

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

**Commission Present:** Chairman Dale Harrison, Vice-chairman Jim Richards, Wally Gale, Cresta Slaugh, Lane Webb, Mark Partridge, Kerry Kinney and Bret Stringham

**Commission Absent:** None

**Others Present:** Chris Hoem, Mayor Dean Baker and Councilman Ken Reynolds

**Verification of full Quorum** Cresta Slaugh verified a full Quorum.

**Approval of Agenda** Lane Webb moved to approve the agenda. Kerry Kinney seconded the motion.

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Disclosures** None

**Approval of Minutes** Kerry Kinney motioned to approve the minutes for October 23, 2012.  
October 23, 2012. Lane Webb seconded the motion.

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

The motion passed with all voting Aye.

Dale Harrison, Jim Richards and Wally Gale arrived at the meeting

**General Business**

**Amendment of 02-31 Subdivisions** Chris Hoem: After speaking with Councilman Dan Olsen, we need to include ditches and irrigation lines on development plats so that everyone know where they are and how to deal with them. So I added those words to the definitions section under Utilities and as requirements for the preliminary and final plats. I was going to add them to the part that talks about Drainage System plans, but it doesn't really belong there. Bret Stringham: Under 02-31-008 G. 2. f. has that been done before? Chris Hoem: Concerning the requirement for an owner's certificate of dedication, that has been done on minor and major subdivisions, but we are proposing a change so that only major subdivisions are required to dedicate streets to Naples City. The next change is that we will no longer require a city surveyor to sign plats, only the surveyor that is hired to create the plat or survey. Mark Partridge: Who is the City Engineer? Chris Hoem: We contract it out to local engineering companies. Anything that has engineering involved will still require a city engineer to review. Jim Richards: So there is a second engineering group that checks engineering work? Chris Hoem: Yes. I removed the word surveyor from 02-31-008 G. 3. and 5. Also, I removed the words "that the surveyor description is correct" from 02-31-008 G. 5. a. In the table of contents of the chapter, as well as in Section 02-31-012, I changed "single lot subdivision" to "single lot and minor subdivisions" since they are basically under the same rules. I added 02-31-012 3. i. as follows: "Minor subdivisions are only permitted on existing roads. When the properties are

subdivided, the portions of the properties that lie upon an existing public street shall not be required to be dedicated or deeded to the City.” Dale Harrison: Does that make it a flag lot? Dean Baker: About flag lots, Barton wanted to do a flag lot, so he actually had the property divided with a 60 foot wide strip to the back part where the house would be. Jim Richards: What is the required width for a flag lot? Dean Baker: I think 20 feet, but if the lot is on the road, then it has to be a normal 100 foot wide lot.

Wally Gale motioned to open the public hearing. Jim Richards seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Vice-chairman Jim Richards</b>	<b>Aye</b>
<b>Wally Gale</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>

The motion passed with all voting Aye.

### **Public Hearing**

There was no further public comment concerning the changes to 02-31 Subdivisions. Concerning 02-16 Sign Regulations: Chris Hoem: We already covered the Scenic Byway thoroughly. We have the intersections that we want to have off-premise business signs advertising businesses in Naples. After discussing with Dennis Judd, if we allow off-premise signs, we cannot control content unless we make them very uniform. The proposal is dark background with white letters. Dale Harrison: Why can't we allow Naples businesses to have whatever they want on the sign? Chris Hoem: We can't discriminate based on geographic location. That is why they must be uniform. I'll come up with the design for the uniform signs and bring both the Subdivisions and Sign Regulations to City Council. Wally Gale motioned to close the public hearing. 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>Wally Gale</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>

The motion passed with all voting Aye.

### **Administrative Updates**

Cresta Slaugh: Could you look into J-Chem? It looks to be an abandoned business. Dale Harrison: There was a chemical fire in my neighbor's yard. Chris Hoem: I will look into these issues.

### **Items for Future Discussion**

N/A

### **Adjourn**

Dale Harrison motioned to adjourn. 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>Wally Gale</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Next Planning and Land Use Meeting will be held on January 15, 2013 at 7:30 p.m.**