

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING MINUTES
6:30 P.M., P.D.S.T., TUESDAY, APRIL 7, 2015
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by Greg Thornton, Chairman of the Elko City Planning Commission.

ROLL CALL

Present: Greg Thornton, John Anderson, Aaron Martinez, Joe Becker,
David Freistroffer, Tera Hooiman

Excused: Jose Negrete

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

PLEDGE OF ALLEGIANCE

INITIAL PUBLIC COMMENT PERIOD

There were no public comments made at this time.

I. NEW BUSINESS

A. PUBLIC HEARINGS

1. Review and consideration of Temporary Use Permit No. 1-15, filed by Friends In Service Helping (FISH), for a temporary campground within an LI (Light Industrial) zoning district. **FOR POSSIBLE ACTION**

The subject property is located generally east of STP Road and Hot Springs Road (APN 001-677-001).

Mr. Magness explained the site was identified about a year ago for these services. At the last City Council meeting of March, the license agreement was approved between FISH and the City.

Susan Martsolf, executive director for FISH, felt this was the best plan. It will relieve the waterway and pathways for the kids and neighborhood along 12th Street, and remove the health hazard there. There is close to 10 acres at the site, so the people will be able to spread out. The Engineering Department has set out individual campsites, and it will be done like a Forest Service camp where all the homeless folks who are going to camp there will register with FISH.

FISH has been designated the intake for all chronically homeless in Elko County, so they need that information anyway. They will keep track of the people through the Homeless Management Information System which is across the state. That system gives them and other organizations who want to do mission work, such as helping the homeless or giving them jobs, good information. The bus will be able to take the homeless back and forth to town. This will give FISH two years to find something permanent. She understands all the surrounding businesses have a lot of money invested and are worried, and they have a right to be, as do the homeowners. Like any other neighbor you're going to have neighbors you don't get along with, so this campground should be monitored like any other subdivision with the Police going through and access to the Fire Dept. Just like any other resident they are subject to our rules and laws. We have to have them to live peaceably.

Mr. Thibault has been working with other staff to define services and campsites: a gravel parking pad with 10 spaces, a dumpster, 3 portable toilets, a water spigot, and across the street will be a bus turnaround on city property. The campsites are 35 ft. x 35 ft. with a 5 foot buffer in between each one. There is a 26 foot access isle. We will start with 40 campsites. The last count from FISH was about 37 campsites in town. We can fit about 67 sites at the location. There will be a T-post at the center of each site with a site number which can also be used to leash pets. The area will be fenced with a 6 foot high fence with barbed wire to direct foot traffic to the railroad crossing at Hot Springs Road. Union Pacific doesn't want additional foot traffic on the railroad corridor.

Chairman Thornton wondered who will be responsible for contracting with the porta-potties and how often they will be serviced.

Mr. Wilkinson noted the City will with service about once a week. We'll see if we require more units or more frequent service, but three with service once a week should be adequate.

Mr. Draper recommended conditional approval, and Mr. Carson recommended approval.

Mr. Wilkinson recommended conditional approval. He pointed out the ingress and egress will be restricted to the entrance by the bus turnaround. There will also be signage directing occupants to cross at the railroad crossing. The bus service, which is very important, will be two to three times a day.

Mr. Magness added we received a letter of opposition from William Tatum which is in the packets. He lives across the street from the development.

Commissioner Becker wondered if there was thought given to marking the edges of the campsites so people knew how far they could spread out.

Mr. Thibault explained the corners are marked with painted wooden hubs at ground level.

Commissioner Martinez wondered what type of fence would be around the perimeter.

Mr. Thibault noted chain link with barbed wire on top.

Mr. Wilkinson added we don't want folks scaling the fence to get to the tracks. U.P. has a lot of concerns with the location and concentration of population. We would prefer not to have the site screened so the police, fire, and FISH can see for public safety.

Commissioner Martinez has been approached by several residents who are concerned about the impact to the businesses and residents. They are pleading for the City to take into consideration some sort of screening.

