

**Naples Planning and Land Use
Public Hearing and
Regular Meeting Minutes
January 27, 2009**

Commission Present: Chairman Dale Harrison, Vice Chairman Jim Garner, Walter Gale, Stanley Johnson, Lane Webb and Cresta Slauch

Commission Absent: Jim Richards

Council Rep Present: Kenneth Reynolds

Others Present: Chris Hoem, Earl Woolley, Dave Hatch, Randy Simmons, Greg Simmons and Brandy Salazar

Verification of Full Quorum: Chairman Dale Harrison verifies a full quorum.

Open Ceremonies Chairman Dale Harrison called the meeting to order at 7:00 p.m. The pledge of allegiance was led by Lane Webb followed by a prayer given by Stanley Johnson.

Approval of Agenda: Stanley Johnson moved to approve the agenda for January 27, 2009. Lane Webb seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Stanley Johnson	Aye
Lane Webb	Aye

The motion passed with all voting Aye.

Disclosures: None.

Approval of Minutes: Stanley Johnson moved to accept the minutes for January 13, 2009. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison
Stanley Johnson
Lane Webb
Walter Gale

Abstain
Aye
Aye
Aye

The motion passed with all voting Aye.

Commercial Development
Mainstay Suites
1365 East 2850 South
Parcel # 06210039

Chris Hoem: Mr. Patel sent a new site plan today. The retention has changed from the front to the rear of the building. Mr. Patel would like one to one parking for the hotel. Our ordinance mandates two to one parking because the rooms have kitchenettes. City Council came to the conclusion that the ordinance can be changed; they did ask for the Planning Commission's recommendation. I have contacted Casa Grande; there is a Mainstay in their City. They said there haven't been any problems with the hotel and the one to one parking ratio has not been a problem. In Casa Grande's ordinance, the parking has to be 1 to 1.1 plus a parking space for EACH employee. Mr. Patel has eighty- two rooms with eighty- eight parking spaces; there is more than one to one parking. City Council wanted to change the parking ordinance to one to one. Walter Gale: I thought there were supposed to be islands to break up the parking lot. Chris Hoem points out the islands in the parking lot on the site plan. Chairman Dale Harrison: Is the entire front area green space? Chris Hoem: yes. Chairman Dale Harrison: Is the driveway thirty feet wide? Chris Hoem: Yes. We have a concern about over sized parking such as R.V.s or semi trucks. Mr. Patel doesn't think that they would have that traffic. Chairman Dale Harrison: Is there any off site signage? I would like a street light at the corner of 2850 south. Chris Hoem: We are still working on commercial lighting. We are working with Mountain States Lighting, they have given us specifications on lighting, but Craig Blunt would like to change the type of bulb to be used. Chairman Dale Harrison: Is the road wide enough? Chris Hoem: I will look in to this. Chris Hoem: We haven't finished the street lighting yet. We are still waiting on commercial street lighting requirements. Stan: there should be an island every 4 spaces. Chairman Dale Harrison: I would also like to address the façade. Chris Hoem: Mr. Patel said he has provided us with a color rendering; I wasn't here for the first meeting. I think they provided us with a brick rendering and we requested stucco and stone. I have e-mailed Mr. Patel asking him for a new rendering with the stucco and stone. Walter Gale: Mr. Patel agreed to change the façade to stucco and stone. Chairman Dale Harrison: We need to address the greenspace for the property and along the road. Stanley Johnson: Will we be changing the parking for one area or all? Chris Hoem: It would change across the board. Chairman Dale Harrison recommends tabling until the ordinance is changed, street cleared by fire code, façade is in compliance, height, greenspace is addressed with the landscaped islands in the parking lot. Walter Gale moved to table final approval until February 24, 2009. Stanley Johnson seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Stanley Johnson	Aye
Lane Webb	Aye
Walter Gale	Aye

The motion passed with all voting Aye.

Further Discussion

Chairman Dale Harrison would like Mainstay Suites, the parking, lighting, landscape, and height to be added to the February 10, 2009 agenda under General Business.

Ballots

Chairman

Brandy Salazar reads the ballots for Planning and Zoning Chairman:

1. Dale Harrison
2. Dale Harrison
3. Dale Harrison
4. Dale Harrison
5. Dale Harrison
6. Dale Harrison

Vice Chairman

1. Jim Garner
2. Jim Garner
3. Jim Richards
4. Jim Garner
5. Jim Garner
6. Stanley Johnson

Adjourn:

Vice Chairman Jim Garner moved to adjourn. Stanley Johnson seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Garner	Aye
Stanley Johnson	Aye
Lane Webb	Aye
Walter Gale	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on February 10, 2009 at 7:00 p.m.