

# Naples Planning and Land Use Public Hearing and Regular Meeting Minutes February 10, 2009

## Public Hearing

Chairman Dale Harrison welcomes the public to the meeting.

All Present:

Chairman Dale Harrison, Walter Gale, Stanley Johnson, Lane Webb, Walter Gale, Cresta Slaugh, Stanley Johnson, Kenneth Reynolds, Craig Blunt, Chris Hoem, Earl Woolley, Edwin Duncan, Pat Duncan, Cherie Duncan, Lisa Webb, Charlie Jones, Linda Jones, Brenda Anderson, Christine Richardson, James Richardson, Johnnie Hallett, George Hallett, David Kay, Nikki Kay, Troy Meier, Annette Meier, DeeLoris Jones, Bret Stringham, Malia Bascom and Brandy Salazar

**Mustang Meadows  
1800 East 1600 South  
Parcel # 051320020, 051320021**

Jared Spencer: In the last meeting there were concerns about lighting, traffic, noise, etc. We have put in an oversized stop sign at the entrance of the existing business park and we have changed our lighting to direct the light down. Mr. Spencer goes through the three schemes with the public. Chris Hoem: The first scheme is light industrial with three buildings; this would be the first choice for the developer. They have proposed to put up an 8 ft wall, whatever it takes to make the residents happy. This would be an extension of the existing business park. The second is full residential; it won't work because the street is too long for a cul-de-sac. Scheme C is residential and residential with the required 500 foot cul-de-sac. Chris Hoem shows the public facade, landscaping, and lighting directions. The developers would like to do the industrial park. This would require a re-zone that would consume the parcels between the existing business park and the extension. Troy Meier asks why the complete residential scheme will not work. Chris Hoem: If the street is longer than 500 feet there would have to be two entrances for fire safety. Troy Meier: What about using the entrance to the business park? Chris Hoem: Residential cannot connect into and industrial area. Lisa Webb: What type of industrial would they have to re zone the property? Chris Hoem: I-1, light industrial. Lisa Webb: What about the IR-1 zone? Chris Hoem: We have looked in to that, but there have been some problems. We have to re-do the ordinance before it would be an option. Lisa Webb: When you say residential won't work, that is not true. 13 homes will not but 6 homes would work. If you change the zone, that would hurt the existing property owners. If this property was changed to industrial and the existing home owners wrapped up in the zone change want to build a home, they could not, correct? Chris Hoem: If they were to sell their property it would have to be used for industrial, but they would be able to build a home on that property as long as they still owned it. Lisa Webb: I bought my home out there because I wanted away from all of the noise and traffic. I do not want industrial, I am for the six residential units. The average house in Naples is selling for over \$200,000. If they put in six homes a little

less expensive it would create a nice place to live. George Hallett: I live on 1700 south, we want Commercial/ Industrial. We do not want neighbors. We would deal with the lighting and noise over people. Nikki Kay: I live on 1700 south. Why are we addressing this again? This has been turned down once, how many times will we have to petition this. Every time we do this it costs the City money up front. How much is this costing the City to do? I understand what they want. I don't think they want residential homes in there. I feel like they are proposing residential to show it doesn't work so they can have industrial. There is only one industrial building and the rest are homes. Industrial is encroaching on us. I have lived here for twenty years; I do not want to move. There are certain reasons you buy and build in a certain area. I didn't want to have industrial or commercial in my back yard. Brenda Anderson: I think they have done a great job on the existing property. I moved to Naples in 1992 to get away from people. I do not want more homes around me where kids could come on my property and messing with my animals. Mr. Meier is willing to work with us and he has done a beautiful job, I say we should let him have it industrial. I don't want residential. Pat Duncan: We couldn't ask for better neighbors. We would like to see industrial. They keep things immaculate and do everything they can to keep the neighbors happy. Charlie Jones: I live on 1700 south. I do not want any more industrial. It creates more traffic. If we keep adding residential the price of our homes will continue to go down. I feel like they are pushing us out. I am against it all the way. Troy Meier: The reason we are back here is because, when we built the existing park we were going to use the property to store our equipment. When we finished the park we wanted to create something nice by extending the business park. When we did this we wanted to do commercial, it was denied so we were going to do residential. I don't plan on leaving this a vacant field. We asked a group to come in and follow the City codes for a residential development. I do not have any plans on leaving that a vacant field. When they drew the residential plan up and we looked at the best bang for our buck would be to put homes all the way along the "L" shaped roads but that won't work because the road is too long. The second drawing would be for the six homes, but what would we do with the rest of the property? It would be a weed patch. I am willing to sell the lot at a loss to someone who would like to leave the property vacant at our expense. We cannot leave it as a weed patch; that would be a hazard. If no one wants to buy this land what can we do with it to please the residents. We will put homes there we will do it, if you want commercial we will do it, if you want it vacant who is going to take care of it? I would prefer industrial, but I am willing to do what the residents want. Lisa Webb: Thirteen homes were turned down, not six. Troy Meier: If we do the six homes, what could we do with the vacant lots? Jim Richardson: Troy is a good neighbor. I appreciate what you have done with the ditch. I would like to see more residential and less commercial. Could you apply for an exception for a longer cul-de-sac? I would be in favor of homes than more industrial. Troy Meier: We would not do anything for at least a year. We would like the option to start planning. I don't know what Naples codes are for fire safety, but you see in other city's fire exits running from residential through industrial/commercial. Jim Richardson: I would like the Commission to give Mr. Meier an option. Brenda Anderson: What value of homes would be putting on the lots? Troy Meier: We will most likely put homes in there that are nice pre fabricated homes. Brenda Anderson: If you do industrial will it look like the existing park? Troy Meier: We plan on making it every bit as nice if not nicer than the

