

**Naples Planning and Land Use
Regular Meeting
February 18, 2014**

Commission Present: Dale Harrison, Cresta Slaugh, Mark Partridge, Bret Stringham, Neil Cathey, and Andrew Bentley.

Commission Absent: Kerry Kinney, Lane Webb, and Szeth Simmons.

Others Present: Chris Hoem, Councilman Ken Reynolds, Councilman Dan Olsen, Mayor Dean Baker, Ray Nash, Chris Layton, Cody Evans, Tyler Coon, Kristy Coon, Eric Olsen, Mark Palacios, Jessica Palacios, and Cliff Grua.

Verification of full Quorum Chris Hoem verified a full Quorum.

Approval of Agenda Mark Partridge moved to approve the agenda. Neil Cathey seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Disclosures None

Approval of Minutes Mark Partridge motioned to approve the minutes for January 14, 2014. Bret Stringham seconded the motion.

Roll Call Taken:

Dale Harrison	Abstain
Mark Partridge	Aye
Bret Stringham	Aye

The motion passed with the majority voting Aye.

General Business

Craig Goodrich – Land Subdivision on 2500 South
Discussion about boundary line agreement

Chris Hoem: Craig Goodrich wanted to make his case that he shouldn't be required to get a boundary line agreement from each of his neighbors to resolve any disputes they have between the fence and the property lines. Andrew Bentley motioned to table the discussion until later in the meeting since Craig Goodrich was not present. Cresta Slaugh seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Mark Partridge	Aye
Cresta Slaugh	Aye
Bret Stringham	Aye
Neil Cathey	Aye

The motion passed with all voting Aye.

Final Plan Approval – QED

Chris Hoem: The irrigation line needs to be on the map. Bret Stringham: It is federal law that there needs to be a 15 foot wide easement for the irrigation line. Chris Hoem: You'll need to get it on the map for the final meeting with City Council. Chris Layton: We will put it on the map. Cresta Slaugh: Do we require rock on the building? Chris Hoem: As with the Codale building, the design overlay requires masonry and this QED building is the same type. Dale Harrison motioned to approve the final plan for QED on condition that the irrigation line be put on the map. Mark Partridge seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Mark Partridge	Aye
Cresta Slaugh	Aye
Bret Stringham	Aye
Neil Cathey	Aye

The motion passed with all voting Aye.

Preliminary Plan Review – The Farm Phase 3

Cliff Grua: We would like approval for phase 3 of The Farm subdivision. Mark Partridge: Nothing is going to be done with the road going around on the North side? Cliff Grua: We are going to be building the 1820 South road as part of Phase 3, and eventually have the road go to the causeway to connect with the South side. Mark Partridge: Back from the minutes when phase 2 was approved, the 1900 South road was widened to accommodate that. I went to the subdivision and it looked like phase 1 was 90% complete. Phase 2 is showing 18 lots and 8 done, that is less than 50%. I was under the understanding that you need at least 80% of the lots built on in order to move on to the next phase. Cliff Grua: I haven't heard of that. Chris Hoem: I talked with Dennis Judd about this and we came to the conclusion that if infrastructure is in and there is a maintenance bond, then it may not be necessary to require 80% built lots. The City is most concerned about having the infrastructure in and paid for. Mark Partridge: I am just worried about the gaps there. Cliff Grua: We have been cautious to not get too far ahead of ourselves for our own financial purposes. Our plan is to eliminate green space in all future phases. Dale Harrison: Do the homeowners know that you're taking away green space? Cliff Grua: We're working on new covenants and have meetings with everybody. It has been the general consensus that we should do that. We don't have the HOA set up yet. Andrew Bentley: So in order to move forward with this new plan, you'll need to set up the HOA and change the CC&Rs? Cliff Grua: That is correct. Andrew Bentley: Hasn't the City Council removed the requirement for green space? Chris Hoem: The requirement that remains concerns stormwater retention. And that stormwater area usually works well as a greenspace area as well. Dale Harrison: I understand that our ordinance requires 100 foot frontages now. Chris Hoem: They can continue with their plan as long as there are no substantial changes. If they remove all the green space from their previously approved plan, then they will need to comply with our new 100 foot frontage requirements. They will need to show us documentation that their CC&Rs no longer require green space in order for us to consider approval of the preliminary plan for the subdivision. Andrew Bentley motioned to approve the preliminary plan for Phase 3 of The Farm subdivision on condition that the HOA is setup and that the specific lot sizes are reviewed by the City Attorney. Mark Partridge seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Mark Partridge	Aye
Cresta Slaugh	Aye
Bret Stringham	Aye
Neil Cathey	Aye

The motion passed with all voting Aye.

Craig Goodrich – Land Subdivision on 2500 South

Chris Hoem: At first, Craig Goodrich thought that he simply needed a letter from each of his neighbors, but they were not boundary line agreements. Dale Harrison: All the surveying needs to be documented. Andrew Bentley: He needs to know that if he subdivides as shown here, he won't be able to further develop the back part of the large lot in the future. Dean Baker: I saw the plat, and I think it should be signed. It is the responsibility of the surveyor to do it right, not the City's responsibility to check on the surveyor's work. Andrew Bentley motioned to take no action. Bret Stringham seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Mark Partridge	Aye
Cresta Slaugh	Aye
Bret Stringham	Aye
Neil Cathey	Aye

The motion passed with all voting Aye.

Administrative Updates

There were no administrative updates.

Items for Future Discussion

Chris Hoem presented a letter that Rob Heywood had written concerning plans for phase 2 and the organization of an HOA. However, the Commission did not have Chris read the letter. Dale Harrison commented that we have tried to work with this developer, but we need to require them to build the 750 East road soon, and that we cannot delay it much longer.

Adjourn

Andrew Bentley motioned to adjourn. Neil Cathey seconded the motion.

Roll Call Taken:

Dale Harrison	Aye
Mark Partridge	Aye
Cresta Slaugh	Aye
Bret Stringham	Aye
Neil Cathey	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on March 18, 2014 at 7:30 p.m.