

City of Naples

Naples City Council Meeting Agenda
June 27, 2019 - 7:30 p.m.
1420 East 2850 South
Naples, UT 84078

Opening Ceremonies

1. Approval of Agenda
2. Approval of Minutes - June 13, 2019 Regular Council Meeting
3. Any Follow Up Matters from June 13, 2019 Meeting
4. Approval of Bills - Connie Patton
5. Business License Approval - Crus Oil, Inc. - 1445 South 1500 East
6. Approve Purchase of Dinosaur Statue
7. Review and Award Bid for 1900 South Crosswalk
8. Approve Change to Land Use Ordinance Chapter 02-28 - Industrial Zone - Ordinance 19-220
9. Approve Change to Lane Use Ordinance Chapter 02-02-24-005 R-1 Location Requirements - Ordinance 19-221
10. Motion to Approve The Farm Subdivision 2014 Phase 4 Final Plans
11. Approve Resolution 19-315 Adopting FY 2019-2020 Budgets
12. Approve Ordinance 19-222 Amending the Salaries for Elected & Statutory Officials
13. Review Resolution 19-316 Personal Use Policy
14. First Reading of Ordinance 19-223 Beer and Alcohol Control Ordinance
15. Discussion and Approval to Add Domestic Partner Benefit to Health Insurance Plan
16. Letter of Support for Jordan Cove Energy Project
17. Other Matters/Future Council Matters
18. Motion to Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Naples City offices at 789-9090, 1420 East 2850 South, Naples, UT 84078 at least 48 hours in advance of the meeting. Meetings are held at 1420 East 2850 South, Naples, UT.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda was faxed or emailed to the Vernal Express. The agenda was also posted on the City's website www.naplescityut.gov, and on the State Public Meeting Notice website <https://pmn.utah.gov>. Nikki W. Kay

Naples City Council

June 13, 2019

Minutes

The regularly scheduled meeting of the Naples City Council was held June 13, 2019, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

Council members attending were Robert Hall, Dennis Long, Gordon Kitchen, Dan Olsen and Kenneth Reynolds. Dean Baker was absent. *excused*

Others attending were Chris Clark, Clint Johnson, Jim Harper, Kathy Harper, Connie Patton, and Joshua Bake.

Mayor Pro-Tem Dan Olsen welcomed everyone and called the meeting to order. Dan Olsen opened the meeting with the pledge of allegiance. Councilman Kenneth Reynolds offered the invocation.

Mayor Pro Tem Olsen presented the agenda for approval and asked to move item sixteen up on the agenda to be placed after item five. Robert Hall **moved** to approve the agenda. Kenneth Reynolds **seconded** the motion. The motion passed with all in attendance voting aye.

The minutes of the regular city council meeting of May 23, 2019 were presented for approval. Kenneth Reynolds **moved** to approve the minutes of May 23rd. Dennis Long **seconded** the motion. The motion passed with all in attendance voting aye.

The minutes of the special budget workshop meeting of June 3, 2019 were presented for approval. Dennis Long **moved** to approve the minutes of June 3, 2019. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

Mayor Pro Tem Olsen asked if anyone had anything they wanted to follow up on from the previous meeting. Nothing was brought forward.

Connie Patton presented the bills in the amount of \$31,627.31. Dennis Long **moved** to approve the bills in the

DATE, TIME & PLACE OF MEETING

COUNCIL MEMBERS ATTENDING

OTHERS ATTENDING

OPENING CEREMONY

AGENDA APPROVED

MINUTES APPROVED



FOLLOW UP ITEMS FROM PREVIOUS MEETING

APPROVAL OF THE BILLS

amount of \$31,627.31. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call vote:

Gordon Kitchen	Aye
Kenneth Reynolds	Aye
Dennis Long	Aye
Dan Olsen	Aye
Robert Hall	Aye

Mayor Pro Tem Olsen asked Council to ratify Mayor Baker's appointment of Jacob Harrison and Amber Ray to the Planning Commission. Amber Ray was in attendance at the meeting and was recognized by the Council. Councilman Kitchen **moved** to ratify those appointments. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

***RATIFY APPOINTMENT
OF JACOB HARRISON
AND AMBER RAY TO THE
PLANNING COMMISSION***

The business license application of **Blacklights Ignite**, located at 1715 S 1500 E, was presented to the Council for approval. Joshua Bake stated the business would be a laser tag, miniature golf, and party room establishment. He stated the business has been inspected by Mr. Peterson and is recommended for approval. Councilman Long wanted to know if there was any problem with the two different zones of the property. Joshua stated there was not because in the ordinance everything that is commercial is allowed in an industrial zone. Dennis Long **moved** to approve the license. Robert Hall **seconded** the motion. The motion passed with all voting aye.

***BUSINESS LICENSE
APPROVALS***

The business license application of **CMH Electrical**, located at 1409 S 1500 E, #8, was presented to Council for approval. Joshua explained the business previously known as C & G Electrical was sold and the owner kept the building and is applying for a license under a new name. Joshua said the location and type of work being performed is the same, the only thing changing is the name. Councilman Hall asked about the inspection. Joshua said it was inspected previously and nothing really changed except for the name. Robert Hall **moved** to approve the business license for CMH Electrical. Dennis Long **seconded** the motion. The motion passed with all voting in the affirmative.

The business license application of **Urban Tulip Portraits** located at 595 S 1000 E, B, was presented for approval. Joshua stated the business is located in Winder Industrial

Subdivision and is a permitted use in that zone. He said it is a photography studio. Kenneth Reynolds **moved** to approve the license. Dennis Long **seconded** the motion. The motion passed with all voting aye.

Tammy Hernandez came before the Council asking for support of the July 4th fireworks again this year. Ms. Hernandez expressed appreciation for the support the city has given in the past. Councilman Hall stated they just talked about this last week in the budget meeting and **moved** to approve the donation of \$1,000. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call:

Gordon Kitchen	Aye
Kenneth Reynolds	Aye
Dennis Long	Aye
Dan Olsen	Aye
Robert Hall	Aye

Doug Folsom with Utah Local Governments Trust came to present the TAP award to the City this year and recognize their efforts in safety. He expressed his congratulations and appreciation to the staff for being involved in making sure the City's safety programs are current and working. Mr. Folsom stated that less than 20% of Trust members complete all the requirements to receive the award so it is quite an accomplishment. Joshua recognized Jim for his extra effort in making sure the program works.

Joshua stated the cost of engineering the extension of Weatherby Drive was put in the budget this year. He said this was to start the process to acquire the right-of-way for the Weatherby drive extension. Joshua said they received a proposal from Jones & Demille with a scope of work that would consist of both engineering and surveying services to recommend a roadway corridor and acquire right-of-way for the proposed extension of Weatherby Drive in Naples. He said this would be them doing the survey, helping with acquiring the land, and help in preparing the CIB applications. Joshua said the proposal has the estimated maximum fee of \$12,000. He said they would like to do an initial payment or down payment of \$8,000 with the current budget to start the process and then they might not need all of the money budgeted for next year. Joshua said the first part of his request was for the Council to accept the proposal from Jones and DeMille for the Weatherby Drive extension

***DONATION REQUEST
FROM VERNAL ELKS
LODGE***

***U T A H L O C A L
GOVERNMENTS TRUST
TAP AWARD***

***JONES AND DEMILLE
WEATHERBY DRIVE
EXTENSION PROPOSAL***

DRAFT

right-of-way acquisition and expend the \$8,000 as a retainer for them to get started. Councilman Kitchen wanted to know if they knew where the exit would be or if that was part of the proposal. Joshua said they have discussed several ways and that is what they are tasked with, finding the best possible way. Robert Hall **moved** to approve the \$8,000. Dennis Long **seconded** the motion. The motion passed with the following roll call vote:

Gordon Kitchen	Aye
Kenneth Reynolds	Aye
Dennis Long	Aye
Dan Olsen	Aye
Robert Hall	Aye

Joshua explained the purpose of a general engineering service agreement with Jones & DeMille. He said the agreement would come into play in case the City does multiple projects with Jones and Demille. Joshua said if a project comes up all that would be needed would be an assignment order if the general engineering service agreement is already in place. Joshua recommended the Council approve the Mayor to sign the contract after Dennis Judd has a chance to review it. Kenneth Reynolds **moved** to approve the Mayor executing the agreement after Mr. Judd has an opportunity to review it. Dennis Long **seconded** the motion. The motion passed with all voting aye.

Chris Clark of the Planning Commission came before the Council to present the recommended changes to chapter 02-18 of the Land Use Ordinance. Mr. Clark stated the proposed change was brought to them by Mr. Peterson who recommended the minimum depth of a dwelling be changed from 20' to 24' as he had concerns about older mobile homes being placed in areas that don't match the rest of the homes in the area. He said the Commission had concerns about limiting the ability for everyone to be able to build a 20' home if they want. He said the Commission came up with the idea of, in the bigger agricultural areas, where there is a little more space, allow the 20' depth and in and other zones, the residential and single family residential areas, they restrict it up to the 24' minimum. Mr. Clark said the recommendation is to change the ordinance to have a minimum depth of a dwelling in the A-1, RA-1, and RA-2 zones as 20' feet and in the remaining residential zones a minimum depth of 24'. Councilman Hall said he is good with the agricultural but wanted to know where they have RA-1

GENERAL ENGINEERING SERVICE AGREEMENT

APPROVE CHANGE TO LAND USE ORDINANCE CHAPTER 02-18 MINIMUM DEPTH OF A DWELLING ORDINANCE 19-219

DRAFT

and RA-2 zones. It was noted on the map where those zones are in the city. Councilman Reynolds stated they discussed this in depth in the Planning Commission meeting and felt like they came up with a good compromise, he **moved** to accept Ordinance 19-219. Gordon Kitchen **seconded** the motion. The motion passed as follows:

Gordon Kitchen	Aye
Kenneth Reynolds	Aye
Dennis Long	Aye
Dan Olsen	Aye
Robert Hall	Aye

Dennis Long **moved** to go into a public hearing to discuss the current budget and the tentative budget. Robert Hall **seconded** the motion. The motion passed with all voting aye.

***PUBLIC HEARING -
BUDGETS***

Joshua Bake discussed the amendments to the current budget. He noted the grants that needed to be brought in, the insurance money received for the Durango, budget amounts that needed to be removed in the Fire Department and were used to increase the budget in areas that were low. Joshua also noted the amount in the Redevelopment budget that needed to be increased to cover the cost of the property purchased. There were no questions from the public about the amendments to the current budget.

Mayor Pro-Tem Olsen asked for any public comment on the budget amounts being proposed for FY 2019/2020. Joshua discussed the proposed increases but stated overall the budget is staying fairly flat. He stated one thing that had changed from the budget workshop meeting was failing to add the central canal study. He said it was brought up earlier in the year but we failed to add it anywhere. With no comments from the public, Kenneth Reynolds **moved** to close the public hearing. Dennis Long **seconded** the motion. The motion passed with all voting in favor.

Robert Hall **moved** to pass Resolution 19-312. Kenneth Reynolds **seconded** the motion. The motion passed with the following vote:

Gordon Kitchen	Aye
Kenneth Reynolds	Aye
Dennis Long	Aye
Dan Olsen	Aye

***RESOLUTION 19-312
AMENDING FY 2018/2019
BUDGETS***

DRAFT

Robert Hall Aye

Joshua provided council members with information regarding the certified tax rate. The information included amounts if they left the rate where it currently is, the rate if they choose to accept the budget amount for property tax, and the amount the city would receive if they accept the auditor's certified rate. Gordon Kitchen **moved** to keep the tax rate as is and to approve Resolution 19-314. Robert Hall **seconded** the motion. The motion passed with the following roll call vote:

Gordon Kitchen	Aye
Kenneth Reynolds	Aye
Dennis Long	Aye
Dan Olsen	Aye
Robert Hall	Aye

***RESOLUTION 19-314
SETTING CERTIFIED TAX
RATE***

Council members received the rates from the URS for the year 2019/2020 for their approval and to pickup the employee portion for the contributory system. Robert Hall **moved** to approve the rates and to pickup the employee portion for the contributory system. Dennis Long **seconded** the motion. The motion passed with a roll call vote as follows:

Gordon Kitchen	Aye
Kenneth Reynolds	Aye
Dennis Long	Aye
Dan Olsen	Aye
Robert Hall	Aye

***MOTION TO ACCEPT URS
2019/2020 RATES AND
PICKUP EMPLOYEE
PORTION FOR
CONTRIBUTORY SYSTEM***

Nothing was brought before the Council for discussion under other matters and future council matter.

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

With no other business before the Council, Dennis Long **moved** to adjourn the meeting at 8:05 p.m. Kenneth Reynolds **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

MOTION TO ADJOURN

APPROVED BY COUNCIL ON THE 27th DAY OF JUNE 2019

BY: _____

ATTEST: _____

DRAFT

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-52-240 OFFICE SUPPLIES A	1211	Zion's First National Bank	Office supplies	112274053155	06/13/2019	80.19
10-52-240 OFFICE SUPPLIES A	1211	Zion's First National Bank	Office supplies	112383421814	06/13/2019	20.49
10-52-240 OFFICE SUPPLIES A	1211	Zion's First National Bank	Office supplies	112957178791	06/13/2019	407.03
10-52-310 BOARD MEMBERS E	29	Adams, Scott	Board Members Expense	29-619	06/18/2019	150.00
10-52-310 BOARD MEMBERS E	127	Bentley, Andrew	P & Z Meeting Attendance	127-619	06/18/2019	150.00
10-52-310 BOARD MEMBERS E	216	Clark, Christopher J	Planning Commission Attendance	216-619	06/18/2019	225.00
10-52-310 BOARD MEMBERS E	686	Partridge, Mark W.	P & Z Meeting Attendance	686-619	06/18/2019	150.00
10-52-310 BOARD MEMBERS E	772	Ray, Amber	BOARD MEMBER EXPENSES	772-619	06/18/2019	75.00
10-52-610 MISCELLANEOUS EX	1210	Zion's First National Bank	Planning Comm shirts	5960369244	06/10/2019	320.03
Total PLANNING AND ZONING:						1,577.74
10-54-240 OFFICE SUPPLIES &	902	Staples Business Credit	Clipboards, batteries	7219912144	06/05/2019	58.44
10-54-249 EQUIPMENT/PURCH	589	Milt's Merchandise Mart	Cleaning supplies	148655	06/12/2019	239.75
10-54-250 VEHICLE MAINTENA	958	Main Street Auto	Wiper blades & bulbs	985900	06/12/2019	28.27
10-54-251 FUEL & OIL	808	Rocky Mountain Lube & Muffler	Oil change #6059	590019	06/21/2019	51.59
10-54-271 UTILITIES-POLICE	1099	Rocky Mountain Power	Monthly Electric Service 6111857	8576-519PS	06/07/2019	185.13
10-54-333 CRIMINAL INVESTIG	1127	Vehicle Lighting Solutions	Truck bed storage container	5326	06/12/2019	1,334.50
10-54-334 K-9 EXPENSES & EQ	675	Oquirrhberg Kennels	Training	1267	06/19/2019	3,500.00
10-54-610 MISCELLANEOUS S	955	TriCounty Health Department	Immunizations	11826	06/04/2019	211.00
Total POLICE DEPARTMENT:						5,608.68
10-60-231 SAFETY & EDUCATI	1120	Utah LTAP Center	Flagger training	3678	05/15/2019	50.00
~~10-60-231 SAFETY & EDUCATI~~	~~1120~~	~~Utah LTAP Center~~	~~Flagger training~~	~~3678~~	~~05/15/2019~~	~~50.00~~
10-60-252 '06 GMC MAINTENAN	958	Main Street Auto	Sunshade	985404	06/10/2019	6.69
10-60-257 EQUIPMENT RENTA	677	Outback Rental	Spray trailer	36051	06/17/2019	35.00
10-60-262 "C" ROAD MAINTENA	555	Lowe's Commercial Services	Asphalt patch	2837817	06/06/2019	644.70
10-60-264 DRAINAGE SYSTEM	1147	Vernal Winnelson Company	Cement riser	449595	06/05/2019	345.72
10-60-265 SNOW REMOVAL	898	Staker Parson Companies	Road salt	4950525	06/17/2019	1,859.76
10-60-266 ROAD SIGNS	838	Safety Supply & Sign Co, Inc.	Reflective cones	169006	06/10/2019	535.45
10-60-267 WEED CONTROL	448	Intermountain Farmers Assoc.	Trailer sprayer, valve, pitcher	1011895467	06/17/2019	16.26

