

**Naples Planning and Land Use
Regular Meeting
February 26, 2013**

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

Commission Absent: Neil Cathey and Mark Partridge

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:

Dale Harrison	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Walter Gale	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Disclosures None

Approval of Minutes Wally Gale motioned to approve the minutes for February 19, 2013.
February 19, 2013. Lane Webb seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Walter Gale	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Public Hearing – Pheasant Run Rezone

Cresta Slaugh moved to open the public hearing. Kerry Kinney seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Walter Gale	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Rob Heywood: Our concept plan is now obsolete. The City Council amended the zones. The R-1 zone is now a 12,000 square foot lot. The RA-1 zone is now a 20,000 square foot lot. In 2012, Naples created the R-3 zone. One of the reasons is to strengthen the downtown commercial area and provide the rooftops needed for

that area. This provides services to the citizens of Naples. It also gives young families an opportunity to build and own a home. I attended a conference back in 2007. The building costs were going through the roof. The price of land was making homes not affordable anymore. The R-3 zone requires that a more dense subdivision have some open space and encourages the developer to install amenities in the subdivision. Things like tot lots, parks, trails, etc. It makes sense as younger families are moving into the area that the home prices stay under \$200,000. The site supports the commercial area. Daybreak is a good example of a subdivision that has land planning that is good for many people. Here are some pictures of houses on 60 foot lots and the smallest lot allowed in the R-3 zone is an 80 foot lot. One thing in Daybreak that would not be allowed in the R-3 zone is a small distance between the houses and the sidewalks. Another design principle from Daybreak is the multi-family that mixes into the single family homes and are hard to recognize. They blend in. We also would like to make the R-3 zone pedestrian friendly, and integrated with the neighboring Commercial Downtown zone. Public: We're going to have 4 Halliburton trucks lined up. Rob Heywood: That's why I think alleys won't work. But the longer driveway idea will solve that problem perfectly. Public: I haven't had a good experience with Bishop Homes. I've lived in Bonnie Lass subdivision. The people that they draw are no desirable. We want to be out in the open country without apartments and their crowd of people. Rob Heywood: We would design the subdivision to be attractive and affordable. Public: A concern of mine is why do we have to have apartments in the R-3? A few years ago when you started this thing, there was a concern about prairie dogs and dust. How are you going to take care of that? Rob Heywood: We didn't start managing this until more recently. Chris Hoem: In the future, when a farmer sells his farm to a subdivider, that the water stays with the land so that it can be maintained. Public: Will the homes be subsidized? Rob Heywood: No. Public: One of my concerns is traffic. Will 1000 East be built? Chris Hoem: The City would like to see that in the future. Craig Goodrich: Why doesn't the City talk to me instead of me finding out during the meeting? I am against this development. Rob Heywood: I am trying to develop a valuable place that will potential drive property values up. Kerry Kinney motioned to close the public hearing. Wally Gale seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Walter Gale	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Public Hearing Discussion – Pheasant Run Rezone

Bret Stringham: I think there is a reason the City changed the zoning. They can build homes on the lots as is, and later they can add onto their home. Kerry Kinney: I think we do have a traffic problem. Dale Harrison: I met with the police chief and we discussed the major problems with the flow of traffic. We also have the issue with the on-street parking and snow removal. Kerry Kinney: I would rather have them go one phase at a time. Phase 3 and 4 is probably where we would have the majority of the problem and we aren't ready for that in my opinion. Wally Gale: I would guess that you are wanting to continue down the current road since you have utilities there already. Is that your first preference? Rob Heywood: Eventually we would like to realize the value in that ground, but the order is not important. Dale Harrison: As proposed as the original, changing the whole zoning to R-3, I make a motion to leave it the way it was zoned, without the rezone. It was not brought up as a concept to rezone it only partially R2 and partially R-3. If he wants to come back with that proposal, that is fine. But as far as the original 100% R-3 rezone, my motion is not to rezone it. Kerry Kinney seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Walter Gale	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Administrative Updates

None

Items for Future Discussion

None

Adjourn

Dale Harrison motioned to adjourn. Lane Webb seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Lane Webb	Aye
Walter Gale	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on March 19, 2013 at 7:30 p.m.