

**Naples Planning and Land Use**  
**Public Meeting**  
**November 16, 2023**

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

**Commission Absent:** Scott Adams, Jessy McKee

**Others Present:** Mike Davis, Gwen Harrison, Mayor Dean Baker, Kenneth Reynolds, Gregory Walker, Mary Walker, Cable Murray

**Opening Ceremonies**

**Verification of full Quorum** Chris Clark verified a full quorum. All Commissioners will be voting in the meeting.

**Approval of Agenda** Scott Major motions to approve the agenda. Brock Arnold seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

**Disclosures** Kevin Hiatt is family friends with the Walker Family

**Approval of Minutes** Brock Arnold motions to approve the September 21, 2023 minutes. Kevin Hiatt seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

**PLANNING/DISCUSSION**

**Walker Hollow Subdivision  
Concept Plan**

Cable Murray presented the proposed Walker Hollow Subdivision concept. The proposed subdivision is located on 1500 South and will abut the west side of the airport. Would like to have 60' right of way opposed to 66' right of way. Chris Clark stated 60' would be typical for this situation. Andrew Bentley questioned if there would be a need for a second exit. Mike Davis stated that Jeremy Raymond has stated this exit would work. Chris Clark questioned if the leg on the back lots, for water, if that is legal. Staff will look into this. Cable Murray describes the secondary portion of the subdivision on 1750 South. Mr. Murray asks for clarification from the Planning Commission on if the stub road would count as road frontage on all sides. Or if it can be considered a private road or access. Kevin Hiatt stated he understands they are willing to meet any codes with the road and this would just allow for different frontages for the parcels. Andrew Bentley directs staff to do research on the stub road frontages. Scott Major questioned if a private road would be considered frontage. Mike Davis stated yes, once it is adopted by the city as a private road, it would count as frontage. Chris Clark questioned if a home owners association or entity would be required to take care of it, as it is a common drive.

Brock Arnold motions to approve the concept design of the Walker Hollow Subdivision as proposed. Scott Major seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

#### **The Farm Subdivision**

Mike Davis presented the Planning Commission with an update on The Farm Subdivision, regarding the pause on the work due to the current water moratorium.

#### **Water Connection**

Mike Davis presented a potential change to the signature block for Ashley Valley Water & Sewer on Naples City plats. With the current signature block, there is an assumption that once the plat is signed and approved by all, that water would be available, which was not the case. Mike Davis stated it could be an issue if lots are sold without the option of water. Brock Arnold questioned if as the planning commission, they could stop from selling lots. Scott Major stated the issue is with building, not the sale. Chris Clark stated in order to be a legal lot, public health codes require that it can provide water and sewer services, if available. It becomes a gray area because Ashley Valley says they will approve if you bring water rights, Naples City will say yes, and the Developer will go sell lots to people who can't build on them because there are no water rights. Gwen Harrison stated in the Subdivision Ordinance requires the plat be submitted to Ashley Valley Water & Sewer with our required signature block, with certain verbiage that can be construed as giving approval. The intention is to revise the signature block, as it is in the Land Use Ordinance in several chapters.

#### **Training**

Mike Davis presented that a joint training will take place on January 31, 2024.

#### **Christmas Party**

Mike Davis informs the Planning Commission of the Christmas Party.

#### **ITEMS FOR FUTURE DISCUSSION**

Highway 40 Rezone  
R3 Zone  
Subdivision Ordinance

#### **ADJOURN**

Brock Arnold motions to adjourn, Kevin Hiatt seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

**The next Planning and Zoning meeting will tentatively be held January 18, 2024 in the Naples City Council Chambers @ 7:30 P.M.**