

# ELKO NEW MARKET - PLANNING COMMISSION MEETING

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PC Members: Brad Smith, Nicole Kruckman, Thomas Humphrey, Melissa Hanson, Todd Priebe and Harry Anderson  
City Staff: Community Development Specialist Renee Christianson, Planner Haley Sevensing and City Engineer Rich Revering



## AGENDA

**TUESDAY, DECEMBER 17, 2019 @ 7:00 PM**  
COUNCIL CHAMBERS – NEW MARKET AREA HALL  
601 MAIN STREET, PO BOX 99, ELKO NEW MARKET, MN 55020

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**  
Consider Approval of the Agenda
- 4. PUBLIC COMMENT** (public opportunity to comment on items not listed on the agenda)
- 5. ANNOUNCEMENTS**
  - A. None
- 6. APPROVAL OF MINUTES**  
Consider Approval of the following:
  - A. November 26, 2019 Minutes
- 7. PUBLIC HEARINGS**
  - A. None
- 8. GENERAL BUSINESS**
  - A. 2040 Comprehensive Land Use Plan
  - B. Discuss Planning Commission Goals and Priorities for 2020
- 9. MISCELLANEOUS**
  - A. Resident Code Enforcement Concerns
  - B. Tip of the Month – Conducting a Public Hearing
  - C. Community Development Updates & Reports
  - D. Planning Commission Questions & Comments
- 10. ADJOURNMENT**

### **BOARD NOTICE:**

TO DETERMINE IF A QUORUM WILL BE PRESENT, PLEASE CONTACT ELKO NEW MARKET AREA HALL AT 952-461-2777  
IF YOU ARE UNABLE TO ATTEND

### **PUBLIC NOTICE:**

ANYONE SPEAKING TO THE BOARD SHALL STATE THEIR NAME AND ADDRESS FOR THE RECORD

**MINUTES  
CITY OF ELKO NEW MARKET  
PLANNING COMMISSION MEETING  
NOVEMBER 26, 2019  
7:00 PM**

**1. CALL TO ORDER**

Chairman Smith called the meeting of the Elko New Market Planning Commission to order at 7:00 p.m.

Commission members present: Smith, Humphrey, Kruckman, and Hanson

Members absent and excused: Priebe, and Ex-officio member Anderson

Staff Present: Community Development Specialist Christianson,  
Planner Sevensing

**2. PLEDGE OF ALLEGIANCE**

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

**3. APPROVAL OF AGENDA**

A motion was made by Kruckman, seconded by Humphrey to approve the agenda as submitted. Motion carried: (4-0).

**4. PUBLIC COMMENT**

There was no public comment.

**5. ANNOUNCEMENTS**

There were no announcements.

**6. APPROVAL OF MINUTES**

A. It was moved by Humphrey and seconded by Hansen to approve the minutes of the October 29, 2019 meeting as submitted. Motion carried: (4-0).

**7. PUBLIC HEARINGS**

A. None

**8. GENERAL BUSINESS**

## **A. Adelman Property – Review of Draft AUAR**

Christianson introduced the agenda item and outlined history of the Adelman property and discussions that have occurred between the Adelman family, the City of Elko New Market, and New Market Township in regards to development of the property. She explained that in 2007 the City and Adelman's entered into a Memorandum of Understanding (MOU) regarding future development of their property located north of CSAH 2. The MOU outlined tasks that needed to be completed before the development of the property could occur, including:

- Extension of the Metropolitan Council Sanitary Sewer Interceptor
- Development of a concept plan for the property for review by the City
- An Orderly Annexation Agreement between the City and the Town
- Completion of an Interchange Design Study by County and City
- Update of the City's 2030 Comprehensive Plan
- Completion of an AUAR (environmental study) by the Adelman's
- City and Adelman's entering into a Pre-development Agreement prior to Annexation
- Annexation
- Adelman's placing escrow funds with the City for City costs

Christianson also explained that in 2012 the City and Township entered into an Orderly Annexation Agreement (OAA) which outlined terms and conditions for annexation of the property located north of CSAH 2. The agreement outlines that the property can be annexed by the City by adoption of a resolution, upon the following:

- Property owner application for annexation
- Execution of a pre-development agreement by the City and the property owner, and
- The City determining that the proposal does not constitute a premature subdivision

She reviewed items that have been completed in preparation of development of the property, including:

- Extension of the Metropolitan Council Sanitary Sewer Interceptor (2010)
- Completion the City's 2030 Comprehensive Plan (2010)
- Study of the future interchange design (2010 and 2016)
- Agreement by government agencies of future interchange design (2016)
- Preliminary geotechnical exploration (2017)
- Preparation of concept development plans and marketing materials (2018)
- Preparation of, and concurrence with, a Wetland Delineation Report for the property (2018)
- Preparation of a Traffic Impact Study (2018)
- Preparation of a Phase I Environmental Site Assessment (2018)

Christianson continued by explaining what an AUAR is, its purpose, how it is used, the various components of an AUAR, and she specifically reviewed key findings contained within the Adelman Property AUAR, including:

- Land Use Issues. Development as proposed requires an amendment to the City's Comprehensive Plan.
- Utility Issues. Water needs to be extended to the site prior to development. A new sanitary sewer trunk line is needed to service the northern portion of the property.
- Transportation Issues. The proposed development will have an impact on the surrounding transportation system and intersections located along CSAH 2 near the project vicinity. The development will accelerate failing levels of service at multiple intersections, causing the need for intersection control at various intersections. There will likely be cumulative effects on the transportation system if the Ryan and Adelman properties develop simultaneously.
- Contamination/Hazardous Materials/Waste Issues. The Phase 1 Environmental Site Assessment identified potential areas of contamination on the site that require further investigation.
- Fish/Wildlife/Ecological Resources. Approximately half of the site provides temporary and low quality habitat cover to local wildlife populations. Up to 5.85 acres of the 42.45 acres of delineated wetlands may be impacted as a result of the full buildout scenario.

Following the presentation by Christianson and dialogue with the Planning Commission, it was moved by Smith and seconded Kruckman to recommend acceptance of the AUAR report to the City Council, subject to changes recommended by City staff, and recommend authorization of the 30-day comment period. Motion carried: 4-0.

## **B. 2040 Comprehensive Land Use Plan – Review of Draft**

Christianson introduced the agenda item. Christianson stated that significant work had been completed on the draft 2040 Comprehensive Plan and reviewed with the Planning Commission, but that work had come to a standstill over the past year based on workload issues. She noted that there are three new planning commissioners so the entire draft Plan would be reviewed.

Christianson began by explaining what a Comprehensive Plan is, its purpose, and the mandate that metro area cities and counties must complete a plan update every 10 years to ensure consistency with regional system plans and policies. She reviewed the individual chapters that are included in the draft Plan, including the following:

- Planning Framework (Issue Identification)
- Inventory / Community Profile
- Demographics & Existing Conditions
- Policy Plan
- Natural Environment
- Land Use
- Housing
- Solar

- Transportation
- Parks and Trails
- Water
- Sanitary Sewer
- Stormwater
- Implementation Plan

Specifically reviewed were the results of the community survey, which summarized perceptions of the community, both in terms of strengths and weaknesses, issues and opportunities, land uses (residential, commercial, industrial), transportation, parks and trails.

Planner Sevensing reviewed the draft chapters related to the Policy Plan, the Natural Environment Plan, Demographics, the Park and Trail Plan, and the Implementation Plan. Christianson reviewed the draft chapters related to the Land Use Plan, Housing Plan, Solar Plan, Transportation Plan, and the Water, Sanitary Sewer, and Stormwater Plans.

The Planning Commission received the information that was presented, and was advised that the draft 2040 Comprehensive Plan would be scheduled on the again December meeting agenda for review before forwarding to the City Council.

## **9. MISCELLANEOUS**

### **A. Community Development Updates**

Christianson noted that a report containing Community Development updates was included in the Planning Commission Packet. There were no additional questions or comments regarding the updates.

### **B. Planning Commission Questions and Comments**

There were no Planning Commission questions or comments.

## **10. ADJOURNMENT**

It was moved by Smith and seconded by Hansen to adjourn the meeting at 9:18 p.m.