Report Criteria:

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-22250 WORKMENS COMPE	1084	Utah Local Gov't Ins. Trust	Workers Comp	1575626	06/11/2019	1,097.04
10-22250 WORKMENS COMPE	1084	Utah Local Gov't Ins. Trust	Workers Comp - Audit	1575627	06/11/2019	3,106.64
10-22500 HEALTH INSURANCE	740	Public Employees Health Prog	Health & Dental Insurance	122773013	06/20/2019	20,392.54
10-22500 HEALTH INSURANCE	1084	Utah Local Gov't Ins. Trust	Health Insurance Premium	1575625	06/11/2019	585.51
Total :						25,181.73
10-41-610 MISCELLANEOUS EX	1210	Zion's First National Bank	Shirts for council	5960495257	06/11/2019	152.08
Total LEGISLATIVE:						152.08
10-43-330 EDUCATION AND TR	1211	Zion's First National Bank	Utah Rural Summit Registration	8014137200	06/06/2019	125.00
Total CITY ADMINISTRATOR:						125.00
10-45-220 ADVERTISEMENT/N	1132	Vernal Express	Audit RFP	126571	06/11/2019	26.25
Total RECORDER:						26.25
10-50-271 UTILITIES - CITY HAL	622	Mt. Olympus Waters	Equipment Rental	102094540614	06/14/2019	54.52
10-50-271 UTILITIES - CITY HAL	1099	Rocky Mountain Power	Monthly Electric Service 6115959*	9596-619OF	06/18/2019	317.57
10-50-273 OLD FIRE STATION/	555	Lowe's Commercial Services	Roofing screws	8961683	06/19/2019	34.66
10-50-273 OLD FIRE STATION/	916	Swain's Security Services	Cameras, recorder, labor	129785	06/13/2019	1,721.13
10-50-273 OLD FIRE STATION/	1147	Vernal Winnelson Company	Timer	451976	06/10/2019	274.86
10-50-611 CLEANING SUPPLIE	92	Basin Cleaning Systems	Cleaning supplies	2954	06/10/2019	153.77
10-50-730 IMPROVEMENT TO C	223	Codale Electric Supply	Lights, etc.	S6735963.001	05/28/2019	744.62
10-50-730 IMPROVEMENT TO C	223	Codale Electric Supply	Lights, etc.	S6735963.002	06/04/2019	587.48
10-50-730 IMPROVEMENT TO C	223	Codale Electric Supply	Lights, etc.	S6736331.001	05/28/2019	6.37
10-50-730 IMPROVEMENT TO C	223	Codale Electric Supply	Lights, etc.	S6736331.002	06/04/2019	2,319.00
Total GENERAL GOVERNMENT BUILDINGS:						6,213.98
10-51-246 COMPUTER SOFTW	1211	Zion's First National Bank	Microsoft Office renewal	365MSBILL	06/12/2019	106.69
Total SUPPLIES/EQUIPMENT:						106.69

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-60-267 WEED CONTROL	448	Intermountain Farmers Assoc.	Trailer sprayer, valve, pitcher	1011913765	06/20/2019	359.99
10-60-267 WEED CONTROL	448	Intermountain Farmers Assoc.	Trailer sprayer, valve, pitcher	30398425	06/24/2019	25.94
10-60-271 UTILITIES - SHOP	1099	Rocky Mountain Power	Monthly Electric Service 6119018	0186-619SH	06/18/2019	225.12
10-60-272 HIGHWAY 40 BEAUTI	100	Basin Nursery	Flower pots	30575	06/06/2019	2,585.00
10-60-272 HIGHWAY 40 BEAUTI	895	Split Mountain Farm	Fertilizer, wand, valve, water brea	52319	06/20/2019	280.91
10-60-272 HIGHWAY 40 BEAUTI	1147	Vernal Winnelson Company	Nozzle adjuster	451801	06/06/2019	25.20
10-60-274 TOOLS & SUPPLIES	958	Main Street Auto	Breaker bar	985635	06/11/2019	98.49
10-60-610 MISCELLANEOUS S	555	Lowe's Commercial Services	Danger ribbon	7955610	06/19/2019	113.80
Total HIGHWAYS:						7,258.03
Grand Totals:						~~46,250.18~~ 46,200.18

Report Criteria:

Invoices with totals above \$0.00 included.
Only unpaid invoices included.



Item No. _____

MEMO TO: City Council, City Manager
FROM: Dale Peterson

Building Official

Subject: Business License for:

Crus Oil, Inc.
1445 South 1500 East
Naples, Utah 84078

Recommendation:

Approve the Business License for;

Crus Oil, Inc
1445 South 1500 East
Naples, Utah 84078

Date:

June 25, 2019

Zone: I-1 Industrial
Property Serial No. 05:050:0023

**02-28-003 Permitted Uses I-1 zone
Oilfield Services**

Description of business activities:

Wholesale, deliveries of oils, antifreeze, miscellaneous lubricants, filters and accessories (no Fuels)

Has been inspected by Naples Building Official and the Uintah Fire District.

Attachments:

- Pictures



Add: Daan Street, Zigong, Sichuan, China
 Website: <https://mydinosaurs.com/>
 Tel: 0086-18382257877
 Contact: Dora

Email: sale05@mydinosaurs.com
 Whatsapp: +86 183 8225 7877
 Fax: 0086-813-5843300
 Date: 15th May 2019

Image	Item No	Material	Size	Movements	Q'ty	EXW U/P	EXW TLL
	FDF-003	MAT: 100% handmade fiberglass Features: Weatherproof & thermostability	L-9M (30ft) H-3.3M (11ft) life size	N/A	1	\$6,780	\$6,780

Total EXW Amount 1 **\$6,780**

Final discount CFR Salt Lake City, Utah amount 1 **\$11,380**

Final discount DDU 1420 E. 2850 S. Naples, UT 84078 amount 1 **N/A**

Deposit (50% of total amount) 1 **N/A**

Payment Terms: T/T 50% down payment, 50% before shipping

Delivery term: N/A

Shipping port: Chongqing

Warranty : 3 years warranty for fiberglass sculpture

Packing 20'GP

Validity Within 15 days

Assemble YES

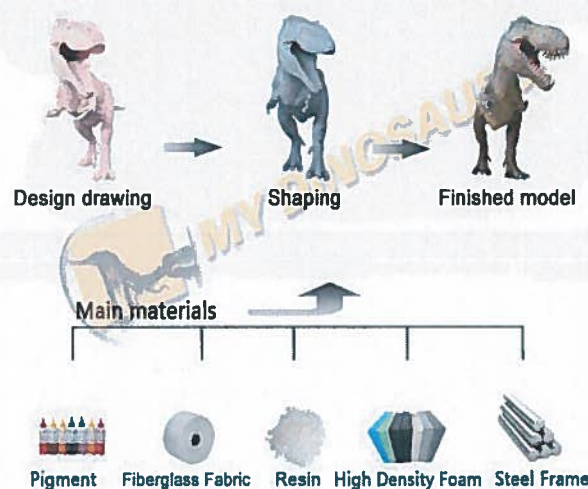
Production time Around 40 days

Counts from date of deposit receives

Customer's Feedback



Production Process



REMARKS

Packing: FCL --- > PE bubble sheet,sponge to protect the important parts like eyes, claws

Warranty: 3 Years count from ETD

We do NOT provide any maintenance service for damage which causes by human on purpose

A/S Service: We provide installation , maintenance , technical guidance and teaching service;

Additional accessories: We will provide additional motor, fuse, infrared ray sensor etc. (repair kit) Free of charge.

Measurement: The size is curve dimension,please kindly understand difference between $\pm 5\text{cm}$

Certification: CE,ISO9001,BV,TUV



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Item No. _____

MEMO TO: City Council		Subject: Land Use Ordinance Change – Amending chapter 02-28 Industrial Zone
FROM: Planning and Zoning/Staff		
Recommendation: Approve the recommended changes amending chapter 02-28 Industrial Zone in the Land Use Ordinance.	Date: 6/24/2019	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: The Planning Commission has been working on this chapter for several months to clean it up. There are several changes made, a lot of the changes are from the Commercial chapter we recently updated. The main changes include: -Changing wording from Industrial Core to Highway 40 Corridor -Removing commercial guideline references -Cleaning up the submittal process for Industrial developments -Amending the setbacks		
Attachments: -Ordinance 19-220 amending chapter 02-28 Industrial Chapter		
Recommended Motion: Make a motion to approve the proposed changes to chapter 02-28 Industrial Zone and adopt ordinance 19-220 Amending chapter 02-28 Industrial Zone in the Land Use Ordinance.		

An ordinance amending the Naples City Land Use Ordinance Chapter 02-28 Industrial Zone

WHEREAS, the Naples City Planning Commission has considered proposed revisions to the Naples City Land Use Ordinance and Subdivision Ordinance; and

WHEREAS, the Naples City Planning Commission has conducted duly noticed and open public meetings and hearings, considered the revisions to the Naples City Land Use Ordinance and Subdivision Ordinance on February 19, 2019 March 25, 2019; April 16, 2019; and May 21, 2019; and June 18, 2019; and

WHEREAS, the Naples City Planning Commission has found that the revisions set forth herein are in the best interest of the health, safety and welfare of the community, and will improve the land use management and subdivision development procedures in the City of Naples; and

WHEREAS, the Naples City Planning Commission has recommended the changes set forth herein to the Naples City Council; and

WHEREAS, the Naples City Council has in a duly noticed open meeting on June 27, 2019, considered the recommended changes;

NOW THEREFORE, be it ordained by the Naples City Council that:

The Naples City Land Use Ordinance is amended as follows (additions are underlined, deletions have a strikethrough):

CHAPTER 02-28 INDUSTRIAL ZONE

Zone I-1	Light Industry
Zone I-2	Heavy Industry

Section 02-28-001	Objectives and Characteristics of Zones
Section 02-28-002	I-1 Zone, Purpose and Intent
<u>Section 02-28-003</u>	<u>Definitions</u>
Section 02-28-00 ~~43~~	I-1 Zone, Permitted Uses
Section 02-28-00 ~~54~~	I-1 Zone, Conditional Uses
Section 02-28-00 ~~65~~	Special Provisions
Section 02-28-00 ~~76~~	I-2 Zone, Purpose and Intent
Section 02-28-00 ~~87~~	I-2 Zone, Permitted Uses
Section 02-28-00 ~~98~~	I-2 Zone, Conditional Uses
Section 02-28-01 ~~09~~	Area, Frontage, Location and Height Requirements
<u>Section 02-28-010</u>	<u>Landscaping Requirements</u>
Section 02-28-011	Project Area Description and Design Theme
~~Section 02-28-012~~	~~Definitions~~
~~Section 02-28-013~~	~~Commercial Guidelines~~

Section 02-28-01	~~24~~	Design Goals
Section 02-28-01	~~35~~	Design Framework
Section 02-28-01	~~46~~	General Provisions
Section 02-28-01	~~57~~	Circulation Guidelines
Section 02-28-01	~~68~~	Site Planning Guidelines
Section 02-28-01	~~79~~	Site Grading and Drainage Guidelines
Section 02-28-01	~~82~~	<u>Landscaping Requirements</u>
Section 02-28-02	~~19~~	Architecture Guidelines
Section 02-28-02	~~01~~	Exterior Lighting Design Guidelines
Section 02-28-02	~~12~~	Sign Design Guidelines
Section 02-28-02	~~3~~	<u>Typical Landscaping, Road Class, and Buffering Examples</u>

02-28-001 OBJECTIVES AND CHARACTERISTICS OF ZONES

The I-1 light industrial zone covers that portion of the city which is suited for light and medium intensity industrial development. In an effort to give some protection to nearby residential and commercial zones, certain types of industrial uses are not permitted in the I-1 zone, such as industries which are hazardous or are offensive, due to excessive odors, noise, vibration, dust, or other emissions.

The I-2 heavy industrial zone is that area of the city better suited for heavy industrial use. Heavy industrial uses are of more intense nature than those uses permitted in the I-1 zone, and often are accompanied by noise, odors, and other factors, which make the uses objectionable near residential and commercial zones.

02-28-002 I-1 ZONE, PURPOSE AND INTENT

The objective in establishing the I-1 industrial zone is for the purpose of providing space for light manufacturing and fabrication of goods in a controlled and aesthetically desirable environment. To provide areas for the promotion of new industry for the city is to accommodate basic industries which tend to increase the employment and economic base and which market their products on a wholesale basis, primarily outside of the local economy. The zone is characterized by attractively designed buildings, landscaping, and off-street parking. Developments in these areas shall have a park-like appearance which blends the buildings and manufacturing areas into the landscaped areas.

02-28-003 (Add Definition Section)

02-28-00~~43~~ I-1 ZONE, PERMITTED USES

- A The following buildings and uses of land shall be permitted in the I-1 zone, upon compliance with the requirements of this ordinance:**

1. Agriculture, livestock, and buildings and structures related to agriculture and the raising of livestock, except livestock feed yards containing more than one hundred head, and hog farms containing more than thirty hogs;
2. Agricultural farms smaller than 20 acres;
3. Automobile repair shop;
4. Caretaker dwelling, incidental to the use of the land for industrial purposes;
5. Carpenter, electrical, plumbing or heating shops;
6. Concrete mixing and batching plants;
7. Cesspool cleaning equipment and storage;
8. Dry Cleaning plant;
9. Farm and construction equipment sales, rental and service establishments;
10. Fertilizer and soil conditioner manufacture and processing and sales of animal products;
11. Feed, cereal and flour mill;
12. Food processing, wholesale, excluding fish, meat, vinegar, yeast and fat;
13. Foundry, light weight casting, nonferrous without causing odors or fumes;
14. Furniture upholstery shop;
15. Honey extraction and processing;
16. Ice manufacture and storage;
17. Insulation sales and services;
18. Knitting mill;
19. Lumber yard;
20. Manufacturing establishments;
21. Machine shop, general;

22. Mining services;
23. Oilfield services;
24. Oilfield gas and oil extraction;
25. Pest control and extermination;
26. Plumbing shop;
27. Printing;
28. Publishing or lithography shops;
29. Rubber welding;
30. Sand blasting;
31. Seed and feed store retail;
32. Sheet metal shop and retaining, provided all operations are conducted within a completely enclosed building;
33. Sign manufacture or sign painting;
34. Storage of merchandise, materials, equipment, either inside or outside of buildings;
35. Storage rental units;
36. Transportation;
37. Wholesale sales.

B The following uses shall NOT be permitted in the I-1 zone:

1. All industrial, manufacturing, and processing establishments of the following:
Animal byproducts, manufacture of explosives, acetylene, acid, alcohol or ammonia;
2. Residential (except caretaker dwellings), and Churches, ~~Day Care Nurseries, Schools;~~

02-28-0054 I-1 ZONE, CONDITIONAL USES

The following uses may be permitted, when a conditional use permit has been granted, in accordance with Chapter 8 of this ordinance:

1. Livestock feed yards in excess of 100 head, and hog farms in excess of 30 hogs.
2. Asphalt mixing plants, coal yards.

3. Automobile wrecking and salvage yards with the following conditions:

- a. ~~when-s~~ Surrounded by an eight-foot sight obscuring fence so that the material stored in the enclosure cannot be seen from any public street adjacent to the yard.
- b. Exterior lighting must be directed away from neighboring properties
- c. Must not use the public right-of-way for parking equipment, storage bin storage, unloading and loading scrap material, employee parking and/or doing business.
- d. A minimum of 10" road base to be used for the driveway.
- e. Must not track mud from the business property on the City street.
- f. Establish a 20-foot-deep landscaping strip.
- g. Maintain 100% storm water retention.
- a-h. No burning of any materials.

3.4. Temporary dwellings for on-site employees of no more than two structures.
Each structure may house no more than six persons. The temporary dwellings may exist for a period of time not to exceed one year. These dwellings must follow the requirements found in Chapter 02-30.

