

**Naples Planning and Land Use  
Regular Meeting  
February 19, 2013**

**Commission Present:** Dale Harrison, Cresta Slaugh, Lane Webb, Walter Gale, Kerry Kinney, Mark Partridge, and Bret Stringham

**Commission Absent:** Neil Cathey

**Others Present:** Chris Hoem, Mayor Dean Baker, Rob Heywood, Jim Richards and Councilman Ken Reynolds

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

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

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Disclosures** None

**Approval of Minutes**  
January 15, 2013.

Cresta Slaugh motioned to approve the minutes for January 15, 2013 with the following corrections: Clarify the last sentence of the first paragraph of the discussion on Jim Richards and remove Dale Harrison as commenting on the chemical fire since that happened during the December meeting. Lane Webb seconded the motion.

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye.

**General Business**

Discussion on Planning Commission Appointments

Dean Baker: I want to thank you for your service. I think you do a tremendous job for the City. To address the issue of appointments, it was me that made the changes. I've been wanting to do that for a while, simply because that is what I wanted to do. I wanted to move the longest serving Commission off and move Kerry on as a regular member. I just put on two new members. Neil Cathey and Andrew Bentley. Andrew has almost moved into his home, so we will have to appoint him in March. I appreciate Jim's years of service and I want to do something for him special in City Council. As the bylaws go, I appoint and the City Council approves of the appointments. If you have any questions, please ask them. Dale Harrison: Is this going to be a yearly deal? Dean Baker: No. I simply moved the oldest, who happened to be Jim, to make room for new people. I apologize if it didn't come across well, but that is what I did. Mark Partridge: Was this change by the City Council? Dean Baker: Yes, it was done in January. Mark Partridge: I feel like this is the wrong move. Jim can still do a world of good. I know you need new opinions. I can stand up here and voice my opinion and it doesn't bother me that I don't get to vote. But to remove someone who cares to be here, is wrong. Dean

Baker: I appreciate your point of view. One of the things that has come up from this is to set term limits. The Council is talking about setting term limits for you guys. That is something to be mindful of tonight. Dale Harrison: I understand where you're coming from as far as the alternates. Do you see a problem with moving people back as an alternate? Dean Baker: I know what you're talking about, but I have people that want to serve on the Commission so we need to rotate so others have a chance to serve. It works the same for the Council and Mayor. We are elected and serve for 4 years. The Council wanted your input on term limits. Bret Stringham: Maybe you're looking for a fresh voice. Dean Baker: Change is good. I wasn't trying to pick on anyone in particular, I simply moved the most senior member. Cresta Slaugh: That's fine, but you should have been at the meeting to talk to us about it first. Dean Baker: The appointments are supposed to happen in the first meeting in January. Dale Harrison: I don't want any of the alternates to feel like they aren't part of the Commission. In one way, I'm excited for new members. I hate the idea of someone that is dedicated to the City to be removed from service. When I was asked to be on the Commission, they were begging for people to come here. I hope that never happens. If people want to be on the Commission, I feel they should be here to show their support. Chris Hoem: Bret is a good example of showing up and showing support. Dale Harrison: Thank you for your time, Mayor. Jim Richards: I have another meeting I need to go to.

### **Pheasant Run Rezone Discussion RA-1 to R-3**

Rob Heywood: I sent a letter explaining our reason for wanting to rezone. At one time the concept plan was approved in the RA-1 zone. After that, the first phase was developed, and then in 2008 the skids on the economy hit. Then Phase 1 was changed into the R-1 zone. After that, the zoning laws changed for both the RA-1 and R-1 zones. These changes made the original concept plan obsolete. The lot sizes and frontages changed. We would like to move forward by rezoning. Dale Harrison: If this R-3 zone does go through, what is the main reason for changing it to the R-3? Rob Heywood: If you look at it from the developer's perspective, the original plan had 113 lots. The R-3 zone helps us get back to that. Bret Stringham: Has your phase 2 been finalized and recorded? Chris Hoem: No, it is expired. Bret Stringham: What about infrastructure? Rob Heywood: There is water and sewer line and their laterals for the main trunk going East. Bret Stringham: What were the original frontages like? Rob Heywood: 80 to 100 feet depending on the lot. Bret Stringham: So the new 100 foot frontages will work for you. You're just wanting to build more homes to generate more money. Rob Heywood: That's not totally accurate. Chris Hoem: The lots were originally platted as 80 by 100 lots. Now the R-1 zone requires 100 by 120 foot lots. Rob Heywood: We think we can do some really cool design in there, rather than just a normal development. Kerry Kinney: Do you need it all to be R-3? Rob Heywood: That's what we're here to discuss. Bret Stringham: Wasn't the R-3 rezone idea shut down before? Rob Heywood: No, we never had the option to use R-3 before. Kerry Kinney: I really don't want a lot of smaller lots. Dale Harrison: In the R-3 zone, you have more restrictions as far as green space and off-street parking. Do you feel like you can gain much more by using the R-3 zone? Rob Heywood: I don't think it will be much different from what we had in the original plan. It won't be that many more lots than the original. Dale Harrison: Are you still thinking single family houses in all of it? Rob Heywood: The majority yes. Dale Harrison: The traffic on those streets is a nightmare and we have to look at snow removal issues. Rob Heywood: With the parking lot requirements, those issues are addressed. Kerry Kinney: Could the East side of it be R-3 and the West side R-1? Rob Heywood: It could. The more land we have to work with, the better we could use it. Bret Stringham: I think you have the right idea of changing the East side to R-3 and the West side less dense. Wally Gale: Is there any way with what was approved? Chris Hoem: It expires after a year. Wally Gale: If they go to R-2, will it meet the original plan? Dale Harrison: I would like to have a place in Naples where the younger generation can afford a home. I am just really concerned about high density housing. Wally Gale: If we change it to R-3, we may trust what you're going to do, but we fear that if you sold the property that someone else could pack it full of high density. Rob Heywood: As the property is rezoned and immediately platted out and recorded, then they will be locked into

place. Dale Harrison: I would love to see rooftops to grow our Downtown. I am just concerned about making the whole thing R-3. I like the ideas you've shown us. Rob Heywood: We would like the possibility of a four-plex. It broadens the range of buyers. We could mix them in with the single family homes. Our goal is to have some homes under \$200,000. Dale Harrison: We look forward to hearing more at the public hearing.

**Administrative Updates**

Planning Commission Elections

Votes were taken. Dale Harrison was elected as the Chairman, and Cresta Slaugh was elected as the Vice-chair.

**Items for Future Discussion**

Rules of Order and Bylaws

Ken Reynolds: I talked with Dennis Judd and we discussed that the Council could make appointments to the Planning Commission, and the Mayor would approve of the appointments. Dale Harrison: I like that idea. I also would like to see term limits. Ken Reynolds: Another idea is to move the bylaws out of the land use ordinance into a separate thing. The Commission asked Chris to look into these items. Chris Hoem: I will check into these and I would like everyone to read the bylaws and the example rules of order so that you are all prepared for adopting rules of order in the future meeting.

Cresta Slaugh and Bret Stringham mentioned the lights at JRH which shine onto neighboring properties. Chris Hoem: I'll talk with them about it.

**Adjourn**

Dale Harrison motioned to adjourn. Cresta Slaugh seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Walter Gale</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.

**Next Planning and Land Use Meeting will be held on February 26, 2013 at 7:30 p.m.**