Commissioner Becker wondered if the barbed wire would be one-strand. (Three-strand)

Commissioner Martinez wondered if FISH was going to monitor the folks staying there. (Yes) How do you plan on making them either sign up or vacate?

Ms. Martsolf explained generally they are really easy to work with. They get a lot of services from us. She's hoping to get them there willingly, and already has several of them asking when they can go.

Commissioner Martinez wondered if they will be able to manage the additional work.

Ms. Martsolf felt they would because they already handle the 37 campsites along the riverbank. Those who volunteer and help out earn their meals. She didn't feel like it would be a mess like it is on the river with nobody paying attention.

Commissioner Martinez wondered if folks can sign up for the spot for the entire two years.

Mr. Magness explained how it's managed and how long they stay will be managed by FISH. This use is temporary, and we will be visiting it again. If something requires review before the time is up we have that right in code.

Mr. Wilkinson added the license agreement is for two years as well. If we don't have a permanent solution when the two years comes up we will have FISH reapply, and Council will have to reconsider a license agreement.

Ms. Martsolf explained HUD has made funds available through Section 8 for the chronically homeless to go into permanent housing. They have already placed three folks. The hardest part is we don't have places that are \$600 or less. The aim is to end homelessness in Elko County. The people have to be able to pay their own electricity. FISH hired two of the people, but they don't have the budget to do that for everybody, so we need businesses willing to hire them. It's going to take the whole community.

Chairman Thornton wondered if the campground was going to be the only place they are allowed to camp, and if all the river camps are going to be cleaned out. (Yes)

Commissioner Freistroffer wondered if the whole area was zoned LI because there is a residence.

Mr. Magness explained it's General Industrial where the housing is.

Chairman Thornton wondered what the two closest businesses were. (RAM and Peterbuilt)

Commissioner Freistroffer wondered what the small business to the south was or if it was a residence. (Ken Snyder)

Mr. Wilkinson noted he's a retired geologist. He does some work with and stores rock samples in that building.

Chairman Thornton wondered if the homeless were familiar with what's going to happen. (Yes) Are they looking forward to it? Is there enthusiasm? Are they resistant?

Ms. Martsolf explained part of them are really looking forward to it and have been asking her since before Christmas when they can go. If this passes tonight FISH will immediately start laying out plans for removal. As an incentive, FISH will take the big truck and help them move if they will be some of the first movers. We'll get them moved as easy as possible, and have them move all their trash to an easily accessible place so FISH can get something down there to haul that out. Hopefully groups will come forward to help with that. If we make it a good, happy, exciting event it'll help that along. They're just as afraid of this as anybody else because it's a big change. They know how to live like they are because they have experience. They don't know what's expected at the campground.

Ellie Timmons, Awesome Bail Bonds and Underdog Street Ministries, asked, "What happens to the people if they don't want to go and what is the punishment?"

Mr. Wilkinson explained they'll get cited for trespassing. Then if they don't relocate they will be arrested for trespassing and go to jail.

Ms. Timmons wondered if this was just for the City limits or if there are areas outside the City limits.

Mr. Wilkinson explained we have several codes we are going to enforce. First of all there's no overnight camping in the zones where the homeless are located whether it's private or public property. If they're on City-owned property and they don't relocate they will be arrested. If they're on private property without permission and the property owner notifies the City the police will be dispatched and they will be cited or arrested.

Larry Hire, 245 Ash St, wondered if the campground would only have one exit and entrance, and if it was going to be gated.

Mr. Wilkinson said it's not going to be gated.

Mr. Hire wondered if the people who are not allowed in the campground by FISH are going to be arrested and thrown in jail.

Mr. Wilkinson noted it'll be up to them to determine where they need to relocate too, but they won't be able to relocate to City-owned property along the river or private property to camp without being in violation of Code.

Mr. Hire wondered if there would be a list of how they are approved to get in.

Mr. Wilkinson said there are rules and regulations, but in order to be able to camp they have to register with FISH.

Mr. Hire said what if there's nobody there?

Ms. Martsolf noted most of them come into the office and we have record of them already, so all they have to do is say we're ready to register. We'll give them ample time before we start moving everybody.

