.

1. Service and delivery activities shall be separated from primary public access and screened from public view either by being located underground or internal to

structures, or by providing walls, fences, and/or landscaping of sufficient height and density. Roofs shall be required if the area is over viewed by residential uses.

2. Service, storage, and maintenance areas shall be constructed and maintained according to the following criteria:

a. No materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored onsite except inside a closed building or behind architectural screening, to prevent visibility from neighboring properties and streets.

b. All storage areas shall be located on the side or rear portions of buildings.

c. No service, storage, maintenance, or loading area shall extend into a setback area.

3. Loading areas shall be entirely onsite. Offsite vehicle loading shall not be permitted.

4. All service and loading areas shall be positioned so service vehicles will not disrupt traffic flow to or from the site.

5. Commercial and industrial buildings shall have one off street freight loading area for each 10,000 square feet of gross floor and/or outdoor storage area.

6. Loading areas should not be visible from street frontages. Loading docks shall be located on the interior side or rear yards (where the rear of a building does not face a public street) and concealed from public view.

7. Refuse collection areas shall be screened with solid perimeter walls using materials and colors compatible with those of the adjacent buildings.

8. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from abutting streets.

9. No area for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public street, public sidewalk, or internal pedestrian way.

10. Delivery and loading operations should not distribute adjoining neighborhoods or other uses. No delivery, loading trash removal or compaction, or other operations shall be permitted between the hours of 10 p.m. and 7 a.m. within the mixed use village cores unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 db, as measured at the lot line of any adjoining property.

11. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated in to the overall design of the building and the landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.

12. Non enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences.

13. Vehicles shall be stored in designated areas only. If vehicles are to be stored more than 48 hours, they shall be stored in an area screened from adjacent properties, parking areas, public roadways, and pedestrian areas.

D Utilities and Communication Devices

1. Utility equipment and communication devices located on the ground shall be screened so that the site will appear free of all such devices. Utility lines for water, gas, sewage, electrical, and communication shall be installed underground.

All permanent utilities shall be underground; above ground utility access points shall be screened from public view and permitted by conditional use permit.

2. Minimize visual and audio impact of utilities, transmission dishes and related services.

3. Transmission dishes and antennae are not permitted on roofs of buildings unless adequately screened. Where located on the ground, screen these devices with landscaping and screen walls constructed of the same materials as the building.

4. Overhead wiring and telephone lines are permitted during construction only.

5. Provide utility easements where required.

6. Transformers and utility meters shall be grouped where possible. Where street cuts are made for utilities, cutting, backfilling and paving shall be repaired in accordance with Naples standards and specifications.

7. Utilities shall be grouped and screened with materials consistent with the architecture of the building and at a height acceptable to the Design Review Committee.

E Fencing and Screening

1. No fence or screen of any kind shall be constructed unless specifically approved by the Planning Commission.

2. Where screening is required, a combination of elements should be used including solid decorative masonry walls, berms, ~~and~~ landscaping, vinyl, wood, and/or chain link fencing with full fitted privacy slats. Chain link fencing is allowed in the rear of the building. ▸

3. Chain link fencing of any type is prohibited.

4. Any mechanical equipment, whether on the roof, side of building, or ground, shall be screened. The method of screening shall be architecturally integrated in terms of materials, color, shape, and size.

5. Screen fences or walls shall be built at a height at least 12" higher than that of the materials or equipment being stored.

~~6. No fence shall be located within 25 feet of the front property line or of any street right of way unless specifically approved by the Planning Commission.~~

F Walls

1. Decorative walls shall be used to screen automobiles, loading areas, utility structures, and automobile headlights from neighboring residential areas. Decorative walls shall be kept as low as possible while performing their screening and security functions.

2. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture. Landscaping should be used in combination with such walls wherever possible.

3. Long expanses of wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.

02-28-019 SITE GRADING AND DRAINAGE GUIDELINES

A Preface

Each site within Naples City represents a specific set of conditions that should influence the grading design applied. A grading concept that would be ideal for one site might be totally inappropriate for another. Most of the design concepts are based on the creation of more natural appearing landforms.

B Guidelines

Excessive grading should not be necessary in Naples City and is not desirable. Grading should produce graceful contours, not sharp angles, and should respect the natural land forms. Contoured swales and berms will soften the impact of structures on each lot. Varying the degree of long slopes will avoid the unnatural look of broad flat surfaces. The following are general grading guidelines:

1. Grading practices shall respect the natural features of the development by avoiding prominent ridgelines and contouring in harmony with existing landforms.
2. All manufactured slopes shall be rounded to conform with the existing topography.
3. Grading shall be minimized and buildings and roadways are to conform to and "blend" with landforms.
4. Variation and undulation of slopes to retain the natural character of Naples City shall be encouraged.
5. All graded slopes shall be planted with a combination of native grasses, ground covers, shrubs, and trees to insure slope stability, reduce erosion potential and improve visual quality. Plant materials of varying form and density should be used to soften slope banks.
6. Borrow ditches should not be paved with asphalt concrete or concrete. Borrow ditches should be seeded and accented with native rocks.
7. Finished floor heights in relation to any adjacent curb in commercial areas should be limited to a 5% differential to minimize excessive handicap ramps.
8. Building and site design is encouraged to work with the natural contours of the land.
9. The following standards shall apply to all site grading:

<u>Area</u>	<u>Min Slope</u>	<u>Max Slope</u>
Planted Areas	2%	33%
Parking Lot	1%	5%
Driveways, Access Drives	1%	5%
Pedestrian Plaza	1%	2%
Sidewalks (direction of travel)	1.5%	6%
Sidewalks (horizontal tilt)	0%	2%

All slopes must also conform to ADA Standards.

10. No cut or fill slopes shall be steeper than 3:1 with smooth vertical transitions. Terracing with retaining walls of approved materials will be allowed in certain situations. Materials will be compatible with the building design and shall be approved by the Planning Commission.

11. Add site topographic features (such as landscape berms and swales)

12. Site drainage must be designed to eliminate water collection at building foundations and minimize water collection at entrances and service ramps.

13. Retention/detention areas should be designed as year round amenities with pedestrian access.

C Storm Water Retention

The applicant shall design, construct, and install a storm water drainage system within the lot which shall be constructed of materials and according to the specifications of the master storm drain plan and according to generally accepted engineering standards, with and engineer's seal stamped on the plat. Naples City's onsite storage plan requires retention of 125% of a 2-hour, 100-year storm volume. The storm water retention system may consist of one or more storm water retention areas. The overflow area must be identified, and evidence shown that it will not drain onto neighboring properties or nearby structures.

If the storm water retention area and system is on the surface and not underground, the owner/developer shall set aside area approved by the City Council within the development engineered to retain the water as required by this ordinance. The retention pond/area shall be established by a recorded plat with covenants that run with the land and require the owner of the land to maintain the retention pond/area as designed and at its expense to make any repairs or improvements as needed over the years to effectuate the purpose of the water retention facility. The owner shall be required to hold the City harmless from any damage or expense related to repairs or maintenance or from damage caused by failure of the system, in perpetuity. The area shall also be identified on the plat and the recorded documents shall be approved by the City Attorney as to form and effect. No modification of the retention area may be done without an amendment to the plat. If the water retention is shared between two properties, a recorded easement is required.

