

# Naples Planning and Land Use Regular Meeting Minutes –January 23, 2007

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:30 p.m.

- Commission Present:** Chairman Dale Harrison, Vice Chairman Bruce Cook, Jim Richards, Lloyd Barton, Jim Garner, Wally Gale 8:10.
- Commission Absent:** Stanley Johnson
- Council Rep. Present:** Dale Bowden, Kenneth Reynolds
- Others Present:** Allen L Roth, Dorothy Dattage, Robert Roth, Phillip Manwaring, Robin DeCol, Joann Durbin, Don Durbin, Dale Bowden, Johnny Potter, Jen Hullinger, Dennis Long, Rory Batty, Eric Pyle, Jennie Burgess, Ron Ufford.
- Welcome:** Chairman Dale Harrison welcomed the Commission and the Public to the Planning and Land Use meeting for this evening.
- Approval of Agenda:** Bruce Cook Motioned to approve the January 9, 2007 Agenda which all items were Tabled for 1-23-07 meeting due to a lack of a Quorum. Lloyd Barton Seconded, Motion was approved with all voting Aye.
- Lloyd Barton Motioned to approve the January 23, 2007 Agenda Jim Garner Seconded, Motion was approved with all voting Aye.
- Disclosures/Conflicts:** None
- Approval of Minutes:** Lloyd Barton Motioned to approve the December 12, 2006 Minutes, Jim Richards Seconded, Motion was approved with all voting Aye.
- Bruce Cook Motioned to approve the Tabled Minutes due to a lack of a Quorum of January 9, 2007, Jim Richards Seconded, Motion was approved with all voting Aye.
- Administrator’s Updates:**
1. Discussed Check list that is part of the Commercial and Industrial Development Review Process.
  2. Discussed Industrial request to build on Ron Ufford’s property. First Phase would be their shop, Second Phase would be adding office space. Concerns would be having hard surfacing in front of building. All required information will need to be shown on their plat. Included would be 5% Green space.
  3. R-2 zone back to RA-1 zone. Will need a pubic hearing notifying residents.
- Rezone R-2 to RA-1** Dale Bowden representing residents: They would like a Rezone from R-2 back to RA-1 like it use to be. He discussed what it use to be like when Mr. Bowden first moved there. Residents were required to have 100 ft. frontage. There was a survey sent out 10-02-06.

**Industrial Subdivision**  
1450 East 2000 South

Bruce Cook Motioned to approve scheduling a Public Hearing meeting for February 27, 2007 at 7 p.m. Jim Garner Seconded, Motion was approved with all voting Aye.

Robin DeCol presented information on this project.

1. Ron Ufford, Mountain West Oil, owns the property.
2. Building will be a shop/warehouse. They would like to start on metal building first as soon as possible for his men.
3. When laying the concrete down they would like to put in a pad for the future office at the same time.

The fencing and yard lighting and the look along of the frontage will be decided when drawings are made. In the shop area there would have to be restroom facilities. Mr. DeCol said that in the drawings they would have back-to-back restrooms set up in the shop/office.

They are willing to look at whatever the City has in mind on the landscaping and Southwestern Design look.

Lloyd Barton Motioned to approve Concept Plan with the contingency of:

1. Development Check mark document
2. Check letter from Ashley Valley Water & Sewer
3. Put a bond in place for:
  - a. Landscaping, finished look / Southwest Design
4. Bond: Price would be determined by Craig Blunt, Planning Commission Administrator.

Jim Garner Seconded, Motion was approved with all voting Aye.

The following items were discussed:

**1. Possible increase of sales tax by ¼ %**

It was brought up approximately 8 miles of roads in Naples will need to be built and we would like to do it in a 5-year time frame. Three and a half miles would be in the potential downtown growth areas.

Discussion took place on how the meeting with the CIB (Community Impact Board) went and how there is not any monies available. Dave Haslem wants Naples to pay its own way. Craig met with the AOG (Association of Governments). One way of increasing revenue to help build these roads would be to have an increase of a quarter of a percent. Currently Naples City's tax is 6.5% and suggestion would be to increase to 6 ¾%. This would need to go on the ballot in November.

Craig Blunt is recommending:

1. Needs to go before Public
2. Should go on November Ballot.

It is figured that \$750,000 would have to be a loan with zero interest and \$300,000 Capital Projects would have to come from the City. A possible grant of \$300,000 would be applied for.

Lloyd Barton Motioned to review increase as a continuation to go through the process, Wally Gale Seconded, Motion was approved with all voting Aye.

## **2. Animal Control District – Uniform Zoning**

Craig Blunt explained how Tina Bailey and Animal Control Officers are combining the surrounding city ordinances into one Unified ordinance to follow for Animal Control.

This Unified Animal District is funded by Community Impact Funds through the mineral lease monies. Discussion took place on the different zones and what they require. The District will have an office and they will be combining/representing surrounding communities. In March 2007 they will be hiring more Animal Control Officers and then they will go out in force. There will be a Court process and penalties. Dan Olsen will be Naples City representative.

Craig Blunt explained that he will continue to bring to the Commission future updates.

## **3. Impact Fee Study**

Discussion took place on Impact Fees and how new housing should have to pay for the impact that it will bring in to the City.

A Motion was made to have the City Council make a proposal and see how Naples City can fund the roads that are needed. Lloyd Barton Seconded, the Motion passed with all voting Aye.

### **Future Items:**

Discussion took place on 1000 South Road.

It is figured that \$750,000 would have to be a loan with zero interest and \$300,000 would be monies from Capital Project. A possible Grant for drainage of \$30,000 would be applied for. Lloyd Barton would like to see monies before a meeting with the citizens. IFA would also be contributing.

### **Chairman Harrison**

Chairman Harrison wants Ordinance clarifications resolved by March 13, 2007. We will continue to have

1. Commercial and
  2. Industrial
- on the Agenda until clarified..

Wally Gale made Motion to adjourn, Jim Garner Seconded all Voting Aye.

The next regular meeting will be February 13, 2007 7:30 p.m.