



Agenda

Naples City Planning and Zoning Commission

April 17, 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 – April 17, 2025
- Disclosures
- Approval of Minutes – March 20, 2025

PLANNING/DISCUSSION

- Highway 40 Rezone

ITEMS FOR FUTURE DISCUSSION

ADJOURN

The next Planning and Zoning meeting will tentatively be held on May 15, 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
March 20, 2025

Commission Present: Chris Clark, Brock Arnold, Jessy McKee, Kevin Hiatt, Ryan Wolfinjer

Commission Absent: Scott Major

Others Present: Mike Davis, Gwen Harrison, Mayor Dean Baker, Ken Reynolds, Orval D. Stevens, Mike & JannaRae Butler, Paul, Mike, Raj, Douglas Cook, Dixie Horrocks, Troy & Annette Meier, Khieai & Crystal Boyd

Opening Ceremonies

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

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

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Ryan Wolfinjer	Aye

Motion carried with all voting Aye. None opposed.

Disclosures

None

Approval of Minutes

Kevin Hiatt stated there needs to be a change to remove him from the vote to adjourn the meeting and add Scott Major. Brock Arnold motions to approve the minutes with the proposed change. Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Ryan Wolfinjer	Aye

Motion carried with all voting Aye. None opposed.

Planning/Discussion
Highway 40 Rezone
Discussion

Gwen Harrison presented the proposed rezone, as requested by Mayor Baker. The proposed rezone would include the rezone of all properties that touch Highway 40 to Commercial. If the properties to be rezoned, they would be able to continue their use, as it is at this time. If the use were to change, it would remain commercial going forward. Mayor Baker stated the reason he brought this proposal up is because we need sales tax to survive as a city. When changes to how sales tax was gathered and distributed, it took money from smaller towns and the city lost sales tax. When this happened, Naples City lost 50% of its sales tax. We haven't had enough growth to keep up with what is needed. Mayor Baker stated he has tried to get businesses to Naples but with no luck, because it was all industrial. This is where the idea for the rezone came about. Mayor Baker stated he is not out to get rid of industrial uses. Chris Clark stated as Planning Commission, this has been heavily reviewed and gotten to the stage where they want to listen to the public and land owners' thoughts on the proposed rezone. Chris Clark stated much of the discussion has been the continuity of the industrial use on the properties that currently have buildings and operations, as well as continuing that down the road for land owners. Currently, there is a non-conforming use ordinance, which has the ability to have ongoing uses of industrial which includes additions to buildings or adding buildings to properties. The landowner can become before the Planning Commission to prove they are currently operating as industrial use to continue to make adjustments to properties to increase and grow to sustain businesses.

Brock Arnold motions to approve to open the public hearing. Jessy McKee seconds the motion.
All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Ryan Wolfenbarger	Aye

Motion carried with all voting Aye. None opposed.

Chris Clark opens the public hearing portion of the meeting to the public.

Douglas Cook stated he has no problem with commercial but would like to see the portions with the houses remain residential or agricultural, specifically the family piece which is being used as agricultural. If anything were to come in, it could be turned back in to commercial.

Dixie Horrocks in between Naples City and Strata. Ms. Horrock does not want to be squeezed out of her property. Doesn't want to leave until she is gone. Wonders if she can turn her home into a business. Chris Clark stated she is currently zoned commercial and nothing would change for her going forward.

Paul Kandee owns Studio 6 Sure Stay Plus. Wants to know how the change would affect taxes. Mike Davis stated taxes would not change, as industrial and commercial properties are taxed the same. Chris Clark stated the property is currently zoned commercial. It is the property across the street that will potentially be rezoned.

Khieai & Crystal Boyd concerned about the house being rezoned commercial. They are potentially looking to sell their house and concerned if it can be sold. Chris Clark stated their house is currently zoned industrial and would be able to remain as a house use, as long as it is not empty for a year. The Boyds questioned if that zoning would be passed on to whoever they sold it to. Brock Arnold stated if they stayed living in the house until they sold it, it would remain a continued use, and therefore be able to exist as a home.

Troy Meier owns several properties in Naples. Mr. Meier is concerned about the elevation drop from the highway to the properties and concerned if the properties are big enough to attract businesses to the city. Mr. Meier is concerned if water needs to be given for the property, as he currently has no water shares on that property and feels it could be an issue. The Meiers would like to include both pieces of their property in the rezone. One that touches the highway and one behind that piece.

Kevin Hiatt motions to close the public hearing. Ryan Wolfenbarger seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Ryan Wolfenbarger	Aye

Motion carried with all voting Aye. None opposed.

Brock Arnold motions to table the rezone until the next meeting to finalize questions of property owners affected by rezone may have additional questions. Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Ryan Wolfenbarger	Aye

Motion carried with all voting Aye. None opposed.

Upcoming Training

The Planning Commission is informed of an upcoming joint planning commission training on March 26th.

ITEMS FOR FUTURE DISCUSSION

ADJOURN

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

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Ryan Wolfinjer	Aye

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held April 17, 2025 in the Naples City Council Chambers @ 7:30 P.M.



Item No: 1

MEMO TO: Planning Commission FROM: Staff Date: March 20, 2025	Subject: Highway 40 Rezone
Staff Recommendation: Recommend to City Council for approval	
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.

