

Naples City Council

June 25, 2026

Minutes

A meeting of the Naples City Council was held June 25, 2026, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

DATE, TIME & PLACE OF MEETING

Council members attending were Nate Zilles, Dan Olsen, Ross Morton, Kenneth Reynolds and Jonathan Beede. Brock Arnold was absent.

COUNCIL MEMBERS ATTENDING

Others attending were Brooks Jones, Jeremy Raymond, Brett Reynolds, Willis LeFever, Szeth Simmons, Ryan Cook, Gwen Harrison and Micheal Davis.

OTHERS ATTENDING

Mayor Pro Tem Dan Olsen welcomed everyone and asked Kenneth Reynolds if he would lead everyone in the pledge of allegiance. Jonathan Beede offered the invocation.

OPENING CEREMONY

Mayor Pro Tem Olsen asked to add an item under item twelve concerning the park lights and asked for approval of the agenda. Ross Morton **moved** to approve the agenda with the addition. Kenneth Reynolds **seconded** the motion. The motion passed with all in attendance voting aye.

APPROVAL OF THE AGENDA

The minutes of the budget workshop meeting of May 14, 2026 were presented for approval. Nate Zilles **moved** to approve the minutes of May 14, 2026 budget workshop. Jonathan Beede **seconded** the motion. The motion passed with all in attendance voting aye.

MINUTES APPROVED

The minutes of the regular council meeting of June 11, 2026 were presented for approval. Kenneth Reynolds **moved** to approve the minutes. Nate Zilles **seconded** the motion. The motion passed with all voting aye.

Mayor Pro Tem Olsen asked for a motion to open the public comment period. Kenneth Reynolds **moved** to enter the public comment period. Jonathan Beede **seconded** the motion. The motion passed with all voting aye. Nothing was brought forward from the public. Jonathan Beede **moved** to close the public comment period. Ross Morton **seconded** the motion. The motion passed with all voting in the affirmative.

PUBLIC COMMENT PERIOD

Gwen Harrison came before the Council to discuss proposed changes to the Commercial Zone in the Land Use Ordinance. Gwen stated the Planning Commission has been reviewing this for several months looking to amend and add some new business uses. She said that State law has now required, in a commercial zone, that cities include a statement that, if a business use is not listed as permitted, a business can appeal to the land use administrator for it to be considered and if denied, they can appeal to the city council. Gwen stated if the council approves it the use would then be added to the ordinance as permitted. Gwen said they also did a general clean up of the ordinance. She said they made changes in the requirements of the facade of a business and instead of denying metal buildings they listed that it can't have the appearance of a metal building. Gwen stated they did hold a public hearing to allow comment on the proposed changes and didn't have any public comments. Gwen said someone has approached the City about allowing day care facilities in a commercial zone and they did add that as an allowed use. Councilman Zilles said he appreciated that they added so many different categories to the list. He also asked if the land use authority is found in the definitions? Gwen said it is. Councilman Zilles approved of the changes that were made and appreciated the work put into it. Nate Zilles **moved** to approve the changes to the commercial zone of the Land Use Ordinance and to approve Ordinance 26-267 as presented. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call vote:

Jonathan Beede	Aye
Kenneth Reynolds	Aye
Ross Morton	Aye
Dan Olsen	Aye
Nate Zilles	Aye

Gwen Harrison presented the proposed changes to the planning commission bylaws in the Land Use Ordinance. Gwen stated the changes to this section of the ordinance are primarily legislative based. She said the Legislature has determined certain criteria that a planning commission member could be removed for cause. Gwen read what those reasons were. She said commission members are also required to complete annual land use training. Gwen said these changes were presented during a public hearing and they received no comments. Kenneth Reynolds stated these are mainly legislative changes and because of that he

***APPROVE CHANGES TO
LAND USE ORDINANCE
COMMERCIAL ZONE -
ORDINANCE 26-267***

***APPROVE CHANGES TO
THE LAND USE
ORDINANCE PLANNING
COMMISSION BYLAWS -
ORDINANCE 26-268***

moved to approve Ordinance 26-268. Jonathan Beede **seconded** the motion. The motion passed with the following roll call vote:

Nate Zilles	Aye
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Aye
Jonathan Beede	Aye

