



Agenda

Naples City Planning and Zoning Commission

February 20, 2025 at 7:30 p.m.

Naples City Council Room

1420 East 2850 South

Naples, Utah 84078

THIS IS A REGULARLY SCHEDULED PLANNING AND LAND USE MEETING

OPENING CEREMONIES

STANDING BUSINESS

- Verification of Full Quorum & Designation of Voting Members:

<u>Commissioner</u>	<u>Voting</u>	<u>Commissioner</u>	<u>Voting</u>
Chris Clark (Chairman)	Y N	Brock Arnold	Y N
Jessy McKee	Y N	Ryan Wolfinger (A)	Y N
Scott Major	Y N		
Kevin Hiatt	Y N		

- Approval of Agenda – February 20, 2025
- Disclosures
- Approval of Minutes – January 16, 2025

PLANNING/DISCUSSION

1. Non-Conforming Use- Storage Facility
 - Driveways and Parking Areas
2. Industrial Zone
 - Setback
3. Non-Conforming Use
 - Discussion
4. Highway 40 Rezone
 - Discussion
5. Upcoming Training Opportunities

ITEMS FOR FUTURE DISCUSSION

ADJOURN

The next Planning and Zoning meeting will tentatively be held on March 20, 2025

All persons residing within the area served by City of Naples are HEREBY NOTIFIED that the Naples Planning and Zoning Commission will meet on the 3rd Thursday of each month at 7:30pm. All persons concerned with any matter before the Naples Planning and Zoning Commission are invited to attend. If possible, call to get on the agenda, 435-789-9090 NOTE: In compliance with the Americans with Disabilities Act, Individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Land Use Administrator at 435-789-9090 at the Naples City Office, 1420 East 2850 South, Naples, Utah 84078 at least three days prior to the meeting.

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.



Item No: 1

MEMO TO: Planning Commission FROM: Staff Date: February 20, 2025	Subject: Non-Conforming Use Storage Facility
Staff Recommendation:	
Background: Mr. Peek is requesting an alternative hard surface of rotomill be used for the driveways and parking areas of the storage facility. Land Use Code for storage facility states: "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."	
Options: _____ Allow proposed alternative hard surface _____ Deny proposed alternative hard surface	

Note: All proposed ordinance changes included in this document are NOT considered legal until legislative action has occurred and are accepted by Naples City Council in a public meeting by ordinance.



Item No: 2

MEMO TO: Planning Commission FROM: Staff Date: February 20, 2025	Subject: Industrial Zone Setbacks
Staff Recommendation:	
Background: Chris Clark brought to the Planning Department the discrepancy of the Industrial Zone, stating that parking lots are included in the setback from adjacent streets. It is proposed this be changed to remove the parking lots from the setback requirements.	
Options: ☐ Approve the proposed change and bring back for public hearing ☐ Reject the proposed change ☐ Table the discussion	

Note: All proposed ordinance changes included in this document are NOT considered legal until legislative action has occurred and are accepted by Naples City Council in a public meeting by ordinance.



02-28-0010 AREA, FRONTAGE, SETBACKS, LOCATION, AND HEIGHT REQUIREMENTS

There shall be no area 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 an additional 20’.
4. All setbacks shall be measured 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.



Item No: 3

MEMO TO: Planning Commission FROM: Staff Date: February 20, 2025	Subject: Non-Conforming Use Discussion
Staff Recommendation: 	
Background: 	
Options: _____ _____	

CHAPTER 02-07 NONCONFORMING USES – NONCOMPLYING STRUCTURES

Section 02-07-001	Definition
Section 02-07-002	Determination of Noncomplying Structures and Nonconforming Uses
Section 02-07-003	Alteration of Modifications to Noncomplying Structures
Section 02-07-004	Nonconforming Use
Section 02-07-005	Noncomplying Structures
Section 02-07-006	Change in Status of Nonconforming Use and Noncomplying Structure
Section 02-07-007	Alternation of Modifications to Nonconforming Use and Noncomplying Structure
Section 02-07-008	Reconstruction of Noncomplying Structure Partially Destroyed
Section 02-07-009	Amortization of Noncomplying Structures
Section 02-07-010	Nonconforming Use/Structure Certificate

02-07-001 DEFINITION

02-07-001 NONCOMPLYING STRUCTURE

- a. A structure that legally existed before its current land use designation; and
- b. because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations excluding those regulations which govern the use of land.