4.5. Hotels and motels.

5.6. Bulk sales of oil and gas services chemical products.

6.7. Food Trucks, with the following conditions:

- a. Must obtain a Naples City Business License or provide a valid copy of a current Utah business license, a current health department food truck permit; a current approval from a fire and safety inspection and any other licenses or permits required by state or local authorities.
- b. Shall obey all parking and traffic regulations in Naples City.
- c. The outdoor dining area shall not impede pedestrian or emergency access circulation.
- d. Shall not interfere with or limit pedestrian users' free and unobstructed passage.

- e. Shall not operate on public streets where the speed limit exceeds thirty-five (35) miles per hour.
- f. Shall not sell to any person standing in the roadway.
- g. Trash containers shall be provided for the use of the business patrons.
- h. All signs must be physically attached to the vehicle.

02-28-0065 SPECIAL PROVISIONS

Where any industrial use adjoins any lot in a residential ~~zone~~use, the owner of the industrial property shall provide and maintain along such property line a minimum six foot aesthetically pleasing, vision obscuring, privacy fence or wall of a neutral color, with a minimum 90% fill to afford privacy for the residential dwelling. The fence shall be installed so as not to create a safety hazard for vehicular and pedestrian traffic. Where the Planning Commission makes a finding that such a fence is not necessary, or in the best interest of the public, the Planning Commission may alter or waive the fence requirement. If a party disputes the findings of the Planning Commission, they may appeal the decision to the Naples ~~City Council~~City Appeals and Variances Hearing Officer.

All outside parking area shall be lighted during the evening business hours. All lights shall be directed away from adjacent residential areas.

Any use listed as a permitted use in the C or C-1 commercial zones, shall be a permitted use in the I-1 industrial zone, except for churches and schools, which are not permitted. Hotels and motels are only permitted conditionally (see 02-28-004 #5).

02-28-0076 I-2 ZONE, PURPOSE AND INTENT

The I-2 Heavy Industrial Zone is that area of the city better suited for heavy industrial use. Heavy industrial uses are of a more intense nature than those permitted in the I-1 zone and are often accompanied by noise, odors, and other factors which make the uses objectionable near residential and commercial zones. The I-2 zone shall not be designated if adjacent to any residential or park zone.

02-28-0087 I-2 ZONE, PERMITTED USES

The following uses shall be permitted in the I-2, Heavy Industrial Zone:

1. Any use listed as permitted in the I-1 zone;
2. Petroleum refining and petroleum crude oil storage;

3. Rock crushing;
4. Agricultural farms of 20 acres or more.

02-28-00~~98~~ I-2 ZONE, CONDITIONAL USES

The following uses may be permitted, in accordance with Chapter 8 of this ordinance:

1. Manufacture of explosives, and other chemicals and products of an objectionable or dangerous nature, including insecticides;
2. Ore smelting and refining;
3. Sewage treatment facilities and lagoons;
4. Other uses which create a substantial amount of odor and noise, in excess of those levels customary to most industrial operations;
5. Sexually oriented business.

02-28-00~~109~~ AREA, FRONTAGE, LOCATION, AND HEIGHT REQUIREMENTS

There shall be no area or height requirements in the I-1 and I-2 zones, except that an area 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.

~~Location Requirements~~

~~All buildings and structures shall be set back at least thirty (30) feet from the right of way line of public streets, and from all residential zone boundaries.~~

02-28-01~~80~~ LANDSCAPING REQUIREMENTS

The Developer shall provide a plat design of the meaningful landscape and its maintenance. The components, layout, arrangement, and size shall be approved by the Planning Commission.

Meaningful landscaping is grass, trees, shrubs, xeriscape, etc., in an appealing layout and size arrangement approved by the Planning Commission. Landscaping

shall be maintained by the property owner. The minimum area requirements for landscaping are as follows:

1. A minimum 20 ft. strip of landscape measured from back of sidewalk, along the frontage;

OR

2. A minimum of 5% of the total lot area landscaped near the frontage.

A bond or other financial guarantee shall be required, guaranteeing landscaping and other improvements, at the Planning Commission's option.

The design for curb and gutter in Industrial zones shall be ~~either high-back, or modified high-back, but m~~Modified high-back shall only be allowed where there is no sidewalk.

A Purpose and Intent

The landscape guidelines are intended to establish criteria necessary for the development, preservation and enhancement of open space in Naples. A well designed and maintained landscape will enrich buildings and create a unified and visually pleasing character for the entire community.

B Concept

The landscape concept for Naples City derives its character from the rural Utah landscape. This landscape possesses a rustic quality that blends with the agricultural tradition. Reflecting these two aspects, the cultivated landscape at Naples City is divided into two distinct categories: the native landscape and the agrarian landscape.

C The Native Landscape

The native landscape consists of native plant materials currently present in the area and those used for re-vegetation after development construction. The native landscape will occur in designated open space areas within Naples City. No water other than natural rainfall and snow runoff will be applied to these landscapes. Efforts shall be made to minimize disturbance of these areas from adjacent roadways and development parcels. Native plants shall be used in groupings similar to those seen in nature to facilitate visual integration of the community with the surrounding terrain.

D The Agrarian Landscape

An orchard-like landscape will be created in ~~areas that~~ the Highway 40 Corridor, because of ~~their~~ its visual prominence or intense use, are important elements in the community. ~~These areas include village cores, the business park, formal parks, squares, commons, recreation facilities, entry gateways, and edges of major public roads.~~ Alleys will be used in conjunction with the orchard-style planting. ~~Trees to be used in these areas include crab apple, pear, cherry, or other ornamentals orchard trees.~~ Poplar varieties will be used to create windrows defining the orchard edges.

E Conserving Resources

In addition to utilizing agricultural elements, the landscape concept incorporates several ideas that are essential to its long term viability. First, landscape development will be efficient: resources will be concentrated to areas receiving the most intense human use such as parks and recreation facilities. Second, the landscape will be designed with the objective of reducing water requirements. Third, the landscape will be designed to minimize maintenance requirements. This will be achieved by limiting areas of irrigated turf and restricting use of high maintenance elements such as clipped hedges, etc.

F Design Professionals

Design and documentation of all site layout and landscape architecture shall be by a licensed landscape ~~architect~~ professional.

G General Requirements

1. Landscaping in accordance with the approved plan shall be installed prior to obtaining a certificate of occupancy for the building except where seasonal limitations exist, in which case, the landscaping must be installed within 60 days from the time planting operations can be undertaken. Erosion control must be undertaken when seasonal conditions do not permit immediate planting.
2. All planting shall be per the ~~plant material list~~ Planning Commission's approval.
3. The street concept has been designed to provide continuity throughout the development. Each developer is required to provide street trees and ground plane landscaping as per the streetscape plan.
4. All areas not paved or built upon must be landscaped and, where necessary, irrigated. Large areas of gravel or mulch are prohibited. Use of water conserving trees, shrubs, and ground covers is required.
5. Areas to be developed in a further phase need not be landscaped or irrigated. They do, however, require a minimum application of a drought tolerant seed mix

that must be established and properly maintained to prevent erosion. Weed control and periodic mowing of these areas is required.

6. All public rights-of-way must be landscaped and irrigated within one year of the ~~purchase of property~~final plat approval, whether or not development has begun.

7. The irrigation system must be below ground and fully automatic. Use a drip irrigation for trees and shrubs is encouraged. All back flow devices must be ~~either underground or~~ screened from view. Over spray onto hard capped areas should be minimized.

8. Each owner shall regularly maintain all segments of their property, keeping them in a neat and orderly condition, including the replacements of dead and unhealthy plant materials.

9. All landscape design must be approved by the ~~City~~Planning Commission.

10. All landscaping will be bonded or cash hold in escrow until completed.

H Landscape Criteria for Development Edges

Three -edge zones have been identified at Naples City: buffers between land uses and at development edges; and Naples City and US 40. A graduated transition between non-irrigated and irrigated landscapes is necessary for these areas.

1. Landscape Buffers Between Land Uses and at Development Edges

Perimeter buffers consisting of berms and plant groupings shall be used to provide a soft edge between different uses. A minimum 25 feet landscape buffer shall be provided around the perimeter of development enclave. This transition should be smooth and continuous. Retaining walls shall only be used in buffer situations if the grade is too steep for any other solution.

2. ~~US 40~~Highway 40 Corridor

The parkway plants should reflect the native hillsides. -Gentle earth mounding and native plant materials should be incorporated for transitioning and screening. ~~Native Junipers or Pine or listed t~~Trees shall be planted in loose groves to preserve views. (Clusters of formal orchard plants shall occur at all intersections.) Flowering trees or shade trees are recommended; noxious or spreading trees shall be prohibited.

I ~~Commercial Areas~~

~~The four types of commercial zone will have complementary landscape treatments, yet each design shall be modified to reflect the scale and use intensity particular to the different areas.~~

~~1. Industrial Core~~

~~The landscape character of the industrial cores shall be agrarian in form. Orchard-style tree grids, windrows, special paving and lighting, and more water conserving plants are some of the elements to be used in these urban areas with a focus on trees and large shrubs.~~

II Landscape Elements

~~1. Courts and Plazas~~

~~Landscape development in the court and plaza areas shall include ornamental trees and shrubs, annuals and perennials, and public art. Special paving is recommended in pedestrian traffic areas.~~

2. Key Intersections

Treatment at key intersections and entry points shall include accent paving, bollards, signage, low walls, and ornamental/accent planting. Accent paving is also recommended to highlight pedestrian crossings across the road.

3. Landscape Transitions

Planting materials, grading, land forms, and landscape features shall be used to provide smooth transitions between landscape types. These transitions should be used to reinforce the soft edge of property lines. Site design of grading, land forms, walks, walls, fences, paths, roads and irrigation systems should establish and maintain these transitions.

~~4. Streetscape Landscaping~~

~~The planting of street trees is required for each property. A streetscape tree design has been provided to ensure continuity throughout the development.~~

5. Service and Utility Areas

The use of low walls, berms, and hedges is suggested to aid in screening loading docks and service areas. See Site Planning section for further details.

65. Plant Materials Standards

Planting materials used shall meet the minimum standards established by the American Association of Nurserymen, as published in the "American Standards for Nursery Stock".

7. Site Furnishings

~~A wide variety of site furnishings may be utilized on any particular site. Selection of these furnishings shall require approval by the Planning Commission. The terms "site furnishings" is intended to cover at least the following items: shelters, fences, walls, water features, benches, trash receptacles, bicycle racks, telephones, flagpoles, lighting, and security fencing.~~

02-28-011 PROJECT AREA DESCRIPTION AND DESIGN THEME "SOUTH WESTERN EUROPEAN DESIGN"

Located in the dramatic Uintah Basin, Naples City is a mix of residential, commercial, and industrial adapted to the native landscape of Ashley Valley. The aesthetic tenor for the development is rooted in the heritage of the Basin. Drawing from the area's historic agricultural land base, the design reveals the traditional uses of the region, reinterpreted for today. Elements such as orchards, horse pastures, drainage channels, and irrigation channels have become defining forms for the community. The mingling of the native context with modern vernacular construction allows for contemporary living in a city and country style. The intertwining of environmental needs with developer constraints results in compact development preserving agricultural lands, and open areas.

The interpretation of the historic landscape surrounding Naples City blends the ideas of new urbanism with the natural western landscape. The linear and gridded forms of the landscape elements are recreated in each commercial area. Using a modified grid to structure the community allows for preservation of natural drainage channels while maintaining clear orientation and circulation. Short blocks, pedestrian ways, narrow streets with detached walks, regularly planted street trees, defined setbacks, and parks define the human scale for the community.

The elements of development shall emphasize greening the City by increasing buffering and landscaping requirements. The developments shall be walk-able and transit-oriented. We should not allow a strip mall with a sea of asphalt out front. Instead provide small wooded areas as buffer zones and locate parking areas behind or to the side of retail establishments with sidewalks and attractive streetscapes in front.

The street design reduces vehicle travel speeds and encourages pedestrian activity. The planning process involved city officials and community leaders in negotiating narrower street standards than those found in nearby communities. The design structure of each development promotes commercial, and retail to encourage a retail environment through variable commercial types and land uses.

02-28-00312 DEFINITIONS¹

See Chapter 02-02 Definitions

~~02-28-013 COMMERCIAL GUIDELINES~~

~~These commercial guidelines address those physical elements of urban development that contribute to overall character, including built form, architectural style, streetscape, landscape architecture, parkland and open space, parking, service areas, signs, lighting and grading. The guidelines provide prospective developers with a clear statement of the design goals and objectives and development requirements for the Commercial/Retail Development. This framework will be used to create cohesive commercial zones through high quality design and construction. The guidelines are a tool for the development of site and building plans that will be submitted to the Planning and Land Use Commission.~~

~~The commercial areas are divided into four types: 1) mixed use village cores, 2) commercial village cores, 3) business park, and 4) satellite commercial. The design will maintain visual continuity and ease of movement between residential, village cores, commercial parcels, and business parks.~~

02-28-0124 DESIGN GOALS

The goals for development in Naples City are:

- to ensure that future urban form and development patterns are sustainable, that the architectural form of buildings relates to both pedestrians and automobiles, and that new development is in physical and visual harmony with the natural environment.
- Develop corridors to connect people to commercial areas; these may be streets, pathways, or recreational corridors.
- Develop mixed use, commercial and business zones that have distinct and identifiable characters.
- Preserve and create open space that respects existing topography and minimizes the impact of development on the natural environment.

¹ Amended 08/24/2017

- Design urban space and buildings that create or contribute to a sense of community.
- Build lasting infrastructure, architecture and landscape architecture.

02-28-0135 DESIGN FRAMEWORK

A Preface

This section defines design themes for Naples City that uphold the preservation of the natural environment and the heritage of rural and small city in Uintah County, and establishes design principles that support innovative architecture, landscape architecture, and site planning.

B Design Vision: The Natural Environment Theme

The aesthetic tenor for Naples City is rooted in the heritage of rural Eastern Utah. Drawing from the area's historic agricultural Land base, the design reveals the traditional uses of the region reinterpreted for today. The site was long used for agricultural farming and still displays agrarian oriented patterns on the land. Accordingly, drainage channels, horse and cattle pastures, orchards, and irrigation channels are defining forms for the new community.

The following forms are central to the vision for Naples City:

1. Regional historical planting patterns such as horse and cattle pastures, orchards, and alleys shall be promoted as landscape elements
2. Southwestern architecture shall be promoted within Naples City. The southwestern theme is comprised of a combination of earthen tones, exposed wood/lumber, columns, and stucco or rock finishes. Flatter roof lines copy the surrounding mountains and arched windows and doors are set apart with strong framing and supports.
3. The existing topography shall direct design; land use patterns shall respect and complement the land forms. The character of the natural site must be incorporated into the design such that the geometric forms of the built environment and the natural forms of the land form a complementary relationship.
4. Environmentally sensitive areas shall be protected from encroachment or inappropriate use.

~~C Commercial Development of Naples City~~

~~There are two types of commercial zones within Naples City: C, which is associated with downtown, and C-1 which is non-downtown commercial. There~~

is also an Industrial Zone (I-1). Each will provide a set of uses and facilities to serve the residents of Naples and the larger region. The following tenets will guide commercial and industrial development:

1. Create commercial corridors (commercial village cores) that maximize regional marketing potential afforded by high visibility yet maintain cohesion with adjacent properties and village centers.
2. Create a business park that will attract heightened technology, research and development firms.
3. Create and support the industrial areas that allow storage, manufacturing, and business operations.

D Urban Design

Within all three commercial zones, buildings should relate to one another through scale, form and material, and should be appropriately scaled for pedestrian activity. Creating a relationship between the street, open space, and public amenities is critical to the overall character of Naples City. To this end, the following design precepts shall guide the development of the commercial zones:

1. Within the mixed use village cores, locate buildings adjacent to the street. The bulk or mass of buildings should establish a consistent streetscape that defines a recognizable street edge.
2. Building masses should be scaled to integrate with neighboring properties, particularly where dissimilar land uses abut.
3. Provide open space to accommodate active public life. These include city squares, village greens, pocket parks, and urban plazas.
4. Maintain a well-designed transition between open spaces and developed area.
5. Where appropriate, use formal street scape treatments such as parkway strips between street and sidewalk, regularly spaced canopy trees, and special paving to denote pedestrian zones.
6. Establish gateway features at key intersections of the various commercial areas. These elements may include entrance plazas, fountains, tree bisques, special pavement treatments, monumentation, or public art.
7. Establish a series of vehicular and pedestrian nodes designed to enhance points of convergence and concentration of activities.