Gwen Harrison presented the proposed changes to the Land Use Ordinance for accessory dwelling units (ADU's). Gwen stated this would be a new section of the ordinance. She said everyone is aware of the issues with housing and the price of homes. Gwen said legislation is coming on this and they would like to get ahead of it and be ready to address any issues when the requirements come. She said the purpose of an accessory dwelling unit is to provide housing, typically for family members. Gwen said this could include converting a garage into an ADU, converting your basement, or having a detached ADU. She explained there is a size limitation on the detached and the internal unit has to be separate from the rest of the house with it's own kitchen, bedroom, bathroom, and entrances. Gwen said only one ACU would be allowed per parcel, someone couldn't have an internal ADU and an external ADU. She said an ADU cannot be used as a short-term rental. Gwen stated if a garage is converted to an ADU then they would need to replace that parking somewhere on the property. She referred to the lot size requirements for either type of ADU and a detached ADU would have to comply with setback requirements. Gwen reviewed the size limitations for the detached ADU and pointed out that ownership could not be transferred upon the sale of the original lot, it would be conveyed with the primary dwelling as a single property. Gwen said a public hearing was held with no comment from the public. Councilman Reynolds said they also talked about the need to clear these with Ashley Valley Water & Sewer. He said they discussed this at length and felt like it was the best compromise they could come up with. Councilman Beede felt the size limitation and the need to obtain water would restrict how many people could do it. He said he tried to think of ways someone might try and get around it but he couldn't really come up with anything. Councilman Zilles said the requirement of the owner to live on premise and the requirement for the ADU to be on a permanent foundation alleviated some of his concerns. Councilman Olsen wanted to

***APPROVE CHANGES TO
THE LAND USE
ORDINANCE FOR
ACCESSORY DWELLING
UNITS - ORDINANCE 26-
269***

know how they would address those who currently have relatives living on a piece of property. Gwen said it's hard to change what is already existing so what exists will remain, but if any changes were made they would fall under the new requirements. Kenneth Reynolds **moved** to approve Ordinance 26-269. Jonathan Beede **seconded** the motion. The motion passed with the following roll call vote:

Jonathan Beede	Aye
Kenneth Reynolds	Aye
Ross Morton	Aye
Dan Olsen	Aye
Nate Zilles	Aye

Council members received a copy of Resolution 26-376 listing the changes made to the FY 2025/2026 budget. The general fund budget was amended to \$4,007,200 and the vitalization fund was amended to \$605,000. Jonathan Beede **moved** to approve Resolution 26-376. Nathan Zilles **seconded** the motion. The motion passed with the following vote:

Nate Zilles	Aye
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Aye
Jonathan Beede	Aye

***APPROVE RESOLUTION
26-376 AMENDING FY
2025/2026 BUDGET***

Council members received a copy of Resolution 26-377 adopting the FY 2026/2027 budget. The amounts presented were \$3,656,900 for general fund; \$169,000 for debt service fund; \$5,000 for asset acquisition; \$5,000 for equipment fund; \$3,268,000 for capital project road fund; \$5,000 municipal building fund; \$15,000 capital project park fund; \$25,000 building authority fund; \$5,000 vitalization fund; \$5,000 redevelopment #1 and \$2,500 redevelopment #2. Micheal stated the amounts have not changed since the public hearing discussion. Micheal said the amounts reflect a 3% COLA increase along with the 3% step increase. He said the Mayor asked him to include the year-end employee appreciation bonus in the budget, so if everything is going well, that can be an automatic payment. Micheal said he did want to discuss one item that is not in the budget and that would be the park lighting. He said they would need to add an additional \$60,000 to the capital project park budget. He said this would just be lights along the sidewalk at the park from the parking lot by the splash pad to the parking lot west of that. Micheal said the bid was for \$55,144.58 and does not

***APPROVE RESOLUTION
26-377 ADOPTING FY
2026/2027 BUDGET***

include any repairs to sprinkler lines cut during installation of the conduit. The contractor said he spoke with Dustin of the Recreation District and Dustin said they would fix those. Micheal said he's not talked with Dustin but the contractor and one other person said Dustin stated he would fix them. Councilman Zilles asked if he needs a motion to add that amount to the budget. Micheal said, yes. Councilman Reynolds asked if they are the lights that shine down. Micheal said they are directional lights. Nathan Zilles **moved** to adopt Resolution 26-377 with an increase of \$60,000 to the capital project park fund for a total of \$75,000. Jonathan Beede **seconded** the motion. The motion passed with all voting aye on roll call.

