

Naples Planning and Land Use Regular Meeting Minutes –June 12, 2007

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:35 p.m.

- Commission Present:** Chairman Dale Harrison, Jim Garner, and Wally Gale, Jim Richards
- Commission Absent:** Vice Chairman Bruce Cook, Lloyd Barton
- Council Rep. Present:** Mayor Dean Baker, Kenneth Reynolds
- Others Present:** Bret Stringham, Cliff Grua, John Wood, Wade L. Olsen, Brent Cooper, Greg Platt, Beverly Ulibarri.

Welcome: Chairman Dale Harrison welcomed the Commission and the Public to the Regular Planning and Land Use meeting for this evening. He would like to start off with a Prayer from Jim Richards and the Pledge of Allegiance from Jim Garner leading.

Approval of Agenda: Wally Gale moved to accept the Agenda for June 12, 2007. Jim Richards Seconded the Motion. Roll Call Taken:

Jim Garner	Aye
Wally Gale	Aye

All voting Aye

Disclosures/Conflicts: Yes. Jim Richards indicated that Brent Cooper is his Brother-in-law and Kristine Cooper is his sister.

Approval of Minutes: Wally Gale Motions to Table minutes of May 8, 2007 and May 22, 2007 for further review. Jim Garner Seconds the Motion. Roll Call Taken:

Jim Garner	Aye
Wally Gale	Aye

All voting Aye

- Administrator's Updates:**
1. Question on July 24 Holiday. It is a regular meeting date but Halliburton will need to know if we are holding meeting and what date will next meeting be on so they can try to be ready. The decision for July 31, 2007 for the meeting date was agreed upon. Notification will need to be given to Public, etc.
 2. It was brought up that Commissioner Jim Richards would not be able to be attending Planning and Land Use meetings due to his regular job.
 3. Letter from Nestler family was received and shared with Commissioners. The Mayor also received a copy. The letter consists of the family's opposition of the development going in close by (Shadow Creek).

**Collector Road Ordinance Change:
2000 East**

Mayor Baker spoke about the concerns that were brought to his attention. He gave a little bit of history of what was going on back in May 2006. A Public Meeting was held and the Master Plan and Collector roads were discussed. It was stated that 2000 East would be a Collector road and would be widened to 80'. This was discussed in June of last year. It is currently 66'. When the Farm started with their development an additional 7' would be needed from existing easement/right-of-way that would be needed for sidewalk and curb and gutter. By the time it would be completed it would run straight into and stop at Evan Baker's property line. Mayor Baker brought up Elouise Turner's subdivision. Her design in February of last year was at the 66'. Mayor brought up the boxes and how they will probably need to be brought back the 7'. The question was brought up if we really want that at 80' collector or go back to 66' road. Going back to 66' road would eliminate the possible future condemning of property and would eliminate all other problems that it would cause.

A proposal would be needed to be brought back from an 80' to a 60'.

Greg Platt spoke: Mr. Platt, City Planner explained reasoning for collector roads. Explained that with all of the new development there will be generated a high volume of traffic and these roads will be used to try and avoid Hwy 40 due to its volume of traffic. Mr. Platt agrees with the Mayor that 2000 East, at this time, does not generate a lot of traffic now. What needs to be done is to enforce it now and avoid the construction nightmares of a crooked street due to the old size (66') and the collector size road of 80' which would make the road more difficult to navigate.

Brent Cooper spoke: How many lanes of traffic if you take a 5' sidewalk and curb and gutter? Three lanes, one going each direction and a center lane.

Discussion took place with the Public and their opinions were heard. Some agree that this road is not a collector road. There is concern of safety for residents along this road, concern of higher speeds due to widening of road, and possible land condemnation in the future. Everyone would like to have it as a 66' road. The Commission is concerned and recommends a turning lane. The City Planner suggests keeping it for now at 66' and making the subdivisions that go in expand that road just like we have that curb and gutter there so we have enough room to put in a turning lane for that subdivision and that should, for now, give you the best of both worlds.

