

Naples Planning and Land Use
Public Meeting
June 20, 2024

Commission Present: Chris Clark, Scott Adams, Scott Major, Jessy McKee, Kevin Hiatt,

Commission Absent: Brock Arnold

Others Present: Gwen Harrison, Mike Davis, Ken Reynolds, Miranda Bentley, Cable Murray, Casey Crowther, Bonnie Cook, Mark Cook, Jeff Merrell, Daryl Wilson, Lela Wilson

Opening Ceremonies

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

Approval of Agenda Scott Adams motions to approve the agenda. Scott Major seconds the motion.
All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Scott Adams motions to approve the May 16, 2024 minutes. Kevin Hiatt seconds the motion.
All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Miles Property Holding
Proposed Rezone

Gwen Harrison presented to the Planning Commission that application was received to rezone the property located at 1345 East 2500 South from Commercial to RA-1. In order to prevent spot zoning, the properties to the west will need to be rezoned as well. Mrs. Bentley has obtained signatures of the neighboring properties which are zoned commercial are in favor of the proposed rezone to residential RA-1 for single family homes.

Scott Adams motions to open the public hearing. Jessy McKee seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Daryl Wilson lives in properties to the west of the proposed rezone. Mr. Wilson is in support of rezoning the properties to RA-1.

Jeff Merrell lives on south side of the street from proposed properties rezone. Mr. Merrell questions the intent of the property. Mrs. Bentley stated the intent is to flip the house and create

up to two extra lots for houses. Mr. Merrell stated his issue would be that his parents own the property across the street and to the east, and have been approached by Maverik to purchase property. Mr. Merrell doesn't want this to hinder the sale of that property for commercial uses. Planning Commission stated the rezone will not affect his property in question. Mr. Merrell is neutral on the rezoning of the Miles Holding Property.

Kevin Hiatt motions to close the public hearing. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Jessy McKee motions to recommend approval of rezone of Miles Holding Properties from Commercial to RA-1. Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Walker Hollow Subdivision Preliminary Plan

Gwen Harrison presented to the Planning Commission that preliminary plans had been received and another set has been sent in addressing comments. Chris Clark questioned if we received a subdivision plat. Gwen Harrison stated it was not included. Chris Clark questioned a sewer line running through the road right-of-way running with not easement identified. Cable Murray stated the intent is to include in the subdivision plat. Cable Murray stated the subdivision plat needs to show the easement for the sewer line and an easement for the storm drain line to the stormwater pond, which will show as an easement. Chris Clark questioned if the option picked for the stormwater pond is that it will be sold to a private owner and would require specific verbiage that needs to be included on the plat. Cable Murray stated on 1500 South would get the 30 feet of road dedicated to Naples City, which would be included on the plat. Chris Clark stated the easement for the canal behind the properties should be shown on the plat, as well. Scott Major questioned if there is any issue with the storm retention and the canal being so close. Cable Murray stated no, it is outside of the easement. Chris Clark stated there is an outlet required for the stormwater overflow. And a spillway going towards the canal would be a good option, as not to flood the property. Mike Davis stated there will be permits and conversations regarding the stormwater. Chris Clark stated the stormwater calculations requires testing or zeroing out the perc rate. Cable Murray stated they have a perc test. Chris Clark stated everything would need to be addressed, in the event the preliminary plan is approved.

Scott Major motions to approve the preliminary plan pending administrative review. Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Project Dino Industrial Site Concept Plan

Gwen Harrison stated application for the Project Dino Industrial site plan has been received. UDOT was approached and denied an access. It was reviewed by staff and is a permitted use. The only issue at this time is that the parking stalls sizes need updated, even with changes will still meet parking requirements. A traffic study was submitted, Mike Davis stated it would not increase beyond capacity at it's prime time.