02-28-020 ARCHITECTURE GUIDELINES

~~—~~ **A** ~~—~~ Preface

~~These guidelines address the visual image of all buildings within the commercial development. The prominence and location of commercial and institutional buildings along major roads should encourage architectural design which is highly visible and innovative, while being sympathetic to surrounding built form. Building design should address the sidewalk through elements such as entrance structures, colonnades, canopies, and awnings. Building envelopes that are well proportioned and aesthetically interesting on all visible sides are encouraged. Where substantial building setbacks are required, greater articulation of the building is required.~~

AB Design Professionals

Design and documentation of all buildings shall be by licensed ~~design professional~~ architect.

C Guidelines

General Tenets

- ~~1. Modern southwest design for architecture is strongly encouraged.~~
- ~~2. Building massing should include variations in the building envelope. Elements such as entrances, forecourts, terracing or other building features should provide interest and detail when viewed from public streets.~~
- ~~3. In all areas, a strong articulation of building facades is encouraged. However, details or elements that appear as "add-ons" are discouraged.~~
- ~~4. Front facades should be of a high standard of design and quality of materials. Flanking facades should be upgraded to a design and materials standard equal to the front facade treatment.~~
- ~~5. Where appropriate, building design should provide for future expansion, and should demonstrate how expansion can be accommodated while respecting design principles.~~
- ~~6. Mechanical and equipment facilities located on building roofs shall be screened.~~

Siting and Orientation

Placement of the building in relation to the surrounding elements is as important as the design of the building. ~~The proposed building orientation should respond to surrounding buildings, existing pedestrian paths and sidewalks, and adjacent streets. Rows of buildings which create a monotonous, "cookie-cutter" design are discouraged.~~

~~1. The proposed building orientation should respect climatic conditions. Buildings should maximize public comfort by providing comfortable public outdoor areas. Building exposures subject to climatic intensities should utilize landscaping and architectural surface relief to offset weather impact.~~

~~2. Building siting should be sensitive to surrounding roads and public spaces in terms of height, scale, massing and blocked views.~~

~~3. Buildings should be sited to reinforce the character and quality of plazas, courtyards, greens and open spaces.~~

~~4. Buildings should be oriented so that entrances are clearly identifiable and directly accessible from a sidewalk. Buildings should be accessible for pedestrians and public transit users, not just for people driving private automobiles.~~

Scale

~~Scale relationships must be carefully considered and appropriate transitions provided where a change of scale is proposed or required. Stair stepping building height, breaking up~~

the mass of the building and shifting building placement can mitigate the impact of differing building scales and intensities.

Building Elevations

Elevations should incorporate the use of strong vertical and/or horizontal reveals, offsets, and three dimensional detail between surface planes to create shadow lines and break up flat surface areas.

1. Rear building elevations, especially those facing adjoining residential areas, should be aesthetically enhanced with materials to match the front of the building. Side elevations along side streets should be treated with same quality of design and materials as the front elevations. There shall be no unimproved side to a structure.
2. Building siting should be sensitive to surrounding roads and public spaces in terms of height, scale, massing and blocked views.
3. Buildings should be sited to reinforce the character and quality of plazas, courtyards, greens, and open spaces.
4. Buildings should be oriented so that entrances are clearly identifiable and directly accessible from a sidewalk. Buildings should be accessible for pedestrians and public transit users, not just for people driving private automobiles.
5. On commercial sites, especially large retail centers, a portion of the total building area should be located near the street perimeter to reinforce the streetscape.

Transparency

A high degree of transparency should occur at lower levels of building facades to insure the visibility of pedestrian uses, and to provide an active, human scaled architectural pattern along the street. On front elevation or elevation facing public open space of golf course, between 60% and 90% of the ground floor facade should be transparent glazing. Areas of the building that are functionally restricted from providing vision glass may be exempted from minimum glazing percentages provided other architectural sealing techniques are employed. A pattern of individual windows at upper floors also should be established to increase variety of scale through fenestration patterns, material variation, detail and surface relief.

Roof Forms and Materials

Roof tops should contribute to the visual unity of the project and should be considered from both the ground level as well as from adjacent buildings. Roof forms should support and reinforce overall building massing. Roof form should complement the context in terms of height, proportions, form and materials, and whether the surrounding buildings are of a similar scale.

~~Roofing materials should be tile or other hard surface, durable materials. The use of asphalt shingles is discouraged.~~

Materials and Colors

Materials and colors of the development should be selected for earth tone compatibility with the site, as well as compatibility with the neighboring area. High quality, low maintenance materials are encouraged as well as building materials that age well.

1. The selected materials and color palette should be compatible with the valley's mountain and basin environment, ~~utilizing earthen tones.~~

~~2. Building materials should convey durability and express regional character.~~

~~3. Facade materials that appear tacked-on shall be avoided.~~

~~4. The use of reflective glass as a complete exterior surface is discouraged due to the great increase in reflected glare. Use of highly reflective glass should be avoided. Reflective glass should be limited to an outside reflective factor of 30% or less. Mirror glass is not allowed except in very limited applications.~~

~~5. All sides of a structure should exhibit design continuity.~~

6. All facades facing public streets or open space shall have the exterior wall or façade of such building of such construction to have a minimum of architectural treatment of brick, glass, wood, stucco, stone or Masard, masonry, including stone, brick, architectural precast concrete, cast stone, prefabricated brick panels, or any combination thereof, after the South Western European Design. The exterior wall or façade of any building fronting upon any public street shall not have the appearance of a metal building. ~~be constructed of high quality materials including the following:~~

~~*Masonry, including stone, brick, terra-cotta, architectural precast concrete, cast stone and prefabricated brick panels, stucco~~

~~*Glass and glass block~~

The final approval of exterior materials is at the discretion of the City Council.

Maintenance

Owners or occupants shall maintain all buildings, drives, parking lots, signs or other structures located upon the property in good and sufficient repair and shall keep such premises ~~and painted, windows glazed, paving swept and otherwise maintain the property in a neat, clean and orderly fashion manner. Building, site, material and color~~

~~modifications after initial construction require City approval.~~ Any alteration made to the building or building site equaling more than 50% of the original site plan requires the Planning Commission approval.

1. Any structure, driveway or parking lot surface that is damaged by the elements, vehicles, fire or any other cause shall be repaired as promptly as possible.
2. Grounds, landscaping, and vegetation shall be maintained in accordance with the site plan approved by the City. ~~in a healthy growing condition. Dead or dying plants shall be removed as soon as possible and replaced during the next growing season.~~
3. Lots, yards, parking areas, and grounds around the buildings shall be maintained in a weed free condition. The weed free areas shall be from the road right-of-way start at the back of the sidewalk; if there is no sidewalk, then starting from the back of the road curb to all property fence lines. ~~If the owner or occupant does not achieve and maintain high quality maintenance standards, the City shall issue a notice requesting action. If the problem is not remedied within 30 days, the City shall cause the maintenance work to be performed and shall charge the owner or occupant for all costs incurred.~~

Parking Garages

Parking garages may be used in the ~~industrial~~commercial zones and are subject to the same architectural standards as other structures.

1. Parking structures shall be designed to conceal the view of all parked cars and light sources from adjacent public right-of-way or public open space for the full height of the structure.
2. Facade openings that face any public right-of-way or open space shall be vertically and horizontally aligned and the floors fronting on such facades shall be level.
3. The sidewalk level of parking structures shall be designed to accommodate active uses, display windows, public art or other features that enhance the structure's relationship to pedestrians. Adequate ground floor dimensions are required and shall include floor to floor heights, structural, driving aisle and utility layouts within 30 feet of public right-of-way designed to accommodate occupancy by pedestrian uses.
4. Parking structures should not exceed 50% of any given block frontage.
5. Parking structures should utilize materials and architectural detailing found in the primary development being served.

