

Agenda

Naples City Planning and Zoning Commission

June 16, 2022 at 7:30 p.m.
Naples City Council Room
1420 East 2850 South
Naples, Utah 84078

THIS IS A REGULARLY SCHEDULED PLANNING AND LAND USE MEETING

OPENING CEREMONIES

STANDING BUSINESS

- Verification of Full Quorum & Designation of Voting Members:

<u>Commissioner</u>	<u>Voting</u>	<u>Commissioner</u>	<u>Voting</u>
Chris Clark (Chairman)	Y N	Jacob Harrison	Y N
Andrew Bentley (Vice-Chairman)	Y N	Scott Major (A)	Y N
Scott Adams	Y N		
Jessy McKee	Y N		

- Approval of Agenda – June 16, 2022
- Disclosures
- Approval of Minutes –May 19, 2022

PLANNING/DISCUSSION

1. Industrial Zone- 02-26
 - i. Hwy 40 Corridor Overlay
 - ii. Landscaping Requirements
 - Introduction • Discussion

ITEMS FOR FUTURE DISCUSSION

ADJOURN

The next Planning and Zoning meeting will tentatively be held on June 16, 2022.

All persons residing within the area served by City of Naples are HEREBY NOTIFIED that the Naples Planning and Zoning Commission will meet on the 3rd Thursday of each month at 7:30pm. All persons concerned with any matter before the Naples Planning and Zoning Commission are invited to attend. If possible, call to get on the agenda, 435-789-9090 NOTE: In compliance with the Americans with Disabilities Act, Individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Land Use Administrator at 435-789-9090 at the Naples City Office, 1420 East 2850 South, Naples, Utah 84078 at least three days prior to the meeting.



Item No: ____ **1** ____

MEMO TO: Planning Commission FROM: Staff Date: June 16, 2022	Subject: Industrial Zone 02-26
Staff Recommendation: Bring back for further discussion	
Background: While researching in the Industrial Zone Chapter for a project, it has been found that previous proposed changes to the Industrial Zone chapter were not adopted. It is being proposed that a complete review of this chapter be completed for clarification, quantification, and organization. -Defining of Highway 40 Corridor overlay	
Options: _____ Table to bring back at a future date _____ Bring back for further discussion	

Note: All proposed ordinance changes included in this document are NOT considered legal until legislative action has occurred and are accepted by Naples City Council in a public meeting by ordinance.



HIGHWAY 40 CORRIDOR

Any property with frontage along Highway 40 or within 300 feet shall be considered the Highway 40 Corridor.



HIGHWAY 40 CORRIDOR

Any land located within 500 feet of Highway 40 shall be considered in the Highway 40 Corridor.

OR

The Highway 40 Corridor shall be defined as any building facing Highway 40

OR

Any property with frontage along Highway 40 shall be considered the Highway 40 Corridor

Commented [NC1]: Staff Recommendation

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Distance from road:

