

Naples Planning and Land Use
Public Meeting
January 16, 2025

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

Commission Absent: Jessy McKee, Ryan Wolfinger

Others Present: Mike Davis, Gwen Harrison, Ken Reynolds, Nolan Peek

Opening Ceremonies

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

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

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

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Brock Arnold motions to table the approval of the minutes for November 21, 2024. Kevin Hiatt seconds the motion.
All in favor:

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

Motion carried with all voting Aye. None opposed.

Planning/Discussion

Planning Commission Bylaws
Election of Chairman & Vice Chairman

The Planning Commission votes to elect Chris Clark as Chairman of the Planning Commission and Brock Arnold as the Vice-Chairman of the Planning Commission

Brock Arnold motions to approve the election results with Chris Clark as Chairman and Brock Arnold as Vice-Chairman. Scott Major seconds the motion.
All in favor:

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

Motion carried with all voting Aye. None opposed.

Planning Commission Bylaws
Meeting Schedule

Gwen Harrison presents the proposed 2025 Planning Commission Meeting Schedule.

Kevin Hiatt motions to approve the proposed schedule for 2025. Scott Major seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

**Non-Conforming Use
Storage Facility Site Plan**

Nolan Peek presented to the Planning Commission the proposed concept plan for the storage facility. Mr. Peek is looking to expand the storage footprint, install a new fence, install a retaining wall, update the gated entrance on 1900 South, install xeriscaping, and add stormwater retention. The Commission brought up the clear view and sight triangle for the proposed retaining wall that borders Highway 40, and stated Mr. Peek would need to conform with those ordinance requirements. Mr. Peek questioned if a fence with shaded fencing would be required. Chris Clark stated the previous discussions about the non-conforming use, there would be conditions of approval that mitigate some of the concerns of having the storage in a commercial zone. The stormwater retention will be installed on east side of the property. Mr. Peek questioned if it would be possible to build storage units against the south side of the property, next to the existing retaining wall. It was discussed that the setback allows that, but they need to account for any snow load that may fall, and need to leave space for it. Chris Clark stated a couple items of concern. The retaining wall on the Highway 40 frontage would need to be out of the Highway right-of-way, which would need to be verified with UDOT. Brock Arnold stated the requirement for fully engineered plans which would show that. Chris Clark stated in the Commercial Zone there are requirements for landscaping, that need to be adhered to. The ordinance states that any where that is not covered by buildings needs to be covered with landscape or some sort of hardscape, not just gravel as a roadway surface. Scott Major questioned if this was going to be done in phases. Mr. Peek stated it would be done all at once.

Brock Arnold motions to approve the concept plan of the non-conforming use storage facility, assuming the items discussed in the meeting are addressed. Kevin Hiatt seconds the motion. All in favor:

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

Motion carried with all voting Aye. None opposed.

Open Public Meeting Act

The Planning Commission completed the Open Public Meeting Act training.

Upcoming Training

The Planning Commission is informed of an upcoming training Government in the Basin in May.

ITEMS FOR FUTURE DISCUSSION

**Highway 40 Rezone
Non-Conforming Uses**

ADJOURN

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

All in favor:

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

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held February 20, 2025 in the Naples City Council Chambers @ 7:30 P.M.