6. Reduce impact on pedestrians from cars entering and exiting parking garages by locating garage access on alleys, wherever possible.

D — Industrial Core

General Character

1. Architecture expressed throughout all buildings should relate contextually in form and scale and be of consistent quality.
2. Buildings should be broken into smaller components, where large buildings are perceived as a cluster of smaller elements at a scale complementary to adjacent structures.
3. Consistent rhythms of similar (not identical) details and architectural elements should be used to reinforce the continuity of the street and aid in the creation of a strong community image.
4. Buildings that address a primary intersection or street terminus should employ wall projections, recessions, materials, and other details and enhance the visibility and character of these locations.
5. Entry ways and building roof lines should be constructed with focused architectural improvements.

Fenestration

1. Window fenestration should continue or establish a rhythm along the street.
2. Clear glass is preferred for glazing, but some tinting based on functional considerations, such as building orientation, is acceptable.
3. Use of reflective glass is strongly discouraged.

Height Restrictions

All roof top mechanical equipment must be set back at least 15 feet from all roof edges that are parallel to street lot lines. Other roof top mechanical equipment which cumulatively covers no more than 10 percent of the roof area may extend 10 feet above the height limit.

1. Radio and television antennas, utility power poles, and public safety facilities are exempt from the height limit, but should be placed underground whenever possible and screen and hide antenna towers so to blend in with the theme.

2. Chimneys, flag poles, satellite receiving dishes, and other similar items with a width, depth, or diameter of 5 feet or less may rise 10 feet above the height limit.

~~or 5 feet above the highest point of the roof, whichever is greater. If they are greater than 5 feet in width, depth, or diameter, they are subject to the height limit.~~

02-28-021 EXTERIOR LIGHTING DESIGN GUIDELINES

A Preface

The lighting standard shall provide visual continuity for the development and minimize the impact of exterior lighting on adjacent residential areas. The spacing, location, height, source, fixture, and illumination level of all lighting is subject to review by the City.

1. Use accent lighting at specific building features. Lighting of architectural features is to provide accent, not to exhibit or advertise buildings. All illumination sources must be located within the property boundaries and be shielded from public view. Lamp selection should be compatible with building color and texture.
2. Accent lighting of landscaping is permitted. Landscape illumination shall be low level and background in appearance.
3. Exterior paved areas and pedestrian walks shall be lighted using (low) intensity fixtures.
4. Lights shall be placed so as not to cause glare or excessive spillage onto adjacent lots.
5. Service area lighting should be contained within the service yard boundaries. No light sleep-over shall occur outside the service or storage area.
6. All seasonal/temporary lighting must be reviewed by the ~~City~~. [Land Use Administrator](#).
7. Poles and luminaries shall be as described in schedule of exterior fixtures.
8. Pole height shall not exceed 30 feet in height, measured from the ground to the top of the pole.
9. Internally illuminated awnings are prohibited.

02-28-022 SIGN DESIGN GUIDELINES

A Preface

All signage within Naples City is regulated for aesthetic consistency and appropriateness. [All signage must follow the Naples City Sign Regulation. See 02-16 Sign Regulations.](#)

B — General Requirements and Prohibitions

- ~~1. All signs and graphics require approval of the City. Signs and graphics not having this approval shall not be installed. A specific signage plan and design must be submitted to the City for approval.~~
- ~~2. Signs on the interior of buildings that are not visible from the building exterior are not subject to City approval.~~
- ~~3. No unfinished, exposed, illuminated sign cans, electrical raceways, or wiring crossovers will be permitted unless in the construction or installation phase.~~
- ~~4. Flashing, blinking or moving signs, exposed light, iridescent colors, fluorescent materials, steamers, or searchlights are prohibited.~~
- ~~5. Signs using special effects, such as exposed neon or fluorescent tubing, must be approved in advance by the Planning Commission. A color layout to scale of the proposed sign must be submitted for approval.~~
- ~~6. Temporary signs, posters, or banners of a specific advertising or promotional nature may be displayed for short time periods if the signage, size, color, placement and their mounting devices are first submitted, in layout form to scale, for approval to the Planning Commission. If so approved, a removal date of the sign will be established at the time the temporary permit is granted.~~
- ~~7. Off premises billboard signs are prohibited.~~
- ~~8. Bench signs are prohibited.~~
- ~~9. Tenants and owners are responsible for the installation and maintenance of all signs. Tenants and owners must obtain all necessary permits and approvals.~~
- ~~10. All materials used in signage, except temporary signage, shall be durable, or permanent in nature, require minimum maintenance, and be resistant to weathering and staining.~~
- ~~11. No signs shall be posted, or attached to trees, public utility improvements, lighting poles or fixtures, traffic signs, or traffic control devices.~~
- ~~12. No sign shall be posted, placed or erected within public rights of way and thoroughfares.~~
- ~~13. The display of banners (signs made of fabric, plastic, or other similar material) is prohibited unless approved for special uses by the City.~~
- ~~14. No sign or any portion thereof may project or extend above the parapet wall or top of the exterior wall or building facade upon which the sign is mounted.~~
- ~~15. Rooftop signs are prohibited.~~

~~16. Except for directional and traffic control signs, offsite signs are prohibited unless approved by the Planning Commission.~~

~~17. All unapproved signs or banners are subject to removal.~~

~~C Industrial Core~~

~~1. Signs on building surfaces shall be mounted flush and shall not exceed 10% of the front facade.~~

~~2. All signage is for identification and not advertising.~~

D Signage Plan Submittal

1. A signage plan must be submitted to the Planning Commission for review and approval prior to installation

2. The signage plan submittal should include the following:

a. A scale site plan showing the location and type of proposed signage.

b. Scaled drawings of proposed signs including lettering and logos, materials, dimensions and colors.

~~02-28-023 TYPICAL LANDSCAPING, ROAD CLASSES AND BUFFERING EXAMPLES~~

~~A Typical Landscaping examples~~

~~B Typical Road Class examples~~

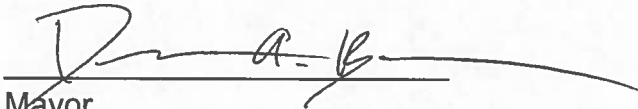
~~C Typical Buffering example~~

--End of Ordinance Changes--

The revisions to the Ordinance set forth herein become effective upon filing in the office of the City Recorder and posting. These changes supersede prior inconsistent sections of the Naples City Land Use and Subdivision Ordinances as of the effective date of this Ordinance.

The changes set forth herein shall be inserted in and incorporated into the Naples City Subdivision Ordinance.

DATED this 26 day of JANUARY 2023.



