

MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
April 6, 2017
7:00 PM

1. CALL TO ORDER

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

Commission members present: Thompson, Smith, Kruckman, and Vetter

Members absent and excused: Hartzler and ex-officio member Anderson

Staff Present: Community Development Specialist Christianson, City Planner Kirmis, and City Engineer Revering.

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. Motion carried: (4-0).

4. PUBLIC COMMENT

There was no public comment.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

It was moved by Thompson and seconded by Vetter to approve the March 2, 2017 meeting minutes as submitted. Motion carried: (4-0).

7. PUBLIC HEARINGS

A. None

8. GENERAL BUSINESS

A. 2040 Comprehensive Plan, Presentation of Inventory Chapter and Policy Plan Chapter

Related to the 2040 Comprehensive Plan amendment, Planner Bob Kirmis presented information regarding the draft Inventory and Policy Plan chapters. He explained that the inventory chapter is broken down into two parts, and inventory of socio-economic /

demographic information, and an inventory of physical information about the land in the 2040 growth area. The socio-economic / demographic information also contains historic information as well as projections into the future. Also included in this chapter are numerous maps which depict primarily the physical inventory information. He explained that the Policy Plan chapter sets forth goals, which are the basic and fundamental plan for the development of Elko New Market into the future, and general policies that support individual goals.

It was moved by Smith and seconded by Kruckman to recommend approval of the draft Inventory and Policy Plan chapters of the draft 2040 Comprehensive Plan to the City Council. Motion carried: (4-0).

B. Draft Amendment to Section 11-8-3 of the City Code, Commercial Vehicle Parking

Renee Christianson reviewed regulations contained section 11-8-3 of the City Code pertaining to commercial vehicle parking. She stated that, upon review, staff believes the regulations that are currently written and adopted were not the intention of the Planning Commission.

She explained that there are two classes of commercial vehicles, Class I and Class II, and as currently written, all commercial vehicles are prohibited from parking in residential zoning districts. The Planning Commission agreed that Class I commercial vehicle parking should be allowed in residential zoning districts and directed staff to draft language to amend this section of the City Code.

C. Discussion Regarding Yard/Garage Sales in the Business/Industrial Zoning Districts

Renee Christianson stated that the City Council had received an inquiry regarding the ability to have a garage sale in the business zoning districts that would coincide with the citywide garage sale. She explained that zoning does not currently allow any type of garage sales in the commercial or industrial zoning districts. The only mechanism for anything similar would be a seasonal outdoor sales permit, which is issued as an administrative permit costing \$250. The Planning Commission unanimously supported the idea of allowing businesses to hold a one-weekend garage sale event coincident with the citywide garage sale event, it staff and the City Attorney could develop appropriate language in the City code.

9. MISCELLANEOUS

A. City Staff / Consultant Updates

Community Development Specialist Christianson advised the Planning Commission that a formal application for the Christmas Pines development had been received. She also advised the Planning Commission about an upcoming training opportunity through SCALE to be held on April 19th.

B. Planning Commission Questions and Comments

There were no Planning Commission questions or comments.

10. ADJOURNMENT

A motion was made by Smith and seconded by Vetter to adjourn the meeting at 8:07 p.m..
Motion carried (5-0).

Submitted by:

A handwritten signature in purple ink that reads "Renee L. Christianson".

Renee Christianson, Community Development Specialist