

**Naples Planning and Land Use
Regular Meeting and
Public Hearing Minutes
May 25, 2010**

Commission Present: Chairman Dale Harrison, Walter Gale, Cresta Slaugh, and Mark Partridge

Commission Absent: Vice Chairman Jim Richards, Stanley Johnson, Lane Webb and Kerry Kinney

Council Rep. Present: Kenneth Reynolds

Others Present: David Olsen, Rex Headd, Chris Hoem and Brandy Salazar

Opening Ceremonies: Chairman Dale Harrison welcomed everyone out to the meeting and called the meeting to order. Mark Partridge led the pledge of allegiance and Cresta Slaugh offered the invocation.

Verification of Quorum: Chairman Dale Harrison verified a full quorum.

**Approval of Agenda
May 25, 2010**

Chairman Dale Harrison moved to approve the agenda for May 25, 2010 with the change to table 02-29, Infill Development. Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Disclosures

None

**Approval of Minutes
May 11, 2010**

Walter Gale moved to approve the minutes for May 11, 2010. Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Cell Tower Siting – Final
Union Wireless
Parcel 06:021:0049

Chris Hoem: I met with the City Attorney, he would like to see the wording in the lease agreement that the city's satellite be placed on the tower at no cost to the city. On page 3, # 3, rent: the second line says, annual payment to be adjusted, the City Attorney suggested it should be increased and follows the consumer index. The increase should take place on the anniversary of the agreement. #4 c: lessee shall pay electrical power to the leased premises. Mr. Olsen: The meter would be put next to the existing meter and Union would be responsible for all utility bills. Chris Hoem: Page 5 #10: The last sentence states the limits of the insurance. The attorney suggested that the figures should be doubled for the insurance. Union changed the layout a little so they don't touch the easement at all. They also have a letter from the FFA stating they didn't need a light. Mark Partridge asked about the generator being sound proof and vented. Mr. Olsen: The generator will only be used in emergencies; the generator will not run daily. Mark Partridge: Is the landscaping going to be replaced after construction? Mr. Olsen: We will make efforts to replace the landscaping and replace the sprinkler system. Chairman Dale Harrison moved to recommend to the council to grant final approval for Union Wireless with the changes to the contract. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Land Use Ordinance Amendments:
02-29 Infill Development

Chris Hoem: I spoke with the Attorney on the changes to this ordinance. 02-29-001, Mr. Judd suggested the removal of the phrase "a division of previously larger lot." This would not allow a developer to subdivide a lot in to two lots then later into smaller lots and call it infill development. 02-29-003: a sentence was added after the first paragraph stating, "The Commission shall establish conditions to mitigate impact on neighboring property, assure public safety and address health concerns. All conditions shall be recorded on plat." We have also added that the first one hundred feet from the road shall be paved. Any mud tracked on the street is a violation of this ordinance, is a class C misdemeanor, and is subject to a fine and the cost of cleanup. After further discussion, the Commission agreed that a 100 foot asphalt driveway is a major expense and to change the guideline to 4 inches of road base pending recommendation from Craig Blunt.

Adjourn

Chairman Dale Harrison moved to adjourn. Mark Partridge seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Next Planning and Land Use Meeting will be held on June 8, 2010 at 7:00 p.m.