

Naples City Council
March 28, 2024
Minutes

The regularly scheduled meeting of the Naples City Council was held March 28, 2024, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

DATE, TIME & PLACE OF MEETING

Council members attending were Dean Baker, Andrew Bentley, Robert Hall, Ross Morton, Dan Olsen and Kenneth Reynolds.

COUNCIL MEMBERS ATTENDING

Others attending were Cliff Grua, Michael Cook, Gwen Harrison, Scott Major, Brooks Jones, Ryan Cook, Szeth Simmons, Micheal Davis and Nikki Kay.

OTHERS ATTENDING

Mayor Baker welcomed everyone and called the meeting to order. He began the meeting with the pledge of allegiance and Andrew Bentley offered the invocation.

OPENING CEREMONY

Mayor Baker presented the agenda for approval and stated he had one item under other matters. Dan Olsen **moved** to approve the agenda with the addition. Robert Hall **seconded** the motion. The motion passed with all in attendance voting aye.

APPROVAL OF THE AGENDA

The minutes of the regular city council meeting of March 14, 2024 were presented for approval. Ross Morton **moved** to approve the minutes of March 14th. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

MINUTES APPROVED

The revised minutes of the regular city council meeting of February 22, 2024 were presented for approval. Dan Olsen **moved** to approve the minutes of February 22, 2024 as revised. Ross Morton **seconded** the motion. The motion passed with all voting in the affirmative.

FOLLOW UP ITEMS FROM PREVIOUS MEETING

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

Nikki Kay presented the bills in the amount of \$60,432.39. Robert Hall **moved** to approve the bills in the amount of

APPROVAL OF THE BILLS

\$60,432.39. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Aye
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Aye
Andrew Bentley	Aye

Council members received a business license application from **Metalogic Inspections** located at 500 S 1100 E. Nikki Kay stated the company conducts nondestructive testing and said the application was approved by Dale Peterson the building official. Kenneth Reynolds **moved** to approve the license for Metalogic Inspections. Dan Olsen **seconded** the motion. The motion passed with all voting aye.

***BUSINESS LICENSE
APPROVALS***

A business license application was received from **Pro Carpet & Janitorial** located at 1511 S 500 E. Nikki Kay stated this would be a home occupation permit and Mr. Peterson listed the requirements on the memo presented. Ross Morton **moved** to approve Pro Carpet & Janitorial for a business license. Kenneth Reynolds **seconded** the motion. The motion passed with all voting in the affirmative.

A business license application was received from **Simper Trucking** located at 1735 E 1500 S. Councilman Reynolds stated the business of Simper Trucking looked like it was located in the proper zone and he would **move** to approve the business license for Simper Trucking. Robert Hall **seconded** the motion. The motion passed with all voting aye.

Mike Cook came before the Council to report on the ATV Jamboree for this year. He said they are almost full, as far as registrations go, with about 400 machines. He said that equals about 750 people. Mr. Cook stated this has become a very popular event. He stated the City has helped out with the lunch for the Josie Morris trail in the past and they have quit sharing which trails offer lunches because they fill up so fast. Mr. Cook said they have also been working on getting approved single track trails for motorcycles and said right now they do have motorcycles that come and they just run them on the same trails. Mr. Cook said this event has been a great benefit to the local economy and they have

***ATV JAMBOREE REPORT
AND REQUEST FOR
DONATION***

people that return year after year. Mr. Cook thanked the Council for their past support of this event and asked if they would be willing to contribute again this year. Micheal Davis said the City contributes around \$750 by the time they buy the lunches and some water. Micheal said he enjoys visiting with people at the lunch and feels it is a good thing for the community. Robert Hall **moved** to approve \$750 for the Jamboree. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

Andrew Bentley	Aye
Kenneth Reynolds	Aye
Ross Morton	Aye
Dan Olsen	Aye
Robert Hall	Aye

Gwen Harrison and Scott Major came to present the changes to the R-3 zone of the Land Use Ordinance. Scott told the Council there are only a couple of areas in the City right now that are zoned R-3. He said the changes made would only affect those zones. Scott stated that someone could come in and request a zone change but that would always go through the approval process and the Council can always say no to that request. Scott said there has been a request from someone wanting to put apartments on some property and the Commission didn't necessarily want the apartments, but they also recognized the need for higher density housing and not just single family dwellings. Scott and Gwen both stated that these changes have been in discussion for over a year. Scott said they do believe they have arrived at an acceptable concept for the R-3 zone. Councilman Bentley asked what the number was they settled on? Gwen said it is a maximum of nine per acre of row type housing units which could be duplex, triplex, and up to a 6-plex. Councilman Hall asked "no vertical?" Gwen stated they could do two floors in the same unit, but no vertical. Micheal showed the Council pictures of what type of set up the current R-3 would look like compared to pictures of the units that could be considered for the changes to the zone. Councilman Bentley pointed out any changes to a zone would have to fit or be right next to an already existing R-3 zone. Scott said they wanted to have the option because they want people to be able to build and to live in Naples, so if someone had twenty acres and asked for a zone change, if the concept was appropriate and they met all the qualifications, then they have something in place. Gwen stated that with the proposed changes the requirement is to have 75%