02-07-002 DETERMINATION OF NONCONFORMING USE AND NONCOMPLYING STRUCTURE

All matters regarding the Nonconforming use and Noncomplying Structures shall be determined by the Planning Commission. Upon application, the Commission shall determine if the use or structure is nonconforming or noncomplying as defined in this Chapter. The Land Use Administrator may determine routine and uncontested requests to verify Nonconforming uses and Non-complying structures as provided in the Naples City Land Use Ordinance.

02-07-003 ALTERATION OF MODIFICATIONS TO NONCOMPLYING STRUCTURES

Noncomplying structures with respect to setbacks or height may be continued. Additions, enlargements or structural alterations may be made to the extent that they comply with all requirements of the current Naples City Code. In addition, the commission may allow an enlargement or structural alteration provided the change is in harmony with the surrounding neighborhood and in keeping with the intent of the General Plan and this ordinance. The proposed change shall not

impose any unreasonable impact or burden upon land located in the vicinity. Reasonable conditions may be attached to the approval in order to assure neighborhood compatibility. If any such noncomplying structure is removed, every future use of the land on which the building was located shall conform to the provisions of the Naples City Land Use Ordinances and Codes.

02-07-004 NONCONFORMING USE OF LAND

A nonconforming use lawfully existing on the effective date of this Land Use Ordinance may be continued provided such nonconforming use shall not be expanded or extended into any other open land, except as otherwise provided in the Naples City Land Use Ordinance. If the nonconforming use is discontinued for continuous period of more than one year it shall constitute an abandonment of the use and any future use of such land shall conform to the provisions of the zone in which it is located.

02-07-005 NONCOMPLYING STRUCTURES

The noncomplying structure lawfully existing on the effective date of this ordinance may be continued, provided no structural alterations, except those permitted by law, are made. If such noncomplying structure is discontinued for a continuous period of more than one year it shall constitute an abandonment of the use and any future use of the structure shall conform to the provisions of the zone in which it is located.

**02-07-006 CHANGE IN STATUS OF NONCONFORMING USE AND NON
COMPLYING STRUCTURES.**

A nonconforming use and noncomplying structure may be succeeded, upon approval of ¹Planning Commission as provided in the Naples City Land Use Ordinance, by an equally restrictive or more restrictive nonconforming use and/or noncomplying structure. Provided such change is effected prior to amendment of the prior nonconforming use and noncomplying structure. After a change to a less intensive use occurs, the use may not change back to a more intensive use.

**02-07-007 ALTERATIONS OF MODIFICATIONS TO NONCONFORMING
USE AND NONCOMPLYING STRUCTURES**

A use or structure which has been declared nonconforming or noncomplying shall not be enlarged or moved except as provided in the Land Use Ordinance. The commission may allow an enlargement or modification provided the change is in harmony with the surrounding neighborhood and in keeping with the intent of the General Plan and this ordinance. The proposed change shall not impose any unreasonable impact or burden upon land located in the vicinity. Reasonable conditions may be attached to the approval in order to assure neighborhood compatibility.

¹ Amended 02-28-2019

02-07-008 ²RECONSTRUCTION OF NONCOMPLYING BUILDING OR STRUCTURE PARTIALLY DESTROYED

A Noncomplying structure voluntarily destroyed to the extent of not more than 50 percent (50%) of its reasonable replacement value at the time of its destruction may be restored to the use of such building, structure, or part thereof which existed at the time of such partial destruction may be continued subject to all of the provisions of the Title. If the building or structure is voluntarily torn down or destroyed to an extent of more than 50%, any future use must follow the current Land Use ordinance.