Mayor

Attest:

City Recorder

CITY OF NAPLES
BALANCE SHEET
DECEMBER 31, 2022

GENERAL FUND

ASSETS

10-11900	CASH - COMBINED FUND	6,989,351.94	
10-13110	ACCOUNTS RECEIVABLE	314.25	
10-13510	TAXES RECEIVABLE - CURRENT	81,283.49	
10-15610	PREPAID EXPENSE	636.59	
10-18100	DUE FROM REHAB LOANS	17,962.41	
	TOTAL ASSETS		7,089,548.68

LIABILITIES AND EQUITY

LIABILITIES

10-21325	BUILDING PERMIT BOND	13,500.00	
10-22250	WORKMENS COMPENSATION PAYABLE	888.01	
10-22500	HEALTH INSURANCE PAYABLE	1,678.88	
10-22510	DEFERRED PROPERTY TAXES	79,155.53	
	TOTAL LIABILITIES		95,222.42

FUND EQUITY

10-26520	RESERVED FOR CLASS C ROADS	253,436.64	
10-26525	RESERVED FOR ARPA	85,855.40	
10-26541	RESTRICTED FOR ROAD CONST	5,133,417.84	
10-26543	RESTRICTED FOR REHAB LOANS	97,056.78	
10-28500	COMMITTED - SELF HELP HOUSING	85,500.00	
	UNAPPROPRIATED FUND BALANCE:		
10-29800	BALANCE - BEGINNING OF YEAR	928,974.81	
	REVENUE OVER EXPENDITURES - YTD	410,084.79	
	BALANCE - CURRENT DATE	1,339,059.60	
	TOTAL FUND EQUITY		6,994,326.26
	TOTAL LIABILITIES AND EQUITY		7,089,548.68

CITY OF NAPLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-100 CURRENT YEAR PROPERTY TAXES	55,667.34	64,886.19	76,908.00	12,021.81	84.4
10-31-200 DELINQUENT PROPERTY TAX	.00	.00	4,048.00	4,048.00	.0
10-31-210 FEE-IN-LIEU OF PROPERTY TAXES	504.20	3,835.60	8,000.00	4,164.40	48.0
10-31-220 PENALTIES/INT ON DELIQ TAXES	122.60	1,186.34	200.00	(986.34)	593.2
10-31-300 SALES AND USE TAXES	134,729.68	616,738.90	1,369,044.00	752,305.10	45.1
10-31-301 HIGHWAY USE TAXES	57,296.60	266,939.05	550,000.00	283,060.95	48.5
10-31-400 FRANCHISE TAXES	20,322.68	74,793.81	175,000.00	100,206.19	42.7
10-31-401 TELECOMMUNICATION TAX	1,397.61	5,409.12	15,000.00	9,590.88	36.1
10-31-500 TRANSIENT ROOM TAX	2,579.14	11,554.29	15,000.00	3,445.71	77.0
TOTAL TAXES	272,619.85	1,045,343.30	2,213,200.00	1,167,856.70	47.2
<u>LICENSES AND PERMITS</u>					
10-32-100 BUSINESS LICENSES AND PERMITS	9,783.00	10,291.50	17,000.00	6,708.50	60.5
10-32-150 MISC LICENSES & PERMITS	.00	500.00	1,500.00	1,000.00	33.3
10-32-200 BUILDING PERMIT FEES	312.00	10,733.00	38,000.00	27,267.00	28.2
10-32-210 STATE SHARE 1%	3.12	107.33	380.00	272.67	28.2
TOTAL LICENSES AND PERMITS	10,098.12	21,631.83	56,880.00	35,248.17	38.0
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-421 STATE POLICE DEPARTMENT GRANT	.00	.00	25,000.00	25,000.00	.0
10-33-424 SCHOOL RESOURCE OFFICER	.00	.00	40,000.00	40,000.00	.0
10-33-425 SHSP GRANT	.00	9,364.00	.00	(9,364.00)	.0
10-33-475 UT LOCAL GOV'T TRUST-SAFETY GR	.00	870.00	1,200.00	330.00	72.5
10-33-560 CLASS "C" ROAD FUND ALLOTMENT	.00	46,781.33	145,000.00	98,218.67	32.3
10-33-570 LIQUOR TAX DISTRIBUTION	5,534.67	5,534.67	4,000.00	(1,534.67)	138.4
10-33-901 ARPA FUNDS	.00	122,434.25	123,203.00	768.75	99.4
TOTAL INTERGOVERNMENTAL REVENUE	5,534.67	184,984.25	338,403.00	153,418.75	54.7
<u>CHARGES FOR SERVICES</u>					
10-34-130 ZONING & SUBDIVISION FEES	.00	375.00	1,000.00	625.00	37.5
10-34-240 MISCELLANEOUS INSPECTIONS	120.00	2,095.00	5,000.00	2,905.00	41.9
10-34-770 POLICE REPORT	.00	90.00	100.00	10.00	90.0
TOTAL CHARGES FOR SERVICES	120.00	2,560.00	6,100.00	3,540.00	42.0
<u>FINES AND FORFEITURES</u>					
10-35-100 COURT FINES	.00	2,165.97	20,000.00	17,834.03	10.8
TOTAL FINES AND FORFEITURES	.00	2,165.97	20,000.00	17,834.03	10.8

CITY OF NAPLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
10-36-200 RENT COLLECTIONS	.00	580.00	8,000.00	7,420.00	7.3
10-36-215 MISCELLANEOUS DONATIONS	.00	7,550.00	5,000.00	(2,550.00)	151.0
10-36-220 POLICE DONATIONS	.00	.00	2,200.00	2,200.00	.0
10-36-240 SCRAP & SURPLUS SALES	.00	37.50	500.00	462.50	7.5
TOTAL MISCELLANEOUS REVENUE	.00	8,167.50	15,700.00	7,532.50	52.0
<u>OTHER REVENUES</u>					
10-38-100 INTEREST EARNINGS	30,919.64	126,626.23	25,000.00	(101,626.23)	506.5
10-38-400 SALE OF FIXED ASSETS	.00	3,591.25	.00	(3,591.25)	.0
10-38-900 SUNDRY REVENUES	18.50	627.50	5,000.00	4,372.50	12.6
TOTAL OTHER REVENUES	30,938.14	130,844.98	30,000.00	(100,844.98)	436.2
TOTAL FUND REVENUE	319,310.78	1,395,697.83	2,680,283.00	1,284,585.17	52.1

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
10-41-110 MAYOR SALARY	1,197.33	7,183.98	14,000.00	6,816.02	51.3
10-41-111 COUNCIL SALARIES	3,429.45	20,576.70	41,200.00	20,623.30	49.9
10-41-131 FICA	350.93	2,105.58	4,300.00	2,194.42	49.0
10-41-132 WORKMAN'S COMPENSATION	55.96	335.76	1,000.00	664.24	33.6
10-41-230 TRAVEL & PER DIEM	67.41	147.07	3,500.00	3,352.93	4.2
10-41-280 TELEPHONE	.00	.00	520.00	520.00	.0
10-41-610 MISCELLANEOUS EXPENSES	.00	85.52	1,500.00	1,414.48	5.7
TOTAL LEGISLATIVE	5,101.08	30,434.61	66,020.00	35,585.39	46.1
<u>JUSTICE COURT</u>					
10-42-311 PUBLIC DEFENDER	.00	140.00	3,000.00	2,860.00	4.7
TOTAL JUSTICE COURT	.00	140.00	3,000.00	2,860.00	4.7
<u>CITY ADMINISTRATOR</u>					
10-43-110 ADMINISTRATOR WAGES	9,196.08	54,539.68	113,000.00	58,460.32	48.3
10-43-120 ADMIN SECRETARY	4,083.02	22,479.59	46,000.00	23,520.41	48.9
10-43-131 FICA	970.75	5,847.77	12,000.00	6,152.23	48.7
10-43-132 WORKMAN'S COMPENSATION	115.46	706.09	1,800.00	1,093.91	39.2
10-43-133 HEALTH INSURANCE	2,929.20	17,575.20	36,000.00	18,424.80	48.8
10-43-134 RETIREMENT	2,313.59	13,882.90	28,000.00	14,117.10	49.6
10-43-135 LONG TERM DISABILITY	61.24	392.59	800.00	407.41	49.1
10-43-210 BOOKS, SUBSCRIPTIONS, MBRSHIPS	.00	.00	1,000.00	1,000.00	.0
10-43-230 TRAVEL & PER DIEM	.00	595.74	5,000.00	4,404.26	11.9
10-43-240 OFFICE SUPPLIES AND EXPENSE	.00	84.65	350.00	265.35	24.2
10-43-245 COMPUTER SUPPLIES/MAINTENANCE	.00	.00	500.00	500.00	.0
10-43-247 WEB DESIGN EXPENSE	.00	1,199.00	20,000.00	18,801.00	6.0
10-43-250 VEHICLE MAINTENANCE	4.00	22.00	1,800.00	1,778.00	1.2
10-43-251 FUEL & OIL	174.00	798.56	2,200.00	1,401.44	36.3
10-43-279 CELLULAR PHONE	100.00	600.00	1,200.00	600.00	50.0
10-43-330 EDUCATION AND TRAINING	.00	50.00	2,500.00	2,450.00	2.0
10-43-350 PUBLIC RELATIONS	.00	264.42	2,500.00	2,235.58	10.6
10-43-610 MISCELLANEOUS EXPENSES	.00	13.06	500.00	486.94	2.6
10-43-766 PROMOTE ECONOMIC DEVELOPMENT	.00	.00	1,000.00	1,000.00	.0
TOTAL CITY ADMINISTRATOR	19,947.34	119,051.25	276,150.00	157,098.75	43.1