Mr. Hire was just concerned about people who were thrown out of FISH. Are they going to have limitations put on them? Are there going to be check in and check out times?

Ms. Martsolf said no and then explained there are basic rules which will be posted for everybody to see. And then just like any other resident in town they will be subject to Elko's laws. This is not FISH property.

Mr. Hire wondered if it was going to be set up where everything is visible to everybody.

Mr. Wilkinson said correct. They can have their tents for privacy, and there will be sanitary facilities.

Commissioner Martinez wondered if there were requirements for hanging items on the fence.

Mr. Wilkinson said it's prohibited. If you look at the layout there is a buffer between the camp areas and the fence. There are prohibitions against utilizing the fence for camping purposes and there are prohibitions for having your camp encroach outside the limits of your assigned camp area.

****Motion:** Conditionally approve Temporary Use Permit No. 1-15 subject to the following conditions:

- 1) Conditions in the City of Elko Staff Report dated April 7, 2015 listed as follows:
 1. That the Temporary Use Permit will be subject to a renewal or extension of the license agreement between FISH and the City of Elko.
 2. FISH will operate the campground according to the license agreement.
 3. Periodic inspections will be made by City of Elko Fire and Police Departments.
 4. TUP 1-15 applies to the designated portion of parcel 001-677-001
 5. FISH will provide and enforce campground rules.
- 2) Conditions in the Development Department's memo dated March 25, 2015 listed as follows:
 1. The proposed use meets the requirements of city code 3-2-3-C-5
 2. The use is permitted for a period of 2 years
 3. The temporary use applies to APN 001-677-001

Commissioner Martinez's findings are the temporary use permit is in conformance with the City of Elko Master Plan Land Use and Transportation components, and the City of Elko Zoning Sections 3-2-3 (C) (5), 3-2-17, and 3-8.

Moved by Aaron Martinez, Seconded by David Freistroffer

*****The motion passed unanimously.**

2. Review and consideration of Conditional Use Permit No. 4-15, filed by Maverik, Inc., for a gas station within a C (General Commercial) Zoning District. The existing gas station parcel will be merged with a second parcel, and it is for this reason the use must be reconsidered. **FOR POSSIBLE ACTION**

The subject property is located generally north of Spruce Road between Noddle Lane and Mountain City Highway (2520 Mountain City Highway and 2515 Noddle Lane).

Todd Meyers explained this Maverik does not meet today's standards, so they are expanding it. The new project will have the same amount of dispensers, but will all have diesel. The new site will have a double canopy, so vehicles filling up will have more space between each other. The existing tanks are in good shape and meet the current EPA requirements, however Maverik has decided to replace and move them so their trucks aren't in the way. There is increased circulation on the east side, so vehicles will be able to get out of there a lot easier than they can now. The new store will have a larger area for being able to make fresh food, and expanded restrooms because this is one of only two stores in the entire chain which currently has a porta-potty outside. There's a possibility of expanding the restrooms even further than currently planned to add one additional stall to each restroom, but the area near Spruce Road will decrease by about three feet. The parking lot to the north is basically the existing parking lot for Gun World so the new building is pushed back, therefore access onto Spruce Road gets pushed away from the intersection which helps with the stacking issue by the traffic light. The slope on the northwesterly side could cause car doors to swing open on accident, therefore the parking stalls will get widened from what is shown on the site plan and there will be less. There won't be any entrances on the back side of the building, and there will be a retaining wall because of the approximate 7 ½ foot elevation difference between the parking stalls and the store's finished floor level. The picnic tables are close to Spruce Road, so he will put a two rail fence there that separates the tables from the sidewalk that way parents feel comfortable going there with their toddlers. He then went over the building elevations and colors.

Chairman Thornton wondered if the existing building would be torn down, and if so how long it would be out of commission.

Mr. Meyers answered both buildings will be torn down, and it will be closed for about 135 days.

Commissioner Becker verified that expanding the restrooms would decrease the picnic area, and wondered if there was a way to shift the building to the west for that.

