

**Naples Planning and Land Use
Regular Meeting
October 23, 2012**

Commission Present: Chairman Dale Harrison, Cresta Slaugh, Mark Partridge, and Bret Stringham

Commission Absent: Vice-chairman Jim Richards, Wally Gale, Lane Webb and Kerry Kinney

Others Present: Chris Hoem, Ken Reynolds, Bob Dunsmore, and John Wood

Verification of full Quorum Dale Harrison verified a full Quorum.

Approval of Agenda Cresta Slaugh moved to approve the agenda. Bret Stringham seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Cresta Slaugh	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Disclosures None

Approval of Minutes Dale moved to approve the minutes for October 16, 2012 with the following correction: On page 6, remove the second "second" on the motion to adjourn. Also remove Dale from all votes since he didn't vote. Mark Partridge seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

General Business

Final Plan – Dunsmore LLC (QC Testing)
2944 S 1500 E
Parcel #: 06:021:0063

Bob Dunsmore: Please change references of QC Testing to Dunsmore LLC. Chris Hoem: I'll do that. Bob Dunsmore: Within 6 months of a neighbor developing a commercial building, including curb and gutter, we will build curb and gutter in front of our development. John Wood: I will meet soon with UDOT about this as well. Bret Stringham: In the future, if we have commercial in a residential area, then we need to, as a City, help them with their curb and gutter. Mark Partridge: If we allow businesses to go into these areas, then Naples City should fix the problem of continuity of gutter and curb. Ken Reynolds: That puts the City in a bind when someone says they won't pay for curb and gutter. Mark Partridge: Will the parking lot and driveway direct stormwater into the retention pond? Bob Dunsmore: Yes. John Wood: We will make sure that there is a sight obscuring fence around the development. Mark Partridge: Will there be road base in the back? Bob Dunsmore: The parking lot will be paved, and everywhere else will be roadbase (except the retention pond). Cresta Slaugh: The lighting needs to be pointed down, and not toward neighbors. Bob Dunsmore: We will make sure the lights don't shine onto the neighbors. Bret Stringham: I visited your location in Maeser, and it looked like you had 3 or 4 burning charcoal areas. Bob Dunsmore: Those are not ours and we won't have anything like that in Naples.

Dale Harrison motioned to recommend final approval of the development and the agreement to delay the construction of the curb and gutter. Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Discussion to amend 02-15 Off-street Parking Requirements

Bret Stringham: Which subdivisions have rules against on-street parking? Chris Hoem: I believe Ironwood and The Farm. Bret Stringham: If the City is not going to gather the snow and haul it off, then the roads need to be wider. Dale Harrison: I like the idea of a snow removal district. Maybe the R-1 zone is a little more lenient than our R-3? Bret Stringham: I think sidewalks should be cleared 24 hours after snowfall. Chris Hoem: I will work with the Road Superintendent, Police Chief, and City Council to come up with a snow removal ordinance. Thank you for the input.

Administrative Updates

Dale Harrison: I got a call about the house on 500 East and 1500 South, on the corner. They paved the entire front end and took out the fence. The concern is if the culvert was put under that driveway. Chris Hoem: I will check into that.

Items for Future Discussion

N/A

Adjourn

Dale Harrison seconded the motion. Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Cresta Slaugh	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on November 13, 2012 at 7:30 p.m.