Submitted by:



Renee Christianson  
Community Development Specialist



601 Main Street  
Elko New Market, MN 55054  
phone: 952-461-2777 fax: 952-461-2782

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## MEMORANDUM

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**TO:** PLANNING COMMISSION  
**FROM:** RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST  
HALEY SEVENING, PLANNER I  
**RE:** 2040 DRAFT COMPREHENSIVE PLAN  
**DATE:** DECEMBER 17, 2019

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### **Background / History**

At the November 26, 2019 Planning Commission meeting staff provided an overview of the draft 2040 Comprehensive Plan. Staff reviewed, at a high level, each individual chapter within the draft plan, including:

- Chapter 1 – Introduction
- Chapter 2 – Issue Identification
- Chapter 3 – Policy Plan
- Chapter 4 – Natural Environment Plan
- Chapter 5 – Demographic Inventory
- Chapter 6 – Land Use Plan
- Chapter 7 – Housing
- Chapter 8 – Solar Resources
- Chapter 9 – Transportation Plan
- Chapter 10 – Park & Trail Plan
- Chapter 11 – Implementation
- Appendix A – Water Supply Plan
- Appendix B – Sanitary Sewer Plan
- Appendix C – Surface Water Management Plan

At the December 17, 2019 meeting City staff will provide a more detailed review of proposed changes between the 2030 and 2040 plan.

### **Requested Action & Next Steps**

Following the presentation, staff will be seeking a recommendation from the Planning Commission to forward the draft 2040 Comprehensive Plan to the City Council for review at the January 9, 2020 City Council workshop. The Planning Commission is invited to attend this meeting. The purpose of the workshop will be to provide the City Council with an overview of the draft Plan and to authorize the Plan for adjacent community review and public comment.

**Adjacent Community Review.** Before formally submitting the draft Comprehensive Plan to the Metropolitan Council, the City must provide adjacent and affected jurisdictions the opportunity to review and comment on the Plan. A mandatory six month review period accommodates this requirement. Affected jurisdictions vary by community but can include school districts, watershed management organizations, state and federal agencies, park implementing agencies, transit providers, commissions, and adjacent cities, townships, and counties. The Metropolitan Council has identified eight different adjacent jurisdictions for the City of Elko New Market. These jurisdictions include:

1. New Market Township
2. Scott County
3. Independent School District 194; Lakeville
4. Independent School District 721; New Prague
5. Scott County Watershed Management Organization
6. Vermillion River Watershed Joint Powers Organization
7. MnDOT
8. MnDNR

**Public Comment.** State law requires communities to hold a public hearing on their draft comprehensive plan, prior to submitting the plan to the Metropolitan Council. Communities can hold as many public hearings as they deem necessary; however, at least one prior to official submittal to the Metropolitan Council is required. Before holding a public hearing, Staff would like to hold an open house to inform community members about the 2040 Comprehensive Plan components. After the City Council has authorized adjacent jurisdiction review and public comment, Staff will prepare materials for an open house and public hearing(s).

**Authorization for Submittal.** Following adjacent community review and public comment, the City Council must take action to authorize the Plan to be submitted to the Metropolitan Council for review. If the Plan is found to be consistent with regional policies, the City can then formally adopt the Plan.



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## MEMORANDUM

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**TO:** PLANNING COMMISSION  
**FROM:** HALEY SEVENING, PLANNER I  
RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST  
**RE:** IDENTIFY PLANNING COMMISSION GOALS AND PRIORITIES FOR 2020  
**DATE:** DECEMBER 17, 2019

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### **Background / Introduction**

As 2019 comes to a close, Staff would like to begin discussions with the Planning Commission regarding goals and priorities for the new year. For the purposes of this discussion, goals are projects or activities that merit special attention and/or focused resources. Goals should be easily defined and measurable for progress and/or completion. In addition, the goals should be reasonably achievable over the next year.

### **Discussion**

The Planning Commission is being asked to identify goals/priorities for discussions in the upcoming year. These goals/priorities may simply be a conveyance of information or serve as a starting point for further Commission discussion and possible action items.

Staff have identified the following goals/priorities for consideration by the Planning Commission:

- Continued incremental review and simplification of Zoning and Subdivision Ordinance
- Comprehensive and proactive code enforcement
- Housing affordability and diversity (Consideration of tools such as accessory dwelling units, inclusionary zoning, TIF, Tax Abatement, etc.)
- Final adoption of the 2040 Comprehensive Plan
- Final adoption of Adelman property AUAR
- OTHERS???

Any other thoughts or ideas for goals/priorities should be brought forth at the meeting for discussion by the Planning Commission.

### **Requested Action**

This item is being presented for discussion only at this time. Staff will ask the Planning Commission to formally adopt goals and priorities at the January 28, 2020 meeting.