A noncomplying structure that is involuntarily destroyed in whole or in part due to fire or other calamity may be restored to the use of such building or structure which existed at the time of such destruction.

02-07-009 AMORTIZATION OF NONCONFORMING USES AND NONCOMPLYING STRUCTURES

The Commission, under authorization of State statute, may provide for the timely modification or removal of a Nonconforming Use and Noncomplying Structure or open storage or signage deemed to be incompatible with the surrounding neighborhood. A maximum of a five-year period may be granted in which the nonconforming use and noncomplying structure shall be modified or removed in order to comply with the General Plan and the Land Use Ordinance.

02-07-010 ³NONCONFORMING USE/STRUCTURE CERTIFICATES

The existence of any nonconforming use will be recognized by the city through issuance of a Noncomplying Use/Structure Certificate. It is the city's acknowledgement that the use was legal at its time of construction and is allowed to remain. If the use is vacated for a period of a year or longer, any nonconforming right is lost. Therefore, verification must be given that the use has been continuous since first allowed or approved.

A. APPLICATION REQUIREMENTS

The application shall include the following information:

1. Property owner name and contact information;
2. Proof of ownership;
3. Tax ID (parcel) Number;
4. Requested use of property;
5. Description of nonconformity;

² Amended Jan 9, 2020

³ Added Feb 28, 2019

- a. Evidence verifying the existence of the use prior to the adoption of the ordinances which made the use nonconforming;
 - b. Date the building was construction;
 - c. Date the use was established;
 - d. Site plan showing all existing buildings, structures, parking facilities and other improvements on the applicable lot with setbacks and dimensions;
 - e. Any evidence the applicant intends to submit to establish the noncompliance;
6. If the building or site has been vacant for more than one year; if so, the reason for vacancy;
7. Any permits authorizing expansions, additions or changes of use approved by the city;
8. Any additional information that could be used to establish that the building, use or other nonconformity existed and was in compliance before the current land use regulation.

B. REVIEW PROCEDURES

The burden of proving the nonconformity shall be upon the applicant. The Commission may conduct its own investigation to insure the information is accurate, and there are no questions about the nonconformity.

Once the application has been submitted and reviewed, the Commission shall either approve issuance of the certificate, request additional information, or deny the application stating the reasons for denial. The applicant may appeal the decision to the Appeals and Variance Authority within thirty (30) days of the final decision. The approved nonconforming use/structure certificate must be recorded with the Uintah County Recorder's office by the applicant within 30 days of the approval date.

Any nonconforming use/structure permit approving an expansion or change shall become a part of the original certificate and subject to any conditions placed thereon. Any approval granted for an expansion, addition or change of a nonconforming use/structure shall expire if, within one year, there is no substantial action taken to complete the change or expansion.

No building permit shall be issued which encompasses any nonconforming use/structure without the prior issuance and except in accordance with the terms and conditions of a Nonconforming Use/Structure Certificate.



Item No: **4**

MEMO TO: Planning Commission FROM: Staff Date: February 20, 2025	Subject: Highway 40 Rezone Discussion
Staff Recommendation: 	
Background: 	
Options: _____ _____	