Jonathan Beede	Aye
Kenneth Reynolds	Aye
Ross Morton	Aye
Dan Olsen	Aye
Nate Zilles	Aye

Council members received a copy of Ordinance 26-266 setting the compensation of elective and statutory officers. The amounts listed had not changed from those presented at the public hearing. Kenneth Reynolds **moved** to approve ordinance 26-266. Ross Morton **seconded** the motion. The motion passed with the following vote:

Jonathan Beede	Aye
Kenneth Reynolds	Aye
Ross Morton	Aye
Dan Olsen	Aye
Nate Zilles	Aye

Fire Marshall Jeremy Raymond and Naples Fire Chief Brett Reynolds were in attendance for a discussion on fireworks in Naples City for the upcoming July 4th holiday. Jeremy Raymond said there has been a huge discussion concerning fireworks in municipalities because of the ban on fireworks by Governor Cox. He said, in State Code, municipalities can create areas where you can or can't discharge fireworks. Mr. Raymond said the area needed to be defined, on a map, before May 1st. Fire Marshall Raymond said they were going to work on a map for next year but because of the order from Governor Cox, the cut off date of May 1st was suspended. He said, because of that, the State Forester can now ban fireworks within city limits. Fire Marshall Raymond said he believes that will happen unless the City has a map where

ADOPT ORDINANCE 26-266 SETTING THE COMPENSATION OF ELECTIVE AND STATUTORY OFFICERS

DISCUSSION REGARDING FIREWORKS

people can discharge fireworks. He said the Governor has placed the decision with the Mayor and the Fire Chief. Fire Marshall Raymond said, in his discussions with Micheal and with Vernal City, he has gone back and forth. He said the conditions are still hazardous. Fire Marshall Raymond stated the Governor did not ban firework sales and so people in the area have been selling fireworks and people have been buying them. He said the question is, do they ban fireworks, and if they do, are people still going to be setting them off? Councilman Zilles wanted to know if people would then be cited with a Class B misdemeanor and a \$1,000 fine? Fire Marshall Raymond said that is specifically for the County. He said the City would have to get with their own law enforcement and see what they would be cited under. Councilman Zilles believed it would revert back to the State Code if the City didn't have something specific. Fire Marshall Raymond said the other entities have been inclined to allow fireworks but with the understanding that if the fire department is called out they will be cited and they will be fined and pay restitution. Fire Chief Reynolds said he's not usually called to a fire by someone that has been following the rules and he has a hard time penalizing the non-problem people. Councilman Zilles wanted to know if they are still allowed to create a map for this area? Fire Marshall Raymond said yes. Councilman Zilles asked what they would recommend. Fire Marshall Raymond said Vernal City is leaning toward allowing fireworks with the understanding that people will be cited and penalized if the fire department has to respond. Councilman Morton asked about the time frame people are allowed to discharge them and if the City can limit that. Fire Marshall Raymond said it is two days before, the day of and one day after and the Governor did not give cities allowances with that. He said the gulch worries him and Ashley Creek worries him, so they need to decide if they want to create the areas where they are not allowed. Councilman Morton wanted to know how many fires they have responded to over the 4th due to fireworks? Chief Reynolds said, one. Fire Marshall Raymond said Naples City has not had many, but it has been more of an issue in Vernal City. He also said he has not seen as many "red flag" days in his career as he has in the last month. Councilman Morton wanted to know if they could put out a flyer with some "good practices?" Micheal said they've put information out on social media. Fire Marshall Raymond said they are working hard on education through public service announcements. Councilman Zilles said the City already has their WUI (Wildland Urban Interface) map and could they just use it for the restricted areas? Fire

Marshall Raymond said they could use the WUI map and increase it to 100-200 feet beyond that as the restricted area and then make sure the map is shared on the City's website and social media. Councilman Zilles asked if he and the Mayor would work on that. Fire Marshall Raymond said he would and he would get with Micheal to publish the map and other material they have. Councilman Olsen asked about the City's firework celebration for the 24th? Fire Chief Reynolds said he doesn't worry about it as much because they are right there and they try and spray everything down before they begin the show.

Fire Marshall Raymond also wanted the Council to know they are headed out to a preconstruction meeting for the new fire truck and then it usually takes about a year after that meeting to have the new truck here.

Councilman Olsen urged Micheal to get the information out to the public and list the areas fireworks are not allowed, what the penalties can be, and ask people to act responsibly.

Nothing was brought forth under other matters.

***OTHER MATTERS OR
FUTURE COUNCIL
MATTERS***

With no other business before the Council, Nate Zilles **moved** to adjourn the meeting at 8:30. Ross Morton **seconded** the motion. The motion passed with all voting aye.

MOTION TO ADJOURN

APPROVED BY COUNCIL ON THE 9TH DAY OF JULY 2026

BY: _____

ATTEST: _____