

**Naples Planning and Land Use
Regular Meeting
February 8, 2011**

Commission Present: Chairman Dale Harrison, Walter Gale, Lane Webb and Kerry Kinney

Commission Absent: Jim Richards, Cresta Slaugh, and Mark Partridge

Council Rep. Present: Kenneth Reynolds

Others Present: Chris Hoem

Opening Ceremonies Chairman Dale Harrison welcomed everyone to the meeting and called the meeting to order at 7:00 p.m. Walter Gale led the pledge of allegiance. Dale Harrison offered the invocation.

Verification of full Quorum Chairman Dale Harrison verified that there is a full quorum, including himself, and regular members Lane Webb and Walter Gale.

**Approval of Agenda
February 8, 2011**

Chairman Dale Harrison moved to approve the agenda for February 8, 2011, with a change to move the Approval of Minutes of January 25, 2011 to Items for Future Discussion. Lane Webb seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Lane Webb	Aye
Walter Gale	Aye

The motion passed with all voting Aye.

Disclosure None

Public Hearing - Land Use Ordinance Amendments:

Chairman Dale Harrison moved to open up the public hearing to discuss amendments to two chapters in the Land Use Ordinance: 02-25 Residential R-2 and 02-14 Supplementary Regulations. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Lane Webb	Aye
Walter Gale	Aye

The motion passed with all voting Aye.

(Kerry Kinney arrives at the meeting and is designated as a voting member for February 8, 2011 by Chairman Dale Harrison.)

The public gave no comment.

Chairman Dale Harrison moved to close the public hearing to discuss amendments to two chapters in the Land Use Ordinance: 02-25 Residential R-2 and 02-14 Supplementary Regulations. Lane Webb seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Lane Webb	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Public Hearing Discussion - Land Use Ordinance Amendments:

02-25 Residential R-2

Chris Hoem: We have set up the R-2 zone to be residential only. We took out offices, public parking lots, etc. It reads "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." We made the special provisions the same as the R-1 Residential Zone because these zones are similar. Duplexes are allowed to be placed no closer than 600 feet from other multi-family dwellings. Single family dwellings require 7,500 sq. ft. minimum lot area, and duplexes require 8,500 sq. ft. minimum lot area. Both single family dwellings and duplexes require 80 feet of frontage measured along the property line adjacent to the street. Kerry Kinney: Is there enough room on a lot with 80 foot frontage for a duplex?

Chairman Dale Harrison: Yes, because they are deep lots. Now, do we need to clarify the maximum height requirements in 02-25-007? Chris Hoem: In the first sentence, where it reads "Maximum – 2 ½ story, thirty-five feet for other main buildings, except churches and schools" we should change it to "Maximum – Thirty-five feet from grade to crown, except churches and schools." Chairman Dale Harrison moved to accept the changes made to 02-25 Residential Zone R-2 and recommend approval to the City Council. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Lane Webb	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

02-14 Supplementary Regulations

Chairman Dale Harrison: In 02-14-007 where it reads "Sewer disposal shall comply with the health department requirements in all application for a building permit where more than two dwelling units shall be connected to a public sewer system" there needs to be a change so that any and every house needs to be connected to the sewer, if it is available. Chris Hoem: In the R-1 and R-2 zones, all homes must be connected to the sewer. In the RA-1 zone, septic tanks may be utilized. Walter Gale: The only time we're going to have an R-1, R-2, or R-3,

will be in a subdivision. Chris Hoem: Let's change the sentence to read "Sewer disposal shall comply with the health department requirements in all applications for a building permit where any dwelling units shall be connected to a public sewer system." On page 5, at the end of 02-14-013, I added the text "Violation of this section constitutes a class B misdemeanor." On page 2, near the end of 02-14-004, we should take out the part that describes the minimum lot areas required in the R-1 and R-2 zones because those requirements are already described in their respective chapters. Chairman Dale Harrison: In the paragraph above that, we need to clarify the part that reads "No parcel of land which has less than the minimum width and area requirements for the zone in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, or building or development as a lot, except by permit of the board of adjustment." Walter Gale: In 02-14-005, we need to add the words "from grade to crown" so the sentence reads "No accessory building in a residential zone shall be erected to a height greater than twenty five feet from grade to crown." Chairman Dale Harrison moved to accept 02-14 Supplementary Regulations as the first reading. Lane Webb seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Lane Webb	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Discussion – Disaster Mitigation Plan

Chris Hoem: The City completed a Disaster Mitigation Plan in 2004. We are working to update our plan now. How would prioritize the possible natural disasters from most critical to least? After some discussion, the Commission decided that in order of most critical to least, the natural disasters are the following: 1. Severe Weather, 2. Wildfire, 3. Flood, 4. Drought, 5. Rodent Infestation, 6. Epidemic, 7. Earthquake, 8. Landslide. Chairman Dale Harrison: I would like the City to provide some training in CERT or other emergency response training in order for us to use to prepare for disasters. I feel that "Severe Weather" is the disaster that affects our area the most. Walter Gale: Firemen and policemen are out helping others during a disaster, and as a City we need to plan for the first responders' families. Chris Hoem: We can also talk about "water wise landscaping" in our City newsletter. Chairman Dale Harrison: We need to continue healthy communication and planning with other entities on the subject of flooding and our storm water drainage plan. Chris Hoem: For landslide damage prevention, we could use a topographic map to outline the high risk areas near Ashley Creek and use that map as part of our Land Use Ordinance. We could then require development in those areas to complete a study to mitigate such disasters.

General Business

None

Administrative Updates

None

Items for Future Discussion

Approval of Minutes
January 25, 2011

Walter Gale: Page 2, the second time it reads “The minimum area required to keep any livestock or fowls is 10,000 sq. ft. which does not include the 8,000 sq. ft. required for the human dwelling area” should instead read “The minimum area required to keep any livestock or fowls does not include the human dwelling area. Walter Gale moved to approve the minutes with changes. Lane Webb seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Abstain
Lane Webb	Aye
Walter Gale	Aye
Kerry Kinney	Aye

The motion passed with the majority voting Aye.

Adjourn

Chairman Dale Harrison moved to adjourn. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Walter Gale	Aye
Lane Webb	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on February 22, 2011 at 7:00 p.m.