

Naples Planning and Land Use Regular Meeting Minutes –May 22, 2007

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

Commission Present: Vice Chairman Bruce Cook, Lloyd Barton, Jim Garner, and Walter Gale.

Commission Absent: Chairman Dale Harrison, Jim Richards

Council Rep. Present: Kenneth Reynolds

Others Present: Jennie Burgess, Carol Judd, Mark Amakasu, Layne Henage, Dan Henage, Greg Platt, Beverly Ulibarri and Craig Blunt.

Welcome: Vice Chairman Cook welcomed the Commission and the Public to the Regular Planning and Land Use meeting for this evening.

Approval of Agenda: Walter Gale moved to accept the Agenda. Lloyd Barton Seconded the Motion. Roll Call Taken:

Vice Chairman Cook	Aye
Lloyd Barton	Aye
Jim Garner	Aye
Walter Gale	Aye

All voting Aye

Disclosures/Conflicts: None.

Approval of Minutes: Lloyd Barton Motions to approve minutes of April 24, 2007, Walter Gale Seconds the Motion. Roll Call Taken:

Vice Chairman Cook	Aye
Lloyd Barton	Aye
Jim Garner	Aye
Walter Gale	Aye

All voting Aye

Approval of Minutes: Lloyd Barton Motions to approve minutes of April 10, 2007 and wants to be able to revisit content of preliminary plat cross section, Walter Gale Seconds the Motion. Roll Call Taken:

Vice Chairman Cook	Aye
Lloyd Barton	Aye
Jim Garner	Aye
Walter Gale	Aye

All voting Aye

Administrator's Updates:

- 1. Introduction of new City Planner: Greg Platt
- 2. Medals – 25th Anniversary. Keep in mind that staff has not seen them.
- 3. Pheasant Run subdivision:
 - 1. Still requires signature on plat from Mayor
 - 2. The plat and working drawings require signatures on all pages.
 Discussion took place on resident water users in that area that will need to be addressed such as: Water rights, Abandonment along the ditch? Easement issues? How long ago? (1985, 1988). These will all need to be addressed. Approximately 4-5 other residents involved. Developer is now working with Ashley Valley

**Commercial Mix
with Residential
Meadow Creek Development
1250 South 1500 East**

Layne Henage presented his proposal for Conceptual. Discussion took place on how the layout would be and their intentions.

John Hunting (790-4696) with the Bureau of Reclamation reviewed Meadow Creek's conceptual plan and noticed that the locations of the Bureau's Drainage line were not accurate and recommended that they do more research in the County's records for the recorded easements for these drain lines. There is a 30' easement defined as 15' on both sides of the drain. The Bureau's policy is that nothing permanent can be built within those easements. Mr. Hunting would like to review the plat once Meadow Creek Development has plotted those easements and revised their structural locations.

Representatives of Weatherford Industry wanted to remind the Commission that they had bunkers within 12 to 20 feet of the property line of this proposed property development. The three businesses are: Weatherford, Perforated Oil and Schumberger. At this time they would need a 200 foot-plus separation from residential developments. Perforated Oil is asking for consideration regarding the setbacks. Mr. Henage invited further conversation with companies to work out an arrangement.

Target Trucking owns property adjacent to the development and there could be an opportunity to get an easement for another access onto 1500 south so they would be looking into that.

Discussion of the gate going through Spring Creek Pond would be opened for residents to go out. The gate would be coded and the code would be shared with residents. There would be approximately 50% to 60% open space.

Walter Gale motioned to approve Conceptual plan, Lloyd Barton Seconded the Motion. Roll call taken:

Vice Chairman Cook	Aye
Lloyd Barton	Aye
Jim Garner	Aye
Walter Gale	Aye

The next regular meeting will be June 12, 2007 7:30 p.m.