						HWY 40						
DBA	Frontage	Acre	Owner	West Address	ZONE		ZONE	East Address	Owner	Acre	Frontage	DBA
BUILDING-1/2 NAPLES	188	1.05	DAVID MAX BIRCH	1750 E HWY 40	C		RA-1	1797 E 3000 S	ARTHUR MADSEN	11.65	269	LOT
UDELL'S LOTT	546	2.74	DAVID MAX BIRCH	2600 S HWY 40	C		RA-1	1741 E HWY 40	DOUG COOK	0.99	115	HOUSE
LOT	165	1.72	KENT G COOK	2600 S HWY 40	C		RA-1	1801 E HWY 40	MARK DOUGLASS COOK	6.26	583	LOT
LOT	585	6.13	AUSTIN ANDERSON	2600 S HWY 40	C		RA-1	1599 E HWY 40	M&N COOK	32.71	278	LOT
LOT	487	4.95	K.W. PROPERTIES	1500 E 2800 S	C		C	1599 E HWY 40	ROBERT MASSEY	0.48	165	HOUSE
HOUSE	200	1.01	MONTE WOODS	1500 E 2736 S	C		C	1500 E 2729 S	GREGORY COOK	5.33	896	LOT
LOT	200	10.12	BIG DOG PROPERTIES	1500 E 2700 S	C		C	1500 E 2637 S	H SCOTT SOWARDS	0.25	80	LOT
WEATHERFORD	312	1.28	WEATHERFORD	1500 E 2600 S	C		C	1500 E 2601 S	H SCOTT SOWARDS	3.6	280	LOT
WEATHERFORD	225	0.99	WEATHERFORD	1500 E 2620 S	C		C	1500 E 2539 S	MEIER MANAGEMENT	4.62	334	LOT
MAVERICK	200	0.56	MAVERICK INC	1500 E 2552 S	C		C	1500 E 2537 S	GH PROPERTIES LLC	1.34	281	SUBWAY
MAVERICK	190	0.83	MAVERICK INC	1500 E 2500 S	C		C	1500 E 2495 S	7-11	0.42	115	7-11
LOT	100	0.33	LEON COLLIER	1500 E 2500 S	C		C	1500 E 2457 S	SUTT'S CARWASH	0.7	161	CARWASH
LOT-BUILDING	92	0.49	GROUCH GROUP LLC	1449 E 2500 S	C		C	1500 E 2419 S	COUNTRY GRUBB	0.9	215	COUNTRY GRUB
LOT	583	2.55	DARREN CHRISTENSON	1500 E 2398 S	C		C	1500 E 2385 S	UINTAH BASIN LAND AND LIVESTOCK	19.49	94	LOT
NAPA	230	1.62	HATCH & JENSEN LLC	1500 E 2336 S	C		C	1500 E 2359 S	DARREN CHRISTENSON	1.39	180	BUILDING
HOUSE-STORAGE UNITS	300	1.45	DOTTER MANAGEMENT	1500 E 2290 S	C		C	1500 E 2313 S	LDS CHURCH	2.16	280	CHURCH
BUILDING/ BILL BOARD	292	1.1	HARWOOD GARRETT	1500 E 2240 S	C		C	1500 E 2291 S	LDS CHURCH	1.6	223	LOT/PARKING
TOPPS	430	8.99	DARCY LAND LLC	1500 E 2146 S	C		C	1500 E 2183 S	NAPLES AUTO SALES	0.4	160	CARWASH
TRUCK WASH	93	1.28	DARCY LAND LLC	1500 E 2120 S	I		C	1500 E 2145 S	NAPLES AUTO SALES	1.75	285	NAPLES AUTO
R&R MOTOR SPORTS	120	2.86	R&R PROPERTY LEASING	1500 E 2084 S	I		C	1500 E 2125 S	WESTON LEE SERRANO **	1	128	LOT
CLARIANT WITH 2	323	3	SHANNON KARREN	1500 E 2010 S	I		C	1500 E 2101 S	WESTON LEE SERRANO	0.64	86	LOT
							C	1500 E 2091 S	WESTON LEE SERRANO **	9.06	107	HOUSE
STREET	12	0.13	NAPLES CITY	1500 E 2000 S	I		C	1500 E 2085 S	J & K KARREN	1	81	HOUSE