Mr. Meyers is currently negotiating that because there is four feet between the retaining wall and the building, but the director of construction wants separation because of moisture and pressure.

Mr. Magness explained how the applicant has been very forthright and good at communication, and recommended conditional approval.

Mr. Draper and Mr. Carson both recommended conditional approval.

Mr. Wilkinson assumed their landscaping would include the NDOT right-of-way, and wondered if they were getting sidewalk with the NDOT project.

Mr. Draper said there's existing sidewalk there. It's set back from the curb and meanders.

Chairman Thornton wondered if the median will stay on Spruce Road.

Mr. Draper noted yes, that was a requirement from NDOT as part of our access permit.

Commissioner Becker wondered who currently maintains the green space along the frontage. Is that the applicant's responsibility? (Yes) Should that continued maintenance be a condition?

Mr. Draper didn't think so. They have a separate agreement with NDOT to maintain that though the encroachment permit.

****Motion:** Conditionally approve Conditional Use Permit No. 4-15 subject to the conditions in the City of Elko Staff Report dated April 7, 2015 listed as follows:

Development Department:

1. The conditional use permit is granted to the property owner allowing for the development of a gas station and convenience store.
2. The permit shall be personal to the property owner and applicable only to the specific use and to the specific property for which it is issued. However, the Planning Commission may approve the transfer of the conditional use permit to another owner. Upon issuance of an occupancy permit for the conditional use, signifying that all zoning and site development requirements imposed in connection with the permit have been satisfied, the conditional use permit shall thereafter be transferable and shall run with the land, whereupon the maintenance or special conditions imposed by the permit, as well as compliance with other provisions of the zoning district, shall be the responsibility of the property owner.
3. The properties shall be merged into a single parcel.

Police Department:

1. Insure adequate exterior lighting for overall crime prevention.
2. Consider options to increase employee's ability to survey exterior seating areas, i.e., windows, security cameras, lighting, signage, etc.

Planning Department:

1. Applicant building elevations to comply with submitted renderings regarding materials, design, etc. Elevations to be approved at time of Building Permit Application by Planning Department.
2. Applicant will be responsible to maintain cleanliness at all times.
3. Signage will require a separate application with the Building Department and be subject to the City's Sign Ordinance.
4. All utilities, equipment will be properly screened.
5. A Landscape Plan will be submitted at time of Building Permit Application. Landscaping will be provided per code. Landscaping will be properly maintained.
6. Compliance with all staff conditions.

Commissioner Becker's findings are the conditional use permit is applicable to the City of Elko Master Plan Land Use and Transportation components, the City of Elko Redevelopment Plan, the City of Elko Wellhead Protection Plan, and the City of Elko Code Sections 3-2-3, 3-2-4, 3-2-10 (B), 3-2-17, and 3-2-18.

Moved by Joe Becker, Seconded by David Freistroffer

*****The motion passed unanimously.**

3. Review and consideration of Preliminary Plat No. 3-15, filed by The Capps Group, Inc. on behalf of Parrado Partners LP et al., for the development of a subdivision entitled Great Basin Estates involving the proposed division of approximately 19.64 acres of property into 81 lots for residential development within an R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally north of Clarkson Drive approximately 725 feet east of 12th Street (APNs 001-630-062, 001-630-064, & 001-630-067).

Lana Carter stated this development was brought to the Commission a few years ago with a different layout. She was asked to reconfigure it by adding in some property to the northwest to push those lots out and reconfigure the streets. By doing that she was able to come up with 81 lots. This is within the boundaries of the approved CLOMR as well as the existing residential zone. The new layout is also able to accommodate the existing utilities better.

Mr. Draper explained how we had to do a modification of standards with the previous layout because of the lot depths, but this layout meets all the requirements. He recommended conditional approval, but pointed out that a traffic study which included this parcel was already done by Riverside Villas so we just need a copy of that.

Chairman Thornton wondered if the lots' square footage included the 15 foot easement for access to the fire hydrant located at the southwest of the property.

