

**Naples Planning and Land Use**  
**Public Meeting**  
**August 17, 2023**

**Commission Present:** Scott Adams, Kevin Hiatt, Scott Major, Andrew Bentley, Chris Clark

**Commission Absent:** Brock Arnold, Jessy McKee

**Others Present:** Mike Davis, Dean Baker

**Opening Ceremonies**

**Verification of full Quorum** Scott Adams verified a full quorum. All Commissioners will be voting in the meeting. The meeting is turned over to Chris Clark.

**Approval of Agenda** Andrew Bentley motions to approve the agenda. Scott Adams seconds the motion.

All in favor:

|                       |            |
|-----------------------|------------|
| <b>Andrew Bentley</b> | <b>Aye</b> |
| <b>Chris Clark</b>    | <b>Aye</b> |
| <b>Kevin Hiatt</b>    | <b>Aye</b> |
| <b>Scott Adams</b>    | <b>Aye</b> |
| <b>Scott Major</b>    | <b>Aye</b> |

Motion carried with all voting Aye. None opposed.

**Disclosures** None

**Approval of Minutes** Scott Adams motions to approve the July 20, 2023 minutes. Scott Major seconds the motion.

All in favor:

|                       |            |
|-----------------------|------------|
| <b>Andrew Bentley</b> | <b>Aye</b> |
| <b>Chris Clark</b>    | <b>Aye</b> |
| <b>Kevin Hiatt</b>    | <b>Aye</b> |
| <b>Scott Adams</b>    | <b>Aye</b> |
| <b>Scott Major</b>    | <b>Aye</b> |

Motion carried with all voting Aye. None opposed.

**PLANNING/DISCUSSION**

**R3 Zone Ordinance  
Proposed Changes**

Mike Davis presented the proposed changes to the R-3 Zone. Andrew Bentley questioned if the idea of revising the R-3 zone was presented to City Council. Scott Major stated the proposed changes are more in line with what the Planning Commission is thinking, rather than asking City Council what they would approve or not. Mike Davis stated Ken Reynolds has been open to the change and this starts the momentum for the change. Chris Clark stated the statement of "In no case shall there be more than 12 units per acre" should be moved to Use Regulations. Andrew Bentley stated if we have the statement in the purpose and intent regarding promoting trails, we should have a statement about sidewalk requirements. Kevin Hiatt stated on width requirements, it wasn't clear why the lot width goes higher. Andrew Bentley stated it encourages building of duplexes vs triplexes. Chris Clark questioned if there was a need to define that and it would be more important to make sure the setbacks are right than necessarily the minimum lot width. Kevin Hiatt stated his concern is parking, as parking tends to be short, where we are a more rural area. Chris Clark suggested changing the guest parking to .5 stalls per unit. Andrew Bentley stated a requirement for a large enough shoulder to be able to park vehicles. Kevin Hiatt stated there would have to be reasoning for requiring wider roads. Chris Clark stated a developer would have to follow the Subdivision ordinance, which indicates road width requirements. Scott Major stated changing Land Use Authority title needs to be consistent with

other ordinances. Kevin Hiatt stated trail needs defined and where it can be made. Chris Clark stated changes should be made and review it again. Mike Davis communicated that Ken Reynolds stated he would like to see a limit to the amount of acreage that can be developed in R3, limiting to less than 20 acres. Chris Clark stated that doesn't appear to matter much, as the intent is for the R3 zones to be next to each other. Andrew Bentley stated It is unlikely we will have small spots of R3, if someone wanted to rezone to R3, it would need to be adjacent. Chris Clark stated if we put a limit that can be developed, it would go away from the purpose of our land use.

**ITEMS FOR FUTURE DISCUSSION**

|                     |                                                                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Highway 40 Rezone   | Will be brought back in 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 the codification of the Land Use Ordinance and asks for Planning Commission's opinion on the Index. |

**ADJOURN**

Scott Major motions to adjourn, Scott Adams seconds the motion.

All in favor:

|                |     |
|----------------|-----|
| Andrew Bentley | Aye |
| Chris Clark    | Aye |
| Kevin Hiatt    | Aye |
| Scott Adams    | Aye |
| Scott Major    | Aye |

Motion carried with all voting Aye.

**The next Planning and Zoning meeting will tentatively be held September 21, 2023 in the Naples City Council Chambers @ 7:30 P.M.**