LOT-SIGN	115	0.99	UFFORD INVESTMENT	1500 E 1992 S	I		C	1500 E 2075 S	J & K KARREN	5	214	DAN'S TIRE
LOT-BLD IN CORNER	545	4.78	UFFORD INVESTMENT	1500 E 1884 S	I		C	1500 E 2027 S	JGKM	0.06	18	AUTO TECH
HOUSE-METAL BLD	418	3.79	WADE MONTGOMERY	1500 E 1878 S	I		C	1500 E 2027 S	LGKM	0.2	87	AUTO TECH
HOUSE	95	1.39	LARRY SHOPE	1500 E 1782 S	I		C	1500 E 2017 S	PRESTINE PROPERTIES	0.19	55	HOUSE
BASIN TRANSMISSION	164	0.9	LARRY SHOPE	1500 E 1758 S	I		C	1500 E 2003 S	JANNA RAE BUTLER	0.25	60	HOUSE
BUILDING	126	0.46	RUSSELL SULLIVAN	1500 E 1750 S	I		C	1500 E 1989 S	ORVAL D STEVENS	1.1	165	HOUSE
LOT	80	0.2	SHANNON D KARREN	1500 E 1722 S	I		C	1500 E 1967 S	SHREE INC	0.15	20	HOTEL
LOT	38	1.37	SHANNON D KARREN	1500 E 1722 S	I		C	1500 E 1935 S	SHREE INC	1.89	203	HOTEL
CHAMPION X	416	5.83	NALCO	1500 E 1650 S	I		C	1500 E 1915 S	WILLIAM K REAGAN	0.25	90	SIGN
PRO PETRO	666	10	B & L RENTAL	1500 E 1584 S	I		C	1500 E 1900 S	A-OK STORAGE	1.1	156	STORAGE BLDG
OIL CHANGE	231	1.08	RML INC	1500 E 1490 S	I		C	1500 E 1901 S 1890	UBET	1.1	156	LOTT
CRUZ OIL	119	0.65	RML INC	1500 E 1445 S	I		C	1500 E 1827 S	UBET	0.56	100	BUILDING
BOB'S AUTO	188	1.04	RED BARN VENTURES	1500 E 1420.S	I		C	1500 E 1799 S	UBET	0.6	113	LOTT
UB HERBAL	82	1.86	PROTECTED	1500 E 1392 S	I		C	1500 E 1785 S	DIXIE HORROCKS	0.31	84	HOUSE
STORE COMPLEX	375	2.59	MONTE WOODS	1500 E 1348 S	I		C	1500 E 1785 S	DIXIE HORROCKS	0.41	17	HOUSE
LOGAN TOOLS	106	0.91	CRAIG KNOWLTON	1500 E 1300 S	I		C	1500 E 1773 S	BASCOM	0.35	69	LOT
OILFIELD	156	1.18	MJH PICKUP HOLDINGS	1500 E 1250 S	I		C	1500 E 1749 S	BASCOM	0.75	15	LOT
HOUSE	234	1	CRYSTAL VANBUSKIRK	1500 E 1238 S	I		C	1500 E 1723 S	DARRIS L KENDALL	0.43	83	HOUSE
MONTGOMERY	479	4.91	MONTGOMERY RECYCLING	1500 E 1100 S	I		C	1500 E 1500 S 1720	BENJAMIN MOON	0.45	82	ARCADE
NAPLES CAFÉ	501	3.09	GARRET RAY COWEE	1500 E 1052 S	I		C	1500 E 1715 S	BENJAMIN MOON	1.33	203	ARCADE
NORCO	139	1.01	KISSLER ENTERPRISES	1500 E 990 S	I		C	1500 E 1700 S	GREGORY MCKINNEY	2.32	81	LOTT
METAL BUILDINGS	290	4	MCCARLEY ENTERPRISES	1500 E 920 S	I		C	1500 E 1639 S	HAROLD SHELLEY	0.93	143	CARPET STORE
MOUNTANLAND PIPE	256	1	MOUNTAIN STREAM INV	1500 E 890 S	I		I	1500 E 1631 S	MOUNTAIN FUEL	2.37	89	MOUNTAIN FUEL
UHS	258	11.07	UINTAH SCHOOL DISTRICT	1500 E 826 S	I		I	1500 E 1611 S	ALEC JOE CARROLL	0.35	56	CLASSY BRASS PISTOL