Mr. Draper said yes. He then explained the hydrant was relocated, but the easement needs to remain in place so the condominiums have access to their garages.

Mr. Magness and Mr. Carson recommended conditional approval.

Commissioner Martinez asked Mr. Draper to explain what needs to happen before recording the final plat map.

Mr. Draper explained grading, providing as-builts to the City, and filing the LOMR with FEMA. Once the LOMR is recorded, which is a very lengthy process, we can issue building permits.

Commissioner Freistroffer said good job to Ms. Carter because he remembered the previous lots were odd shaped and up to a half a dozen didn't meet the lot depth.

Commissioner Becker wondered where the mail facilities would be.

Mr. Draper noted focused on Opal Drive.

Commissioner Becker wondered why.

Mr. Draper thought that is probably where most of the residents will enter the subdivision.

****Motion:** Forward a recommendation to City Council to conditionally approve Preliminary Plat No. 3-15 subject to the conditions in the City of Elko Staff Report dated April 7, 2015 listed as follows:

Development Department:

(see Development Department Memorandum dated March 26, 2015)

1. FEMA approval of the LOMR will be required before a Final Plat is recorded.
2. A conditional Use Permit is not required for the proposed development.
3. Offsite improvements for traffic circulation on Opal Drive are required. The offsite improvements are to be included with the civil improvement plans for the Final Plat.
4. A traffic study is required. The City Engineering will determine the extent of the study. The study is required prior to or with application to the City of Elko for Final Plat.
5. A Hydrology Report is required with application to the City of Elko for Final Plat.
6. Storm drain infrastructure is required.
7. A Soils Report is required with application to the City of Elko for Final Plat.
8. Final Plat civil improvements are to comply with Chapter 3-3 of City code.

Engineering Department:

1. Storm Water detention may be required. Applicant to provide a summary of hydrology study results.

Fire Department:

1. A plans and documents package is required for Site Improvement / Construction Permit. Hydrant locations and quantity subject to revision during the plan review process.
2. Phasing Plan shall be submitted for phased projects. Fire Protection water supply and Fire Department access for phased projects require approval.

Planning Department:

1. Compliance with all staff conditions.

Public Works Department:

1. All public improvements are required at time of development.

Utilities Department:

1. Corrections have been provided to Tentative Map and will be reviewed at Final Map.

Commissioner Freistroffer's findings are the preliminary plat follows the City of Elko Master Plan Land Use and Transportation components, the City of Elko Redevelopment Plan, the City of Elko Redevelopment Plan, the City of Elko Wellhead Protection Plan, and the City of Elko Zoning Sections 3-2-3, 3-2-4, 3-2-5, 3-2-17, 3-3, 3-8, and 9-8.

Moved by David Freistroffer, Seconded by Aaron Martinez

*****The motion passed unanimously.**

4. Review and consideration of Rezone No. 2-15, filed by the City of Elko, for a change in zoning from PC (Planned Commercial) and PQP (Public, Quasi-Public) to PC (Planned Commercial), to clean up the zoning of the parcel to allow for a future planned commercial shopping center or other related commercial uses, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally southwest of the intersection of I-80 and Mountain City Highway. (APN 001-660-105).

Mr. Magness explained this is a housekeeping item. It will eventually be part of the lease agreement between the Airport and the end user so we are trying to get ahead of it.

Mr. Draper, Mr. Thibault, and Mr. Carson all recommended approval.

****Motion:** Forward a recommendation to City Council to conditionally approve Rezone No. 2-15 subject to the condition that the uses are to be reviewed at the time of development.

Commissioner Becker's findings are the rezone is in compliance with the City of Elko Master Plan Land Use and Transportation components, the City of Elko Redevelopment Plan, the City of Elko Wellhead Protection Plan, and City of Elko Zoning Sections 3-2-4, 3-2-10 (A), and 3-8.

