

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING MINUTES
5:30 P.M., P.D.S.T., TUESDAY, MAY 7, 2019
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

Jeff Dalling, Chairman of the City of Elko Planning Commission, called the meeting to order at 5:30 p.m.

ROLL CALL

Present: Evi Buell
 Gratton Miller
 Ian Montgomery
 Jeff Dalling
 John Anderson
 Stefan Beck
 Tera Hooiman

City Staff Present: Scott Wilkinson, Assistant City Manager
 Cathy Laughlin, City Planner
 Michele Rambo, Development Manager
 Bob Thibault, Civil Engineer
 John Holmes, Fire Marshal
 Shelby Archuleta, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no comments made at this time.

APPROVAL OF MINUTES

April 2, 2019 – Regular Meeting **FOR POSSIBLE ACTION**

*****Motion: Approve the April 2, 2019 Meeting Minutes as presented.**

Moved by Evi Buell, Seconded by Tera Hooiman.

**Motion passed. (6-0, Gratton Miller abstained)*

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review, consideration, and possible adoption of Resolution 1-19, containing amendments to the Atlas Map #12 and the Transportation Component of the City of Elko Master Plan, and matters related thereto. **FOR POSSIBLE ACTION**

Planning Commission reviewed and initiated the amendment to the City of Elko Master Plan at its March 5, 2019 meeting and made additional changes to the amendments at their April 2, 2019 meeting.

Cathy Laughlin, City Planner, explained that this was triggered by a subdivision application for a Stage 1 meeting that was brought to the City of Elko for a subdivision that is on the corner of Celtic and El Armuth Drive. When staff meets in a Stage 1 they look at all aspects of the subdivision, including transportation and the Transportation Component of the Master Plan. There were a couple of properties that were in the County portion of Royal Crest Drive that did quiet claim deeds and took over possession of what was mapped originally for El Armuth Drive. El Armuth Drive was not mapped as a dedicated roadway, it was mapped as a parcel in the original mapping. With the property owners already taking over half of the ownership of the area, and because of the steep topography, it is nearly impossible for the City to have the extension of El Armuth Drive from Sagecrest Drive to Celtic Way. Looking at the Transportation Component of the Master Plan, and proposing this amendment, we are proposing to eliminate the connection of El Armuth Drive between Sagecrest Drive and Celtic Way, as well as eliminating the connection between El Armuth Drive to the future frontage road. It would also be impossible to do that connection because there is a property that the City would have to acquire in order to do a road connection. It is proposed that El Armuth Drive end at Hondo Lane. Those are the two proposed changes to the Transportation Component of the Master Plan.

Michele Rambo, Development Manager, had no comments.

Bob Thibault, Civil Engineer, stated that any comments from the Engineering Department had already been included in the proposed changes.

John Holmes, Fire Marshal, had no comments or concerns.

Scott Wilkinson, Assistant City Manager, had no comments or concerns.

Commissioner Stefan Beck expressed that they didn't have a packed house, so everything must be going smoothly.

Chairman Jeff Dalling said they hashed all the issues out at the last meeting.

*****Motion: Adopt Resolution 1-19 containing amendments to the Transportation Component and Atlas Map Number 12 of the City of Elko Master Plan; directing that an attested copy of the foregoing parts, amendments, extensions of and/or additions to the Elko City Master Plan be certified to the City Council; further directing that an attested copy of this Commission's report on the proposed changes and additions shall have be filed with the City Council; and recommending to City Council to adopt said amendments by resolution.**

Moved by Evi Buell, Seconded by Tera Hooiman.

**Motion passed unanimously. (7-0)*

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review, consideration, and possible action to initiate an amendment to the City Zoning Ordinance, specifically Sections 3-2-3 General Provisions and 3-2-2 Definitions, and matters related thereto. **FOR POSSIBLE ACTION**

Ms. Laughlin explained that the Building Codes are being proposed to adopt the 2018 International Building Code, International Residential Code, Etc. With that, we currently have in the City of Elko Building Code a section on curb, gutter, and sidewalk requirements. Staff feels that with the proposed adoption of the new codes that the curb, gutter, and sidewalk section should come out of Building Section and go into the Public Ways Section of the Code. We are proposing to take the curb, gutter, and sidewalk portion completely out of the Building Code, put it into Public Ways, and make a reference to it in this Ordinance. We have created this Ordinance for Section 3-2-3, which is the General Provisions, to add a Section that clearly states that you might be subject to curb, gutter, and sidewalk regulations per another Section of Code. A few definitions were updated and added as pertained to curb, gutter, and sidewalk. Ms. Laughlin then went over the proposed changes.

Commissioner Beck said it sounded like there were not a lot of changes.

Ms. Laughlin explained that they were taking one section out of the Code, moving it to a whole other Section in the Code, and adding a reference to it in the Zoning Code.

Mr. Wilkinson explained that a comprehensive amendment is being done to the Public Ways Section of Code, but that doesn't come to the Planning Commission.

Ms. Rambo added that they are not changing the portion of the Ordinance dealing with curb, gutter, and sidewalk, they are just moving it.

Mr. Thibault had nothing to add.

Mr. Holmes and Mr. Wilkinson had no comments or concerns.

*****Motion: Initiate an amendment to the City Zoning Ordinance, specifically Sections 3-2-3 General Provisions and 3-2-2 Definitions and direct staff to bring the item back as a public hearing.**

Moved by Gratton Miller, Seconded by Stefan Beck.

**Motion passed unanimously. (7-0)*

II. REPORTS

A. Summary of City Council Actions.

Ms. Laughlin reported that City Council Agendas have been slow. When we don't have things on the Planning Commission agenda, then they don't go to City Council. Great Basin Estates continues to be tabled, but we are getting some communication. The Orchard Cove subdivision will be on the next City Council Meeting.

B. Summary of Redevelopment Agency Actions.

Ms. Laughlin reported that the RAC had meeting in April. They got two Storefront Improvement Grant Applications, and they recommended that both of them be approved. That will go to the RDA in May. At the beginning of the May meeting it will be a joint meeting with the RAC to present the recognition awards. Once the joint meeting is adjourned the RDA will move into their meeting. They will have several items on their agenda. They will be looking at the Storefront Grant Applications and the remaining funding. They will also be discussing the block end design, and an expenditure for funding to repaint and freshen up the train in the Train Park. There may also be an agenda item for the lights in the corridor.

C. Professional articles, publications, etc.

1. Zoning Bulletin

D. Miscellaneous Elko County

E. Training

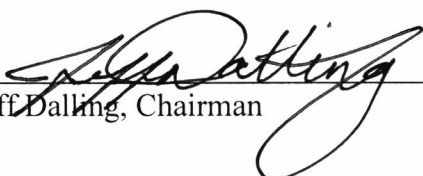
COMMENTS BY THE GENERAL PUBLIC


There were no public comments made at this time.

NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Planning Commission reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

ADJOURNMENT

There being no further business, the meeting was adjourned.


Jeff Dalling, Chairman


Tera Hooiman, Secretary