

Naples Planning and Land Use
Public Meeting
August 21, 2025

Commission Present: Brock Arnold, Kevin Hiatt, Ryan Wolfinger, Chris Clark.

Commission Absent: Jessy McKee

Others Present: Mike Davis, Gwen Harrison, Ken Reynolds

Opening Ceremonies

Verification of full Quorum Brock Arnold verified a full quorum. All Commissioners will be voting.

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

Brock Arnold	Aye
Kevin Hiatt	Aye
Ryan Wolfinger	Aye

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Kevin Hiatt motions to approve the minutes of April 17, 2025. Ryan Wolfinger seconds the motion.
All in favor:

Brock Arnold	Aye
Kevin Hiatt	Aye
Ryan Wolfinger	Aye

Motion carried with all voting Aye. None opposed.

Planning/Discussion
Subdivision Ordinance

Gwen Harrison presented the proposed changes to the Subdivision Ordinance on boundary line adjustment, agreement, and establishment. Gwen Harrison explained the legislative changes and that with a simple boundary line adjustment, there is no longer a requirement for a survey to be completed on simple boundary line adjustments. The ordinance is now written to reference Utah State Code directly.

Chris Clark arrived to the meeting.

Kevin Hiatt motions to approve the proposed changes to the subdivision ordinance and bring it back for a public hearing. Ryan Wolfinger seconds the motion.

All in favor:

Brock Arnold	Aye
Kevin Hiatt	Aye
Ryan Wolfinger	Aye
Chris Clark	Aye

Motion carried with all voting Aye. None opposed.

Potential Grant Discussion

Mike Davis explained to the Planning Commission the Redevelopment Agencies within the city boundaries. He explained that there are two different areas. Mike Davis stated he is looking for areas to help businesses within the city. If we were to help businesses within the zone, there is potentially money available. If it was to be expanded to all businesses, the City would need to contribute money. Kevin Hiatt questioned if the suggestion is to expand the Redevelopment Agency zones to where we can use grant money incentivize businesses to build? Chris Clark questioned if we are looking for ways to spend the money within the zone? Mike Davis stated yes, and if we wanted to expand, we would need to see if the City would be willing to put up money to match, buy parcels, or clean them up. Brock Arnold questioned if the money could be divided by parcel size and ask the property owners to bring it up to code? Mike Davis asked for ideas of what could be improved. Chris Clark suggested building façade, parking lot, and landscaping. Kevin Hiatt questioned if the money can be used by the city. Mike Davis stated

yes, the city could use it to improve sidewalks, add flower pots, and so on. Kevin Hiatt stated he would rather incentivize businesses that are currently existing to elevate, and encourage businesses to apply for the money. Mike Davis questioned what type of grant they would like to see? Kevin Hiatt suggested doing matching grants, to make sure businesses have skin the game. Brock Arnold directed staff to bring back two or three options to choose from.

ITEMS FOR FUTURE DISCUSSION

Commercial Zone

ADJOURN

Kevin Hiatt motions to adjourn, Chris Clark seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held September 18, 2025 in the Naples City Council Chambers @ 7:30 P.M.

Approved