

Naples Planning and Land Use
Public Meeting
July 20, 2023

Commission Present: Scott Adams, Scott Major, Brock Arnold

Commission Absent: Chris Clark, Andrew Bentley, Jessy McKee, Kevin Hiatt

Others Present: Mike Davis, Gwen Harrison, Ken Reynolds, Cliff Grua, Paul Hawkes
Opening Ceremonies

Verification of full Quorum Scott Adams verified a full quorum. All Commissioners will be voting in the meeting.

Approval of Agenda Gwen Harrison & Mike Davis suggested adding an item number 1 of Final Subdivision Approval pending administrative review to the agenda. Scott Major motions to approve the agenda with suggested changes. Brock Arnoldt seconds the motion.

All in favor:

Scott Adams	Aye
Scott Major	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Brock Arnold motions to approve the May 18, 2023 minutes. Scott Major seconds the motion.

All in favor:

Scott Adams	Aye
Scott Major	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Cliff Grua
The Farm Subdivision
2014 Phase 5

Cliff Grua and Paul Hawkes presented the proposed preliminary plan for The Farm Subdivision 2014 Phase 5. On Lot 63, there is question about whether or not the area that was originally proposed to be the road continuation should be vacated or kept as Naples City right-of-way while changing the entrance to look like all other property entrances. Mr. Hawkes explained that they feel it is not cost effective to complete a survey and subdivision amendment plats for such a small area. Scott Major stated that if an individual purchased that property, they would assume they own that piece of land. Mr. Hawkes commented this is no uncommon, as there is generally a strip of land between the road and the property already starts, which is the road right-of-way. Brock Arnold questioned what burden could fall on the future property owner. Paul Hawkes stated it would look no different than other lots, there would not be additional asphalt to maintain. Scott Major stated he believes it is too much work at this stage to change that property over to be part of Lot 63, but he would suggest that the future owners of Lot 63 be notified that they could approach the City Council to vacate that portion and gain claim to that piece of property. Paul Hawkes stated that Lot 61 will have a public utility easement for sewer running back to Lot 63. Gwen Harrison stated there was question regarding the 1:1 slope for the storm retention pond, and if that could be changed to be 2:1 slope for safety and maintenance. Cliff Grua stated he doesn't believe it is any different than the gulch that runs right along that area. Brock Arnold questioned if the property owner is responsible for the retention pond, and it fails, how much liability and cost would fall on the property owner. Paul Hawkes stated there will language on the survey plat stating the owner of that lot will be responsible for the maintenance of the

retention pond. Cliff Grua stated that the runoff in that small section of road is fairly minimal. Ken Reynolds stated he does not see any problem with the road right-of-way being on Lot 63, as long as it is noted on the plat. Scott Major stated he believes there is potential liability for the city and more inconvenient for the citizen that purchases the property. Paul Hawkes stated the storm retention pond has the steep 1:1 slope on one side only, and it will be 2:1 on the other 3 sides. It will be 4 feet in depth. Scott Adams stated he is comfortable with the plan as-is, as long as there is another administrative review.

Brock Arnold motions to approve the preliminary plans for The Farm Subdivision 2014 Phase 5 pending administrative and consultative review. Scott Adams seconds the motion

All in favor:

Scott Adams
Scott Major
Brock Arnold

Aye
Nay
Aye

Motion carried with majority voting Aye. Scott Major opposed.

Brock Arnold motions to approve the final plans for The Farm Subdivision 2014 Phase 5 pending administrative and consultative review. Scott Adams seconds the motion.

All in favor:

Scott Adams
Scott Major
Brock Arnold

Aye
Nay
Aye

Motion carried with majority voting Aye. Scott Major opposed.

Water Connection Discussion

Mike Davis presented the issue with water connections moratorium. Mr. Davis stated that staff has discussed that no new building permits will be issued until they can prove they have a water connection. Mr. Davis asked the commission at what point they felt comfortable approving plans while the moratorium is in effect. Scott Major stated if the plat has met all the requirements, the city should sign and approve the plat. A letter should be included with the plat stating the approval is for the plat design and not approval for water connection. Scott Major directs staff to follow up with the commission once the next meeting with Ashley Valley Water & Sewer regarding the moratorium has taken place.

R3 Zone Ordinance Proposed Changes

Gwen Harrison presented the proposed R-3 Zone changes, specifically noting that it would not allow apartments but would allow for row houses with a maximum of six units per building, with a maximum of twelve units per acre, and required greenspace. Scott Major stated there was an item to be addressed regarding green strip between the sidewalk and curb, clarifying the intent. Scott Major stated it would be beneficial to bring this back again when more of the commission members may be present. Ken Reynolds stated he would like to see a statement in the ordinance not allowing on street parking.

ITEMS FOR FUTURE DISCUSSION

Highway 40 Rezone

Will be brought back in August or September.

Legislative changes

2023 Legislation changes will be brought the Planning Commission's attention in the coming months.

City Updates

Mike Davis updates the Planning Commission of upcoming city projects.

ADJOURN

Scott Major motions to adjourn, Brock Arnold seconds the motion.

All in favor:

Scott Adams
Scott Major
Brock Arnold

Aye
Aye
Aye

Motion carried with all voting Aye.

The next Planning and Zoning meeting will tentatively be held August 17, 2023 in the Naples City Council Chambers @ 7:30 P.M.

APPROVED