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TREASURER</u>					
10-44-120 TREASURER/PT TIME	1,400.00	8,400.00	16,800.00	8,400.00	50.0
10-44-131 FICA	107.10	642.60	.00	(642.60)	.0
10-44-132 WORKMAN'S COMPENSATION	1.12	6.72	.00	(6.72)	.0
10-44-134 RETIREMENT	251.58	1,509.48	.00	(1,509.48)	.0
10-44-240 OFFICE SUPPLIES AND EXPENSE	.00	.00	100.00	100.00	.0
10-44-241 BANK CHARGES	62.91	694.96	1,300.00	605.04	53.5
10-44-610 MISCELLANEOUS EXPENSES	.00	.00	100.00	100.00	.0
TOTAL TREASURER	1,822.71	11,253.76	18,300.00	7,046.24	61.5
<u>RECORDER</u>					
10-45-110 RECORDER SALARY	5,581.68	32,161.60	64,600.00	32,438.40	49.8
10-45-131 FICA	395.44	2,351.40	5,000.00	2,648.60	47.0
10-45-132 WORKMAN'S COMPENSATION	4.47	26.61	100.00	73.39	26.6
10-45-133 HEALTH INSURANCE	1,669.34	10,016.04	20,100.00	10,083.96	49.8
10-45-134 RETIREMENT	1,003.02	5,970.79	11,700.00	5,729.21	51.0
10-45-135 LONG TERM DISABILITY	25.48	163.70	400.00	236.30	40.9
10-45-210 BOOKS, SUBSCRIPTIONS, MBRSHIPS	.00	370.00	350.00	(20.00)	105.7
10-45-220 ADVERTISEMENT/NOTICES	.00	15.25	350.00	334.75	4.4
10-45-230 MILEAGE & PER DIEM	.00	428.20	1,000.00	571.80	42.8
10-45-240 OFFICE SUPPLIES AND EXPENSE	.00	.00	50.00	50.00	.0
10-45-245 COMPUTER SUPPLIES	.00	.00	100.00	100.00	.0
10-45-330 EDUCATION AND TRAINING	.00	225.00	400.00	175.00	56.3
10-45-610 MISCELLANEOUS EXPENSES	.00	13.98	100.00	86.02	14.0
10-45-612 BUSINESS LICENSE EXPENSE	.00	.00	150.00	150.00	.0
10-45-614 BUSINESS LICENSE - POSTAGE	150.00	150.00	150.00	.00	100.0
10-45-650 EQUIP. ETC. PURCHASE-NON ASSET	.00	.00	500.00	500.00	.0
TOTAL RECORDER	8,829.43	51,892.57	105,050.00	53,157.43	49.4
<u>ELECTIONS</u>					
10-46-220 ADVERTISEMENT	.00	.00	100.00	100.00	.0
TOTAL ELECTIONS	.00	.00	100.00	100.00	.0
<u>CITY ATTORNEY</u>					
10-47-133 HEALTH INSURANCE	89.46	357.84	1,200.00	842.16	29.8
10-47-200 CONTINGENCY PIMS PROGRAMG	.00	.00	250.00	250.00	.0
10-47-230 TRAVEL, EDUCATION & PER DIEM	.00	.00	1,100.00	1,100.00	.0
10-47-310 PROSECUTING ATTORNEY	3,706.92	14,827.68	44,500.00	29,672.32	33.3
10-47-330 CITY ATTORNEY - CIVIL	3,902.08	15,608.32	47,000.00	31,391.68	33.2
10-47-610 MISCELLANEOUS CHARGES	50.00	200.00	800.00	600.00	25.0
TOTAL CITY ATTORNEY	7,748.46	30,993.84	94,850.00	63,856.16	32.7

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>INDEPENDENT AUDITOR</u>					
10-48-310 PROFESSIONAL SERVICES	.00	.00	13,000.00	13,000.00	.0
10-48-610 MISCELLANEOUS CHARGES	.00	.00	1,000.00	1,000.00	.0
TOTAL INDEPENDENT AUDITOR	.00	.00	14,000.00	14,000.00	.0
<u>LIABILITY INSURANCE</u>					
10-49-511 LIABILITY INSURANCE	.00	24,793.00	23,500.00	(1,293.00)	105.5
10-49-512 PROPERTY INSURANCE	.00	14,839.37	14,000.00	(839.37)	106.0
10-49-513 PUBLIC EMPLOYEE BONDS, ETC	.00	820.40	2,000.00	1,179.60	41.0
10-49-515 SOCIAL MEDIA	.00	2,988.00	3,000.00	12.00	99.6
TOTAL LIABILITY INSURANCE	.00	43,440.77	42,500.00	(940.77)	102.2
<u>GENERAL GOVERNMENT BUILDINGS</u>					
10-50-110 CUSTODIAN WAGES	723.08	3,257.26	6,300.00	3,042.74	51.7
10-50-131 FICA	55.32	257.06	460.00	202.94	55.9
10-50-132 WORKMAN'S COMPENSATION	.57	2.66	50.00	47.34	5.3
10-50-200 CONTINGENCY EXPENSE	.00	.00	150.00	150.00	.0
10-50-250 C. HALL BLDG EQUIP/SUPPLY/MAIN	230.48	3,295.28	6,300.00	3,004.72	52.3
10-50-255 AUTOMOBILE MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
10-50-260 GROUNDS EQUIP/SUPPLY/MAINT	92.11	2,837.71	7,000.00	4,162.29	40.5
10-50-270 UTILITIES - SHOP	.00	1,003.23	.00	(1,003.23)	.0
10-50-271 UTILITIES - CITY HALL	1,269.42	9,905.76	23,000.00	13,094.24	43.1
10-50-272 SHOP BLDG EQUIP/SUPPLY/MAINT	.00	116.29	800.00	683.71	14.5
10-50-273 OLD FIRE STATION/UTILITY/MAINT	.00	3,300.00	6,500.00	3,200.00	50.8
10-50-274 UTILITIES - PLAZA PARK	51.00	3,862.95	8,500.00	4,637.05	45.5
10-50-275 FLAGS	.00	36.61	500.00	463.39	7.3
10-50-610 MISCELLANEOUS EXPENSES	.00	.00	1,500.00	1,500.00	.0
10-50-611 CLEANING SUPPLIES	36.93	73.04	1,000.00	926.96	7.3
10-50-720 BUILDINGS/STRUCTURAL ADDITIONS	.00	.00	3,000.00	3,000.00	.0
10-50-721 MAINTENANCE BLDG/PARKING ETC	.00	.00	700.00	700.00	.0
10-50-750 CAPITOL IMPROVEMENTS/SPECIFIED	.00	5,431.00	.00	(5,431.00)	.0
TOTAL GENERAL GOVERNMENT BUILDINGS	2,458.91	33,378.85	66,760.00	33,381.15	50.0

