

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

Commission Present: Dale Harrison, Cresta Slaugh, Walter Gale, Kerry Kinney, Mark Partridge, Bret Stringham, and Neil Cathey.

Commission Absent: Lane Webb

Others Present: Chris Hoem, Daniel Hacking, Kathleen Hacking, Amanda Taylor, Rob Heywood, Brian Loyd, Alan and Dorothy Dattage, Craig and Lana Goodrich, Karen Cook, Jim Harper, Elaine Carter, Russell Carter, Betty Bonthe, Chantile Femiera, Katie Chisholm, Erick Chisholm, and Councilman Ken Reynolds

Verification of full Quorum Cresta Slaugh verified a full Quorum.

Approval of Agenda Mark Partridge moved to approve the agenda. Kerry Kinney seconded the motion.

Roll Call Taken:

Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Disclosures None

Approval of Minutes Kerry Kinney motioned to approve the minutes for February 26, 2013.
February 26, 2013. Mark Partridge seconded the motion.

Roll Call Taken:

Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

General Business

Microtel Concept Review

Chris Hoem: Microtel is planning to build an extended-stay hotel in front of IFA. Here is their plan where they show how the land will be divided. Bret Stringham: Is it on the corner? Chris Hoem: They are leaving that space for other commercial. Bret Stringham: I think they need to be here to represent themselves. Mark Partridge: This is what we want for the City. Chris Hoem: If they follow our ordinance then it should be approved. If you have any suggestions that might help them make their plan better, please share them. Bret Stringham: So they are going to use that dirt road that exists now? Chris Hoem: No, it will need to be paved. I will get them to share with us the rest of the information for the final plan review. Mark Partridge: So the next time we see them will be the final plan review. Chris Hoem: Yes. Mark Partridge: I agree they should be here. I make a motion that we accept the concept plan for Microtel as shown, keeping in mind that many revisions and information is required for the final plan. Kerry Kinney seconded the motion.

Roll Call Taken:

Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Public Hearing – Pheasant Run Rezone

Cresta Slaugh moved to open the public hearing. Mark Partridge seconded the motion.

Roll Call Taken:

Cresta Slaugh	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Rob Heywood: After receiving feedback from the Commission, we brought an idea about half R-2 and half R-3. The second option is to have a full R-2 zone that would allow us to develop the subdivision as was originally designed. I understand that no one is interested in having any multi-family dwellings. Cresta Slaugh: So you're saying you want to do all R-2? Rob Heywood: Yes. I wanted to clarify for everyone that there were two options. These lots average in size 11,152 square feet. That is substantially larger than what the R-2 zone allows. The frontage is required to be 80 feet at the setback line. The average we have planned is 103 feet of frontage at the setback line. This is pretty moderate. Kerry Kinney: Is your plan to subdivide and then sell the lots to a builder? Rob Heywood: Yes. Bret Stringham: How narrow do your lots go? Rob Heywood: None of them are more narrow than 86 feet of frontage. Bret Stringham: I understand that what you want to do is make cheap lots. Rob Heywood: The lots are large enough to build a typical house. We have an obligation to the City to eventually build the 750 East road. Everett Lemons: If you're going to connect 750 East, then the City should do something about 2850 South in High Country. Bret Stringham: is there any way to take 2780 South straight back to 500 East? That would be your best bet of getting two ways in and two ways out. Brian Loyd: I think bringing another entrance to 500 East would be beneficial. I would like to see a green space in there. Asphalt is not a suitable playground. We definitely need another entrance in and out of there. Chris Hoem: They would only be required to put in a park if it were rezoned R-3. Kerry Kinney: Is there any plans that the City might build a park around there? Chris Hoem: It would be up to a property owner and the Recreation District. Dorothy Dattage: A few years ago, the City was going to help upgrade 2850 South. Craig Goodrich: In the last meeting, I addressed the garbage and trespassers. I took some photos of one house construction. With whatever development happens, I think there needs to be a privacy chain link fence. The prairie dogs needs to be addressed. I saw some concepts for the roads, and I would like to see the concepts for the sewer and water. Bret Stringham: So what you're saying is you would like to see a fence go up? Craig Goodrich: Yes, I would like to see the fence go up now. Thank you. Karen Cook: We didn't want to build a house in the City. We wanted to live in the open. I would ask that it remain RA-1. Naples City assigned my address 2730 South and the road north of me is 2735 South. 500 East is a race track currently because it feeds everything. My husband and I are against a rezone. Ken Reynolds: We pushed to keep 100 foot frontages. Even half-acre lots look sardined to me. I would like to see this subdivision stay R-1 or RA-1. I have nothing against this developer, but developers in general are hard to trust. (Dale and Wally arrived at the meeting) Russell Carter: In the last meeting we discussed that the increased traffic would cause problems. Unless there is another major connecting road, this development should wait. Amanda Taylor: I agree with keeping the zoning as it is right now. I live on the corner, so access is a huge issue for me. Jim Harper: Do you have a master plan for the drainage in that area? Rob Heywood: We are still designing the lots. Jim Harper: My other concern is for us as road maintainers, when we go into Pheasant Run, the first road is clear so we can keep it clear of snow. But the rest of the road in Pheasant Run is full of vehicles, so we have no choice but to drive through it once and go to the next area because there are so many vehicles there. With this new construction, we're going to have 30 more homes and 60 more