8. Provide direct vehicular access to specialty retail storefronts through on street diagonal and parallel parking.

9. Break up parking areas into smaller units in order to reduce the walking distance to storefronts and other commercial activities.

10. Require reciprocal cross access between parcels in order to minimize multiple entrances and curb cuts.

11. Promote a mixture of daytime and evening uses in order to concentrate shared parking arrangements and to increase opportunity for 24hour activity in the commercial zones.

12. Establish an off street open space/greenbelt link between commercial zones and adjacent neighborhoods and public facilities.

13. Use detached sidewalks whenever possible throughout the City.

14. All commercial development is encouraged to dedicate 1% of building cost for public artwork: fountains, bell tower, plaza w/colonnades and benches" to be located at or near the building or within public areas.

CE Industrial Cores Highway 40 Corridor

Preface

The ~~industrial cores are~~ Highway 40 Corridor is in high demand along the US 40 corridor and the airport area. These areas are used for business administration, material and equipment storage, and industrial manufacturing. Prominent components of the design include prominent entries, strong frontal roof lines, upgraded fronts such as: stucco, cut stone, arches, that create a strong building character, and front and side lot landscaping. Evergreen and deciduous trees and large shrubs combined with other water conserving plants create the landscaping presence of the site.

Permitted Uses:

- Light Industrial
- Temporary storage
- Equipment and vehicular services
- Food/dining

Metal building regulations

All buildings constructed of metal, having any exterior wall or façade fronting a public street shall have the exterior wall or façade of such building of such construction as to have a minimum of architectural treatment of brick, glass, wood stucco, stone or Masard after the South Western European Design. The exterior wall or façade of any metal building fronting upon any public street shall not have the appearance of a metal building.

Additional Permitted Uses in the Highway 40 Corridor:

Retail commercial
 Office and related uses
 Personal services
 Food/dining
 Health
 Arts/cultural
 Automotive certain auto uses
 Childcare
 Hotel/Motel
 Grocery
 Big box retail
 Multifamily residential
Schools

F Special Permit Uses

The Planning Commission approve special uses. The prospective purchaser must submit plans and a detailed description of the proposed use. Approval or disapproval shall be based in part on the effect of the proposed use on adjacent properties. Special uses must be approved in writing by the Planning Commission.

02-28-0146 GENERAL PROVISIONS SUBMITTAL PROCESS**~~A Conflict with Other Regulations~~**

~~All development within Naples City planning area shall comply with Laws of the State of Utah and the United States Federal Government and be compatible with the intent of the codes and regulations of the City of Naples to the extent that in Naples City Commercial and Industrial Design Guidelines conflict with Design Guidelines that may be required by Naples City then the Commercial and Industrial Design Guidelines shall prevail.~~

~~B Waivers~~

~~The Developer shall have the right to waive, at its sole discretion, any provisions of Naples City Design Guidelines as may be applied to any specific development plan, except for any provision that is mandated. The City and the Developer will need to mutually agree to waive a mandated guideline/provision. No such waiver shall be construed or held to be a waiver of any other provisions of Naples City Design Guidelines, or of the same provisions as to any other party.~~

~~C Amendments and Supplements~~

~~Naples City, may from time to time with written notice to all owners of real property of Naples City, amend or supplement the Design Guidelines, at its sole discretion. Any such amendments shall be applicable to all development plans which are subsequently mutually approved by The Developer and the City.~~

DA Approvals

Unless otherwise explicitly provided herein to the contrary, all approvals required under Naples City ~~Design Guidelines~~ **Land Use Ordinance** shall be in writing and may be granted or withheld at the sole discretion of the City Council. Any approval pursuant to these design guidelines does not constitute a warranty, assurance or representation by the Planning Commission and the approving party should have no responsibility by virtue of such approval.

BE Design Review Committee Requirements

Design Review Committee

The Design Review Committee is established to assure current and future owners that the adopted covenants, codes and restrictions are being enforced and that the overall design theme will be adhered to by future development and the Planning Commission which has been established. The Planning Commission is responsible for reviewing plans for all development, including construction of any type, landscaping, lighting, signage, deed restrictions, reviewed by the Planning Commission to determine their compliance with the covenants and this document.

Design Review Procedure

All plans for construction must be submitted to the Planning Commission for approval. ~~Staff review will take approximately 30 days per submittal. Action will take place no more than 60 days from the submittal of final working drawings.~~ For a typical building project, 3 copies (one copy for owner, one copy for Planning Commission, one copy for Building Official) of the required information must be submitted. ~~One copy shall remain on file with one copy to be returned to the applicant with Planning Commission comments.~~

Prior to the submittal, the applicant should arrange to obtain a copy of any available engineering, grading, utility, street and drainage plans.

C Submittal Process

There is a ~~four~~**five**-step submittal/approval process. These are:

1. ~~Pre-application~~**Design Review** Conference (~~Pre-Design review~~)
2. Concept Plan Review
3. Preliminary Review (Schematic Design review)
4. Final Review (~~90% Construction Documents~~)
5. Final Approval Prior to Certificate of Occupancy

The following sections describe the process for each step and the information required.

D Application Fee

An application fee must accompany the submittal; it shall be based on the following criteria: The applicant shall pay nonrefundable fees as required by the Naples City General Provision Fee Resolution for each step of the development process.

<u>Project Type</u>	<u>Fee Amount</u>
Industrial/R&D/Warehouse	\$250.00

E Pre-application Design Review Conference

Prior to the formal submittal of a request for approval, an informal conference is recommended between the applicant and the Planning Commission. This conference will serve to acquaint the applicant with the overall context of Naples City as well as covenants and design guidelines. At the same time, the Planning Commission will become familiar with the applicant's development intent. Conceptual site plans and conceptual building drawings will aid in discussion at this conference, however; applicants are strongly encouraged NOT to prepare detailed schematic designs until after this conference.

Suggested material for discussion at the Pre-application conference includes;

1. General project concept
2. Specific uses proposed and intensity of use proposed (floor area/parking demand)
3. Proposed construction timing
4. Conceptual building size, massing, and site plan ideas.

F Concept Plan Submittal

Prior to submitting a preliminary plat, an Applicant shall submit an initial written concept plan" to the Land Use Administrator including a sketch plan of the proposed development in which the proposed development is sufficiently described to enable the Land Use Administrator to determine whether the proposed subdivision complies with the municipality's Land Use ordinances, capital growth and General Plans, street plans and services. The Land Use Administrator shall advise the Applicant of possible problems with the proposed subdivision within 30 days after it has received the initial application including sketch plans. Approval of the concept plan shall not constitute approval of the "Preliminary Plan". This section is mandatory, and an Applicant may not submit a preliminary plat plan in lieu of the concept plan. If disapproved, the Planning Commission shall express its reasons in writing to the Applicant.

GF Preliminary Submittal

This review covers conceptual site planning, architecture, and landscape architecture for the project. Review by the Planning Commission will not commence until all specified information has been submitted. The material must be submitted 21 days prior to a regularly or specially scheduled Planning Commission meeting. The material submitted should constitute schematic level design documents for architecture and landscape architecture. The required drawings are to be prepared by licensed design professionals. Based on the results of the pre-application conference, the following information shall be submitted by the applicant:

- **Preliminary Site Plan (to include)**

1. Site and context plan (immediately adjacent properties)
2. Site coverage data total property area
3. Required setbacks for buildings and parking areas
4. Building height
5. Pedestrian circulation
6. Vehicular access and circulation
7. Buildings, storage, loading and trash location areas
8. Parking areas with total spaces provided
9. Driveways, sidewalks, trash enclosures, and utility screening
10. Site lighting including fixture selection
11. Landscape plan including hardscape elements
12. Grading and drainage plan
13. Development phasing concept, if applicable
14. Geotechnical report – if required by the Building Official

Note: the site plan(s) must show development of the entire property ~~including proposed future phases.~~

- **Preliminary Architectural Plans (to include)**

1. Building elevations (all sides)
2. Typical floor plans noting exterior dimension and total gross floor area
3. Notations explaining building materials, colors, and finishes
4. Special attention to screening of storage areas, mechanical equipment, loading docks and trash receptacles.

- **Preliminary Landscape Architecture Plan**

1. Location of trees, shrubs, ground covers, berms, walls, fencing, etc .
2. Plants under consideration
3. Conceptual design of courts, plazas, terraces and other special features.
4. Delineate landscape theme areas: native, formal, naturalized, agrarian.

- **Project Date-Information (to be included on the site plan)**

1. Name of Owner, Developer and/or Builder (as applicable)
2. Name of project
3. Name of Architect/Landscape Architect/Engineer
4. Proposed use
5. Development schedule
6. Total site area
7. Total building area (gross and net rentable as applicable)
8. Total landscape area
9. Identification of project phasing and phasing schedule
10. Required parking by code
11. Location and block number
12. Name, address and telephone number of person who will maintain communication with the Planning Commission. This should be a person who will have long term responsibility for the projects.
13. The zone in which the development is proposed
14. Setbacks as required by this code.
15. Landscaping.
16. A proposed building construction schedule to describe:

- Start of site preparation and building construction
- Building completion
- Landscape and site work completion
- Phasing and expansion plans
- Occupancy

• Soil Controls

Provide complete information about any potential geologic problems within the development area including but not limited to expandable soils, potential slide of slough areas, high ground water, etc.

The Planning Commission shall determine from the concept plan review or the Preliminary Plat application the possible need for environmental impact analysis, which would take into account the soil, slope, vegetation, drainage and other geological characteristics of the site. If the site requires substantial cutting, clearing, grading or other earthmoving operations in construction of structures or roads in the proposed development or if geologic conditions warrant, the Planning Commission and/or City Council shall require the applicant to provide soil erosion and sedimentation control plans or stabilization plans and specifications prepared by a registered civil engineer.

H **Final Application (Construction Drawings)**

After preliminary approval, a final application must be submitted prior to final Planning Commission approval and/or issuance of a building permit. The material submitted should constitute 90% complete construction drawings for

architecture and landscape architecture. The following information shall be submitted for the final application.

- **~~G~~ Site Development Construction drawings (to show in addition to the Preliminary Application requirements):**

1. Location and size of building/easements/utility locations
2. Curb cuts and access points for autos and service vehicles
3. Parking areas, islands, and drive aisles with number of spaces noted
4. Pedestrian circulation system
5. Loading area (location and design)
6. Trash enclosures (location and design)
7. Open space area
8. Finished contour grading/drainage plan with drainage structures and any drainage storage-storm water retention areas.
9. Storm water drainage calculations
10. Building pad elevations

Site plan shall be prepared on a topographic base map of 1 foot contour interval and 1" = 20' unless otherwise approved by the Planning Commission.

- **~~H~~ Landscape Construction Documents to show:**

1. Grading, water retention, retaining walls, rock work, and slope stabilization
2. Walkways, plazas, decks, walls, and fences (type, details, materials, and location)
3. Trees, shrubs, ground covers, grasses and mulches; indicate type, size and location. Trees shall not be planted in the right-of-way.
4. Location and dimensions of berms and other grading elements
5. Location and type of hardscape materials
6. Site furniture: benches, fountains, kiosks, trash receptacles, flag poles, etc.
7. Irrigation plan including line size, locations, valves and controllers
8. Materials list, including type, size, quantity, and specification of all materials.

Landscape plan shall be prepared on a topographic base map of 1 foot contour interval; Scale: 1"=20' unless otherwise approved by the Planning Commission.

- **~~I~~ Building Construction Documents to show:**

1. Architectural site plan
2. Building floor plans
3. Exterior elevations, colored to accurately indicate the colors and materials to be used.

4. Building and wall sections specific to exterior elevations.
5. Sample board displaying actual samples of all exterior building materials and actual colors, as requested by the Planning Commission.

• ———J **Signage and Lighting documents to show:**

1. Location of all information and directional signs
2. Location of all lighting fixtures by type, e.g., (area, building accent, security signage)
3. Signage system design: plan and elevation drawings to show the size, graphic layout, type face, construction details, materials, color and lighting method of all signs.
4. Exterior Lighting system design: plan and elevation drawings to show the size, construction details, material, and colors of all light fixtures.
5. Photometric analysis of lighting coverage

Plan shall be 1" = 20' unless otherwise approved by the Planning Commission.

• ———K **Construction Schedule**

• ———L **Pertinent Details and Specifications**

• ———M **Written material to include tabulation, expressed in square feet and in percent of site coverage describing (minimum, required, proposed):**

1. Building coverage (footprint)
2. Landscaped open space
3. Driveways, parking, and loading areas.

This tabulation should total 100% of the site.

NI Final Approval/Building Permit

The final submittal will be reviewed by the City Council and approved, conditionally approved, or disapproved. Detailed reasons for its conditional approval or disapproval will be given in writing. Final approval and infrastructure acceptance is required prior to building permit issuance.

JO Construction Compliance Verification

The (City Council) shall have the right to review construction work in progress to evaluate compliance with the construction documents as approved. All design changes, which affect the exterior conditions of the project shall be approved by the Planning Commission and ~~can~~ will be sent to City Council for final acceptance.

Construction Precautions:

In order to minimize soil erosion by water and wind, practical combinations of the following shall be used:

1. Expose smallest practical area of cleared land during construction
2. Temporary ditches, dikes, vegetation and/or mulching shall be used to protect critical areas exposed during development or construction.
3. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained to remove sediment from runoff waters during development.
4. Permanent landscaping shall be installed as soon as practical after construction activities.
5. Temporary mulching shall be used for imported fill and other distributed areas subject to erosion, on construction projects over 6 months in duration.

All construction storage, equipment yards and on site trailer and San-o-lets shall be fenced or segregated in a manner approved by the Planning Commission and shall be located on the site in a way to minimize their impact on adjacent properties and public streets. Construction sites shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and emptied frequently.

Construction access shall be coordinated with and approved by the City Building Official. Special care shall be taken to protect existing curbs and pavements from damage and removal of site soil tracked onto streets.

At the end of the construction period, by phase, the applicant shall submit to the City Building Official reproducible copies of record drawings (as built) showing the actual locations of all underground utilities and irrigation systems.

KP Modifications

If it becomes impossible or impractical to complete construction of a structure or a multiple structure project substantially in accordance (with design consistency determinations obtained pursuant to the Design Review Process), the owner of such structure or project shall notify the Land Use administrator of such impossibility or impracticality and shall submit to the Land Use administrator an alternative design that is as close as reasonably possible to the consistent or approved design. The Planning Commission shall refer such proposed alternative design to the City Council within 30 days. The City Council shall treat such referral as a new application.

A Preface

The circulation concept for Naples City is based on a hierarchy of roadways and pedestrian paths that connects village cores, commercial cores, and business parks, to neighborhoods and surrounding development. The primary system consists of Highway 40 and other local collection roads. This circulation network is organized to allow for the greatest number of possible routes from one location to another. The street design and pattern is geared toward reducing vehicle travel speeds and encouraging pedestrian activity. Streets, alleys, walks, and trails are interconnected to facilitate access and minimize congestion.

B General Parameters

1. The circulation system shall respond to topography and environmental constraints. On relatively flat terrain, grid, or modified grid street patterns should be used to reinforce traditional neighborhood design (TND).
2. There shall be a clear separation between pedestrian and vehicular traffic.
3. Pedestrian circulation layout on any development site should take into account all offsite generators of pedestrian movement, such as open spaces, schools, retail centers, bus stops, etc.
4. Surface accent strips of brick or textured paving should be used to define pedestrian walkways.
5. Long straight streets shall be avoided. Human scale, narrower and shorter run streets shall be encouraged.
6. Streets and pathways should lead directly to visual anchors and/or focal points.
7. Direct connections shall be provided to public features (e.g., village cores, golf course), thereby reducing public traffic on residential streets.

C Roadway Hierarchy

The variously sized roads within Naples City are intended to accommodate traditional and alternative forms of movement within the community.

See the Naples City Road Classification 2016.