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## MEMORANDUM

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**TO:** PLANNING COMMISSION  
**FROM:** HALEY SEVENING, PLANNER I  
RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST  
**RE:** RESIDENT CONCERNS ABOUT CODE ENFORCEMENT  
**DATE:** DECEMBER 17, 2019

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### **Background / History**

On Tuesday, December 10, 2019, Staff received an anonymous letter from a resident outlining their concerns about how the City handles code enforcement. Over the spring and summer months Staff heard from a number of residents who shared the sentiments contained within this letter and generally advocated for more proactive code enforcement. The letter specifically calls out garbage cans and recreational vehicles which reinforces that the upcoming public hearing has the potential to be heavily attended and controversial.

At this time the item is provided for informational purposes only. Staff have begun internal discussions about how we can work with the Police Department to improve our code enforcement process and begin completing a comprehensive enforcement effort each Spring.

### **Attachments:**

Letter from Resident

Hello , I am a concerned resident here in Elko New Market , I just want to understand as to why you send out News letters to Elko New Market residents informing us on things , BUT YOU DON'T FOLLOW THROUGH !!

Example of what I am talking about , you sent out .....

Keep our Community Clean The City of Elko New Market wants to remind residents to keep their properties neat, clean and tidy. Below are just a few City Code requirements residents need to be reminded of: **Vehicle Violations** ☐ **Parking:** All vehicles must be parked on driveways or in garages. No vehicles may be parked on the lawn, even if in a fenced back yard. ☐ **Abandoned vehicles:** All vehicles parked outside must be currently licensed and operable. Vehicles without license plates or current tabs and vehicles on blocks are not permitted. Such vehicles may not be parked in back yards, even if fenced. Store unlicensed or inoperable vehicles in a garage. ☐ **Recreational vehicles (includes certain campers, trailers and boats):** No more than three recreational vehicles are permissible on residential property. Screening must be provided to the height of the recreational vehicle or six feet (6'), whichever is less. (Some exceptions exist for screening during summer months.) Recreational vehicles must be stored on a hard, dust free surface. **Exterior Storage** ☐ All materials and equipment must be stored within a building or fully screened so as not to be visible from adjoining properties, except for the following: laundry drying, construction and landscaping materials and equipment currently (within a period of 36 hours) being used on the premises. **Refuse/Garbage** ☐ All waste material, debris, refuse, or garbage must be kept in an enclosed building or properly contained in a closed container designed for such purposes. All dumpsters, garbage containers, or refuse bins that are stored outside must be screened from view. Acceptable methods of screening include enclosures made of wood fencing material or brick. Gates and doors which allow access to the refuse containers must have a latching mechanism which keeps it closed/locked when not in use. **Tall Grass and Weeds** ☐ All property owners are responsible for the removal, cutting, or disposal and elimination of weeds or other uncontrolled plant growth on their property, which is in excess of 12 inches (12") in height. If you have any questions regarding any of these items, please call City Offices at (952) 461-2777.

Have you checked things out? ! We are looking like trash here, unacceptable! If the home owners don't comply after the first warning by the city **than FINE them till they do!** Why is it some of us comply with city rule, which are great but some don't have too. Also the use of ATV , golf carts , and 4 wheeler if they are not licensed don't drive them on public roads. I had some kids young ones that don't even have a driver's license almost drove right into me driving home really !!!

You really need to enforce rules if your going to write them and mail them out please.

The **garbage cans outside of the garage , looks discussing , grills , toys , junk , 6 cars in driveway , these HUGE campers etc that needs to stop.** Even a Sherriff that lives in New Market had a HUGE mobile camper parked out his front of his house on street for a while not right .

Please take care of this, I would really appreciate it!

Thanks



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## MEMORANDUM

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**TO:** PLANNING COMMISSION  
**FROM:** HALEY SEVENING, PLANNER I  
RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST  
**RE:** TIP OF THE MONTH – RUNNING A PUBLIC HEARING  
**DATE:** DECEMBER 17, 2019

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### **Background / Introduction**

Recently, Commissioner Humphrey attended the “Beyond the Basics of Planning and Zoning” training session for new Planning Commissioners. Following the training, Commissioner Humphrey suggested that a “Tip of the Month” be included in the Planning Commission Packet. These tips could range from information regarding open meeting law to educational materials about planning related topics. In preparation for the upcoming and future public hearings, December’s “Tip of the Month” is:

### **Tips on Holding a Public Hearing**

- Set the Tone
  - Understand that the Planning Commission and chair set the tone for the room. The public hearing is a quasi-judicial process and should be conducted with this in mind. The public hearing needs to be a respectful and professional environment. Allowing the hearing to be conducted in an environment that is “too informal” will increase the chance of the hearing “going off the rails”.
- Clarify Rules and Roles for the Public Hearing
  - Make the purpose of the public hearing clear.
  - Set rules for public comment prior to opening the public hearing. Require that anyone speaking approach the podium, state their name and address for the record, set limits on individuals’ speaking time at the beginning of the meeting (if large audience).
  - Establish that public comments/questions should be addressed to Planning Commissioners (as opposed to the audience or developer). Those speaking are addressing the Commission with their concerns.
  - The Commission may permit members of the public to question an applicant at the hearing. If it does, the Commission should be careful not to turn the hearing into a debate. Open debates of public issues tend to raise people’s emotional levels, diminish the board’s control over the hearing, and tend to discourage some members of the public from providing comment.
- Be Fair but Firm

- Welcome comments, concerns, and questions. Do not tolerate personal abuse or attacks.
- If speaker extends past time limit, acknowledge their contribution, and try and interrupt them tactfully.
- Keep it Going
  - Many people will probably want to contribute their views but there will come a time when there's no point continuing with a discussion. You may be going round in circles or the same thing might be repeated over and over again by different people. It's your job to draw a line under each topic of discussion and get things moving again.
- After the Public Hearing is Closed
  - Remember that the audience participation has ended after the hearing has been closed.
  - If the Commission has a specific question for certain individuals after the hearing has been closed, it's okay to ask specific questions.
  - Consider public testimony when making recommendations. Airing of public opinions on community issues can result in improved projects.
  - Objectively evaluate the required criteria when making recommendations, rather than acting solely on public opinion or sentiment in the room.
- Get Your Voice Heard
  - Be loud and project your voice so that everyone in attendance can hear.
- Thank your Audience
  - Always thank attendees once the meeting is finished. It's common courtesy and people appreciate it.



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## MEMORANDUM

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**TO:** CITY COUNCIL, PLANNING COMMISSION, EDA & CHAMBER OF COMMERCE  
**FROM:** RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST  
**SUBJECT:** COMMUNITY DEVELOPMENT UPDATES  
**DATE:** DECEMBER 13, 2019

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### **Background / History**

The purpose of this memo is to provide updates regarding miscellaneous projects and activities being worked on by Community Development staff. Below is a summary of projects that are currently being worked on, inquiries received, and miscellaneous information:

**Christmas Pines** – Streets have now been paved in this 20 lot residential townhome development. There are a few items left to complete including landscaping, street signs, and installing a second/final layer of pavement. The development is eligible for two building permits at this time. The City has received a building permit application for one townhome unit which is intended to be a spring Parade of Homes model.

**Boulder Heights** – Streets have now been paved in this 53 lot residential subdivision. There are still items left to be completed, including paving of 275<sup>th</sup> Street from CSAH 91 and Oxford Lane. The City does not anticipate that any homes will be constructed in the development over the winter months. The City is not currently planning to plow the streets in this development over the 2019/2020 winter months.

**Dakota Acres / Global Properties** – On 11/21/19 the City Council approved the plat of Dakota Acres 2<sup>nd</sup> Addition, as proposed by Global Properties. The plat contains one 3.1 acre lot, and a 68-unit apartment development is currently planned on this lot. Two separate apartment buildings are currently proposed; the first phase would consist of one 28-unit building. The property is zoned High Density Residential and apartments are a permitted use. Below is a rendering of a proposed building.



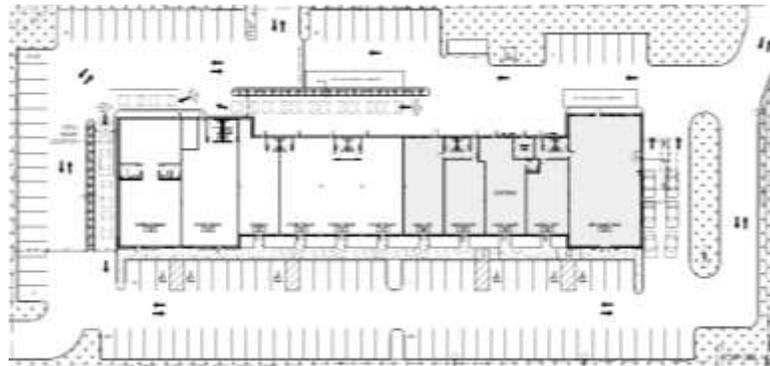
**Dakota Acres 1<sup>st</sup> Addition / Syndicated Properties** – This plat, which contains 28 attached townhome units, has been recorded with Scott County. The City has issued a building permit for one 4-unit townhome building within this development, which is now under construction. Construction of the private street in the development, and additional townhome units, is planned for the spring of 2020.



