



Agenda

Naples City Planning and Zoning Commission

March 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 – March 20, 2025
- Disclosures
- Approval of Minutes – February 20, 2025

PLANNING/DISCUSSION

1. Highway 40 Rezone
 - Public Hearing
2. Upcoming Training Opportunities

ITEMS FOR FUTURE DISCUSSION

ADJOURN

The next Planning and Zoning meeting will tentatively be held on April 17, 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
February 20, 2025

Commission Present: Chris Clark, Brock Arnold, Jessy McKee, Ryan Wolfinger, Scott Major

Commission Absent: Kevin Hiatt

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

Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. Ryan Wolfinger will not be voting until Scott Major arrives.

Approval of Agenda Brock Arnold motions to approve the agenda. Ryan Wolfinger seconds the motion.
All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	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 January 16, 2025. Jessy McKee seconds the motion.
All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye

Motion carried with all voting Aye. None opposed.

Planning/Discussion
Non-Conforming Use
Storage Facility- Driveways &
Parking Areas

Nolan Peek presented to the Planning Commission his proposed plan of using recycled asphalt for all hard surfaces. Mike Davis questioned if there is any additive to the Rotomill. Mr. Davis stated that when the City uses Rotomill, it is combined with chip seal to create a bonding. Mr. Peek stated he would confirm. Ryan Wolfinger stated with his experience, there is that if there is a sealant, it makes it more durable. His concern is people are pulling trailers in and will be turning on the surface. Mr. Peek stated the code states asphalt or concrete, and Rotomill is asphalt. Chris Clark stated because this is a non-conforming use, it would give the ability to dictate conditions to mitigate the non-conforming use. He stated his feeling is that in a commercial zone, we are require all business to do a hard surface for any areas that are not covered by a business or landscaped, a permanent hard surface to prevent weeds or potential to turn into a mess to enforce later. Chris Clark stated if the recycled asphalt pavement and create a pavement structure out of it, to provide a long-term solution, closer to a pavement surface, he has no problems with it. But gravel would not meet the intent of the ordinance in the commercial zone. Nolan Peek stated this would not be gravel, it would be a hard surface with a binder to create a hard asphalt surface.

Brock Arnold motions to approve the recycled asphalt with the condition that a binder be included to create a solid surface, verified sealed, hard surface. Jessy McKee seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

Scott Major arrives to the meeting. Scott Major and Ryan Wolfinger will be voting now.

Industrial Zone Setback

Gwen Harrison presented to the Planning Commission a change needed to the Industrial Zone setback requirements. Chris Clark noticed an issue with the setbacks, stating that the parking lots being included in the setbacks requirements to be the same as the building. Typically parking lots are not included in the setbacks. Gwen Harrison states removing the verbiage, "and parking lots" from the setback requirements in the Industrial Zone.

Scott Major motions to approve the proposed change and bring back for a public hearing. Brock Arnold seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Scott Major	Aye
Ryan Wolfinger	Aye

Motion carried with all voting Aye. None opposed.

Non-Conforming Use Discussion

Mike Davis wanted to clarify with the Planning Commission if they would like to keep the non-conforming use ordinance as is or change it, as surrounding areas have a strict non-conforming uses stating things stay exactly as-is and no expansion. Chris Clark stated his biggest hesitation is that if we push the Highway 40 Corridor to commercial uses, how do we maintain their business and ability to sell their building to continue use as an industrial use. If we take a hard line, we could create a ghost town of business. Brock Arnold stated he wants commercial but does not want to restrict those who are already there, that by taking a hard line, we will have properties that are further undevelopable that someone may have to tear down. Brock Arnold is in favor of keeping the non-conforming use section, as properties will have to come before the Planning Commission for approval and conditions with accommodations of what is existing in consideration. Jessy McKee stated he would like to protect those business that are existing but getting Naples on the map. Brock Arnold stated he would like to leave the non-conforming use as-is.

Highway 40 Rezone Discussion

Mike Davis presented to the Planning Commission all the properties along Highway 40 that could potentially be rezoned to be commercial. Scott Major stated he is at the part where he would like a public hearing to listen to concerns. Chris Clark stated he has no issues, as long as we have a vetting process for continuation of use. Jessy McKee stated he would like to see it commercial. Ryan Wolfinger stated he likes the change, especially keeping non-conforming use.

Jessy McKee motion to hold a public hearing. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Scott Major	Aye
Ryan Wolfinger	Aye

Motion carried with all voting Aye. None opposed.

Upcoming Training

The Planning Commission is informed of an upcoming joint planning commission training in March.

ITEMS FOR FUTURE DISCUSSION

ADJOURN

Scott Major motions to adjourn, Brock Arnold seconds the motion.

All in favor:

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

All opposed:

Jessy McKee	Nay
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Motion carried with majority voting Aye. Jessy McKee opposed.

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

Draft



Item No: 4

MEMO TO: Planning Commission FROM: Staff Date: March 20, 2025	Subject: Highway 40 Rezone Public Hearing
Staff Recommendation: 	
Background: It has been proposed that the properties touching Highway 40 be rezoned Industrial and Downtown Commercial to Commercial.	
Options: ____ Recommend to City Council for approval ____ Bring back for further 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.



Item No: 2

MEMO TO: Planning Commission FROM: Staff Date: March 20, 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