

**MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
November 18, 2014
7:00 PM**

1. CALL TO ORDER

Commission Chairman Thompson called the meeting of the Elko New Market Planning Commission to order at 7:01 pm.

Commission members present: Thompson, Smith, Kruckman and Vetter
Members excused: Hartzler
Staff Present: City Planner Kirmis, City Engineer Revering and
Economic Development Coordinator Christianson

Note: Planning Commissioner Hartzler, on temporary leave of absence from his Planning Commission duties (to fill a vacated City Council position), was in the audience but did not serve as an acting Commission member.

2. PLEDGE OF ALLEGIANCE

Chairman Thompson led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Smith and seconded by Kruckman to approve the agenda as presented. Vote for: Thompson, Smith, Kruckman and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

4. PUBLIC COMMENT

There were no public comments.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

A motion was made by Thompson and seconded by Vetter to approve the minutes of the September 2, 2014 Planning Commission meeting as written. Vote for: Thompson, Smith, Kruckman and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

7. PUBLIC HEARINGS

There were no public hearings.

8. PETITIONS, REQUESTS AND INQUIRIES

There were no petitions, requests or inquiries.

9. GENERAL BUSINESS

County Road 2 Frontage/Backage Road Plan. City Engineer Revering provided an overview of the forthcoming County Road 2 Frontage/Backage Road Plan work effort. Revering explained that the work will involve two separate projects as described below:

- County Road 2 segment between France Avenue and Interstate 35
- County Road 2 segment between County Road 27 and County Road 91

Revering noted that the purpose of the plan will be to describe access limitations and identify desired frontage/backage road network corridor locations. It was further indicated that the Frontage/Backage Road Plan will serve as a “planning tool” and be used to advise developers of the City’s frontage/backage road route expectations within the study area.

City Engineer Revering’s presentation was strictly informational and no action was requested of the Planning Commission.

Kent Hartzler, as an audience member, noted past concerns related to the future connection of Thomas Road and Newton Circle to a backage road system constructed on the south side of County Road 2.

Development Project Updates. Economic Development Coordinator Christianson provided an informational update on two City development projects as described below:

Grocery Store: Economic Development Coordinator Christianson advised the Planning Commission that, in the spring of 2014, the City’s Economic Development Authority (EDA) partnered with Loeffler Construction and Consulting to complete a grocery store feasibility study. The study concluded that that business environment for the development of a traditional full-service grocery store in the City of Elko New Market is favorable.

Christianson further indicated that Doug Loeffler, company owner, has reached out to major grocery store chains and so far has found very little interest. As a follow-up effort, Mr. Loeffler has developed a survey which will be mailed to area households.

It was further indicated that Mr. Loeffler has simultaneously instigated a site search effort and that a specific site has yet to be selected.

Convenience Store/Gas Station: Christianson advised the Planning Commission that City Staff has been contacted by a site selector regarding the location of a convenience store/gas station in the City. It was indicated that such interest is considered genuine and that the process of identifying potential sites is underway.

Economic Development Coordinator Christianson’s presentation was strictly informational and no action was requested of the Planning Commission.

10. MISCELLANEOUS

December Planning Commission Meeting. Planner Kirmis advised the Planning Commission that the Boulder Height's PUD Sketch Plan is scheduled for consideration at the forthcoming December, 2, 2014 Planning Commission meeting.

Public Works Campus Update. City Engineer Revering provided an update of construction activities taking place upon the City's public works campus. Specifically, progress reports were provided on the public works building and the water treatment facility.

11. ADJOURNMENT

A motion was made by Vetter and seconded by Kruckman to adjourn the meeting. Vote for: Thompson, Smith, Kruckman and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

The meeting ended at 7:50 pm.

Submitted by:
Bob Kirmis, City Planner