Moved by Joe Becker, Seconded by Tera Hooiman

*****The motion passed unanimously.**

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review and consideration of Parcel Map No. 4-15, filed by Andrew and Shannon Knudsen, for the division of approximately 8.802 acres into two parcels. The parcel map contains an offer of dedication for right-of-way, and it is for this reason that the map is being referred to the Planning Commission and subsequently to the City Council. **FOR POSSIBLE ACTION**

The subject property is located generally southwest of the intersection of Mountain City Highway and Sundance Drive (APN 001-01E-033).

Mr. Draper explained Mr. Knudsen has been developing this area for a number of years starting out with some half acre homes. The proposed parcels are zoned commercial and abut the County. He recommended conditional approval, and explained that since Cattle Drive will be a major arterial we don't want people cutting through the residential area on Tamarack over to Sundance. Additionally, Mr. Strickland is fine with you removing the Public Works' comment as it contradicts the recommendation from all other departments.

Mr. Thibault recommended conditional approval explaining that the Surveyor's Certificate says the survey was completed over two years ago, which he thought was in violation of N.R.S., and hoped that was a mistake.

Chairman Thornton wondered if they needed to add a condition that it needs to be surveyed within 90 days if that wasn't a mistake. (No)

Mr. Wilkinson had no additional comments as long as the Public Works' condition was removed.

Commissioner Becker wondered if the six residential lots were rezoned from commercial or whatever they used to be.

Mr. Draper explained this was annexed property, so it came in as residential and commercial.

Commissioner Martinez understood the comment about the half-cul-de-sac issue, but this is all City right-of-way that we're looking at correct, on the south side?

Mr. Draper stated it's an access easement for the adjoining property owners.

Commissioner Martinez said which happens to be in the County. (Correct) What's the long-term vision for the final product of that cul-de-sac?

Mr. Draper explained staff is currently in conversations with the person interested in purchasing the property and annexing into the City. The idea would be to finish it off. Estrada would then have a driveway-type access from Sundance. Portwood already has access off of Sundance. Mr. Wilkinson had some good conversations with Chapman a couple years ago about dedicating that half of the right-of-way to us, and then for some reason it just went away. If we do get Parker's in here then we'll approach Chapman again.

Commissioner Martinez wondered if Chapman's parcel was in the County. (No) So that's where the annex for Parker becomes available.

Mr. Draper said since Parker owns this easement they could actually annex based just on that.

****Motion:** Forward a recommendation to City Council to conditionally approve Parcel Map No. 4-15 subject to the conditions in the Staff Report dated April 7, 2015, striking Public Works' condition, listed as follows:

Development Department:

(See Memorandum dated March 27, 2015 from Development Manager Jeremy Draper).

1. Public improvements for Parcel No. 2 are required prior to the recordation of the parcel map; improvements along Parcel No. 1 shall be required at the time of development or subsequent parceling. Modify the Note on Public Improvements accordingly.
2. Tamarack Road adjacent to parcel 19 was dedicated by deed 626072.
3. Identify the existing 30' easement as shown on Parcel Map file No. 618827 that extends from the end of Tamarack Road to Sundance Drive, identify this easement to be vacated by this map and record a 20' Public utility and drainage easement in its place.

Engineering Department:

1. The legal description on the application has the incorrect file no. in the reference and should read "Parcel 4 of Parcel Map file no. 618827".
2. The date that the survey was completed should be updated in the surveyor's certificate.

Planning Department:

1. Compliance with all staff conditions.
2. This application does not approve any proposed uses.

Utilities Department:

1. Will need 20' separate easement over both the water and sewer mains in Tamarack (10' each side of main).
2. A 20' sewer easement will be required for sewer main between Parcels 1 and 2 with sewer main centered on it, not 15' as shown.
3. Public improvements may be required at time of parceling, not at time of development as map indicates.

Commissioner Hooiman's findings are the parcel map complies with the City of Elko Master Plan Land Use and Transportation components, the City of Elko Redevelopment Plan, the City of Elko Wellhead Protection Plan, and the City of Elko Code Sections 2-13-3, 3-2-4, 3-2-10 (B), 3-8, and 3-3-60.

