

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING MINUTES
6:30 P.M., P.S.T., TUESDAY, FEBRUARY 2, 2016
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by David Freistroffer, Vice-Chairman of the City of Elko Planning Commission.

ROLL CALL

Present: David Freistroffer, Jose Negrete, Joe Becker, John Anderson,
Tera Hooiman, Jeff Dalling

Excused: Aaron Martinez

City Staff Present: Scott Wilkinson, Assistant City Manager; Bob Thibault, Civil Engineer;
Jeremy Draper, Development Manager; Josh Carson, Fire Marshal;
Rebecca Hansen, Planning Technician

PLEDGE OF ALLEGIANCE

INITIAL PUBLIC COMMENT PERIOD

There were no public comments made at this time.

APPROVAL OF MINUTES

November 3, 2015 – Regular meeting **FOR POSSIBLE ACTION**

*****Motion:** Accept the meeting minutes from November 3, 2015 as presented. **Moved by Jose Negrete, Seconded by Joe Becker. The motion passed unanimously.**

I. NEW BUSINESS

A. PUBLIC HEARINGS

1. Review, consideration, and possible recommendation to City Council for Zoning Ordinance Amendment No. 2-15, an amendment to Title 3, Chapter 2, Sections 2 and 12 A. 3. of the Elko City Code, by adding a definition for Park and Ride Facilities, and adding Park and Ride Facilities as a principal permitted use within the LI (Light Industrial) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Mr. Draper explained we've been working on park and ride facilities under Section 3-2-17. This adds a definition and allows park and ride facilities under the Light Industrial zone as a principal use.

Mr. Thibault recommended approval.

Mr. Carson was in support.

Mr. Wilkinson reminded the Commission, this is in concert with the prior ordinance change you recommended. He recommended the same type of recommendation for adoption.

*****Motion:** Forward a recommendation to City Council to adopt an ordinance which approves Zoning Ordinance Amendment No. 2-15 as presented. **Moved by Joe Becker, Seconded by Jose Negrete. The motion passed unanimously.**

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review, consideration, and possible action on the 2015 Annual Report of Planning Commission activities. **FOR POSSIBLE ACTION**

Mr. Draper said this is just an update of what Planning Commission has accomplished over the last year. He gave an overview of the report. There were 128 applications processed this year compared to 97 last year, and the application fees collected were \$32,850 an increase of \$10,825 from last year.

Commissioner Negrete asked when we increased the application fees.

Ms. Hansen thought it was right at two years ago.

*****Motion:** Approve the 2015 Annual Report of Planning Commission Activities as presented, and forward a recommendation to City Council to approve the report. **Moved by Jose Negrete, Seconded by Tera Hooiman. The motion passed unanimously.**

II. REPORTS

A. Summary of City Council Actions.

Mr. Draper reported the zone change on Court Street was approved. We also had three vacations approved: Ormaza's, STP Road, and off of Spruce Road.

B. Summary of Redevelopment Agency Actions.

Mr. Wilkinson reported the Urban Design Overlay is very close to going back to RDA for possible adoption into the RDA plan. We've reworked the corridor design based on RDA action, and hope to have that back before the RDA on February 9th. We'll also have some amendments to the RAC bylaws. We started advertising the Storefront Improvement Program and will advertise it until February 29th. We'll also have some PSAs out to the radio stations shortly.

C. Professional articles, publications, etc.

1. Zoning Bulletin

2. Zoning Practice

D. Preliminary agendas for Planning Commission meetings.

Mr. Wilkinson felt we need to have a discussion about the 5th Street corridor. The Commission should consider both Residential Office and Commercial Transitional. Basically anything you do in the RO district requires a conditional use permit, so he thought maybe a CT type overlay district might be better. We'll need to find out from legal counsel if we have an overlay district if it can be a little bit different than the CT zone.

Vice-Chairman Freistroffer remembers that there are larger requirements for screen walls and lighting between commercial and residential. Will that be a problem?

Mr. Wilkinson said that's what we need to talk about. Which district makes more sense? That's true, but he wasn't sure if that was required for CT adjacent to residential. On the other hand it may be simpler to look at the type of principal uses you might see in CT versus RO. There are pros and cons either way. If we have an overlay district maybe we can have different development standards. What made us start thinking about this is we have a residential home that was converted to office space, and now they want to do a consignment shop.

Vice-Chairman Freistroffer pointed out the commercial zone has no noise ordinance and that's primarily a residential area. That's something they'll need to think about too.

E. Elko County Agendas and Minutes.

F. Planning Commission evaluation. General discussion pertaining to motions, findings, and other items related to meeting procedures.

G. Staff.

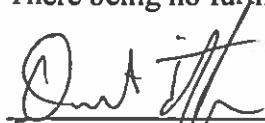
Mr. Wilkinson reported Cathy Laughlin accepted the Planner position with a start date of February 8th.

FINAL PUBLIC COMMENT PERIOD

There were no public comments made at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned.



David Freistroffer, Vice-Chairman



Jose Negrete, Secretary