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SUPPLIES/EQUIPMENT</u>					
10-51-240 OFFICE SUPPLIES AND EXPENSE	392.61	1,628.08	3,500.00	1,871.92	46.5
10-51-245 COMPUTER SUPPORT/WEB	.00	1,573.00	4,000.00	2,427.00	39.3
10-51-246 COMPUTER SOFTWARE	.00	192.38	2,100.00	1,907.62	9.2
10-51-248 COMPUTER SUPPLIES	.00	.00	300.00	300.00	.0
10-51-250 EQUIPMENT, SUPPLIES & MAINT	126.58	1,958.71	2,000.00	41.29	97.9
10-51-256 SOFTWARE SUPPORT - CASELLE	375.00	9,883.00	10,500.00	617.00	94.1
10-51-610 MISCELLANEOUS EXPENSES	.00	.00	500.00	500.00	.0
10-51-650 EQUIP/ETC. PURCHASE-NON-ASSET	.00	.00	500.00	500.00	.0
10-51-730 ASSET PURCHASE - TECHNOLOGY	.00	.00	1,000.00	1,000.00	.0
TOTAL SUPPLIES/EQUIPMENT	894.19	15,235.17	24,400.00	9,164.83	62.4
<u>PLANNING AND ZONING</u>					
10-52-215 BOOKS, SUBSCRIPTIONS, MBRSHIPS	.00	.00	1,500.00	1,500.00	.0
10-52-220 ADVERTISE/NOTICES/POSTAGE	.00	172.00	1,000.00	828.00	17.2
10-52-230 TRAVEL & PER DIEM	.00	435.66	6,000.00	5,564.34	7.3
10-52-240 OFFICE SUPPLIES AND EXPENSE	.00	.00	500.00	500.00	.0
10-52-245 COMPUTER SUPPLIES/MAINTENANCE	10.00	76.90	2,000.00	1,923.10	3.9
10-52-247 MAP REVIEW/ENGINEER	.00	.00	7,000.00	7,000.00	.0
10-52-251 FUEL & OIL	.00	71.24	.00	71.24	.0
10-52-310 BOARD MEMBERS EXPENSE	.00	300.00	2,000.00	1,700.00	15.0
10-52-330 EDUCATION & WORKSHOP	.00	.00	2,500.00	2,500.00	.0
10-52-331 PUBLIC RELATIONS	.00	.00	2,400.00	2,400.00	.0
10-52-610 MISCELLANEOUS EXPENSES	.00	.00	600.00	600.00	.0
10-52-740 EQUIPMENT, FURNITURE, ETC.	.00	.00	1,000.00	1,000.00	.0
TOTAL PLANNING AND ZONING	10.00	1,055.80	26,500.00	25,444.20	4.0
<u>BOARDS & COMMISSIONS</u>					
10-53-220 RURAL WATER USERS	.00	.00	100.00	100.00	.0
TOTAL BOARDS & COMMISSIONS	.00	.00	100.00	100.00	.0

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE DEPARTMENT</u>					
10-54-110 POLICE SALARIES	30,250.78	167,436.04	366,000.00	198,563.96	45.8
10-54-111 PART-TIME/OVERTIME WAGES	3,510.23	14,995.68	20,000.00	5,004.32	75.0
10-54-131 FICA	2,483.49	13,980.27	27,900.00	13,919.73	50.1
10-54-132 WORKMAN'S COMPENSATION	360.76	2,026.45	5,000.00	2,973.55	40.5
10-54-133 HEALTH INSURANCE	9,400.40	56,376.45	148,500.00	92,123.55	38.0
10-54-134 RETIREMENT	7,626.92	47,530.92	110,000.00	62,469.08	43.2
10-54-135 LONG TERM DISABILITY	134.85	846.31	2,200.00	1,353.69	38.5
10-54-210 BOOKS, SUBSCRIPTIONS, ETC.	15.00	265.00	500.00	235.00	53.0
10-54-230 TRAVEL & PER DIEM	203.08	5,057.52	10,000.00	4,942.48	50.6
10-54-240 OFFICE SUPPLIES & EXPENSES	280.00	463.17	2,000.00	1,536.83	23.2
10-54-245 COMPUTER EXPENSES	.00	.00	2,000.00	2,000.00	.0
10-54-247 SPILLMAN, LEXIPRO & SUPPORT	.00	4,228.17	17,500.00	13,271.83	24.2
10-54-249 EQUIPMENT/PURCHASE & MAINT	44.40	286.85	15,000.00	14,713.15	1.9
10-54-250 VEHICLE MAINTENANCE	.00	391.00	.00	(391.00)	.0
10-54-251 FUEL & OIL	2,320.25	9,810.36	30,000.00	20,189.64	32.7
10-54-271 UTILITIES-POLICE	150.81	1,179.24	4,000.00	2,820.76	29.5
10-54-279 CELLULAR PHONE	235.00	1,375.00	3,000.00	1,625.00	45.8
10-54-282 UBNSF - DRUG TASK FORCE	.00	.00	11,000.00	11,000.00	.0
10-54-283 CENTRAL DISPATCH	.00	.00	34,000.00	34,000.00	.0
10-54-286 DUI ENFORCEMENT	1,822.66	2,867.66	4,000.00	1,132.34	71.7
10-54-320 DRUG AND ALCOHOL TESTING	.00	.00	500.00	500.00	.0
10-54-330 EDUCATION AND TRAINING	395.00	2,889.25	10,000.00	7,110.75	28.9
10-54-331 PUBLIC RELATIONS	.00	.00	2,500.00	2,500.00	.0
10-54-332 MOBILE UNIT EXPENSES	280.28	1,401.40	4,000.00	2,598.60	35.0
10-54-333 CRIMINAL INVESTIGATIONS	.00	289.67	1,500.00	1,210.33	19.3
10-54-334 K-9 EXPENSES & EQUIPMENT	140.00	817.40	3,000.00	2,182.60	27.3
10-54-470 UNIFORM ALLOWANCE	493.11	4,270.25	7,200.00	2,929.75	59.3
10-54-480 VEHICLE LEASE	.00	65,227.00	65,000.00	(227.00)	100.4
10-54-610 MISCELLANEOUS SUPPLIES	852.07	1,081.00	2,300.00	1,219.00	47.0
10-54-650 EQUIP/FURN./ETC. - NON ASSET	53.48	53.48	.00	(53.48)	.0
10-54-760 GRANT PURCHASE ITEMS	3,500.00	4,174.00	25,000.00	20,826.00	16.7
10-54-764 BPV GRANT	.00	1,326.00	.00	(1,326.00)	.0
TOTAL POLICE DEPARTMENT	64,552.57	410,645.54	933,600.00	522,954.46	44.0
<u>EMERGENCY PREPARDNESS</u>					
10-55-610 MISCELLANEOUS EXPENSES	.00	.00	2,000.00	2,000.00	.0
10-55-801 ARPA EXPENDITURES	21,058.38	40,252.67	123,203.00	82,950.33	32.7
TOTAL EMERGENCY PREPARDNESS	21,058.38	40,252.67	125,203.00	84,950.33	32.2