Vehicular Circulation System:

The road system is divided into a seven part hierarchy: 1) four to six lane arterials; 2) two lane with turn lane community collectors; 3) two lane local streets; 4) two lane private byways in commercial areas. All roads will be built to

minimum paved travel width, except for special provisions for commercial streets in the village cores.

Note: all roadway dimensions are to back of curb.

1. Four lane Arterials Parkways

Parkways are designed as four lane roads expandable to six lanes (total) and maintain 45 mph speeds.

2. Two lane Community Collector Class I

Designed to collect traffic from individual neighborhoods and carry it to the arterials, the two lane collectors have two, 12 foot drive lanes turn lane 14' and two, 8' parallel parking lanes within a 60 foot easement. Right of Way, (ROW). Additional features include 6 foot park strips, 5 feet minimum (6 ft. sidewalks would require 12 ft minimum fence setback) detached sidewalks within the ROW and a 10 feet minimum fence setback outside the ROW to allow for landscaping between the sidewalk and (optional) fence. Community Collectors Class I are designed for 25 mph.

3. Two lane Community Collector Class II

Similar to the Class I except with only one, 10 feet parallel parking lane. Drive land widths are increased to 16 feet and designed to accommodate speeds of 35 mph.

4. Two lane Private Internal Commercial Street with Diagonal Parking

The two lane private internal commercial street consists of two 12 foot drive lanes with associated 20 feet diagonal parking bays on each side of the street. Internal commercial streets will be characterized by traditional 10 to 12 feet adjacent sidewalks located within a 64 to 68 feet ROW.

5. Two lane Private Internal Commercial Street with Parallel Parking

Two lane private internal commercial street consists of two, 12 foot drive lanes with parallel parking bays on each side of the street and 10 to 12 feet adjacent sidewalks all located within a 60 to 64 feet ROW.

6. Alleys

Alleys are characterized by a minimum 15 feet wide paved section in a 24 feet right of way and provide access to service entrances in mixed use village cores. An additional two and a half feet setback shall be provided from the edge of pavement to the service door.

02-28-0186 — SITE PLANNING GUIDELINES

A — Preface —

Site planning for Naples City's commercial areas is intended to maintain visual consistency, ensure strong connections between neighborhoods and commercial area, and to create inviting and dynamic shopping zones. To this end, the site planning guidelines seek to: 1) control building placement; 2) establish building setbacks that promote dynamic streetscape; 3) site buildings to frame formal open spaces; 4) promote pedestrian connections that link commercial activity centers; 5) provide conveniently located access points and driveways; and 6) lessen the impact of visually disruptive elements such as service areas.

Requirements for parking, service, loading, special equipment, utilities, communication devices, and fencing and screening are similar for each commercial area. Specifications are at the end of this section.

BA Industrial Development (No Heavy Industrial)

Much of the area around the airport and US 40 will be developed into light industrial development. Each different development will have its own unique needs. The buildings will be primarily steel box with type facades including buildings with storage and parking areas in the rear and sides. Some visitor parking will be located in the front of the building and most employee parking will be located in the rear or side of the site. There is little pedestrian demand in these locations other than connectivity through the area along streets or through open space corridors.

Metal building regulations

All buildings constructed of metal, having any exterior wall or façade fronting a public street shall have the exterior wall or façade of such building of such construction as to have a minimum of architectural treatment of brick, glass, wood stucco, stone or Masard after the South Western European Design. The exterior wall or façade of any metal building fronting upon any public street shall not have the appearance of a metal building.

Spatial Structure

Variation in types and sizes building within the Industrial development is encouraged. Open space areas should be maintained within the areas at intersection and entryways. Roadway designs and intersections should anticipate large vehicular movements and access. Entrances to sites should anticipate large

turning movements also. Building frontages should face the roadway with landscaping and slight berming.

Setback Requirements

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 shall be measured from the right-of-way line of public streets and from property lines. Setbacks for buildings and parking lots ~~from adjacent street rights-of-way~~ are:

Front setback	~~55'~~ 30' minimum
Side setback	10' minimum
Rear Setback	~~1030'~~ minimum

Highway 40 Corridor:

Front setback	<u>55' minimum</u>
Side setback	<u>10' minimum</u>
Rear setback	<u>10' minimum</u>

(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 Council.
- ~~3. Setbacks from major parkways shall be an additional 20'.~~
- ~~43.~~ All setbacks shall be measured from the foundation wall or outermost architectural feature, e.g. overhand, etc.
- ~~54.~~ Setback requirements may be varied with approval from the City Council to accommodate special site and building conditions.

C Site Planning Requirements

This section delineates requirements for parking, service, loading, special equipment, utilities, communication devices, and fencing and screening ~~for mixed use village cores, commercial village cores, and the business park.~~

Parking Requirements

Parking areas should provide safe, convenient, and efficient access. They should be distributed to reduce overall scale of paved surface and to shorten walking distances between cars and buildings. No more than 50 percent of the off street parking area for the lot, tract, or area of land devoted to the large retail establishment shall be located between the front facade of the building and the abutting streets.

1. The parking lot and cars should not be dominant visual elements of the site. Large expansive paved areas located between the street and the building shall be avoided in favor of smaller multiple lots separated by landscaping and buildings.
2. Divide lots with planted buffers to create a series of smaller lots (maximum 200 cars).
3. Parking areas, drive aisles and lots adjacent to and visible from public streets shall be adequately screened from view by the using rolling earth berms and landscaping. Water conserving profiles are encouraged in the design of landscape berms. Low decorative screen walls, changes in elevation, landscaping, or combinations thereof should be used wherever possible.
4. ~~The business park site should be a self-contained development capable of accommodating its own parking needs.~~ The use of public streets for parking and staging of trucks shall not be allowed.
5. For security purposes, all parking spaces should be visible from the interior of the structures, especially entrances.
6. The layout of parking lots should work with the existing site grading. The use of terraced or stepped parking platforms is encouraged to break down apparent size of parking areas.
7. Minimize walking distance from furthest parking space to a building.
8. Locate vanpool and carpool spaces close to buildings to encourage their use.
9. Standard minimum parking space dimensions shall be 10'0" by 20'0" for full size cars and 8'0" by 16'0" for compact cars.
10. Minimum drive aisle width shall be 23'0".
11. Handicap parking required per ~~Naples City Development Code~~ ADA Standards.
12. Parking is not permitted in landscape areas.

13. Parking lots shall have landscaped islands provided at maximum intervals of 23 spaces at retail uses and 15 spaces at office uses and at the end of all parking rows. These islands shall be a minimum width of six feet (6'0"). A continuous poured in place concrete curb shall be provided around landscape islands.

14. The use of parking bumpers in surface lots is prohibited.

15. A continuous poured in place concrete curb and gutter shall be provided around all parking and access areas. Curb may be used as a wheel stop with a maximum 5' overhang.

16. Roadways and primary drive lanes within parking lots shall be oriented so as to create an axis which terminates in either a building element, landscape element, or view corridor whenever possible.

17. Human services facilities (day care centers, schools, libraries, etc.) that regularly have more than 20 clients onsite and are located on an arterial, major collector, or parkway shall be served by a minimum of one passenger loading area.

~~18. Minimum parking requirements by land use are defined in the Naples Development Code, Appendix A (See parking requirements)~~

Service, Loading, and Special Equipment Areas

To minimize visual and noise impacts on adjacent uses, loading areas, storage areas, HVAC units, garbage receptacles, etc., shall be screened, recessed, or enclosed. Appropriate locations for loading and outdoor storage include areas between buildings, where more than one building is located on a site and such buildings are not more than 40 feet apart, or on those sides of buildings that do not have customer entrances.

1. Service and delivery activities shall be separated from primary public access and screened from public view either by being located underground or internal to structures, or by providing walls, fences, and/or landscaping of sufficient height and density. Roofs shall be required if the area is over viewed by residential uses.

2. Service, storage, and maintenance areas shall be constructed and maintained according to the following criteria:

a. No materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored onsite except inside a closed building or behind architectural screening, to prevent visibility from neighboring properties and streets.

- b. All storage areas shall be located on the side or rear portions of buildings.
- c. No service, storage, maintenance, or loading area shall extend into a setback area.
3. Loading areas shall be entirely onsite. Offsite vehicle loading shall not be permitted.
4. All service and loading areas shall be positioned so service vehicles will not disrupt traffic flow to or from the site.
5. ~~Commercial and~~ industrial buildings shall have one off street freight loading area for each 10,000 square feet of gross floor and/or outdoor storage area.
6. Loading areas should not be visible from street frontages. Loading docks shall be located on the interior side or rear yards (where the rear of a building does not face a public street) and concealed from public view.
7. Refuse collection areas shall be screened with solid perimeter walls using materials and colors compatible with those of the adjacent buildings.
8. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from abutting streets.
9. No area for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public street, public sidewalk, or internal pedestrian way.
10. Delivery and loading operations should not distribute adjoining neighborhoods or other uses. No delivery, loading trash removal or compaction, or other operations shall be permitted between the hours of 10 p.m. and 7 a.m. ~~within the mixed-use village cores~~ unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 db, as measured at the lot line of any adjoining property.
11. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated in to the overall design of the building and the landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.

12. Non enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences.

13. Vehicles shall be stored in designated areas only. If vehicles are to be stored more than 48 hours, they shall be stored in an area screened from adjacent properties, parking areas, public roadways, and pedestrian areas.

D Utilities and Communication Devices

1. Utility equipment and communication devices located on the ground shall be screened so that the site will appear free of all such devices. Utility lines for water, gas, sewage, electrical, and communication shall be installed underground.

All permanent utilities shall be underground; above ground utility access points shall be screened from public view and permitted by conditional use permit.

2. Minimize visual and audio impact of utilities, transmission dishes and related services.

3. Transmission dishes and antennae are not permitted on roofs of buildings unless adequately screened. Where located on the ground, screen these devices with landscaping and screen walls constructed of the same materials as the building.

4. Overhead wiring and telephone lines are permitted during construction only.

5. Provide utility easements where required.

6. Transformers and utility meters shall be grouped where possible. Where street cuts are made for utilities, cutting, backfilling and paving shall be repaired in accordance with Naples standards and specifications.

7. Utilities shall be grouped and screened with materials consistent with the architecture of the building and at a height acceptable to the Design Review Committee.

E Fencing and Screening

1. No fence or screen of any kind shall be constructed unless specifically approved by the Planning Commission.

2. Where screening is required, a combination of elements should be used including solid decorative masonry walls, berms, ~~and~~ landscaping, vinyl, wood, and/or chain-link fencing with privacy slats. Chain-link fencing is allowed in the rear of the building.

3. Chain link fencing of any type is prohibited. For any fencing, a combination of elements should be used including solid decorative masonry walls, berms, landscaping, vinyl or wood.

4. All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a solid sight obscuring fence or wall of not less than six (6) feet in height or more than the height of the enclosing fence or wall. Chain link fencing with privacy slats does qualify.

54. Any mechanical equipment, whether on the roof, side of building, or ground, shall be screened. The method of screening shall be architecturally integrated in terms of materials, color, shape, and size.

65. Screen fences or walls shall be built at a height at least 12" higher than that of the materials or equipment being stored.

76. No fence shall be located within 25-20 feet of the front property line or of any street right of way unless specifically approved by the Planning Commission.

F Walls

1. Decorative walls shall be used to screen automobiles, loading areas, utility structures, and automobile headlights from neighboring residential areas. Decorative walls shall be kept as low as possible while performing their screening and security functions.

2. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture. Landscaping should be used in combination with such walls wherever possible.

3. Long expanses of wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.

02-28-01⁷⁹

SITE GRADING AND DRAINAGE GUIDELINES

A Preface

Each site within Naples City represents a specific set of conditions that should influence the grading design applied. A grading concept that would be ideal for one site might be totally inappropriate for another. Most of the design concepts are based on the creation of more natural appearing landforms.

B Guidelines

Excessive grading should not be necessary in Naples City and is not desirable. Grading should produce graceful contours, not sharp angles, and should respect the natural land forms. Contoured swales and berms will soften the impact of structures on each lot. Varying the degree of long slopes will avoid the unnatural look of broad flat surfaces. The following are general grading guidelines:

1. Grading practices shall respect the natural features of the development by avoiding prominent ridgelines and contouring in harmony with existing landforms.
2. All manufactured slopes shall be rounded to conform with the existing topography.
3. Grading shall be minimized and buildings and roadways are to conform to and "blend" with landforms.
4. Variation and undulation of slopes to retain the natural character of Naples City shall be encouraged.
5. All graded slopes shall be planted with a combination of native grasses, ground covers, shrubs, and trees to insure slope stability, reduce erosion potential and improve visual quality. Plant materials of varying form and density should be used to soften slope banks.
6. Borrow ditches should not be paved with asphalt concrete or concrete. Borrow ditches should be seeded and accented with native rocks.
7. Finished floor heights in relation to any adjacent curb in commercial areas should be limited to a 5% differential to minimize excessive handicap ramps.
8. Building and site design is encouraged to work with the natural contours of the land.
9. The following standards shall apply to all site grading:

<u>Area</u>	<u>Min Slope</u>	<u>Max Slope</u>
Planted Areas	2%	33%
Parking Lot	1%	5%
Driveways, Access Drives	1%	5%
Pedestrian Plaza	1%	2%
Sidewalks (direction of travel)	1.5%	6%
Sidewalks (horizontal tilt)	0%	2%

All slopes must also conform to ADA Standards.

10. No cut or fill slopes shall be steeper than 3:1 with smooth vertical transitions. Terracing with retaining walls of approved materials will be allowed in certain situations. Materials will be compatible with the building design and shall be approved by the Planning Commission.

11. Add site topographic features (such as landscape berms and swales)

12. Site drainage must be designed to eliminate water collection at building foundations and minimize water collection at entrances and service ramps.

13. Retention/detention areas should be designed as year round amenities with pedestrian access.

C Storm Water Retention

The Applicant shall design, construct and install a storm water drainage system within the lot which shall be constructed of materials and according to the specifications of the master storm drain plan and according to generally accepted engineering standards, with an engineer's seal stamped on the plat. Naples City's onsite storage plan requires retention of 125% of a 2-hour, 100-year storm volume. The storm water retention system may consist of one or more storm water retention areas. The overflow area must be identified, and evidence shown that it will not drain onto neighboring properties or nearby structures.

If the storm water retention area and system is on the surface and not underground, the owner/developer shall set aside an area approved by the City Council within the development engineered to retain the water as required by this ordinance. The retention pond/area shall be established by a recorded plat with covenants that run with the land and that require the owner of the land to maintain the retention pond/area as designed and at its expense to make any repairs or improvements as needed over the years to effectuate the purpose of the water retention facility. The owner shall be required to hold the City harmless from any damage or expense related to repairs or maintenance or from damage caused by failure of the system, in perpetuity. The area shall also be identified on the plat and the recorded documents shall be approved by the City Attorney as to form and effect. No modification of the retention area may be done without an amendment to the plat. If the water retention is shared between two properties, a recorded easement is required.

02-28-018 (Add Landscaping Requirements)

02-28-01920 **ARCHITECTURE GUIDELINES**

A Preface

These guidelines address the visual image of all buildings within the commercial development. The prominence and location of commercial and institutional buildings along major roads should encourage architectural design which is highly visible and innovative, while being sympathetic to surrounding built form. Building design should address the sidewalk through elements such as entrance structures, colonnades, canopies, and awnings. Building envelopes that are well proportioned and aesthetically interesting on all visible sides are encouraged. Where substantial building setbacks are required, greater articulation of the building is required.

B Design Professionals

Design and documentation of all buildings shall be by licensed architectprofessional.

C Guidelines

General Tenets

1. Modern southwest design for architecture is strongly encouraged.
2. Building massing should include variations in the building envelope. Elements such as entrances, forecourts, terracing or other building features should provide interest and detail when viewed from public streets.
3. In all areas, a strong articulation of building facades is encouraged. However, details or elements that appear as “add-ons” are discouraged.
4. Front facades should be of a high standard of design and quality of materials. Flanking facades should be upgraded to a design and materials standard equal to the front facade treatment.
5. Where appropriate, building design should provide for future expansion, and should demonstrate how expansion can be accommodated while respecting design principles.
6. Mechanical and equipment facilities located on building roofs shall be screened.