Moved by Tera Hooiman, Seconded by David Freistroffer

*****The motion passed unanimously.**

2. Review and consideration of Final Plat No. 2-15 for the Autumn Colors Estates Phase 3 subdivision, filed by Autumn Colors LLC, for the division of approximately 16.05 acres into 21 lots and two remainder parcels for residential development within an R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally at the terminus of Boulder Creek, approximately 705 feet northwest of Snowy River Drive (APN 001-01F-262).

Mr. Magness corrected that this will be for 15 lots and two remainder parcels. He supported other staff recommendations.

Mr. Draper explained the applicant originally came to us with 21 lots, but staff asked them to reduce the number of lots due to proximity to Cattle Drive to allow for future development of Snowy River Drive. In the event that they were to sell off Parcel R-1 it would actually make that development affordable. He recommended conditional approval with a modification to condition two since it was outdated.

Mr. Thibault recommended approval.

Mr. Carson recommended conditional approval.

Chairman Thornton read the Utility Department's condition.

Commissioner Martinez wondered if the final plat needed to have a surveyor's seal before being forwarded to City Council.

Mr. Thibault said typically it's marked for review only. The official copy will be stamped and signed.

Commissioner Martinez understood they would probably stand behind it, but it seems like we're forwarding an incomplete document.

Mr. Wilkinson explained the applicant is required to submit closure sheets, so we've never had the paper copies wet stamped.

Mr. Thibault noted the closure calculations were provided and they were stamped.

****Motion:** Forward a recommendation to City Council to conditionally approve Final Plat No. 2-15 subject to the conditions read into the record listed as follows:

1. The Applicant shall complete all required subdivision improvements within two (2) years. Approval of the Final Plat shall expire if within two (2) years the applicant has not completed the required subdivision improvements. The applicant may request an extension of time as provided for under provisions of City code.
2. The Utility Department will issue a Will Serve letter after approval from City Council.
3. Provide an Engineers Estimate for the required subdivision improvements.
4. Final approval for civil improvement plans.
5. State approvals for the subdivision.
6. NDOT approval of the civil improvement plans.
7. A Performance Agreement with regard to the dedicated public improvements shall be in place **prior** to the City of Elko Certifying the Final Map as required in 3-3-44.
8. Appropriate security is required **prior** to the City of Elko Certifying the Final Map as required in 3-3-45.
9. A plans and documents package is required for site improvement / construction permits.
10. Hydrant locations and quantity subject to revision during the plan review process.
11. Phasing plan shall be submitted for phased projects. Fire Protection water supply and Fire Department access for phased projects require approval.
12. Secondary access is required at Snowy River Drive East. Drive shall continue to Cattle Drive and be a 20 ft. minimum width with an all-weather surface (2009 IFC Section 503.2.1, 503.2.3 and Appendix D107.1).
13. Snowy River Drive West shall be equipped with a method of turn around as required for drives exceeding 150ft. in length (2009 IFC Section 503.2.5).
14. Civil Plans for water and sewer will be reviewed at time of submittal and offer any feedback in the form of redline comments.

Commissioner Hooiman's findings are the final plat complies with the City of Elko Master Plan Land Use and Transportation components, the City of Elko Redevelopment Plan, the City of Elko Wellhead Protection Plan, and City of Elko Code Sections 3-2-3, 3-2-4, 3-2-5 (E), 3-2-5 (G), 3-8, 3-2-9 (B), 3-2-17, and Chapter 3.

Moved by Tera Hooiman, Seconded by David Freistroffer

*****The motion passed unanimously.**

II. REPORTS

- A. Summary of City Council Actions.
- B. Summary of Redevelopment Agency Actions.

Mr. Magness invited everyone to attend an open house meeting for the downtown corridor conducted by Logan Simpson tomorrow night at 5:00 p.m. in Stockmen's Showroom.

- C. Professional articles, publications, etc.
 - 1. Zoning Bulletin
 - 2. Zoning Practice
- D. Preliminary agendas for Planning Commission meetings.
- 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.

FINAL PUBLIC COMMENT PERIOD

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.

Greg Thornton, Chairman

Jose Negrete, Secretary