existing park with the exception of the grass. We are not trying to push the public into doing what we want; we would like to work with the residents. Earl Wooley: We welcome the Meier's. I like the tranquility industrial gives you. I have not had anything stolen since you moved in. Troy Meier: One of the buildings would be for storage for the equipment we already have. Johnnie Hallett: We will get traffic with industrial yes, but if you put thirteen or even six homes in and estimate two cars per house, that is a lot more traffic than the industrial. What kind of people will be moving in there? I would rather see nice kept industrial. Chris Hoem: Reads Robert Browns letter opposing the industrial development. George Hallett: How many homes can you put on an acre? Chris Hoem: the property is zoned R1, that allows up to four plexes.

Walter Gale moved to close public hearing for Mustang Meadows. Stanley Johnson seconded the motion.

Roll Call Taken:

<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with all voting Aye.

### **Regular Meeting**

**Commission Present:** Chairman Dale Harrison, Walter Gale, Stanley Johnson, Lane Webb, Cresta Slaugh and Stanley Johnson

**Commission Absent:** Vice Chairman Jim Garner

**Council Rep Present:** Kenneth Reynolds

**Others Present:** Chris Hoem, Earl Woolley, Edwin Duncan, Pat Duncan, Cherie Duncan, Lisa Webb, Charlie Jones, Linda Jones, Brenda Anderson, Christine Richardson, James Richardson, Johnnie Hallett, George Hallett, David Kay, Nikki Kay, Troy Meier, Annette Meier, DeeLoris Jones, Bret Stringham, Malia Bascom, Craig Blunt 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 Walter Gale.

**Approval of Agenda:**

Stanley Johnson moved to approve the agenda for January 27, 2009.  
Jim Richards seconded the motion.

Roll Call Taken:

<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Disclosures:**

None

**Approval of Minutes  
January 27, 2009**

Stanley Johnson moved to accept the minutes for January 27, 2009.  
Walter Gale seconded the motion.

Roll Call Taken:

<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Public Hearing Discussion  
Mustang Meadows  
1800 East 1600 South  
Parcel # 051320020, 051320021**

Chairman Dale Harrison: The road for the six unit residential plan is 548 feet long. The road needs to be shortened forty eight feet to meet the ordinance, can this be done? Troy Meier: We have discussed using the end lot for a retention area and a place to push snow. Jared Spencer: It sounds like it would be a good possibility to table this for the next thirty days to talk to the public and the fire marshal for the cul-de-sac. After further discussion Jim Richards moved to table concept approval for Mustang Meadows until at least March 10, 2009. Walter Gale seconds the motion.

Roll Call Taken:

<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with all voting Aye.