Siting and Orientation

Placement of the building in relation to the surrounding elements is as important as the design of the building. The proposed building orientation should respond to surrounding buildings, existing pedestrian paths and sidewalks, and adjacent streets. Rows of buildings which create a monotonous, “cookie cutter” design are discouraged.

1. The proposed building orientation should respect climatic conditions. ~~Buildings should maximize public comfort by providing comfortable public outdoor areas.~~ Building exposures subject to climatic intensities should utilize landscaping and architectural surface relief to offset weather impact.
2. Building siting should be sensitive to surrounding roads and public spaces in terms of height, scale, massing and blocked views.
3. Buildings should be sited to reinforce the character and quality of plazas, courtyards, greens and open spaces.
4. Buildings should be oriented so that entrances are clearly identifiable and directly accessible from a sidewalk. Buildings should be accessible for pedestrians and public transit users, not just for people driving private automobiles.

Scale

Scale relationships must be carefully considered and appropriate transitions provided where a change of scale is proposed or required. Stair stepping building height, breaking up the mass of the building and shifting building placement can mitigate the impact of differing building scales and intensities.

Building Elevations

Elevations should incorporate the use of strong vertical and/or horizontal reveals, offsets, and three dimensional detail between surface planes to create shadow lines and break up flat surface areas.

1. Rear building elevations, especially those facing adjoining residential areas, should be aesthetically enhanced with materials to match the front of the building. Side elevations along side streets should be treated with same quality of design and materials as the front elevations. There shall be no unimproved side to a structure.
2. Building siting should be sensitive to surrounding roads and public spaces in terms of height, scale, massing and blocked views.
3. Buildings should be sited to reinforce the character and quality of plazas, courtyards, greens, and open spaces.
4. ~~Buildings should be oriented so that entrances are clearly identifiable and directly accessible from a sidewalk. Buildings should be accessible for pedestrians and public transit users, not just for people driving private automobiles.~~

~~5. On commercial sites, especially large retail centers, a portion of the total building area should be located near the street perimeter to reinforce the streetscape.~~

Transparency

A high degree of transparency should occur at lower levels of building facades to insure the visibility of pedestrian uses, and to provide an active, human scaled architectural pattern along the street. On front elevation or elevation facing public open space ~~of golf course~~, between 60% and 90% of the ground floor facade should be transparent glazing. Areas of the building that are functionally restricted from providing vision glass may be exempted from minimum glazing percentages provided other architectural scaling techniques are employed. A pattern of individual windows at upper floors also should be established to increase variety of scale through fenestration patterns, material variation, detail and surface relief.

Roof Forms and Materials

Rooftops should contribute to the visual unity of the project and should be considered from both the ground level as well as from adjacent buildings. Roof forms should support and reinforce overall building massing. Roof form should complement the context in terms of height, proportions, form and materials, and whether the surrounding buildings are of a similar scale.

Roofing materials should be tile or other hard surface, durable materials. The use of asphalt shingles is discouraged.

Materials and Colors

Materials and colors of the development should be selected for earth tone compatibility with the site, as well as compatibility with the neighboring area. High quality, low maintenance materials are encouraged as well as building materials that age well.

1. The selected materials and color palette should be compatible with the valley's mountain and basin environment.
2. Building materials should convey durability and express regional character.
3. Facade materials that appear tacked on shall be avoided.
4. The use of reflective glass as a complete exterior surface is discouraged due to the great increase in reflected glare. Use of highly reflective glass

should be avoided. Reflective glass should be limited to an outside reflective factor of 30% or less. Mirror glass is not allowed except in very limited applications.

5. All sides of a structure should exhibit design continuity.

6. All facades facing public streets or open space shall be constructed of high quality materials including the following:

- Masonry, including stone, brick, terra cotta, architectural precast concrete, cast stone and prefabricated brick panels, stucco
- Glass and glass block

The final approval of exterior materials is at the discretion of the City Council.

Maintenance

Owners or occupants shall maintain all buildings, drives, parking lots, signs or other structures located upon the property in good and sufficient repair and shall keep such premises ~~painted, windows glazed, paving swept and otherwise maintain the~~ and property in a neat, clean and orderly ~~manner~~ fashion. Any alteration made to the building or building site equaling more than 50% of the original site plan require the Planning Commission approval. Building, site, material and color modifications after initial construction require City approval.

1. Any structure, driveway or parking lot surface that is damaged by the elements, vehicles, fire or any other cause shall be repaired as promptly as possible. Any damage to the structure, drive, parking areas, or landscaping shall be promptly repaired back to the approved site plans.

2. Grounds, landscaping and vegetation shall be maintained in accordance with the site plan approved by the Planning Commission a healthy growing condition. Dead or dying plants shall be removed as soon as possible and replaced during the next growing season.

3. Lots, yards, parking areas and grounds around buildings shall be maintained in a weed free condition. The weed-free areas shall be from the road right-of-way starting at the back of the sidewalk; if there is no sidewalk then starting from the back of the road curb to all property fence lines. If the owner or occupant does not achieve and maintain high quality maintenance standards, the City shall issue a notice requesting action. If the problem is not remedied within 30 days, the City shall cause the maintenance work to be performed and shall charge the owner or occupant for all costs incurred.

Parking Garages

Parking garages may be used in the ~~commercial~~ industrial zones and are subject to the same architectural standards as other structures.

1. Parking structures shall be designed to conceal the view of all parked cars and light sources from adjacent public right-of-way or public open space for the full height of the structure.
2. Facade openings that face any public right-of-way or open space shall be vertically and horizontally aligned and the floors fronting on such facades shall be level.
3. The sidewalk level of parking structures shall be designed to accommodate active uses, display windows, public art or other features that enhance the structure's relationship to pedestrians. Adequate ground floor dimensions are required and shall include floor to floor heights, structural, driving aisle and utility layouts within 30 feet of public right-of-way designed to accommodate occupancy by pedestrian uses.
4. Parking structures should not exceed 50% of any given block frontage.
5. Parking structures should utilize materials and architectural detailing found in the primary development being served.
6. Reduce impact on pedestrians from cars entering and exiting parking garages by locating garage access on alleys, wherever possible.

D ~~Industrial Core~~ Highway 40 Corridor

General Character

1. Architecture expressed throughout all buildings should relate contextually in form and scale and be of consistent quality.
2. Buildings should be broken into smaller components, where large buildings are perceived as a cluster of smaller elements at a scale complementary to adjacent structures.
3. Consistent rhythms of similar (not identical) details and architectural elements should be used to reinforce the continuity of the street and aid in the creation of a strong community image.
4. Buildings that address a primary intersection or street terminus should employ wall projections, recessions, materials, and other details and enhance the visibility and character of these locations.

5. Entry ways and building roof lines should be constructed with focused architectural improvements.

Fenestration

1. Window fenestration should continue or establish a rhythm along the street.
2. Clear glass is preferred for glazing, but some tinting based on functional considerations, such as building orientation, is acceptable.
3. Use of reflective glass is strongly discouraged.

Height Restrictions

All roof top mechanical equipment must be set back at least 15 feet from all roof edges that are parallel to street lot lines. Other roof top mechanical equipment which cumulatively covers no more than 10 percent of the roof area may extend 10 feet above the height limit.

1. Radio and television antennas, utility power poles, and public safety facilities are exempt from the height limit, but should be placed underground whenever possible and screen and hide antenna towers so to blend in with the theme.
2. Chimneys, flag poles, satellite receiving dishes, and other similar items with a width, depth, or diameter of 5 feet or less may rise 10 feet above the height limit, or 5 feet above the highest point of the roof, whichever is greater. If they are greater than 5 feet in width, depth, or diameter, they are subject to the height limit.

02-28-0201

EXTERIOR LIGHTING DESIGN GUIDELINES

A Preface

The lighting standard shall provide visual continuity for the development and minimize the impact of exterior lighting on adjacent residential areas. The spacing, location, height, source, fixture, and illumination level of all lighting is subject to review by the City Council.

1. Use accent lighting at specific building features. Lighting of architectural features is to provide accent, not to exhibit or advertise buildings. All illumination sources must be located within the property boundaries and be shielded from public view. Lamp selection should be compatible with building color and texture.

2. Accent lighting of landscaping is permitted. Landscape illumination shall be low level and background in appearance.
3. Exterior paved areas and pedestrian walks shall be lighted using (low) intensity fixtures.
4. Lights shall be placed so as not to cause glare or excessive spillage onto adjacent lots.
5. Service area lighting should be contained within the service yard boundaries. No light ~~sleep~~-over shall occur outside the service or storage area.
6. All seasonal/temporary lighting must be reviewed by the City Land Use Administrator.
7. Poles and luminaries shall be as described in schedule of exterior fixtures.
8. Pole height shall not exceed 30 feet in height, measured from the ground to the top of the pole.
9. Internally illuminated awnings are prohibited.

02-28-02~~12~~**SIGN DESIGN GUIDELINES****A Preface**

All signage within Naples City is regulated for aesthetic consistency and appropriateness. All signage must follow the Sign Regulations in the Naples City Land Use Ordinance.

B General Requirements and Prohibitions

1. All signs and graphics require approval of the City Council. Signs and graphics not having this approval shall not be installed. A specific signage plan and design must be submitted to the City Council for approval.
2. Signs on the interior of buildings that are not visible from the building exterior are not subject to City Council approval.
3. No unfinished, exposed, illuminated sign cans, electrical raceways, or wiring crossovers will be permitted unless in the construction or installation phase.
4. Flashing, blinking or moving signs, exposed light, iridescent colors, fluorescent materials, steamers, or searchlights are prohibited.

5. Signs using special effects, such as exposed neon or fluorescent tubing, must be approved in advance by the Planning Commission. A color layout to scale of the proposed sign must be submitted for approval.
6. Temporary signs, posters, or banners of a specific advertising or promotional nature may be displayed for short time periods if the signage, size, color, placement and their mounting devices are first submitted, in layout form to scale, for approval to the Planning Commission. If so approved, a removal date of the sign will be established at the time the temporary permit is granted.
7. Off premises billboard signs are prohibited.
8. Bench signs are prohibited.
9. Tenants and owners are responsible for the installation and maintenance of all signs. Tenants and owners must obtain all necessary permits and approvals.
10. All materials used in signage, except temporary signage, shall be durable, or permanent in nature, require minimum maintenance, and be resistant to weathering and staining.
11. No signs shall be posted, or attached to trees, public utility improvements, lighting poles or fixtures, traffic signs, or traffic control devices.
12. No sign shall be posted, placed or erected within public rights-of- way and thoroughfares.
13. The display of banners (signs made of fabric, plastic, or other similar material) is prohibited unless approved for special uses by the CityLand Use Administrator.
14. No sign or any portion thereof may project or extend above the parapet wall or top of the exterior wall or building facade upon which the sign is mounted.
15. Rooftop signs are prohibited.
16. Except for directional and traffic control signs, offsite signs are prohibited unless approved by the Planning Commission.
17. All unapproved signs or banners are subject to removal.

C Industrial-Core Highway 40 Corridor

1. Signs on building surfaces shall be mounted flush and shall not exceed 10% of the front facade.

2. All signage is for identification and not advertising.

D Signage Plan Submittal

1. A signage plan must be submitted to the Planning Commission for review and approval prior to installation
2. The signage plan submittal should include the following:
 - a. A scale site plan showing the location and type of proposed signage.
 - b. Scaled drawings of proposed signs including lettering and logos, materials, dimensions and colors.

~~02-28-023 TYPICAL LANDSCAPING, ROAD CLASSES AND BUFFERING
EXAMPLES~~

~~A Typical Landscaping examples~~

~~B Typical Road Class examples~~

~~C Typical Buffering example~~

--End of Ordinance Changes--

The revisions to the Ordinance set forth herein become effective upon filing in the office of the City Recorder and posting. These changes supersede prior inconsistent sections of the Naples City Land Use and Subdivision Ordinances as of the effective date of this Ordinance.

The changes set forth herein shall be inserted in and incorporated into the Naples City Subdivision Ordinance.

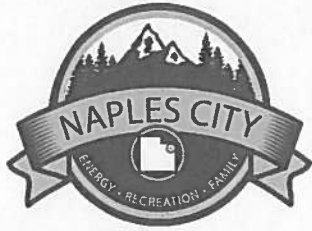
DRAFT

DATED this ____ day of _____, 2019.

Mayor

Attest:

City Recorder



Item No. _____

MEMO TO: City Council		Subject: Land Use Ordinance Change – Amending chapter 02-02-24-005 R-1 Location Requirements	
FROM: Planning and Zoning/Staff			
Recommendation: Approve the recommended changes amending chapter 02-24-005 R-1 Location Requirements in the Land Use Ordinance.		Date: 6/24/2019	
		Fiscal Impact: N/A	
		Funding Source: N/A	
Background: This change is a clerical change. We are correcting the rear setback for main buildings on interior lots from 20 feet to 30 feet to match the other zones and other main buildings in this zone as well. We are also removing the statement “8 feet for dwellings with attached garage or carport” from the corner lot rear setback requirements. This is the only zone that has this statement and can be discriminatory towards homes without a garage.			
Attachments: -Ordinance 19-221 amending chapter 02-24-005 R-1 Location Requirements			
Recommended Motion: Make a motion to approve the proposed changes to chapter 02-24-005 R-1 Location Requirements and adopt ordinance 19-221 Amending chapter 02-24-005 R-1 Location Requirements in the Land Use Ordinance.			



Item No. _____

MEMO TO: City Council FROM: Planning and Zoning/Staff	Subject: The Farm Subdivision 2014 Phase 4 Final Plans	
Recommendation: Approve The Farm Subdivision 2014 Phase 4 final plans	Date: 6/24/2019	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: The Planning Commission approved The Farm 2014 Phase 4 Final plans at the June 18, 2019 Planning & Zoning meeting. Staff has reviewed the plans and recommend approving the Farm 2014 Phase 4 Final plans.		
Attachments: -The Farm Subdivision 2014 Phase 4 Final application and plans		
Recommended Motion: Make a motion to approve The Farm Subdivision 2014 Phase 4 Final Plans.		

The Farm Subdivision
Phase 2014-4
Application for final approval

Naples City

Energy * Recreation * Family

Final Plan Review Checklist Development/Subdivision

Name of Subdivision/Development THE FARM Phase 2014-4 Date June 8, 2019

Parcel #'s Part of 05 131 0042

Date of preliminary approval 5-23-19 city Council

Final Plat Fee \$200 Receipt # 13058 Date 6-12-19 *HL*

Property Information

Property Owner (s) Nash Family LLC

Contact # 303 755 8096 Fax # _____ Email rnash@mac.com

Property Owner (s) / Agent Cliff Grua

Cell # 435 790 4480 Email bluemtnconst@ubtanet.com

Engineer/Surveyor

Name Uintah Engineering and Land Surveying Harold Marshall Chris Clark

Address 85 So 200 East Vernal, Utah 84078

Office/Home Phone 435 789 1017 Fax # _____

Cell # _____ Email hmarshall@uintahgroup.com

Professional License # 179869

Each application for a subdivision/development shall have all required submittals before it is accepted as a complete application.

Each development shall be actively pursued to competition. Any application that exceeds the time limit in the Subdivision Ordinance (02-31) will be deemed null and void and all vested rights are waived by the subdivider/developer for this development.

