

**Naples Planning and Land Use
Regular Meeting
July 17, 2012**

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

Commission Absent: Chairman Dale Harrison

Others Present: Chris Hoem, Dale Bennett, Brent Cooper and Kristine Cooper

Opening Ceremonies Vice Chairman Jim Richards led the opening ceremonies.

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

Approval of Agenda Lane Webb moved to approve the agenda, with the addition of hearing from Brent Cooper towards the beginning of the meeting. 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.

Disclosures Jim Richards' sister Kristine is married to Brent Cooper, who intends to develop Fairway Manors Subdivision

Approval of Minutes Wally Gale moved to approve the minutes for June 19, 2012 with the correction that Jim Richards did not offer the invocation. Cresta Slaugh seconded the motion.
April 3, 2012

Roll Call Taken:

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

The motion passed with a majority voting Aye.

General Business
Fairway Manor Subdivision

Brent Cooper explained his situation recovering from cancer and thus failing to record his subdivision plat that had been approved by the City in 2009. He asked for approval to move forward with his plans to develop a subdivision. Chris Hoem instructed the Commission that they could not vote on this matter tonight. Chris Hoem gave Brent Cooper three options for moving forward and Brent Cooper decided to meet with Chris the following morning to discuss his plans.

Equinox Inn Final Recommendation
775 South 1500 East

Dale Bennett presented the final plans for Equinox Inn. The Planning Commission reviewed the plans, checking for each item on the following list:

1. Title should be "Equinox Inn Final Plan and Development Agreement"

2. Property lines and lengths
3. Street name and locations (Highway 40)
4. Setback distances for front, sides, and rear
5. Landscaping location, type, and sq. ft. (at least 5% of total lot area)
6. Fence locations and types
7. Storm water retention location and volume (sized for a 100 year storm)
8. Lighting (described to be directed away from neighboring properties)
9. Sign location, size in sq. ft. and height
10. Size and number of parking spaces (including ADA)
11. Curb, gutter and sidewalk location and width
12. Driveway locations and widths
13. Traffic flow arrows
14. The following signature blocks: Engineer with license #, Owner/Developer, Planning Commission Chairman, Mayor, City Attorney, City Engineer, Fire Marshal, and Ashley Valley Water & Sewer
15. Every room in the Equinox Inn must be fully sprinkled

After the Planning Commission finished reviewing the plans, Lane Webb moved to recommend final approval for the development of the Equinox Inn. 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.

Review of 02-17 Airport Transition Zone

The Planning Commission read through chapter 02-17 of the Land Use Ordinance and made the following recommendations:

1. No roads shall be closed due to expansion of the airport
2. No expansion of the airport shall be allowed (unless by negotiation with Naples)
3. Encourage relocation of the airport, supported by past studies

There was no vote on this matter at this time.

Administrative Updates

There were no updates.

Items for Future Discussion

Cresta Slaugh asked Chris Hoem to remind Craig Blunt about the dust at JRH on 1500 South in Naples.

Adjourn

Lane Webb moved to adjourn, and 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.

Next Planning and Land Use Meeting will be held on August 14, 2012 at 7:00 p.m.