***APPROVE PROPOSED
LAND USE ORDINANCE
CHANGE TO THE R-3
ZONE ORDINANCE NO. 24-253***

maximum, of the space, covered by structures and they are required to have green space. She said they have to abut a private or public road, and every home is required to have a garage, along with the required three spaces of parking per unit. Councilman Hall said one of his concerns was the parking. Gwen said the ordinance also states any road construction has to comply with Naples City road standards and they increased the set back requirements to provide for truck parking. Scott said the parking requirements are fairly strict. Gwen said one of the intentions of the change was to provide for moderate income housing which the City has a deficit of. She said the City's General Plan talks about adding the potential for moderate income housing. Gwen said in a recent training she attended, the State Ombudsman's opening statement was; "Cities' can't depend on single family home zones to survive. Individuals who would typically be at the stage of life to purchase a home, simply can't afford to do so." Gwen stated if she were to try and purchase a home in the current market, the same size as her current one, she would not be able to do so. She said it is becoming more attractive, because of cost and time, to have something less permanent with less upkeep. Gwen stated this allows for that moderation for the upcoming generation. Gwen shared some figures for median housing prices in the area and Naples City is currently at \$372,000. She felt like that was something to keep in mind as they discussed this. Councilman Bentley asked if the Commission held a public hearing on this. Gwen said they did and there was no public input. Councilman Morton said he has been looking into the trend for housing and it used to be tenant housing and then it was suburbs and single family housing and now it is going back to the need for middle income housing. He stated he was glad to see the Commission take the initiative and not just let what happens happen. Councilman Bentley said it was a little frustrating that the people who were wanting the apartments weren't actually interested in building anything, they just wanted to sell the property. Gwen said by having the homes a little more dense it brings in the rooftops but it can also be cyclical by bringing new individuals to the City and if they like it they are more apt to build or purchase in the City. Councilman Hall stated he understands the need but doesn't want to bring something that requires more public safety services. Councilman Bentley said that was a concern from neighboring property owners when they first started to discuss the uses of an R-3 zone. He feels like this change meets both purposes for more housing but not huge apartments. Councilman Hall said they have addressed this

before and this is a hard concept for those who have lived here a long time. Councilman Morton said he likes to see the City be proactive and get something in place before it is something required by the Legislature. Councilman Bentley thought it was a good starting point and will help determine if they want to expand it. Council Morton said if there is going to be a push to go this way he'd rather see the City do it now. Councilman Reynolds said these changes are a good start and good to have on the books. With no other discussion, Kenneth Reynolds **moved** to approve the changes to the R-3 zone and adopt Ordinance 24-253. Robert Hall **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Aye
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Aye
Andrew Bentley	Aye

Councilman Hall asked Scott and Gwen to take a thank you back to the Planning Commission.

Cliff Grua came before the Council seeking final approval of The Farm Subdivision 2014 Phase 5. Mr. Grua said they have been down the road with some of the Council for a long time. He said this is the last phase of The Farm. Council members had a copy of the plat and Mr. Grua asked if they had any questions or concerns. Mayor Baker said he drove out to the sight with someone from the State to look at the storm drain going down the creek to the gulch. Mayor Baker said they will need a discharge permit, a small dam application, and a stream alteration permit. He said once the City has those they can bring that back for final approval. No action was taken on this matter.

***APPROVE THE FARM
SUBDIVISION 2014 PHASE
5 FINAL PLAN***

Mayor Baker handed out two flyers for some upcoming training hosted by UBAG.

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

Councilman Hall asked Ryan Cook if he was able to find a dead end sign for 2250 South. Ryan said he has the sign but has not put it up yet.

With no other business before the Council, Dan Olsen **moved** to adjourn the meeting at 8:30 p.m. Kenneth Reynolds **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

MOTION TO ADJOURN

APPROVED BY COUNCIL ON THE 11th DAY OF APRIL 2024

BY: _____

ATTEST: _____