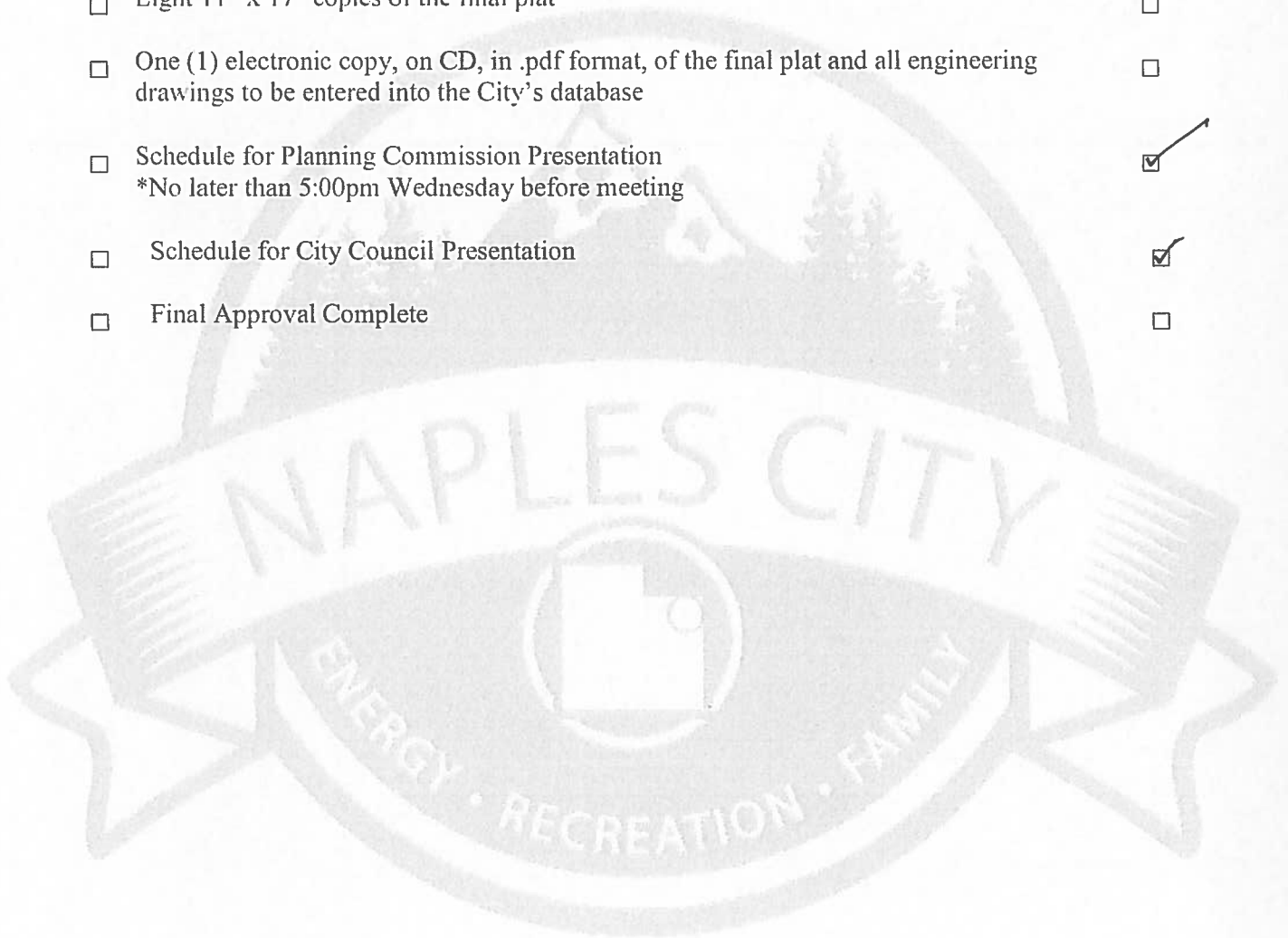
Recording requirements: Final plats must be recorded in the office of the Uintah County Recorder not more than forty-five (45) days from the date of approval of the final plat by the City Council, and no lot shall be sold within such subdivision until the plat has been so approved and recorded. A final plat of any subdivision, which is not recorded within forty-five (45) days from the date of approval by the City Council, shall be null and void unless a longer period of time is approved by the City Council. Approval of the final plat by the Planning Commission shall not be deemed as the acceptance of the dedication of any street, public way, or ground. Such acceptance shall be obtained from the City Council.

Final Plan Approval Checklist

Applicant Check Here

Staff Checks Here

- | | |
|--|-------------------------------------|
| ☐ Application form filled out and fee paid | ☐ |
| ☐ Four 24" x 36" prints of the final plat and engineering drawings | ☐ |
| ☐ Eight 11" x 17" copies of the final plat | ☐ |
| ☐ One (1) electronic copy, on CD, in .pdf format, of the final plat and all engineering drawings to be entered into the City's database | ☐ |
| ☐ Schedule for Planning Commission Presentation
*No later than 5:00pm Wednesday before meeting | ☒ |
| ☐ Schedule for City Council Presentation | ☒ |
| ☐ Final Approval Complete | ☐ |



Final Plat Requirements

Applicant Check Here

Staff Checks Here

- | | |
|---|--------------------------|
| ☐ The final plat shall conform in all major respects to the approved preliminary plat. | ☐ |
| ☐ The final plat shall consist of a sheet of Mylar to the approximate dimensions of twenty-four by thirty-six inches (24" x 36") | ☐ |
| ☐ The final plat shall be so drawn that the top of the sheet faces either North or West, whichever better accommodates the drawing. | ☐ |
| ☐ A North point and scale of the drawing and the date. | ☐ |
| ☐ The plat shall be drawn to on (1) inch equals one hundred (100) feet or larger. | ☐ |
| ☐ The subdivision or development name and the general location of the subdivision or development in bold letters at the top of the sheet. | ☐ |
| ☐ Accurately drawn boundaries, showing the proper bearings and dimensions of all boundary lines of the subdivision, properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines. | ☐ |
| ☐ The name of the subdivision | ☐ |
| ☐ True North arrow and basis thereof | ☐ |
| ☐ Date of most recent revision | ☐ |
| ☐ Name and address of owner or owners (must match title report) | ☐ |
| ☐ Name and address of the subdivider | ☐ |
| ☐ Name and address of the engineer and/or surveyor | ☐ |
| ☐ Names and address of owners of lands immediately adjoining the land to be subdivided | ☐ |
| ☐ Contour map at appropriate intervals | ☐ |
| ☐ Boundary description of land to be included in subdivision, total area, and basis of bearing. | ☐ |
| ☐ Square footage of each lot under one acre or the lot acreage of one acre or larger | ☐ |
| ☐ Township, range, section and quarter section if a portion | ☐ |
| ☐ Graphic scale | ☐ |
| ☐ Ties to a minimum of two section corners | ☐ |
| ☐ When required by the Planning Commission, the total water allocation in acre-feet for each lot and flow rate for its allocation of water when a public water system will be used. | ☐ |
| ☐ Summary statement including: total area in subdivision, total number of dwelling units estimated total peak water demand in gals/day, 100 year flood lines through natural water courses, and total of 100 year flood surface water containment requirements | ☐ |
| ☐ Approval signature blocks (see Signature Block Handout) | ☐ |

An ordinance amending the Naples City Land Use Ordinance Chapter 02-24-005 R-1 Location Requirements.

WHEREAS, the Naples City Planning Commission has considered proposed revisions to the Naples City Land Use Ordinance and Subdivision Ordinance; and

WHEREAS, the Naples City Planning Commission has conducted duly noticed and open public meetings and hearings, considered the revisions to the Naples City Land Use Ordinance and Subdivision Ordinance on April 16, 2019; May 21, 2019; and June 18; and

WHEREAS, the Naples City Planning Commission has found that the revisions set forth herein are in the best interest of the health, safety and welfare of the community, and will improve the land use management and subdivision development procedures in the City of Naples; and

WHEREAS, the Naples City Planning Commission has recommended the changes set forth herein to the Naples City Council; and

WHEREAS, the Naples City Council has in a duly noticed open meeting on June 27, 2019, considered the recommended changes;

NOW THEREFORE, be it ordained by the Naples City Council that:

The Naples City Land Use Ordinance is amended as follows (additions are underlined, deletions have a strikethrough):

CHAPTER 02-24 RESIDENTIAL ZONE R-1

02-24-005 LOCATION REQUIREMENTS

MINIMUM SETBACKS FROM PROPERTY LINES:

1. Main buildings on INTERIOR LOTS (NON-CORNER LOTS):

Front: 30 feet

Side: 12 feet for one side and 8 feet for the other (20 feet minimum for both sides combined)

Rear: ~~320~~ feet

2. Main buildings on CORNER LOTS:

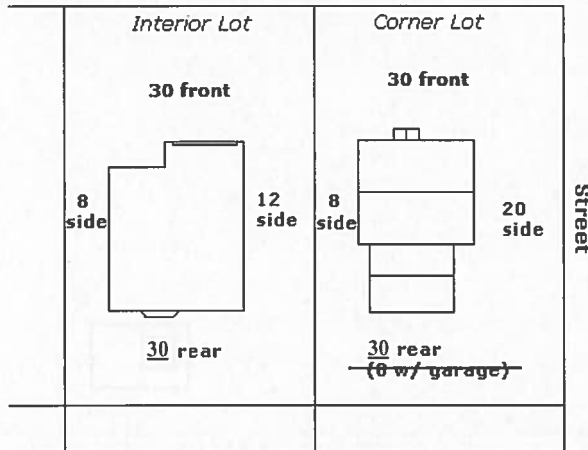
Front: 30 feet

Side: 20 feet on street-side, and 8 feet on interior side

Rear: 30 feet (~~8 feet for dwellings with attached garage or carport~~)

...

Setbacks (in feet) Street

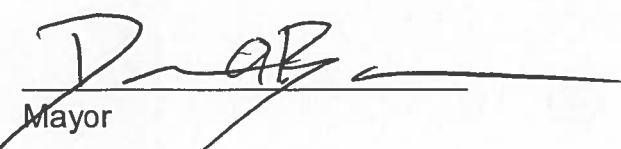


--End of Ordinance Changes--

The revisions to the Ordinance set forth herein become effective upon filing in the office of the City Recorder and posting. These changes supersede prior inconsistent sections of the Naples City Land Use and Subdivision Ordinances as of the effective date of this Ordinance.

The changes set forth herein shall be inserted in and incorporated into the Naples City Subdivision Ordinance.

DATED this 27 day of JUNE, 2019.



Mayor

Attest:

City Recorder

RESOLUTION 19-315

A RESOLUTION ADOPTING THE 2019/2020 BUDGETS.

BE IT RESOLVED: That pursuant to a notice published in the Vernal Express, a newspaper having general circulation within the City of Naples, a Public Hearing was held wherein all budgetary funds of the City of Naples for the fiscal year of 2018/2019 were considered by the Naples City Council.

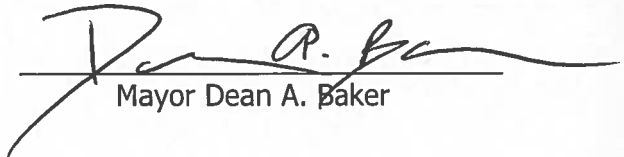
WHEREAS, the time for the hearing was set at the Naples City Office, 1420 East 2850 South, in the City of Naples, for June 13, 2019 at the hour of 8:00 p.m., and,

WHEREAS, the notice of said hearings was published, pursuant to the statute, in the Vernal Express, May 28, 2019,

NOW THEREFORE, it was **moved** by _____ that the 2019/2020 budget for General Fund be adopted in the amount of \$2,794,376; Debt Service Fund for \$160,000; Capital Project Asset Acquisition in the amount of \$1,000; Capital Building Project in the amount of \$100,000; Capital Project Road Fund in the amount of \$211,467; Redevelopment #1 in the amount of \$7,500; and #2 Redevelopment - 1500 South in the amount of \$5,000. The **second** was by _____ and passed with a roll call vote as follows:

Robert Hall	Aye___	Nay___	Absent___
Gordon Kitchen	Aye___	Nay___	Absent___
Dennis Long	Aye___	Nay___	Absent___
Dan Olsen	Aye___	Nay___	Absent___
Kenneth Reynolds	Aye___	Nay___	Absent___

This Resolution was adopted on the 28th day of June, 2018.


Mayor Dean A. Baker

ATTEST:

Nikki W. Kay, City Recorder

Ordinance #19-222

AN ORDINANCE AMENDING ORDINANCE #18-207 ESTABLISHING AND REAFFIRMING THE SALARIES OF THE ELECTED AND STATUTORY OFFICERS OF THE CITY OF NAPLES.

WHEREAS, the number of duties assigned to each elective officer has increased significantly and each elected officer is required to devote more time to the effective administration of this municipality;

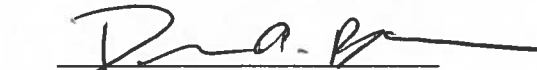
THEREFORE, BE IT ORDAINED BY THE NAPLES CITY COUNCIL OF THE CITY OF NAPLES THAT:

1. All previous salary or compensation ordinances regarding elected and statutory officers hereby be repealed.
2. The monthly compensation of the elected and appointed officers shall be as follows:

Mayor	\$ 1,157.33 per month
Council members	\$ 645.90 per month
City Administrator	\$ 8,682.50 per month
City Recorder	\$ 5,198.42 per month
City Treasurer	\$ 3,543.83 per month
City Attorney	\$ 7,609.00 per month
Police Chief	\$ 7,602.42 per month
3. The treasurer shall pay each statutory officer bi-weekly and each elected officer monthly by delivery of a check drawn on the municipal checking account to the elected or statutory officer personally or by mailing the check to the elected officer at his/her home, postage prepaid.
4. Each member of the governing body shall receive mileage and per diem for all trips approved by the governing body according to the schedules adopted by the Naples City Council.

Effective July 1, 2019

Ordinance 19-222 was Adopted by Council on the 27th day of June, 2019


Dean A. Baker, Mayor

ATTESTED BY:

Nikki W. Kay, City Recorder

RESOLUTION NO. 19-316

**A RESOLUTION OF THE NAPLES CITY COUNCIL, ADOPTING PERSONAL USE
POLICIES IN RESPONSE TO HOUSE BILL 163**

WHEREAS, The Utah Legislature made amendments to the Utah Code through legislation known as House Bill 163 which takes effect July 1, 2019, and;

WHEREAS, the Naples City Council as the legislative body of Naples City desires to adopt and clarify policies relating to the personal use of Naples City assets, and clarify that certain personal use is authorized, and;

WHEREAS, it is in the best interests of the employees and officers and officials of Naples City as well as the residents of the city that policies be adopted clarifying, and authorizing appropriate and approved uses of city property.

NOW, THEREFORE, BE IT RESOLVED that Naples City policy number ____ **“Naples City Acceptable Personal Use Policy”** is hereby adopted and shall take effect immediately upon adoption of this resolution and signature by the Mayor and attesting by the City Recorder.

PASSED AND ADOPTED this 27th day of June, 2019.

ATTEST:

Dean Baker, Naples City Mayor

Nikki Kay, City Recorder

APPROVED AS TO FORM:

Dennis L. Judd, Naples City Attorney

NAPLES CITY ACCEPTABLE PERSONAL USE POLICY

#

1.0 Statement of Policy

- 1.1** Recently the Utah Legislature adopted legislation known as House Bill 163 which amends several sections of Utah Code to include personal use of public property as a felony criminal offense, subject to several exceptions, including if the use is authorized by a written policy of the entity.

(a) Naples City supports the concept of prohibiting misuse of public funds and public property, but recognizes that there are many situations and circumstances in which minor or incidental use by public officials or public employees should not be a criminal offense and should be authorized.

- 1.2** All persons using Naples City property or funds should recognize that public property and public funds are intended for and should be used for the benefit of Naples City and the public and that any personal use must be strictly limited to minor or incidental use or use specifically authorized by the Naples City Council.
- 1.3** Naples City has previously adopted several policies relating to the appropriate use of city owned property and resources, unless otherwise specifically altered or changed or inconsistent with the terms of this policy, those policies remain in force and effect. (See generally Section 8 Personal Use of Naples City office items) In the event of any direct conflict between the provisions of this policy and previously adopted policies, this policy shall control and supersede the prior policy.

2.0 Definitions

Except as otherwise specifically set forth herein, definitions set forth in Utah Code Ann. Sections 11 – 57 – 101, 53B – 7 – 106, 38 – 3 – 110, 76 – 1 – 601, 76 – 5 – 413, 76 – 6 – 513, 76 – 8 – 101, 76 – 8 – 402, 76 – 8 – 404, 77 – 23A – 8, are adopted and incorporated into this policy as if fully set forth herein.