vehicles. As you get more houses, you're going to have 2 or 3 per house. This is going to increase the traffic through there. It is also going to be hard for us to maintain roads. One more thing that the road department has a hard time with is cul-de-sacs. If we clean up the cul-de-sacs, then we have no other place to put the snow but on their driveways. It takes us a long time to haul off the snow. We try to haul it off, but there is no place or green space where we can in this area. If it were close by, then it would be easier for us to take care as far as road maintenance. These are 35 foot roads here and in High Country 25 foot roads. So you're going to have more traffic on a smaller road going into there. Even to think about reconstructing that road, we would have to look at the drainage issues in that subdivision. Currently, there is no drainage. All the drainage has been filled up. So it is going to be a major task to even think about roads in High Country, to redo them. Are there any questions for the Road Department? Cresta Slaugh: No, thank you.

Cresta Slaugh motioned to close the public hearing. Mark Partridge seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Public Hearing Discussion – Pheasant Run Rezone

Dale Harrison: I apologize for being late. I see some concerns on this. 500 East is a major road and that's a given. 2850 South cannot handle any more traffic. I think another exit would need to be in Pheasant Run connected to 500 East. Snow removal is another major concern. We went with the country atmosphere with keeping bigger lots. Just because they have a bigger lot doesn't mean they have to build a bigger house and make it more expensive. Bret Stringham: I agree about the bigger lots and to keep it RA-1. Kerry Kinney: Isn't it the City's responsibility to build the roads? Dale Harrison: The main artery roads, yes. Not in the subdivisions. Mark Partridge: About a year ago, our City Council was approached by a problem: a subdivision was started and never finished. The barren field blew dust everywhere and the prairie dogs were a problem. I agree with these guys that we don't allow a rezone. Yes, we do need more egresses. Kerry Kinney: I think that a road needs to connect to 2500 South. Mark Partridge: That is up to the private property owners. Dale Harrison: Do we have a motion? Cresta Slaugh: I make a motion.... Dale Harrison: To leave it or rezone it? Cresta Slaugh: ... Dale Harrison: We're trying to get more rooftops for more businesses. There again, we have to consider how long we have hashed out the 100 foot frontages. Cresta Slaugh: How many lots would be over 100 feet of frontage? Rob Heywood: A lot. Even the R-2 lots as proposed, we can't make it pencil. That's the problem. Even with what we've showed you, it's not economically possible to do it. Every foot of frontage added, it makes it harder to develop the lots. I can talk about economics, but no one will care about that. It will sit there, I'm afraid, for a while, until the market amends. Bret Stringham: So the 80 foot frontage to 100 foot frontage is going to bother you that much? Rob Heywood: It will. It's a compounding effect. It's not every lot can be 12,000 feet, just that the average lot size be around that. Bret Stringham: That's the City's goal, is to have agriculture be important again. Wally Gale: What's the average of the lots right now? Rob Heywood: The average lot size is 11,152 square feet. Some lots being smaller, others larger. The R-1 zone is 12,000 minimum. Our average frontage is 103 feet. Dale Harrison: If there is no other discussion, I will make a motion that we leave it as is and not rezone the property. Mark Partridge seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Walter Gale	Nay
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Public Hearing

Amendment to Sign Ordinance
Conditional User Permit for Sign
Byway Segmentation

Dale Harrison moved to open the public hearing. Cresta Slaugh seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Dale Harrison: Are there any public concerns or comments for any of the topics?

There was no public input for any of the topics.

Dale Harrison moved to close the public hearing. Wally Gale seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Public Hearing - Discussion

Amendment to Sign Ordinance

Chris Hoem: In a previous meeting, we discussed the Sign Ordinance, but we did not finalize these changes. Scott's sign would be a directional sign with no images except business logos. Scott Bingham: Naples Auto sign has images. Chris Hoem: Their sign is on-premise. It is proposed to reduce the maximum sign area for free-standing signs, add certain intersections to the allowed monument sign locations, and change illuminated signs from conditional uses to permitted uses with specific regulations. Cresta Slaugh moved to approve the amendments to 02-16 Sign Regulations with 1750 South specifically removed from the allowable locations for monument signs. Dale Harrison seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Walter Gale	Aye

Kerry Kinney
Mark Partridge

Aye
Aye

The motion passed with all voting Aye.