**Adelmann Property** – City staff has been working with the Adelmann family and their consultants in the preparation of an AUAR (environmental study) for their 242.5 acres located on the west side of the I-35 / CSAH 2 interchange. As part of the AUAR and preparation for development, several studies are being completed, including a wetland delineation, traffic impact study, tree inventory, Phase I ESA, and geotechnical work. Following a presentation on the topic on November 26, 2019, the Planning Commission recommended that the AUAR be forwarded to the City Council for consideration. The City Council will receive a presentation on the AUAR on December 19, 2019.



**Elko New Market Commerce Center** – Construction has commenced on Phase II of the Elko New Market Commerce Center. The building permit has been issued on the “shell” building only. Finishing of the individual unit (interiors) will require separate building permits.



**Degross Property** – City staff is working with a developer regarding possible development of the Degross property. A wetland delineation has been completed on the property and the City has concurred with / approved the wetland boundaries for the site.



**Pete’s Hill** – Construction on this 45 lot residential development has resumed. The contractor continues to install sanitary sewer lines and will continue to work until weather conditions prohibit further construction.

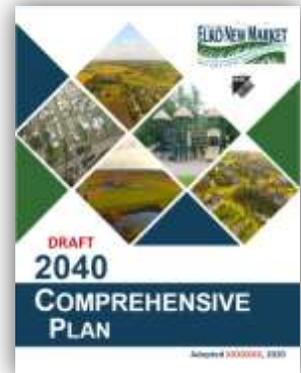
**Business Leads** – There are no new business leads.

**Building Permits** – The City issued a building permit for one new single family home in November, and received (but not issued) an application for one additional single-family home.

**Ordinance Updates** –

- **Recreational Vehicle Storage** – The Planning Commission is currently reviewing, and considering amendments to the City Code regarding the parking of recreational vehicles (boats, campers, fish houses, etc.) on residential properties within the City. The Planning Commission indicated that the ordinance, as currently written, may be overly restrictive and has directed City staff complete further research on the matter. A public hearing on the proposed ordinance amendments is tentatively scheduled for January 28, 2019.
- **Garbage and Refuse** – The Planning Commission is currently reviewing, and considering amendments to the City Code regarding the storage of garbage receptacles in residential zoning districts. The current ordinance requires that all garbage receptacles be stored within an enclosed building or fully screened from view. A public hearing on the proposed ordinance amendments is tentatively scheduled for January 28, 2019.

**2040 Comprehensive Plan** – City staff has been working on the draft 2040 Comprehensive Plan. The Planning Commission received an overview of the draft 2040 Comprehensive Plan on November 26, 2019. More detailed discussion with the Planning Commission will be held on December 17, 2019. The City Council must approve the draft Plan for review by adjacent jurisdictions. Adoption of the final plan is anticipated in 2020.



**Infrastructure Extension to I35/CSAH 2 Interchange Area**

City staff has been in discussion with Scott County and Scott County Community Development Agency staff, and property owners, regarding the possible extension of municipal utilities to the interchange area. If constructed, the utility extensions would open up property that is guided to commercial/industrial development.



**Roundabout Project** – City staff and Bolton & Menk, the City’s engineering firm, have been working on the roundabout project scheduled for construction in 2020. Construction plans and specifications are nearly complete and the project is scheduled to be released for bidding in late January, 2020. The intersection will be closed during construction of the roundabout.





Active Projects and/or Discussion  
December 13, 2019

Dakota Acres 1st Addition:  
28 townhome units.  
Approved by City.

Dakota Acres 2nd Addn:  
68-unit apartment development.  
Approved by City.

Addition to existing  
Elko New Market Retail Center

Christmas Pines:  
Residential subdivision containing  
20 detached townhome units.  
Construction nearing completion.

Proposed Roundabout:  
Construction proposed in 2020.  
In final design stage.

Degross Property:  
Wetland application received.

Adelmann Property:  
Environmental study in process.

Pete's Hill:  
Residential subdivision containing  
45 residential lots.  
Under construction.

Boulder Heights:  
Residential subdivision containing  
53 single family residential lots.  
Construction nearing completion.