The Mayor needs a recommendation to take back to the City Council

Jim Richards approves proposal for recommendation to change 2000 East back to 66' easement to take to City Council. Jim Garner Seconds the Motion.

Roll Call Taken:

Chairman Harrison	Aye
Jim Garner	Aye
Wally Gale	Aye
Jim Richards	Aye

3 minute break was taken on emergency call.

Chairman Dale Harrison:

Calls Cliff Grua up to present his development.

**Residential Subdivision
The Farm RA-1
1923 South 2000 East**

Cliff Grua, Developer, was not sure if they were far enough along to get Preliminary approval. Mr. Grua brought up a check for payment of \$100 to Beverly. Cliff stated that he had had a meeting with Postmas' and Dennis Judd about the driveway right-of-way. Road easement had been made at 66', he had assumed that road had been changed back to 66'. Question was asked, "On 2050 east would they make a temporary cul-de-sac there. Answer: Yes. Discussion took place about the module home that sits there and the log home. Adjustment would have to be made on module home (would need a 2.5' variance on north side) to help keep road straight by moving it a little and Mr. Grua stated that Wally Gale could have the log home. Green space was discussed. A turning lane into subdivision is recommended.

City Planner Spoke: He is pleased with design. Has concern to move into Preliminary due to curb & gutter. Requesting developer go to "high back". High back is an option in Naples City. Sewer will be going in during Phase 1.

Discussion of sewer line took place. Sewer runs east. Possibly requesting an increase of sewer line increase to 10 or 11".

Discussion of Postma's Right-of-Way access road and that it will be going in during Phase 3

Jim Richards accepts Conceptual Plan for Phase One if:

1. Ashley Valley Water District looks at the line diameter and give Commission a recommendation.
2. With extra cost to be worked out with Cliff Grua, developer and Ashley Valley Sewer and Water.

Wally Seconds Motion. Roll Call Taken:

Chairman Harrison	Aye
Jim Garner	Aye
Wally Gale	Aye
Jim Richards	Aye

**Residential Subdivision –
Coopers RA-2
1000 South 2000 East**

Mr. Cooper discussed his intention of developing his land. It was brought up that lots would be ¼ acre lots. They would be patio homes with common area. Possible storage units (contracted out). The ordinance was read and as long as the storage units were allocated to the homes in this zoning area it would be fine, otherwise the storage units would not be allowed. A separate business would not fit. Question was asked: What are they going to be made out of? Answer: First of all we are not that far. Metal.

Bret Stringham said, no, he did not want to see that. Mr. Cooper said he would make them “brick”, whatever works for the City.

Ken Reynolds spoke: We have seen Mr. Cooper’s Conceptual Plan before and since then we have changed our zoning in that particular area so we have to accept his original plan and if he changes his concept we need to speak to our attorney for advice. Mr. Reynolds likes his plan but before the Commission accepts it he would like to make sure it is legal.

Jim Richards Spoke: He would like to make an observation. Mr. Cooper is willing to give to the City a lot of property in order for the City to put in a major road that the City really needs. He does not have to give the City this property. He could go back to the original concept. He also suggests taking to the Attorney and seeing if the City can do a trade with him? He is giving about ¾ of an acre to the City.

Brent Cooper said he was not notified about changes to the zoning of his land. Would like to know why?

Request of Original plan of 36 lots to be sent to newer Commissioners: Wally Gale, Jim Garner and Jim Richards.

Chairman Dale Harrison:

Would like to meet with City Council and City Attorney and review Conceptual Plan PUD. Discussion: Discuss: Yes or No whether they can legally accept this conceptual plan or if they have to consider the original plan.

1. Conceptual
2. Approval of letter drafted by Brent Cooper as negotiable with City as soon as possible.
3. Brent Cooper is to receive a certified letter from City notifying him of decision.

Ordinance Review Clarification is being tabled to a future meeting.

Jim Garner made Motion to adjourn, Wally Gale Seconded.

Roll Call Taken:

Chairman Harrison	Aye
Jim Garner	Aye
Wally Gale	Aye
Jim Richards	Aye

The next regular meeting will be June 26, 2007 7:30 p.m.