

**Naples Planning and Land Use
Regular Meeting
March 13, 2012**

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

Commission Absent: Chairman Dale Harrison

Council Rep. Absent: Kenneth Reynolds

Others Present: Chris Hoem and Shannon Karren

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

Verification of full Quorum Jim Richards verified a full Quorum.

Approval of Agenda
March 13, 2011 Wally Gale moved to approve the agenda for March 13.
Kerry Kinney seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Disclosures None

Approval of Minutes
February 7, 2012 Wally Gale moved to approve the minutes for February 7, 2012 with the correction to clarify the commission's recommendation for new R-1 zone setbacks. Mark Partridge seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

General Business
Shannon Karren Development - Concept Plan

Chris Hoem: Shannon Karren is developing a new industrial building on his property on 1750 South. It is planned to be used for pipe inspection by a business called Common Sense Inspection. The access off the road will have one entrance and one exit. The exit (driving off the property onto the public street) will be paved from the street into the lot a minimum length of 30 feet. The storm water retention will be along the north side of the property, separated from the canal by a berm. Cresta Slaugh: Will there be trucks going inside the building? Chris Hoem: No, the doors of the building are low enough to just allow pipes to enter and exit the building. Cresta Slaugh: Where will the trucks load the pipe? Shannon Karren: The trucks will be near the drive area that loops from the entrance to the exit. This loop area will have road base, and the rest of the loading area will be graveled. Wally Gale: On 1750 South, there is not much room for a turn-around. Shannon Karen: Using this driveway loop, the drivers will not need to go any further down 1750 South. We're going to use the lot's top soil for the berm.

Some of the lot will remain alfalfa field, so we don't anticipate problems with storm water drainage. Jim Richards: As far as landscaping, did you intend to put that inside that driveway loop? Shannon Karen: Perhaps south of the building. Chris Hoem: Xeriscape is acceptable landscaping. Shannon Karren: The front will have fencing as well. Chris Hoem: Their setbacks are adequate that if the road is widened in the future, the building will still be setback far enough. What is your plan for lighting? Shannon Karren: Basic security lighting around the perimeter that won't shine out to the neighbors. Cresta Slaugh: I'm concerned about the lighting. On 1500 South, there's an industrial building that has a light that floods across the street into a residential area. Shannon Karren: That building is now owned by John Hatch with JRH Construction. Chris Hoem: There is currently no sewer line in 1750 South. Shannon Karren: Ashley Valley Water and Sewer will have a meeting later in March about putting that line in. For a temporary fix, we would use Porta-Potties.

Cresta Slaugh made a motion to approve the concept plan. Wally Gale seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Ned Davis Development – Concept Plan

No information had been provided for this meeting.

Mark Partridge motioned to table this development until information is provided.

Lane Webb seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Administrative Updates

Chris Hoem described the progress that the City Council and Redevelopment Agency have made on the Retail Center next to the City Offices, the amendment to the R-1 setbacks, the process to create a community development project area near IFA, and the 2500 South traffic study.

Adjourn

Wally Gale moved to adjourn, and Mark Partridge seconded the motion.

Roll Call Taken:

Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on April 3, 2012 at 7:00 p.m.