

Naples Planning and Land Use
Public Meeting
May 16, 2024

Commission Present: Chris Clark, Scott Adams, Jessy McKee, Kevin Hiatt,

Commission Absent: Scott Major, Brock Arnold

Others Present: Gwen Harrison, Mayor Dean Baker, Ken Reynolds, Guy Collett, Randy Simmons, Shane Mayberry, Craig & Lana Goodrich, Miranda Bentley

Opening Ceremonies

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

Approval of Agenda Gwen Harrison stated there are several changes that need made to the agenda, including item 3 and 4 should be combined and the dates of the agenda and minutes need updated. Kevin Hiatt motions to approve the agenda with the suggested changes. Scott Adams seconds the motion.
All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Scott Adams motions to approve the April 18, 2024 minutes. Kevin Hiatt seconds the motion.
All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Ken McBride

Proposed rezone Gwen Harrison presented the proposed rezone request of Ken McBride.

Scott Adams motions to open public hearing for the proposed rezone. Kevin Hiatt seconds the motion.

c

Public Hearing

Craig Goodrich owns property west of the proposed rezone, opposes based on the fact they could not rezone in the past and doesn't see how it works into Naples City long term plan. Mr. Goodrich stated Naples is one of the few places that has not been inundated with high density housing, which would be an eyesore. Traffic would affect 2500 South which is already busy. And bordering developments has been an eyesore because of junk, dogs, people.

Randy Simmons owns property south of the proposed rezone. Mr. Simmons stated that proposed subdivisions of this type that come to a halt and do not get built fully. Would rather see the property left as commercial. Does not feel Naples is amenable to this type of housing.

Guy Collett stated there will be construction in Vernal City within 30 days with 68 apartments. High density housing will be available in the area.

Shane Mayberry opposes the high-density housing because it is contrary to what Naples City was set up to be originally. He wants to maintain as much as possible to keep it rural and green.

Mr. Mayberry stated high density housing brings other problems of drugs, shootings, and police presence is constant. Once we start doing high density housing, it will be hard with that precedence to push it back and control it. This is more than a zoning or ordinance thing; it is a higher value vision type thing.

Dean Baker read letter provided by Lindsay Karren lives at 2986 South 1500 East. Opposes rezone request, it would negatively affect the safe atmosphere in Naples City. Experience of living next to, being a landlord shows, and being on HOA boards more often than not the units fall into disrepair. Mrs. Karren stated crime is more prevalent in the higher density housing. Generally, investors buy units and rent to tenants that meet requirements. Nice individuals rarely buy R-3 units to stay long term they are there during a transition stage. Mrs. Karren would rather see it rezoned to larger duplexes or larger family homes or stay commercial.

Mayor Dean Baker against R-3 zone, especially with the fire station and housing going around it, we would have to put up a fence to protect it because it would be vandalized and used for drug pickups. Opposed as Mayor, especially with the fire station and the issue there. Leave as C-1 or R-1.

Ken Reynolds been involved with rezones for 20 years and never had one come before the city without a concept plan of what they want to do. Cannot see any benefit whatsoever to the city, opposed to is as well.

Gwen Harrison read letter provided by Lydia Anders Eaton. Located at 2972 South 1500 East. Opposes high density housing because of deterioration. Codes and regulations are hard to enforce. Does not oppose single family homes. Has concerns about traffic from high density housing in the area on 1500 East. Hopes that single family homes would be considered for the area.

Scott Adams motions to close the public hearing. Kevin Hiatt seconds the motion.
All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

Scott Adams stated the community has spoken very clear. Chris Clark stated he was indifferent on the proposal before in an effort to honor people's property rights but there are adjacent property owners who have rights as well and is something that should be considered in the decision. Kevin Hiatt stated he was indifferent as well and with no concept plan presented, there is no plan n to move forward with a timeframe, which was a sticking point. Jessy McKee stated the Planning Commission asked for a concept plan when Mr. McBride called in to a meeting. Mr. McKee does state that he thinks this is a needed thing, people need affordable housing, but this isn't it.

Jessy McKee motions to reject the proposed rezone to R-3. Kevin Hiatt seconds the motion.
All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

Miles Property Holding Proposed Rezone

Miranda Bentley presented the proposed rezone request to the Planning Commission. Mrs. Bentley stated the house was purchased with the intent of flipping it and the field to the east to

subdivide to build two more residential lots. Mrs. Bentley stated the property along with the neighboring properties are zoned commercial which is not ideal. She has signatures of the neighboring properties which are zoned commercial are in favor of the proposed rezone to residential RA-1 for single family homes. Mrs. Bentley has obtained signatures from the neighboring properties in support of this.

Kevin Hiatt motions this be brought back for a public hearing. Jessie McKee seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

Downtown Commercial Proposed Ordinance Changes

Guy Collett proposed to the Planning Commission that they include luxury RV resorts in the C-1 Commercial zone. Mike Davis questioned Mr. Collett about what kind of commercial it would bring to the City. Mr. Collett stated there will be a clubhouse on site and it would bring more business in next to Subway. Chris Clark questioned if it was something that would be moved on quickly. Mr. Collett stated it would be done within a year. Kevin Hiatt questioned what specifically Mr. Collett is wanting to change in the commercial zone. Mr. Collett stated the addition of a luxury RV resort as a conditional use. Chris Clark requested Mr. Collett supply a list of conditions that would align with development ideas.

Kevin Hiatt motions to bring back for further discussion once Mr. Collett has provided the City with criteria. Scott Adams seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

Gwen Harrison presented proposed changes to the Downtown Commercial ordinance and suggests waiting until the next meeting to discuss further.

ITEMS FOR FUTURE DISCUSSION

- Highway 40 Rezone
- Walker Hollow Subdivision

ADJOURN

Kevin Hiatt motions to adjourn, Jessie McKee seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held June 20, 2024 in the Naples City Council Chambers @ 7:30 P.M.