

**Naples Planning and Land Use  
Regular Meeting  
January 25, 2011**

**Commission Present:** Vice Chairman Jim Richards, Walter Gale, Cresta Slaugh, Lane Webb, Kerry Kinney and Mark Partridge

**Commission Absent:** Chairman Dale Harrison

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** Chris Hoem and Brandy Salazar

**Opening Ceremonies** Vice Chairman Jim Richards welcomed the Commission to the meeting. Lane Webb led the pledge of allegiance and Vice Chairman Jim Richards offered the invocation.

**Verification of full Quorum** Vice Chairman Jim Richards verified a full quorum.

**Approval of Agenda  
December 14, 2010** Lane Webb moved to approve the agenda for January 25, 2011, Kerry Kinney seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye

**Disclosures** None

**Approval of Minutes  
December 14, 2010** Cresta Slaugh moved to approve the minutes for December 14, 2010, Lane Webb seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye

**Land Use Ordinance – Discussion  
02-22 Residential-Agricultural RA-1 – Discussion**

Chris Hoem gave the Commission zone maps to show the current RA-1 zone and a proposal for housing density in residential zones. RA-1 current minimum lot size: 21,780 square feet (1/2 acre) and minimum frontage of 80 feet will be changed to 20,000 square feet with a minimum of 100 foot frontage. R-1 zone will remain at a minimum lot size of 8,000 square feet and minimum of 80 foot frontage. R-3 zone: minimum lot sizes will remain the same with a duplex requiring a minimum of 80 foot frontage, three and four plexes requiring a minimum of 100 foot frontage. Chris Hoem reviewed a map with Commission regarding distances between multi-family dwellings in the city. After further discussion the Commission agreed a duplex must be at least 400 feet from another duplex, but it must be at least 600 feet from the nearest four-plex. A four-plex must be at least 600 feet from the nearest multi-family dwelling of any size.

02-22-002 1. read, "One or two family dwellings: 8,000 sq. ft. now reads, "Single family dwellings. Page 3 number 8. read, "Day-care facilities, which have been approved by the appropriate state and local agencies. Day cares permitting more than 8 children are a conditional use;" now reads, "Day-care facilities, which have been approved by the appropriate state and local agencies. Day cares permitting more than 8 children are prohibited."

02-22-003 Minimum area requirements will change to reflect a minimum lot size of 20,000 sq. feet. Page 6, paragraph E was added, "Plans showing proposed off-street parking layout and landscaping for churches and schools shall be submitted to and approved by the city building official prior to the issuance of a building permit. Said plans shall provide that all land not covered by buildings or by off-street parking space shall be landscaped as lawn, trees, shrubs, gardens, or ground cover and otherwise landscaped and maintained in accordance with good landscaping practice. Cresta Slaugh moved to accept 02-22 RA-1 zone with the changes made and recommend to City Council for adoption. Walter Gale seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye

### **Residential R-2 – Discussion**

Chris Hoem: There is no R-2 zone on Naples Zone Map but we will adopt this ordinance to be prepared for medium to higher density development. The ordinance with the changes reads,

02-25-001 OBJECTIVES AND CHARACTERISTICS OF ZONE: The R-2 Residential Zone has been established as a zone for family residential purposes, somewhat more dense than the R-1 Residential Zone. While a greater amount of residential density is characteristic of this zone, attractive lawns, trees, shrubs, both on the street and around the buildings, is also characteristic of this zone. In order to accomplish the objectives and purposes of this ordinance, and to stabilize and protect the essential characteristics of the zone, the following regulations shall apply in the R-2 Residential Zone: 02-25-002

PERMITTED USES: The following buildings, structures, and uses of land shall be permitted, upon compliance with the requirements set forth in this ordinance: Any use permitted in the R-1 Residential Zone. Duplexes (two-family dwellings), which must be at least 600 feet from

the nearest multi-family dwelling. 02-25-004 MINIMUM AREA  
 REQUIREMENTS: Single-family dwellings - 7,500 square feet  
 Duplexes – 8,500 square feet 02-25-005 MINIMUM LOT WIDTH  
 REQUIREMENTS: The minimum lot width, measured along the front  
 setback line, shall be 80 feet. 02-25-006 LOCATION  
 REQUIREMENTS: Same as required in the R-1 Residential Zone.  
 02-25-007 HEIGHT REQUIREMENTS: Minimum None Maximum –  
 2 ½ story, thirty-five feet for other main buildings, except churches  
 and schools. For buildings within 1,320 feet of airport property, the  
 building plans shall be approved by the Federal Aviation  
 Administration prior to issuance of a building permit. 02-25-008  
 SPECIAL PROVISIONS: Same as R-1 Residential Zone 02-24-007.  
 Kerry Kinney moved to accept the R-2 ordinance with the changes  
 made. Walter Gale seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye

**General Business**

**Planning Commission Chairman and  
 Vice-Chairman Elections**

Ballots read aloud:  
 Chairman: Dale Harrison received 5 votes, Jim Richards received 1 vote.  
 Vice-Chairman: Jim Richards received 3 votes, Walter Gale Received 2  
 votes, Lane Webb received 1 vote.

Congratulations Chairman Dale Harrison and Vice-Chairman Jim  
 Richards.

**Adjourn**

Cresta Slaugh moved to adjourn. Lane Webb seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye

**Next Planning and Land Use Meeting will be held on February 8, 2011 at 7:00 p.m.**