

**Naples Planning and Land Use
Regular Meeting
April 15, 2014**

Commission Present: Mark Partridge, Cresta Slaugh, Kerry Kinney, and Bret Stringham.
Commission Absent: Dale Harrison, Neil Cathey, Andrew Bentley, and Szeth Simmons
Others Present: Chris Hoem, Mayor Dean Baker, Jeanine Reynolds, Danny Reynolds, Ryan Wilkey and Cliff Grua.
Verification of full Quorum Mark Partridge verified a full Quorum.
Approval of Agenda Bret Stringham moved to approve the agenda. Cresta Slaugh seconded the motion.

Roll Call Taken:

Mark Partridge	Aye
Cresta Slaugh	Aye
Bret Stringham	Aye

The motion passed with all voting Aye.

Disclosures None

Approval of Minutes Bret Stringham motioned to approve the minutes for March 18, 2014. Cresta Slaugh seconded the motion.

Roll Call Taken:

Mark Partridge	Aye
Cresta Slaugh	Aye
Bret Stringham	Aye

The motion passed with the majority voting Aye.

General Business

Resident Request to address commission regarding Pheasant Run Subdivision – Scott Hiatt

Ryan Wilkie: At one point there were areas in Pheasant Run that were designated at parks. There is a concern that those areas won't be completed. The neighbors are concerned with how the storm water will be handled. Cresta Slaugh: Has the second phase been approved? Chris Hoem: No, they are working on the development agreement. Mark Partridge: I suggest having the land owners meet with the developer to express your concerns. Ryan Wilkie: Part of our concern is that during the HOA meeting, the developer claimed over 100 votes and appears sketchy the way he went about it. Dean Baker: From what I understood, even though the owner owns the unplatted tract of land, those future lots don't have a vote per lot. Kerry Kinney arrived at the meeting. Cresta and Mark: Thank you for your time.

02-31 Subdivisions – Review and Recommendation Storm Water Requirements

Chris Hoem went over the changes planned for enacting ordinance 14-162. Mark Partridge: The way this is stated, they would have to have all their storm water retention system built for the entire subdivision from the beginning. Bret Stringham: I think this is a good idea. Chris Hoem: We can change it so that it follows the intent, which is that each phase has to be covered on its own, but the phase can be covered by using a combined storm water retention area that is used by multiple phases, yet engineered to retain all the water for the phases it handles. Bret Stringham: I have a problem with fences on page 31. Why should it be up to the Planning Commission when the fence is to be built? Chris Hoem: We could change that in a future meeting. Bret Stringham: I would like it to say that the fence shall be installed on perimeter of a subdivision adjacent to an agricultural use. Mark Partridge made a motion to send the changes to the ordinance, including allowing an alternative for storm water retention, to the City Council with a recommendation to approve the changes. Bret Stringham seconded the motion.

Roll Call Taken:

Mark Partridge
Cresta Slauch
Kerry Kinney
Bret Stringham

Aye
Aye
Aye
Aye

The motion passed with all voting Aye.

Administrative Updates

There were no administrative updates.

Items for Future Discussion

Cresta Slauch: Did we find anything out about the sidewalk on 1500 South? When they did the handicap corners, about 2 summers ago, they didn't do anything in front of the strata box. Dean Baker: It might have been Strata that did that. Chris, could you ask Craig about that? The Planning Commission also directed Chris to check the lighting at JRH and the business license status at the parking lot next to Naples Café.

Adjourn

Mark Partridge motioned to adjourn. Cresta Slauch seconded the motion.

Roll Call Taken:

Mark Partridge
Cresta Slauch
Kerry Kinney
Bret Stringham

Aye
Aye
Aye
Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on May 13, 2014 at 7:30 p.m.