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>BUILDING INSPECTOR</u>					
10-58-110 BUILDING INSPECTOR WAGES	3,543.16	21,520.93	46,500.00	24,979.07	46.3
10-58-131 FICA	271.06	1,704.85	3,600.00	1,895.15	47.4
10-58-132 WORKMAN'S COMPENSATION	43.23	271.90	1,000.00	728.10	27.2
10-58-210 BOOKS, SUBSCRIPTIONS, MBRSHIPS	.00	.00	500.00	500.00	.0
10-58-230 TRAVEL & PER DIEM	.00	.00	400.00	400.00	.0
10-58-241 LICENSES & PERMITS	.00	.00	250.00	250.00	.0
10-58-242 STATE 1% SURCHARGE	.00	153.23	500.00	346.77	30.7
10-58-245 COMPUTER SUPPLIES & MAINT	.00	.00	100.00	100.00	.0
10-58-250 EQUIPMENT - VEHICLE UPKEEP	.00	49.49	100.00	50.51	49.5
10-58-251 FUEL & OIL	62.80	469.20	500.00	30.80	93.8
10-58-252 EQUIPMENT & TOOLS	.00	.00	100.00	100.00	.0
10-58-280 TELEPHONE	35.00	210.00	1,000.00	790.00	21.0
10-58-330 EDUCATION AND TRAINING	.00	.00	300.00	300.00	.0
10-58-610 MISCELLANEOUS SUPPLIES	.00	.00	50.00	50.00	.0
TOTAL BUILDING INSPECTOR	3,955.25	24,379.60	54,900.00	30,520.40	44.4
<u>COMMUNITY MARKETING</u>					
10-59-210 CHAMBER MEMBERSHIP DUES	3,000.00	10,500.00	15,000.00	4,500.00	70.0
10-59-215 UTAH LEAGUE MEMBERSHIP FEES	.00	2,298.30	2,300.00	1.70	99.9
10-59-223 COMMUNITY EVENTS FUNDING	.00	2,363.15	5,250.00	2,886.85	45.0
10-59-224 PUBLIC RELATIONS	3,066.38	8,849.69	22,200.00	13,350.31	39.9
10-59-310 ECONOMIC DEVELOPMENT	.00	.00	1,500.00	1,500.00	.0
10-59-610 HEALTH & WELLNESS	.00	.00	1,000.00	1,000.00	.0
TOTAL COMMUNITY MARKETING	6,066.38	24,011.14	47,250.00	23,238.86	50.8

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
10-60-110 SALARIES AND WAGES	10,628.16	62,500.07	130,000.00	67,499.93	48.1
10-60-111 PART-TIME/OVERTIME WAGES	1,457.60	2,196.02	5,000.00	2,803.98	43.9
10-60-116 SEASONAL LABOR	.00	.00	15,000.00	15,000.00	.0
10-60-131 FICA	867.43	4,569.69	10,000.00	5,430.31	45.7
10-60-132 WORKMAN'S COMPENSATION	189.74	1,029.08	2,000.00	970.92	51.5
10-60-133 HEALTH INSURANCE	4,086.06	24,516.36	49,000.00	24,483.64	50.0
10-60-134 RETIREMENT	2,171.80	11,778.38	23,000.00	11,221.62	51.2
10-60-135 LONG TERM DISABILITY	55.55	322.81	800.00	477.19	40.4
10-60-220 ADVERTISEMENT	.00	.00	500.00	500.00	.0
10-60-230 TRAVEL	.00	175.00	4,500.00	4,325.00	3.9
10-60-245 COMPUTER SUPPLIES & MAINT	.00	28.21	500.00	471.79	5.6
10-60-246 ROAD MAINTENANCE SOFTWARE	.00	.00	3,000.00	3,000.00	.0
10-60-250 EQUIPMENT, MAINT & SUPPLIES	470.78	(78.81)	28,000.00	28,078.81	(.3)
10-60-251 FUEL & OIL	862.47	3,777.10	13,000.00	9,222.90	29.1
10-60-257 EQUIPMENT RENTAL EXPENSE	.00	.00	3,000.00	3,000.00	.0
10-60-260 SANDER/SNOW PLOW MAINTENANCE	.00	634.53	8,100.00	7,465.47	7.8
10-60-261 CRACK SEALER	.00	.00	6,500.00	6,500.00	.0
10-60-262 "C" ROAD MAINTENANCE	440.51	3,273.28	17,000.00	13,726.72	19.3
10-60-265 SNOW REMOVAL	5,527.04	5,527.04	9,500.00	3,972.96	58.2
10-60-266 ROAD SIGNS	(186.16)	1,029.45	7,000.00	5,970.55	14.7
10-60-267 WEED CONTROL	.00	52.98	4,000.00	3,947.02	1.3
10-60-268 SIDEWALKS	.00	8,000.00	10,000.00	2,000.00	80.0
10-60-271 UTILITIES - SHOP	226.98	1,790.57	8,000.00	6,209.43	22.4
10-60-272 HIGHWAY 40 BEAUTIFICATION	.00	.00	2,000.00	2,000.00	.0
10-60-274 TOOLS & SUPPLIES	64.64	2,083.44	5,500.00	3,416.56	37.9
10-60-276 FLAGS AND BANNERS	.00	.00	250.00	250.00	.0
10-60-277 LANDFILL CHARGE	.00	.00	1,000.00	1,000.00	.0
10-60-278 BLUE STAKES	.00	153.90	400.00	246.10	38.5
10-60-279 CELLULAR PHONE	120.00	480.00	1,500.00	1,020.00	32.0
10-60-310 CDL LICENSING EXPENSE	.00	.00	200.00	200.00	.0
10-60-320 DRUG AND ALCOHOL TESTING	.00	140.00	250.00	110.00	56.0
10-60-330 EDUCATION AND TRAINING	.00	105.00	.00	(105.00)	.0
10-60-470 PPE / SAFETY CLOTHING	.00	274.94	1,800.00	1,525.06	15.3
10-60-472 SAFETY CLOTHING/R. COOK	.00	.00	500.00	500.00	.0
10-60-473 SAFETY CLOTHING/S. SIMMONS	.00	.00	500.00	500.00	.0
TOTAL STREETS	26,982.60	134,359.04	371,300.00	236,940.96	36.2
<u>STREET LIGHTS</u>					
10-68-270 UTILITIES-STREET LIGHTS	18.49	11,248.73	28,000.00	16,751.27	40.2
10-68-272 REPAIRS - STREET LIGHTS	.00	237.45	6,000.00	5,762.55	4.0
TOTAL STREET LIGHTS	18.49	11,486.18	34,000.00	22,513.82	33.8

