

CITY OF ELKO
PLANNING COMMISSION
SPECIAL MEETING MINUTES
6:00 P.M., P.D.S.T., TUESDAY, APRIL 19, 2011
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by Chairman Jeff Thompson.

ROLL CALL

Present: Jeff Thompson, Rich Perry, Doug Owen, Alene Sutherland

Absent/Excused: Reece Keener, John Anderson, Brent Elmore

City Staff: Curtis Calder, City Manager
Delmo Andreozzi, Assistant City Manager
Ed Wynes, City Planner
Scott Wilkinson, Development Manager

I. PUBLIC COMMENT PERIOD

This agenda item is to provide time for the general public to address the Planning Commission regarding items of concern not specifically listed on the agenda. Action cannot be taken at this time, but a matter can be set on the agenda for a future meeting, as appropriate.

There were no public comments made at this time.

II. NEW BUSINESS

A. PUBLIC HEARINGS

1. Review, consideration, and possible action to approve final comments and updates to the Elko City Master Plan as discussed at the last special Planning Commission meeting, to be attached to the adopted Planning Commission Resolution No. 1-11. **ACTION ITEM**

Mr. Wynes explained adding the comment from Dave Stanton to the Master Plan will enable us to revise the RDA Plan without having to notify everyone in the RDA area. The RDA Plan has been revised, but we are waiting to move that forward to the RDA for action. The second set of comments is from Mr. Calder. He found several typographical and editorial changes. The last changes are on Page 35 of Parks and Recreation. The Total Recreation Revenue in Table 35 is not the correct number as shown in the text under Recreation Department. The Cost Recovery in the table should be amended to reflect the actual amount which is 20%.

Duane Jones, RDAAC, asked for the connection to the RDA Plan to be explained.

Mr. Andreozzi noted we've been going through an update to the RDA Plan as well. There was a lot of community discussion and design charrette where the downtown corridor had a new configuration with a curvilinear roadway, but the Master Plan didn't have specific language in it to vacate, change or realign roads in the RDA area. To do that we could go through the full amendment process through the RDA Plan, or make a minor modification in the Master Plan to accommodate for that type of reconfiguration. You have what our legal attorney suggests we write into the Master Plan.

Commissioner Perry asked if these changes have been made on the website.

Mr. Wynes noted some may have been.

Commissioner Perry asked where the comment from Mr. Stanton would have been included.

Mr. Andreozzi noted he wasn't sure if any of these changes have been made on the website, but the one from Mr. Stanton hadn't been because they need to identify where it's going to go.

Chairman Thompson asked if it could go in the Introduction.

Mr. Andreozzi noted it could, but there's also a part in Land Use where it talks about redevelopment. It could also go in the Transportation section. They hadn't made a decision yet, and were waiting for your formal action to adopt it.

Chairman Thompson asked if the Planning Commission needs to decide where it goes.

Mr. Andreozzi noted I think we can leave that up to the consultant.

Chairman Thompson said it covers more than just Land Use.

Mr. Wilkinson noted Mr. Calder thinks it should go in the Introduction. Maybe you can make that decision tonight so it's out of the way.

Commissioner Perry noted we've already adopted it, so now we have to amend it to add these and send it forward to the City Council.

Mr. Calder noted you barely have a quorum, so whatever you vote tonight would have to be unanimous.

Commissioner Perry asked if it could be done with a quorum without needing five members.

Mr. Calder noted just so it's unanimous.

Commissioner Perry asked if there was anything substantial in Mr. Calder's comments.

Mr. Calder said no.

Chairman Thompson asked if the City Council discussed the comment from the City Attorney.

Commissioner Perry said they haven't seen it yet. He asked if there were intent changes with Mr. Howes' comments.

Mr. Wynes said there was no intent to change anything other than putting correct numbers in the table.

Commissioner Perry said are we calling this the 2010 Master Plan update or 2011? 2011 now, I see that as one of your changes. Mr. Calder, what was the date of your memo?

Mr. Calder said I didn't actually have a memo, I just gave the entire draft to the Planning Department for review, and I think they drafted a memo.

**** Commissioner Perry made a motion to amend the updated City of Elko Master Plan draft which was approved by Planning Commission Resolution No. 1-11 on March 15, 2011, with the following changes:**

- 1. City Manager Curtis Calder's edits to the Planning Department of April 2011**
- 2. City Attorney Dave Stanton's edit on the RDA to be added to the Introduction section**
- 3. Eric Howes' corrected numbers in the Parks and Recreation chapter**

Furthermore, with these changes forward a recommendation of approval of the 2011 Elko City Master Plan update to the City Council.

Commissioner Owen seconded the motion.

The motion passed unanimously.

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.

III. ADJOURNMENT

There being no further business, the meeting was adjourned.

Jeff Thompson, Chairperson

Reece Keener, Secretary