

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING MINUTES
5:30 P.M., P.D.S.T., TUESDAY, OCTOBER 6, 2020
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA
<https://global.gotomeeting.com/join/223862189>

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: **Jeff Dalling**
 Tera Hooiman
 Stefan Beck
 Gratton Miller
 Giovanni Puccinelli

Absent: **John Anderson**
 Vacancy

City Staff Present: **Scott Wilkinson, Assistant City Manager**
 Cathy Laughlin, City Planner
 Michele Rambo, Development Manager
 Bob Thibault, Civil Engineer
 Matthew Griego, Fire Chief
 Kelly Wooldridge, City Clerk

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

September 1, 2020 – Regular Meeting **FOR POSSIBLE ACTION**

*****Motion: Approve the Minutes dated September 1, 2020.**

Moved by Gratton Miller, seconded by Tera Hooiman.

**Motion passed unanimously. (5-0)*

I. NEW BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review, consideration, and possible recommendation to City Council for Parcel Map 8-20, filed by Gallagher Family Trust. The parcel map creates one parcel from two existing parcels and contains an offer of dedication for right-of-way for a portion of Norco Lane. Due to the dedication, it is referred to the Planning Commission with recommendation to the City Council, and matters related thereto. **FOR POSSIBLE ACTION**

The parcel map creates one parcel from two parcels owned by the applicant, Gallagher Family Trust. The map will be dedicating a portion of Norco Lane to the City of Elko.

Casey Gallagher, Gallagher Ford, explained that they were looking to combine the two parcels at the dealership and dedicate a portion of Norco Lane back to the City.

Cathy Laughlin, City Planner, went through the City of Elko Staff Report dated September 22, 2020. Staff recommended conditional approval with the findings and conditions listed in the staff report.

Bob Thibault, Civil Engineer, stated that the Engineering Department had no additional comments and recommended conditional approval.

Michele Rambo, Development Manager, had no comments or concerns.

Matt Griego, Fire Chief, had no additional comments and recommended conditional approval.

Scott Wilkinson, Assistant City Manager, recommended approval as presented by staff.

*****Motion: Forward a recommendation to City Council to conditionally approve Parcel Map No. 8-20 with the conditions listed in the City of Elko Staff Report dated September 22, 2020, listed as follows:**

1. **Prior to map recordation, a note shall be added to the map requiring the completion of sidewalk improvements along 30th Street with any future development or site improvement.**
2. **The Parcel Map shall be recorded by Elko County within two (2) years of this approval.**
3. **Revise the Parcel Map to show original property lines prior to City sign-off.**

Commissioner Puccinelli's findings to support the motion were the parcel map conforms with the City of Elko Master Plan Transportation and Land Use Components, the City of Elko Wellhead Protection Plan, and City of Elko Code Sections 2-13-3, 3-2-4, 3-2-10(B), 3-8, and 3-3-24, and 3-3-28.

Moved by Giovanni Puccinelli, seconded by Gratton Miller

**Motion passed unanimously. (5-0)*

II. REPORTS

A. Summary of City Council Actions.

Ms. Laughlin reported that on September 8th the City Council accepted the resignation of Commissioner Evi Buell. The two letters of interest for the open position will be reviewed with City Council on October 13th. On the September 22nd meeting the Council approved a parcel map to create a 2,800 sq. ft. parcel that is along the river, which is to be sold to Safelink for their fiber infrastructure. They also approved Rezone 1-20 for the Fire Station on South 9th Street and also rezone 5-20 for Legion Construction and Development for the 18 townhomes up North 5th Street. After a very long public hearing the City Council upheld the Planning Commission's decision to deny CUP 3-20 for Ruby Mountain Acton Academy.

B. Summary of Redevelopment Agency Actions.

C. Professional articles, publications, etc.

1. Zoning Bulletin

D. Miscellaneous Elko County

E. Training

Ms. Laughlin reported that the appeal basis for CUP 3-20 was on some of the errors that were made in that Planning Commission Meeting. Ms. Laughlin pointed out that she included some training in the agenda packet on findings. She wanted everyone to review that. It was one of the errors in the meeting. Ms. Buell made the motion to deny, but didn't include any findings to back up the denial.

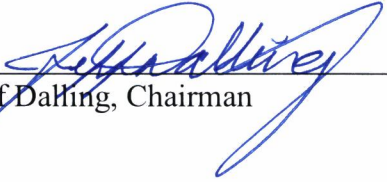
COMMENTS BY THE GENERAL PUBLIC

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 Darling, Chairman



Tera Hooiman, Secretary