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
BUILDING & GROUNDS					
10-70-230 TRAVEL & PER DIEM	.00	.00	750.00	750.00	.0
10-70-250 EQUIPMENT SUPPLIES & MAINT OF	.00	104.08	600.00	495.92	17.4
10-70-258 PARKING LOTS	.00	.00	500.00	500.00	.0
10-70-260 PARK LAWN & GROUNDS	.00	26.40	300.00	273.60	8.8
10-70-263 PAVILION MAINTENANCE	.00	.00	400.00	400.00	.0
10-70-266 CITY BEAUTIFICATION	.00	82.75	4,500.00	4,417.25	1.8
10-70-268 WATER ASSESSMENT EXPENSES	.00	386.51	400.00	13.49	96.6
10-70-269 SUBDIVISION PARK UTILITIES	55.00	2,543.90	4,500.00	1,956.10	56.5
10-70-271 UTILITIES OF EAST PARK	61.00	329.75	750.00	420.25	44.0
10-70-272 PARK IRRIGATION EXPENSES	.00	.00	100.00	100.00	.0
10-70-282 ROADSIDE PARK MAINT/IMPROVEMEN	.00	128.86	3,900.00	3,771.14	3.3
TOTAL BUILDING & GROUNDS	116.00	3,602.25	16,700.00	13,097.75	21.6
TRANSFERS					
10-90-150 TRANSFER TO DEBT SERVICE	.00	.00	139,025.00	139,025.00	.0
10-90-300 TRANSFER TO CAPITAL PROJ-ROADS	.00	.00	175,700.00	175,700.00	.0
10-90-800 EXCESS REVENUE	.00	.00	44,875.00	44,875.00	.0
TOTAL TRANSFERS	.00	.00	359,600.00	359,600.00	.0
TOTAL FUND EXPENDITURES	169,561.79	985,613.04	2,680,283.00	1,694,669.96	36.8
NET REVENUE OVER EXPENDITURES	149,748.99	410,084.79	.00	(410,084.79)	.0

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
30-40-550 ROAD BOND PRINCIPAL PAYMENT	71,000.00	71,000.00	114,000.00	43,000.00	62.3
30-40-580 FIRE STATION BOND PAYMENT	.00	.00	25,025.00	25,025.00	.0
30-40-800 BUDGET INCREASE TO SURPLUS	.00	.00	3,200.00	3,200.00	.0
TOTAL EXPENDITURES	71,000.00	71,000.00	142,225.00	71,225.00	49.9
TOTAL FUND EXPENDITURES	71,000.00	71,000.00	142,225.00	71,225.00	49.9
NET REVENUE OVER EXPENDITURES	(68,549.96)	(60,730.77)	.00	60,730.77	.0

CITY OF NAPLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

ASSET ACQUISITION/CAP. PROJECT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OTHER REVENUES</u>					
35-38-100 INT EARNINGS FOR SINKING FUNDS	295.45	1,238.36	500.00	(738.36)	247.7
TOTAL OTHER REVENUES	295.45	1,238.36	500.00	(738.36)	247.7
TOTAL FUND REVENUE	295.45	1,238.36	500.00	(738.36)	247.7

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

ASSET ACQUISITION/CAP. PROJECT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
35-40-250 BUDGET INCREASE TO SURPLUS	.00	.00	500.00	500.00	.0
TOTAL EXPENDITURES	.00	.00	500.00	500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	500.00	500.00	.0
NET REVENUE OVER EXPENDITURES	295.45	1,238.36	.00	(1,238.36)	.0

CITY OF NAPLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

CAPITAL PROJECT-ROADS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
40-33-406	UDOT GRANT - SAFE SIDEWALK	.00	.00	19,381.00	19,381.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	19,381.00	19,381.00	.0
	<u>OTHER REVENUES</u>					
40-38-500	TRANSFER FROM GENERAL FUND	.00	.00	175,700.00	175,700.00	.0
40-38-800	BEG. BAL. TO BE APPROPRIATED	.00	.00	187,500.00	187,500.00	.0
	TOTAL OTHER REVENUES	.00	.00	363,200.00	363,200.00	.0
	TOTAL FUND REVENUE	.00	.00	382,581.00	382,581.00	.0

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

CAPITAL PROJECT-ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
40-40-258 HWY 40 SAFE SIDEWALK	.00	5,679.04	.00 (	5,679.04)	.0
40-40-260 HWY 40 STREET LIGHT PROJECT	.00	.00	25,881.00	25,881.00	.0
40-40-262 DRAINAGE PROJECTS	.00	14,500.00	40,700.00	26,200.00	35.6
40-40-263 500 SOUTH 2000 EAST	.00	27,420.32	135,000.00	107,579.68	20.3
40-40-268 ROAD STRIPING	.00	22,644.00	25,000.00	2,356.00	90.6
40-40-275 2850 S / HWY 45 DIP	.00	.00	40,000.00	40,000.00	.0
40-40-300 1900 S SEAL COAT	.00	10,000.00	11,000.00	1,000.00	90.9
40-40-301 PARKVIEW SEAL COAT	.00	6,000.00	6,000.00	.00	100.0
40-40-302 FARM SEAL COAT	.00	18,286.40	18,000.00 (	286.40)	101.6
40-40-303 HUNTER HOLLOW SEAL COAT	.00	9,000.00	9,000.00	.00	100.0
40-40-400 SIDEWALK REPAIR 1000 SOUTH	17,240.00	17,240.00	30,000.00	12,760.00	57.5
40-40-401 SIDEWALK REPAIR 1900 SOUTH	.00	.00	37,000.00	37,000.00	.0
40-40-610 MISCELLANEOUS EXPENSES	.00	.00	5,000.00	5,000.00	.0
TOTAL EXPENDITURES	17,240.00	130,769.76	382,581.00	251,811.24	34.2
TOTAL FUND EXPENDITURES	17,240.00	130,769.76	382,581.00	251,811.24	34.2
NET REVENUE OVER EXPENDITURES	(17,240.00)	(130,769.76)	.00	130,769.76	.0

CITY OF NAPLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

#1 REDEVELOPMENT AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OTHER REVENUES</u>					
45-38-100 INTEREST INCOME-REDEVELOPMENT	1,457.55	6,109.26	50.00	(6,059.26)	12218.
TOTAL OTHER REVENUES	1,457.55	6,109.26	50.00	(6,059.26)	12218.
TOTAL FUND REVENUE	1,457.55	6,109.26	50.00	(6,059.26)	12218.

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

#1 REDEVELOPMENT AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-610 MISCELLANEOUS EXPENSES	.00 (	25.00)	50.00	75.00	(50.0)
TOTAL EXPENDITURES	.00 (	25.00)	50.00	75.00	(50.0)
TOTAL FUND EXPENDITURES	.00 (	25.00)	50.00	75.00	(50.0)
NET REVENUE OVER EXPENDITURES	1,457.55	6,134.26	.00	(6,134.26)	.0

CITY OF NAPLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

#2 REDEVELOPMENT-1500 SOUTH

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OTHER REVENUES</u>					
46-38-800 BEG. BAL. TO BE APPROPRIATED	.00	.00	50.00	50.00	.0
TOTAL OTHER REVENUES	.00	.00	50.00	50.00	.0
TOTAL FUND REVENUE	.00	.00	50.00	50.00	.0

CITY OF NAPLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

#2 REDEVELOPMENT-1500 SOUTH

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
46-40-610 MISCELLANEOUS EXPENSES	.00	.00	50.00	50.00	.0
TOTAL EXPENDITURES	.00	.00	50.00	50.00	.0
TOTAL FUND EXPENDITURES	.00	.00	50.00	50.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0