Conditional Use Permit for Sign

Chris Hoem: Scott can use the regulations we just went over instead of being required to have a conditional use permit. Scott Bingham: The plans I submitted show the size of the sign. Bret Stringham: I don't like conditional use permits. Dale Harrison: I don't like illuminated signs, so hopefully the regulations we went over will help us avoid the problems we've had with illuminated signs in the past. Mark Partridge motioned to strike the conditional use permit and that Scott use the regulations in the Sign Regulations ordinance instead. Wally Gale seconded the motion.

Roll Call Taken:

Dale Harrison
Cresta Slaugh
Walter Gale
Kerry Kinney
Mark Partridge

Aye
Aye
Aye
Aye
Aye

The motion passed with all voting Aye.

Byway Segmentation

Chris Hoem: The idea to segment the byway has been around for years. We have the power as a City to accomplish this if the byway in Naples does not meet any of the intrinsic qualities that it was originally designated for.

The following was discussed:

The segments being considered for de-designation were included in the original byway route for continuity of travel. They do not in and of themselves contain the intrinsic values for which the corridor was designated. Local residents have supported de-designation of the segments through Naples City.

1. Impact on Outdoor Advertising:
Per 02-16 Sign Regulations of the Naples Land Use Ordinance, no new billboards will be allowed within Naples City regardless of scenic byway segmentation.
2. Potential Impact of Traffic Volumes:
The everyday traffic in Naples is comprised of local residents, industry workers, and tourists. New signs advertising a few local businesses may possibly direct a small amount of traffic toward businesses off the Highway. Many locals don't even realize that a scenic byway goes through Naples City. Most of the traffic is local, and therefore segmentation would probably have little to no impact on traffic volumes.
3. Potential Impact of Land Use along the byway:
No impact. The entire length of the highway is and will remain Industrial and Commercial.
4. Potential Impact of Grant Eligibility:
Naples City staff has been told by various individuals involved in managing scenic byways that de-designation of some segments of the byway will not affect grant eligibility for neighboring designated segments. Even after discussion about segmentation a few years ago, Naples has benefited from a

grant to install kiosk informational signs at the Naples Roadside Park. During multiple meetings from 2009 to 2011, the Dinosaur Diamond Scenic Byway Committee expressed support for segmentation in Naples.

5. Potential Impact on the local tourist industry:
The perception of the stretch of Highway through Naples is generally considered as industrial and commercial in nature and has little to no recreation or tourism qualities. As stated above, many locals do not even know that the byway exists. Naples is not regarded as a tourism hot-spot and therefore it is believed that the local tourist industry would not be affected by segmentation of the byway.

Items to Discuss:

1. Reasons for segmentation or de-designation;
The main reason to segment is that the intrinsic qualities of the byway do not exist in Naples.
2. Whether segmentation or de-designation of the scenic byway will significantly degrade the statewide scenic byway system; and
The system will not be degraded because Naples represents a very tiny fraction of the entire Dinosaur Diamond Scenic Byway.
3. Whether segmentation or de-designation is an attempt to evade applicable rules, regulations or requirements.
There was no comment on this.

Kerry Kinney motioned to approve of the segmentation. Cresta Slaugh seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye.

Amendment to Planning Commission Bylaws

Chris Hoem: We need to replace Chapter 4 with the content we have in Chapter 36. Then we need to remove Chapter 36 to prevent any future contradictions. I cleaned up the ordinance including the powers and duties of the planning commission, the term limits, and defining how much you all are paid per meeting (\$25). Terms are four years in length and typically commissioners can serve 3 terms. Dale, for example, will be considered to have served 2 full terms and is half way through his third term. Dale Harrison: I like to have term limits. I don't like have a lot of specific rules of order because I prefer flexibility. Dale Harrison made a motion to approve the amendments to the Bylaws. Kerry Kinney seconded the motion.

Roll Call Taken:

Dale Harrison	Nay
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Nay

The motion passed with a majority voting Aye.

Administrative Updates

Dale Harrison: We have a business on 1750 South and they have been washing their trailers and trucks in the middle of the road. They have been unloading pipe in the middle of the road too.

Items for Future Discussion

None

Adjourn

Dale Harrison motioned to adjourn. 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.

Next Planning and Land Use Meeting will be held on April 16, 2013 at 7:30 p.m.