2.1 “Authorized personal use” means:

- a. The use of public property by a public servant, for a personal matter, if:
- (i) The public servant is authorized to use or possess the public property to fulfill the individual’s duties as a public servant;
 - (ii) The primary purpose of the public servant using or possessing the public property is to fulfill the individual’s duties as a public servant;

(iii) At the time the public servant uses or possesses the public property for a personal matter, the City has a written policy in effect that authorizes the public servant to use or possess the public property for personal use in addition to the primary purpose of fulfilling the individual's duties as a public servant; and

(iv) The public servant uses and possesses the public property in a lawful manner and in accordance with the City policy described in 2.1(a)(iii); or

b. The incidental use of public property for personal use by a public servant, if:

(i) The public servant's incidental personal use or possession of public property does not violate any written policy of the City;

(ii) The public servant's incidental personal use or possession of public property does not create security risk to the City;

(iii) The public servant's incidental personal use or possession of public property does not disrupt or impede the business of the City;

(iv) The value provided to the City by the public servant's use or possession of the public property for a public purpose substantially outweighs the personal benefit received by the employee from the incidental personal use or possession of public property by the public servant;

(v) The public servant's incidental personal use or possession of public property does not result in costs charged to or financial obligations incurred by the City; and

(vi) The incidental use of public property for personal use by a public servant is not otherwise prohibited by law.

2.2 "Possess" or "possession" means to have physical possession of or to exercise dominion or control over tangible property.

2.3 "Public officer" means:

a. An elected official of the City; or

b. An individual appointed to, or serving an unexpired term of, and elected official of the City.

2.4 “Public property” means:

- a. Anything of value, including real or personal property that is owned, held, leased, or managed by the City, including but not limited to office space, facilities, equipment, supplies, vehicles owned or leased by the City, desktop and laptop computers, tablets, and mobile phones owned or leased by the City, hardware, software, data, storage media, electronic communications (including, but not limited to, e-mail, fax, phones, phone systems, and voice mail), and networks.
- b. “Public property” includes real or personal property described in 2.4(a) after the public property is transferred to an individual, public entity, or independent contractor of the City for the purpose of performing a public function or providing a program or services for or on behalf of the City.
- c. “Public property” remains public property while in the possession an individual, public entity, or independent contractor of the City for the purpose of performing a public function or providing a program or service for or on behalf of the City.

2.5 “Public servant” means:

- a.
 - (i) A public officer;
 - (ii) An appointed official, employee, or consultant, volunteer, or independent contractor of the City; or
 - (iii) A person hired or paid by the City to perform a public function or provide a program or service for or on behalf of the City.
- b. “Public servant” includes a person described in 2.5(a) immediately on the person’s election, appointment, employment, contracting, or other retention or selection, regardless of whether the person has begun to officially occupy the position of a public servant of the City.

3.0 **Unauthorized Use**

3.1 It is unlawful for a public servant to:

- a. Appropriate public property to the public servant’s use or benefit or to the use or benefit of another without authority of law;
- b. Loan or transfer public property without authority or law;
- c. Fail to keep public property in the public servant’s possession until disbursed

by authority of law;

- d. Knowingly keep a false account or make a false entry or erasure in an inventory or account of, or relating to, public property;
- e. Fraudulently alter, falsify, conceal, or destroy an inventory or account described in Subsection 3.1(d) or;
- f. Willfully refuse or omit to transfer or relinquish on demand, any public property in the public servant's possession, on the order of a competent authority or when the transfer or relinquishment is required by law.

3.2 In addition to the provisions set forth in Naples City Personal Use Policy Section 8 (D) "Municipal Vehicles", the following shall apply, unauthorized personal use of city facilities, vehicles and/or equipment by city employees is prohibited. This includes, but is not limited to recreational facilities, cars, trucks, tractors, backhoes, tools, gas, parts or materials. Any use not authorized by this policy or other written policy of Naples City is "unauthorized".

3.3 Notwithstanding any other provision of this section:

- a. The City may require repayment and remittance for costs or financial obligations in any amount that are charged to or incurred by the City as a result of a public servant's personal use of public resources, regardless of whether criminal charges are filed; and
- b. A public servant may be subject to a civil or employment action for the public servant's personal use of public property that is not authorized personal use or that results in any costs charged to or financial obligations incurred by the City.

3.4 A public servant is not guilty of violating this policy when the public servant's incidental use of public property was authorized personal use at the time the use occurred and the personal use did not result in costs charged to or financial obligations incurred by the City.

4.0 Acceptable Use

4.1 Vehicle Use.

- a. City vehicles assigned to any employee are to be used for city business only and not for personal use. City vehicles are not to be taken outside the Naples City limits without department head approval or as authorized by this policy. Only city employees and patrons of Naples City having bona fide business with the city are to occupy city vehicles or equipment. Exceptions to this policy must be approved by the city manager in writing.

b. Police vehicles. The chief of police with approval of the city manager may assign to a law-enforcement officer employed by the city a specific police vehicle. Vehicles so assigned, must be properly maintained, kept clean, and preserved and protected by the assigned employee. Such vehicle is to be used only for legitimate law enforcement purposes as authorized by the chief of police, but may be operated outside of the city limits as necessary to perform authorized or assigned law enforcement duties.

(i) Assigned vehicles may be parked at the residence of the assigned officer with approval of the chief of police and may be used for incidental commuting from home to assigned duty stations or work. Incidental personal use of said vehicles such as occasionally picking up or dropping off a child or stopping during the commute to briefly perform personal errands is allowed, unless prohibited by the chief of police, so long as such use does not substantially increase the mileage, or wear and tear, or otherwise subject the vehicle to unusual damage. The primary use of the vehicle must always be for the performance of city business and personal use should be limited and incidental.

c. Other vehicles. The city manager or department head with approval of the city manager may assign to a city employee a specific city vehicle. Vehicles so assigned, must be properly maintained, kept clean, and preserved and protected by the assigned employee. Such vehicle is to be used only for legitimate city business as authorized by the department head, but may be operated outside of the city limits as necessary to perform authorized or assigned duties.

(i) Assigned vehicles may be parked at the residence of the employee with approval of the department head and may be used, if appropriate, for incidental commuting from home to assigned duty stations or work. Incidental personal use of said vehicle such as occasionally picking up or dropping off a child or stopping during the commute to briefly perform personal errands is allowed, unless prohibited by the department head or city manager, so long as such use does not substantially increase the mileage or wear and tear, or otherwise subject vehicle than usual damage. The primary use of the vehicle must always be for the performance of city business and personal use should be limited and incidental.

4.2 City vehicles which have been assigned for use to a police officer or other city employee may only be used or operated outside the Uintah Basin when such travel has been approved according to city travel policies.

4.3 Unless specifically approved by the City Council or city manager city vehicles may not be used for incidental commuting if the employee resides more than 8 miles from the city office or employees work station.

4.4 Any employee of Naples City while operating a city vehicle or while being a passenger in the city vehicle and all passengers being transported in a city vehicle shall always wear a seatbelt, obey all traffic laws of the city and state and possess a valid Utah driver's license.

4.5 Public safety equipment

Naples City has assigned some equipment that belongs to the city to public safety employees and volunteers (fire and police). It is beneficial to the community that some of that equipment be retained by the assigned employee at times other than when on call or on duty, and incidental personal use in addition to the primary use of fulfilling his or her duties as a public safety official may be beneficial to the city. To enable public safety personnel to continue to use their issued equipment in a manner that best serves the public, personnel are authorized to use or possess city property issued to them for incidental or personal use, so long as the property is used in a lawful manner, and that the public property issued to such public safety personnel is properly in that person's possession and that the use or possession of said property is to fulfill their duties as a public servant. This policy presumes that incidental or personal use or possession of said public property is authorized by this policy. Such equipment or property shall be properly cared for and maintained and used in accordance with directions of the chief. Such property shall immediately be returned in good working order to the city upon request or upon termination of status under which the equipment was assigned. The equipment may not be used, transferred or loaned to any other person without written approval of the chief.

4.6 Copies, Fax, Supplies, Etc.

a. Public servants of Naples City may make incidental use of city-owned fax or copying machines or other similar equipment and supplies for personal use after paying for such use and supplies at the employee rate which is in effect at the time of use. Such use should be on the employees' time and must not interrupt or interfere with any use for public purposes. Frequent or excessive use must be approved in advance by the city manager or designee.

4.7 Use of City Credit Cards

a. Purpose. From time to time, Naples City departments desire to purchase goods and services directly from vendors when those items are needed, but it is not expedient, practical, or desirable to have either a check or cash available when payment is demanded.

b. The uses of the Naples City credit card is restricted for Naples City government to acquire goods and services which are appropriate for the conduct of Naples City business.

c. Each department head is responsible for the use of the cards by their department. The department head is responsible to make sure that any charges are authorized City expenditures and that adequate funds are available within the departments approved budget.

d. No personal expenditures are ever allowed by employees with City issued credit cards. Violation of this policy shall be grounds for disciplinary action up to and including termination of employment,

e. Credit card bills submitted to the Finance Department for payment must include supporting documentation, such as receipts and invoices, which clearly show what goods and services were purchased using the City credit card.

4.8 Use of Telephone

a. Office telephones are to be used for office business only, except in cases of emergency, extreme or unforeseen immediate importance or need. Discretion should be used at all times when telephones are used for emergency or unforeseen personal use.

4.9 In addition to the foregoing this Naples City Acceptable Personal Use Policy recognizes and acknowledges that the Naples City Council may authorize certain public officers and public servants to use public property of Naples City solely for primarily for personal use as part of their compensation, including, a vehicle, electronics (i.e., laptops, tablets, iPad, telephones) etc.

5.0 Sanctions.

a. Any intentional misuse of public money or misuse of public property in violation of this policy or in violation of State law may be referred for investigation and prosecution according to the applicable provisions of State law. Any reckless or negligent violation of this policy or State law may, in the discretion of the Naples City Council or its designee, be investigated and reviewed consistent with State law except that such violation may be punishable only as a class B misdemeanor if:

b. The public servant's reckless or negligent violation had a value or the costs charged to or financial obligations incurred by the City are less than \$500; and

c. The public servant does, within 30 days or such longer payment schedule as the City demands in its reasonable discretion,

(i) Reimburse the City the entire cost charged to or financial obligation incurred by the City as a result of the public servant's personal use of public property; and

(ii) Remit an administrative penalty in the amount equal to 50% of the entire cost charged to or the financial obligation incurred by the City as a result of the public servant's person use of public property.

- 5.1** A public servant is not guilty of violating this policy when the public servant's incidental use of public property was authorized personal use at the time the use occurred and the personal use did not result in costs charged to or financial obligations incurred by the City.
- 5.3** If the Naples City Mayor, or Naples City Manager believes that a public servant, public official, or employee has mistakenly violated the policy without any intent, recklessness, or negligence, the supervisor, city attorney, or city manager may in lieu of criminal action give the person an oral or written warning that specifically informs the person that he or she should not use the public property in the manner identified and stated in the oral or written statement. If the alleged unauthorized use continues after the initial warning, disciplinary action may be instituted against the person in accordance with Naples City policy and state law, and the matter may be referred for criminal investigation and prosecution.

Benefit Changes & Reminders

Benefit Changes – All Plans

» Adult Designee/Domestic Partner

PEHP is changing Adult Designee to Domestic Partner for LGRP groups. The benefit is limited to those in a committed relationship.

There is no additional cost/charge added to the premium for the benefit. The cost to you is the added cost in premium, going from a single party to a two party. The claims experience would be factored into future renewals.

You need to check eligibility and maintain the records on file. If your agency elects this benefit, you'll need to use the approved PEHP affidavit. Contact your PEHP Representative to get a copy of the affidavit and for questions about the Domestic Partner Benefit.

» Hospice

The Hospice preauthorization and limitation requirements have been removed from the hospice benefit.

Advantage Network Change

» Davis Hospital

Beginning July 1, 2019, Davis Hospital will no longer be part of the Advantage Network. Davis Hospital will continue to be on the Summit and Preferred Networks. The new Intermountain Layton Hospital will be covered on the Advantage and Preferred Networks.

Reminders

» Find Treatment Costs and Cash Back Opportunities

PEHP members can now search by medical procedures to find and compare providers and costs. Plus, they can find cash back opportunities for certain procedures to save money on healthcare under a program authorized by the Legislature. Members can access this new tool when they log in to their PEHP account and click on the "Find a Provider and Costs" icon on the top right, then the "Find & Compare Costs" icon. To qualify for any rebate, members must call PEHP at 801-366-7555 prior to receiving services.

» Medicare Supplement

As a reminder, all of PEHP's prescription drug plans are creditable. PEHP's Medicare Part D Prescription Drug Plans are creditable.

Employers need to disclose to CMS that prescription drug coverage is creditable annually no later than 60 days from the beginning of a plan year (contract year, renewal year). Do so at [this link](#).

» Pharmacy

PEHP's [Covered Drug List](#) is modified periodically with changes based on recommendations from PEHP's Pharmacy and Therapeutics Committee.

» Help Us Get the Word Out to Employees

We provide a variety of educational materials and support services, such as on-site presentations, to help members understand their benefits and make informed decisions about their healthcare.

Outreach materials include:

- › PEHP Member Guide
- › Monthly member emails
- › [Live.Share.Inspire](#) video series
- › [Videos](#) on a variety of topics
- › Informational posts on [Facebook](#) and [Twitter](#)
- › Targeted messages via PEHP Message Center
- › Informational sheets on a variety of topics

Federal Energy Regulatory Commission
888 First Street, NE, Room 1A
Washington, D.C. 20426

Re: Docket CP17-494-000 and CP17-495-000 (Jordan Cove Energy Project and Pacific Connector Gas Pipeline)

To Whom It May Concern:

I am writing to voice my support for Jordan Cove and Pacific Connector. I urge the Federal Energy Regulatory Commission to issue certificates to Jordan Cove Energy Project and Pacific Connector Gas Pipeline under the Natural Gas Act. This project is important to the City of Naples and the state of Utah and it meets the high standards of design, public benefit and environmental preservation that is outlined under the Natural Gas Act, and the DEIS fully informs the public and the decision makers of the potential impacts of the project to the environment, as required by the National Environmental Policy Act.

The Uintah/Piceance Basin of Utah and Colorado is a massive natural gas resource and there are significant local, regional, and national economic and societal benefits that could result from developing that natural gas and taking it to markets around the world including:

- Due to its unique attributes, the Uintah/Piceance Basin natural gas supply should be the logical first choice for any Western U.S. or Pacific Rim market. According to a PricewaterhouseCoopers study, in 2015 the oil and natural gas industry contributed 66,800 jobs and \$3.5 billion in employee wages in Utah. In Colorado, oil and gas operations added 232,900 jobs and accounted for more than \$23 billion in wages. These jobs represent the truck drivers, engineers, rig hands, construction workers and contractors who make oil and gas production and delivery possible;
- According to release of a report in April 2019 by the Utah Governor's Office of Energy Development, the Ute Indian Tribe and the Colorado counties of Garfield, Mesa, Moffat, and Rio Blanco entitled, "*Natural Gas Markets for the Western States and Tribal Nations*," the most promising U.S. LNG export option on the U.S. Pacific Coast is the proposed Jordan Cove LNG liquefaction facility located in Coos Bay, Oregon. The Jordan Cove LNG project, if completed, will become the best-positioned LNG export terminal in the U.S. to serve markets in Asia. The key advantage that Jordan Cove enjoys is a significantly shorter shipping distance to Asia relative to other LNG export terminals in the U.S.; and
- By providing market access for Uintah/Piceance natural gas, the U.S. can use LNG exports to positively impact energy geopolitics and improve its national energy security. U.S. LNG can offset dependencies of nations around the world on energy supplies from the Middle East and Russia. Natural gas exports can be used in regions without reliable energy resources or can be used to replace existing energy sources responsible for high levels of harmful emissions. Increased use of natural gas is helping to combat climate change by lowering emissions of carbon dioxide (CO₂), a primary greenhouse gas (GHG). A constructive U.S. LNG export policy can also help reduce energy poverty by providing affordable new sources of energy while improving air quality and reducing greenhouse gas emissions.

We appreciate the opportunity to provide comments on the Jordan Cove Energy Project and Pacific Connector Gas Pipeline, a project of significant importance for Oregon, Utah and the United States of America.

Sincerely,

Councilman

City of Naples
1420 East 2850 South
Naples, UT 84078

Cc: Governor Gary Herbert
Senator Mike Lee
Senator Mitt Romney
Congressman Rob Bishop
Congressman Chris Stewart
Congressman John Curtis
Congressman Ben McAdams