AIRPORT	668	192.46	VERNAL AIRPORT	1500 E 565 S	I		I	1500 E 1600 S	JR TRUCKING	1.83	206	JR TRUCKING
OUTBACK RENTAL	168	0.65	TIM C CROW	1448 E 550 S	I		I	1500 E 1521 S	TOWER ENTERPRIZE	3.24	367	PILOT
OUTBACK RENTAL	230	2.25	TIM C CROW	1442 E 550 S	I		I	1500 E 1483 S	WHOLESALEERS PROPERTY	3.37	330	WINNELSON
LOT	220	5.42	HARDING COMPANY	1424 E 540 S	I		I	1500 E 1431 S	RULON HACKING	1.48	76	STORE COMPLEX
OIL CHANGE-FOOD	135	1.51	MICHAEL MCKEACHNIE	1404 E 530 S	I		I	1500 E 1417 S	DAN HAROLD MCKEE	0.38	55	STORE COMPLEX
COZY MINKY	210	0.99	SIMPER INVESTMENTS	1378 E 520 S	I		I	1500 E 1409 S	SHANE V DAVIS	2.14	60	STORE COMPLEX
AIRGAS	171	1.32	AIRGAS USA	1376 E 500 S	I		I	1500 E 1409 S	JS DAVIS MANAGEMENT	1.71	142	Bad Boys Auto
	100	1					I	1500 E 1345 S	WHEELER MACHINERY	5.23	358	WHEELER
							C	1500 E 1300 S	LINDA L MURRAY	38.89	785	LOT
							C	1500 E 1101 S	IFA	19.36	427	LOT
							C	1500 E 1039 S	PRESIDENTIAL HOSPITALITY	1.14	203	LOT
							C	1500 E 1015 S	O'REILLY	1.14	169	O'REILLY
							I	1500 E 981 S	SIMPER INVESTMENTS	2	195	SIMPER
							I	1500 E 977 S	JEFFREY SCOTT SIMS	2	227	S&S-BLOOMERS
							I	1500 E 925 S	CLIMB LAND LC	1.61	170	LOT
							I	1500 E 885 S	CLIMB LAND LC	2.11	200	SMITH'S OILFIELD
							I	1500 E 847 S	O M D LLC	1.25	264	OIL & GAS EQUIP
							I	1500 E 775 S	AARON JOLLEY	1.1	72	TRAILER
							I	1500 E 755 S	WILDCAT 1 LLC	0.81	171	MOTEL
							I	1500 E 729 S	BOWEN TOOLS	0.26	200	OIL TOOLS
							I	1500 E 632 S	MARK A BROWN	1.18	362	WIRELINE GROUP
							I	1439 E 600 S	MARK A BROWN	1.35	367	WIRELINE GROUP
							I	1402 E 500 S	HARDING COMPANY	1.41	391	CJS DIESEL
										1	100	



Item No: 5

MEMO TO: Planning Commission FROM: Staff Date: January 14, 2025	Subject: Upcoming Training
Staff Recommendation: 	
Background: A Joint Basin Planning Commission Training will be held March 26, 2025.	

Please Join Us!

Joint Basin Planning Commission T R A I N I N G

March 26th, 2025
5:30pm-8:00pm

Vernal City Hall Community Room

374 E Main Street, Vernal, UT 84078

Refreshments will be provided by the individual municipalities.

All planning commission members from Dagget, Uintah, Duchesne counties, and their municipalities welcome.

Survey for this Q&A session:



For questions contact your local planning staff, Nate Zilles: natez@ubaog.org
or email Gabby Blackburn: gabby.blackburn@sunrise-eng.com