**General Business**  
**Mainstay Hotel**  
**1365 East 2850 South**  
**Parcel # 060210039**

Chairman Dale Harrison: We need to review ordinances for Mainstay's compliance. This project is in our C1 overlay zone. I have some concerns with the preliminary plan, Ordinance 02-26-003. Chris Hoem: I put a packet together for the ordinances that need to be reviewed for this project. The hotel is proposed to be forty two feet high; our height ordinance will only allow thirty five. We will have to change that. I talked to Jeremy Raymond, with the new fire truck we could go to seventy five feet. I later spoke with Craig Blunt, to be safe we decided to go forty five feet. The residents originally set thirty five feet for the maximum height because they didn't want to lose the skyline view. Jim Richards: What we discussed with Mainstay was if they re-oriented their building from running north and south to east and west we would "work with them on the height." Walter Gale: We discussed the reason the height ordinance only allowed thirty five feet was because we didn't have access to a ladder truck, but since we became a fire district and have access to the County's ladder trucks we could change the height ordinance, but we never changed it. Chris Hoem: I think most of us have come to the conclusion that forty five feet would work and it wouldn't be too high to take away skyline. 02-27-010 Façade. The ordinance will allow brick. I think it needs to be amended. Jim Richards: I thought we agreed on decorative brick. Chairman Dale Harrison: I think we should keep decorative brick, it works well and it looks good. Chris Hoem: The landscaped parking is in compliance with the ordinance. Exterior perimeters of the parking lot should have a minimum of a five foot wide landscape strip. Chairman Dale Harrison: I have a concern with a ten foot strip along any street. Chris Hoem: Mainstay has a driveway access and not a street. Parking lots with more than twenty spaces must have a minimum of 5% interior landscaping. This is also in compliance. All landscape areas shall consist of live plant materials and be serviced by a permanent underground water system. Mainstay doesn't have any water system mentioned on the plans. Chairman Dale Harrison: Is the developer aware there are permitted trees for this area? Chris Hoem: I don't think so. Trees shall be planted in the landscape areas at a ratio of one tree per 300 square feet of gross landscape area. I spoke with Craig Blunt and we interpreted this to mean if you add up all of the landscaping on the property then do the ratio from there, you will know how many trees are required. The ordinance also mandates that Mainstay needs to screen his parking area from the street by using rolling earth berms and landscaping. There are no plans for this either. The minimum drive aisle with shall be 23 feet. Mainstay is in compliance. Number 13: Parking lots shall give landscaped islands provided at maximum intervals of 23 spaces at retail uses. Technically, Mainstay doesn't need landscaping islands unless they had longer rows. The next ordinance is parking ratio. City Council was comfortable with one space per guest room and the research I have done is favorable to one to one parking. Chairman Dale Harrison: I got on three different websites, one to one parking worked for all three. 02-15-006 maximum driveway width would be 30 ft. 02-15-008 section E paragraph a. No more than 50% of the off street parking area for the lot, tract, or area of land devoted to the large retail establishment shall be located between the front façade of the building and the abutting streets. Big Box stores do not have parking behind the buildings. Maybe we should specify the type of

business to this ordinance. Paragraph F Naples Retail Commercial Center: The Naples Retail Commercial Center will build out over several years so establishing continuity between structures is critical. Buildings should respond to one another through shared scale, massing, and plan organization. Buildings should work in harmony with adjacent structures to create and maintain pedestrian scaled outdoor space and view corridors to the golf course and mountains. Chris Hoem: I think we need to remove golf course in that paragraph. Cresta Slaugh: Does Mainstay have to comply with the southwestern design? Chris Hoem: yes. Chairman Dale Harrison: The ordinance requires it. The portion of the lot in front of the hotel has to be maintained, does the developer understand that? Craig Blunt: That is part of his greenspace. Chairman Dale Harrison: I do not see any sidewalks on his plans and according to our ordinances for the C1 zone the sidewalks are textured. Chris Hoem reads from the Landuse ordinance book: Surface accent strips of brick or textured paving should be used to define pedestrian walkways. Chairman Dale Harrison: I think we need to stick with this. Chairman Dale Harrison: 02-27-005 section B: paragraph 2: Southwest architecture should be promoted within Naples City. Chris Hoem: We have the specifications for commercial lighting. They are changing the type of bulb that will last 20 years instead of 5 years. We are still waiting for the changes to be made. Chairman Dale Harrison asks about 02-26-003 special regulations paragraph 5. Chris Hoem reads: In addition to the 5% landscaping required on the private lot area, all road right of way not utilized for pavement, curb or sidewalk shall be planted and maintained as landscaped area. Craig Blunt: This is for unused areas that we didn't want to become weed patches. Chairman Dale Harrison: where are the specified trees listed? Craig Blunt: 02-33 in the Landuse Ordinance. So we are a little open minded, these trees have been looked at through USU and they do somewhat well in this environment that have the same crown. The idea is they have to live, not survive here. Chairman Dale Harrison: I have noticed that we do not require a fence around the garbage area of development and require it to match the façade. Chris Hoem: How does the Commission define façade? Is it just the front of the building? Jim Richards: No, the whole development needs to look good especially in this kind of development where the building will be seen from all sides. Chris Hoem: We need to add a definition for façade in our ordinances. We will provide the Commission with the changes in a packet for the next meeting on February 24, 2009 and we will start the process for the public hearing for the ordinance changes/amendments.

**Adjourn**

Walter Gale moved to adjourn. Jim Richards seconded the motion.

Roll Call Taken:

<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Next Planning and Land Use Meeting will be held on February 24, 2009 at 7:00 p.m.**