

**MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
March 2, 2017
7:00 PM**

1. CALL TO ORDER

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

Commission members present: Thompson, Smith, Kruckman, Vetter, Hartzler, and ex-officio member Larson

Members absent and excused: None

Staff Present: Community Development Specialist Christianson, City Planner Kirmis, City Engineer Revering, City Attorney McDowell Poehler and City Administrator Terry

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: (5-0).

4. PUBLIC COMMENT

Mayor Bob Crawford was in attendance at the meeting and thanked Becky Larson for her service on the Planning Commission. Mayor Crawford noted that this would be Becky's final Planning Commission meeting as an ex-officio member representing New Market Township, and he was grateful for her service.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

Chairman Thompson requested a correction to the minutes of the February 2, 2017 meeting. He requested that a condition #29 be added on Page 6 of the draft minutes and pertaining to the Boulder Heights development, requiring that all lots be designed to allow for three garage stalls, whether or not construction is intended. It was moved by Smith, seconded by Hartzler to approve the minutes, noting the one correction. Motion carried: (5-0).

7. PUBLIC HEARINGS

A. Elko Marketplace PUD Ordinance

Chairman Thompson asked City Planner Bob Kirmis to present his memorandum dated March 2, 2017 regarding the Elko Speedway PUD Ordinance.

Planner Kirmis explained that the request will essentially “repackage” the conditions of the current annual license requirements and the existing PUD into one document. The item was prompted by a request of the Speedway to the City Council to remove the annual licensing requirements. The Speedway has requested amendments to the conditions that are contained in the existing annual license and PUD. Planner Kirmis stated that the requested changes pertain to the following areas:

- 1) The number of events that will be permitted on the property;
- 2) The overlapping of activities occurring at one time;
- 3) A request for additional signs allowed on the property; and
- 4) Amend the termination date of the office use.

The original PUD approval was granted in 2006 and there have been several amendments since that time. Kirmis reviewed a chart showing historical race events and actual number of races. He also noted that, despite the number of events that are approved, there is a mechanism for the Speedway to apply for special event permits which would allow additional events. He reviewed the request to allow simultaneous movie theater and oval track events which are not allowed under the terms of the existing PUD agreement. The applicant has since supplied information as to how the overlapping of events could be accommodated, of which staff is comfortable.

Kirmis also reviewed the requested comprehensive sign plan modifications (to allow three additional signs) and noted that the two “billboard” signs significantly exceed City requirements. Kirmis further noted that staff supports the proposed “billboard structure” signage if it is used solely for on-site advertising. He explained that a new sign is also being proposed for the office use, and that should only advertise the office use within that particular building.

Commissioner Vetter asked if the additional races would be on new dates. City Attorney McDowell Poehler explained that the proposal would allow a certain number of events per season, and would not regulate the days.

Commissioner Hartzler stated that he has no issues with the signs being requested. Commissioner Smith asked about Sundays and race times. Chairman Thompson asked when the house was converted to office use. Planner Kirmis stated that it was converted in approximately 2008/2009. City Attorney McDowell Poehler advised the Commission that they were being asked what they felt was an appropriate use of the office parcel moving forward.

It was moved by Vetter, seconded by Hartzler to open the public hearing at 7:25 p.m., and with no comments from the public, it was closed at 7:26 p.m.

Commissioners Kruckman, Thompson and Hartzler stated that they had no concerns with the proposed amendments. Commissioner Vetter expressed concern regarding the increased number of events being proposed, stating she is aware of constant concerns with noise from the track. Planner Kirmis explained that the total number of events that would be permitted would increase from approximately 65 events to 70 events. Commissioner Hartzler stated that regardless of the number of events permitted through the PUD, the Speedway could always request a special events permit.

Beth Tatge, representing the applicant, stated that they are looking for flexibility and a reduction in fees they pay to the City.

Following discussion, it was moved by Smith, seconded by Kruckman to recommend approval of the Ordinance amending chapters 2 and 28C, Title 11 of the City Code, and approval of the Ordinance amending and restating the Planned Unit Development district zoning for the Elko Speedway. Motion carried: 4-1, with Commissioner Vetter casting the descending vote.)

8. GENERAL BUSINESS

A. None

9. MISCELLANEOUS

A. City Staff / Consultant Updates

Community Development Specialist Christianson advised the Planning Commission that a summary of project updates was included in the Commission packet and that she would entertain any related questions. Christianson did however, provide specific comments related to the status of the following projects:

- Industrial lead, and corresponding interview at DEED offices
- Warren Barsness commercial development

B. Planning Commission Questions and Comments

- Avant Park I - Commissioner Hartzler expressed his concern regarding the Avant Park I concept plan which had been presented at the February, 2017 Planning Commission meeting. He stated that, the more he thinks about it, the more he feels the site is being over-developed. Commissioner Kruckman stated that she likes the concept but does not like the location. Township Liaison Larson stated that she supported the mixed housing and restaurant use.
- 2040 Comprehensive Plan - Chairman Thompson asked about the status of the Comprehensive Plan. Planner Kirmis stated that it is staff's intent to review the Goals &

Policies, and the Inventory chapters of the Plan at the regularly scheduled April Planning Commission meeting.

- Boulder Heights - Becky Larson, in reference to the future access to Beard Avenue in the Boulder Heights development, confirmed her opposition to any passable connections from the development to Beard Avenue until such time that Beard Avenue is improved.

10. ADJOURNMENT

A motion was made by Smith and seconded by Hartzler to adjourn the meeting at 8:01 p.m.. Motion carried (5-0).

Submitted by:



Renee Christianson, Community Development Specialist