#1 100' from centerline of road

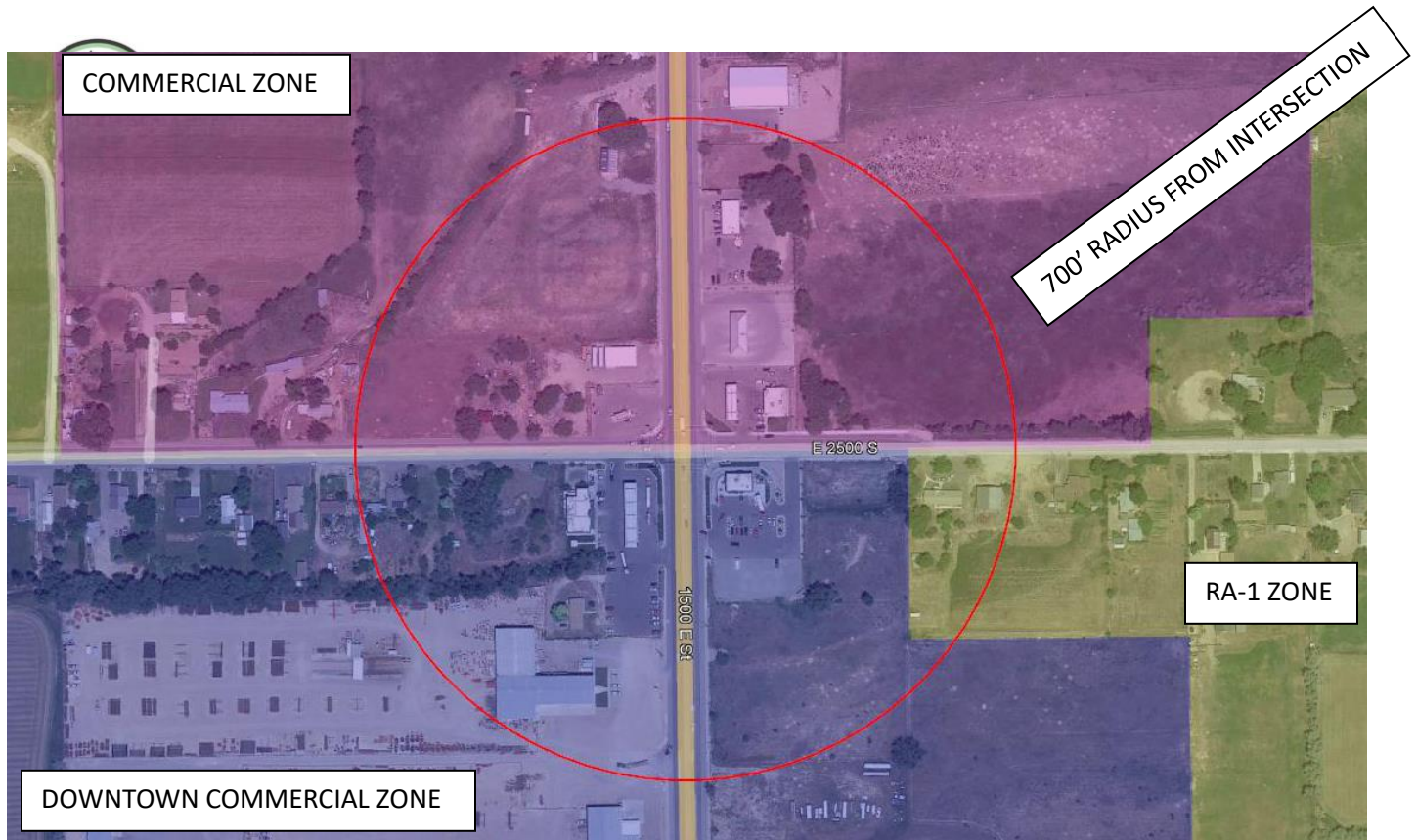
#2 Properties, or portions thereof, located within 300' from centerline of highway

#3 Commercial node: property within 700' radius from centerline of highway intersection

#4 250' Either side of the right of way line, 300' from east side of highway



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Site design & standards:

#1 One tree per 30' of yard length

#2 25% open space, No chainlink fencing. Parking and loading facilities on side or rear of building. Only monument signs in overlay area.

#3 One tree per 30' of frontage. 20' width of landscaping along public rights of way.

#4 All buildings shall be constructed using 100% masonry on any street facing façade. All buildings shall incorporate street-side windows. Trees shall be minimum of 2" caliper in size. Service areas and loading docks shall not be visible from highway.

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Callery Flowering Pear

Height: Low to Medium

Fruit: No



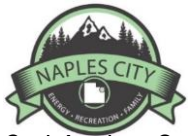
Lilac, Chinese tree or Peking lilac

Height: Low 20ft

Fruit: No



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CrabApples- Spring snow

Height: Low- 20 ft

Fruit: No



Flowering plum- Purpleleaf or cherry or myrobalan- 20-25 feet high

Height: Low- 20ft

Fruit: No



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Profusion Crabapple tree
Height: 20-25 feet high
Fruit: Minimal



Maples, Amur or Ginnala
Height: Low
Fruit: No



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