

**Naples Planning and Land Use  
Regular Meeting  
September 18, 2012**

**Commission Present:** Chairman Dale Harrison, Vice-Chairman Jim Richards, Cresta Slaugh, and Lane Webb.

**Commission Absent:** Wally Gale, Kerry Kinney and Mark Partridge.

**Others Present:** Chris Hoem, Brent Cooper, Kristine Cooper, Bret Stringham, Denice Stringham, Holly Baker, Evan Baker, Cliff Grua, and Ray Nash.

**Opening Ceremonies** Dale Harrison led the opening ceremonies. Lane Webb led the pledge and Cresta Slaugh offered the invocation.

**Verification of full Quorum** Dale Harrison verified a full Quorum.

**Approval of Agenda** Cresta Slaugh moved to approve the agenda. Lane Webb seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Disclosures** Jim Richards' sister Kristine is married to Brent Cooper, who intends to develop Maple Lane Homes (formerly known as Fairway Manor) Subdivision.

**Approval of Minutes** August 28, 2012. Jim Richards moved to approve the minutes for August 28, 2012. Lane Webb seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Public Hearing**

Rezone proposal and Final Plan approval for The Farm Subdivision RA-1 to R-1

Dale Harrison moved to open the public hearing and Lane Webb seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>

The motion passed with all voting Aye.

Chris Hoem: They plan to have a second access for emergency vehicles, starting from the North end of 2050 East, going east and then crossing the gulch to the South

to connect to the end of 1900 South at the end of Phase 2. Cliff Grua: There will be a temporary cul-de-sac at the end of phase 2. There will be a permanent asphalt road across the ravine. Dale Harrison: So this temporary road will be part of phase 2? Cliff Grua: Yes. Evan Baker: Where is this gravel road? Cliff Grua: The dotted line on the map and exists right now as a farm road. Chris Hoem: Dave Hatch at Ashley Valley Water and Sewer said that the sewer needs to be at least 5 feet deep. Dale Harrison: Even though that is a temporary road on the north side of the gulch, it needs to be maintained as far as dust control and snow removal. My concern is if we need to send a fire truck down it. Bret Stringham: Last time we met, you were talking about a bond for collateral. I don't believe the council knows about that. Also, will it be 100 foot frontages? Ray Nash: We have some that are 96. Cliff Grua: The minimum requirement is 80 feet. Chris Hoem: We're talking about two things, one is the subdivision approval and the other is the rezone approval. Denice Stringham: What's stopping them from shrinking it further? Chris Hoem: In order for that to happen, there would have to be public notice and mail a letter to everyone in the R-1 Zone. Dale Harrison moved to close the public hearing, and Cresta Slaugh seconded the motion. Ray Nash: We will have a walking path down through the gulch. We'll come back with further details on that.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>

The motion passed with all voting Aye.

### **Public Hearing Discussion**

Rezoning proposal and Final Plan approval for The Farm Subdivision RA-1 to R-1

Jim Richards motioned to approve the rezoning and final plan for The Farm Subdivision. Lane Webb seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>

The motion passed with all voting Aye.

### **General Business**

Fairway Manors / Maple Lane Homes Subdivision

Chris Hoem: In a previous meeting, there was a proposal to change the frontage requirement from 100 to 90 feet wide. There was a vote, and it tied, so the vote died. Brent Cooper has returned with a plan that complies with the RA-1 Zone. Jim Richards: Is there any other change? Chris Hoem: Only that they now comply with the zone, and they have changed the name to Maple Lane Homes Subdivision. The lots will be at least 1/3 acre and 100 feet wide at the street. Denice Stringham: Will a fence be there? Brent Cooper: I imagine there could be a farm fence. We'll probably be asking that every lot we sell will have a fence between the house and the farm ground that we keep behind them. Bret Stringham: This needs to be set in stone before anyone starts building. Chris Hoem: We could certainly change the ordinance to require fences to be built in the future. Denice Stringham: We had to pay a lot of money to build a fence next to Sunstone, and yet the Mayor got a fence built for him when Turner subdivision was developed at the Naples City Park. Dale Harrison: He has a lot of room behind the homes. Denice Stringham: Will there be a

sidewalk in the front? Chris Hoem: A minimum 5 foot wide sidewalk is required along the street.

Cresta Slaugh motioned to recommend approval of the Maple Lane Homes Subdivision to the City Council.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Vice Chairman Jim Richards</b>	<b>Abstained</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>

The motion passed with the majority voting Aye.

### **Administrative Updates**

Chris Hoem: We are planning to widen the first stretch of 2500 South going East of the Highway and add a traffic light at that intersection.

Dale Harrison: I've received some input on Sunstone Subdivision. They are not parking in front of their homes, but on 700 South behind them in Ironwood Subdivision. Chris Hoem: Ironwood has CC&Rs to restrict on-street parking. Dale Harrison: The fence on the corner of 700 South and 2000 East looks to be a problem. Chris Hoem: I have tried to contact them numerous times. Bret Stringham: You have both of those subdivisions' green spaces to worry about. Chris Hoem: We are working with the City Attorney to address the green spaces. Evan Baker: There are no stop signs at Sunstone and Ironwood subdivisions. Chris Hoem: Yes, we need stop signs at Sunstone and Ironwood. Cresta Slaugh: Why does the sidewalk at Winnelson stop and become gravel before the telephone box? Chris Hoem: I will check into that. Dale Harrison: Why are there no street lights in Pheasant Run? Chris Hoem: Craig and I inspected them a couple years ago and I believe they exist, but unpowered.

### **Items for Future Discussion**

None

### **Adjourn**

Jim Richards seconded the motion. Lane seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Vice Chairman Jim Richards</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Next Planning and Land Use Meeting will be held on October 16, 2012 at 7:30 p.m.**