Kevin Hiatt motion to approve the concept plan for Project Dino. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed

Downtown Commercial Proposed Ordinance Changes

Gwen Harrison presented proposed ordinance changes to the Downtown Commercial ordinance. Guy Collett addressed the Planning Commission the previous month with suggestions he would like the Planning Commission to consider including a luxury RV park in the Downtown Commercial zone. Chris Clark stated the conditions that potentially could be tied to the RV park, would need to be included in the ordinance. Gwen Harrison stated in previous meetings, Planning Commission has asked for staff to collect some options of metal buildings that the Planning Commission would like to include as allowed in the zone. Gwen Harrison stated in other cities ordinances it isn't uncommon for there to be a minimum of 3 siding options required. Chris Clark stated we could include pre-engineered buildings but require different siding options. Kevin Hiatt stated the exterior of the building is what we are concerned about, and requiring different options will elevate the building. Chris Clark stated including guidelines that state that metal buildings must not have large faces of the same type of material, esthetically pleasing, architecturally designed, eaves, using parapets. Chris Clark stated in previous discussion regarding the Highway 40 rezone, we were trying to get away from having industrial style metal buildings. Kevin Hiatt agreed that the criteria would be a little more in the downtown commercial zone, as opposed to the commercial zone. Chris Clark stated we are not limiting the possibility of metal buildings, just adding stipulations. Jessy McKee stated he likes that we are including the options of metal buildings. Scott Major questioned if it is possible to say if it is visible from the roadway, there are higher requirements, and other options can be done as long as they are not seen from the road.

Gwen Harrison presented the question to the Planning Commission if they would like to include RV Parks as permitted or conditional. Jessy McKee stated he doesn't want it included in Downtown Commercial. Kevin Hiatt stated Naples does have a decent amount of tourism that comes through and there is potential for it, the location determines a lot, and there is a lot of opportunity for tourism to be captured within Naples City. Mark Cook stated he does not want an RV Park in the particular area being looked at. Mr. Cook stated an RV Park is not included in the Downtown Commercial zone, and things are being tweaked to allow when he could not allow a contractor shop in his property if he wanted. If an RV is going to be allowed in this area, just eliminate the Downtown Commercial and make it all Commercial. Scott Major stated the RV Park in Heber, they have a hill and wall of trees to provide some privacy. Jessy McKee stated he is not opposed to an RV Park; he is just opposed to it possibly being allowed next to his home and residential property. Chris Clark questioned if we should entertain adding it, and have a public hearing to hear from neighbors nearby. Jessy McKee stated his concern is the RV Park bordering residential properties. Scott Major stated the issue is when it is approved in a zone, it can go anywhere within that zone. Kevin Hiatt stated he is not opposed to allowing an RV park, there is potential for Naples City, but a higher quality RV Park would work for the city. Scott Major questioned if it is a tax benefit. Mike Davis stated there will be a transient room tax. Mr. Major questioned if a commercial building were on the property if it would be beneficial

Mike Davis stated yes. Chris Clark stated we could require a setback with it being against residential property. Kevin Hiatt stated that would be beneficial, regardless of where it goes in. Jessy McKee stated it isn't about how nice the facilities look, it's the people come to use the facility. Gwen Harrison stated the main concern she is hearing is that it borders residential properties and questioned if another zone might be a better placement. Kevin Hiatt stated he doesn't know that Downtown Commercial is the right place for an RV Park, but is not against it if there are stipulations. Jessy McKee stated he does not want to allow it. Chris Clark stated he hesitates dictating what people should do with their land if they come to the city with a proposal, but has not seen an RV Park like this in Downtown Commercial. Scott Major stated he would like to have an avenue for this in Naples City, but we would have the same issue in Commercial or Industrial zones. Kevin Hiatt stated the stipulations talked about are a good start, there might be a place for it, but there are other conditions we might want to add to this. The Planning Commission would like further discussion on this matter, with work towards including it in the ordinance. Ken Reynolds stated having this in a commercial zone is not the right place, that a more commercial facility would bring in more for the city than an RV Park.

ITEMS FOR FUTURE DISCUSSION

-Highway 40 Rezone

ADJOURN

Scott Major motions to adjourn, Jessy McKee seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held July 18, 2024 in the Naples City Council Chambers @ 7:30 P.M.