

**MINUTES**  
**CITY OF ELKO NEW MARKET**  
**PLANNING COMMISSION MEETING**  
**March 27, 2018**  
**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, Kruckman, Smith and Vetter

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

Staff Present: Community Development Specialist Christianson 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 Kruckman and seconded by Smith to approve the agenda as presented.

Vote for: Thompson, Kruckman, Smith and Vetter. Against: None. Abstained: None.  
Motion carried: (4-0).

**4. PUBLIC COMMENT**

There were no public comments.

**5. ANNOUNCEMENTS**

There were no announcements.

**6. APPROVAL OF MINUTES**

A motion was made by Smith and seconded by Kruckman to approve the minutes of the March 6, 2018 Planning Commission meeting with one correction. Vote for: Thompson, Kruckman, Smith and Vetter. Against: None. Abstained: None. Motion carried: (4-0).

**7. PUBLIC HEARINGS**

**A. Rezoning and Preliminary Plat Approval of Boulder Heights 7<sup>th</sup> Addition, Bjorn Vogen, applicant**

Chairman Thompson asked Community Development Specialist Renee Christianson to present her memorandum dated March 27, 2018 related to the request. Christianson

explained that RAV Holdings owns two outlots within the Boulder Pointe 6<sup>th</sup> Addition plat, and has now made application to the City to develop the properties. The request is to amend the currently approved Planned Unit Development, and for preliminary and final plat approval of Boulder Pointe 7<sup>th</sup> Addition.

Christianson explained that the original PUD for the area was approved by the City of Elko in 2000 and subsequently amended several times to accommodate a number of housing products. The Boulder Pointe 6<sup>th</sup> Addition plat and PUD were approved in 2009 and was comprised of 37 detached townhome units, 15 of which were platted in the development's initial phase. The twenty-two remaining townhouse units were to be platted as part of a future phase. The current owner, RAV Holdings, is now proposing to plat these future phases, with some modifications from what was originally proposed and approved in 2009.

The current request is for approval of eleven single-family home lots, and eight detached townhome lots that would be added to the Boulder Pointe 6<sup>th</sup> Addition homeowners association. Christianson noted that the current request contains three fewer lots than the originally approved layout.

Christianson displayed photographs of neighboring properties, and provided an overview of the following items:

- Conformance with 2030 Comprehensive Plan
- Currently approved setbacks and proposed setbacks
- Currently approved and proposed building design requirements
- Currently approved landscape plan and proposed landscaping requirements
- Existing utility stubs and the recommendation to mark any unused utility stubs
- Existing stormwater pond and recommendation to convey the stormwater pond to the City in an outlot
- Proposed lots fronting on Oxford Lane which is a public street
- Proposed lots fronting on St. Andrews Drive which is a private street

Following the presentation of the request by Christianson, Chairman Thompson opened the public hearing at 7:18 p.m.

- Commissioner Smith asked how wide the proposed lots are. Christianson stated that the lots vary in width.
- Commissioner Smith asked which lots would be affected by the stormwater pond being dedicated to the City.
- Chairman Thompson expressed support of the proposed landscaping requirements, and allowing a variety of trees rather than requiring specific tree species.
- Bob Crawford questioned removing the northerly outlot from the association, and whether that would cause negative impacts to the association. He stated his opinion that by removing the eleven units from the association it would make the association untenable.
- Smith expressed that he is not opposed to removing the northerly lots from the association.

- Commissioner Vetter expressed her opinion that the current development is more appealing than the previously approved plan.

Having heard the preceding testimony, it was moved by Thompson, seconded by Kruckman to close the public hearing at 7:33 p.m. Following presentation of the information by Christianson and received public testimony, it was moved by Vetter, seconded by Smith, to recommend approval of the request to amend the Planned Unit Development and the request for preliminary plat approval of Boulder Pointe 7<sup>th</sup> Addition containing nineteen lots on 4.8 acres, as proposed by RAV Holdings for the following reasons:

- 1) The proposed development meets the intent of the Comprehensive Plan.
- 2) The proposed PUD amendment and plat are consistent with the original PUD approved for the Boulder Pointe development.

And noting that the lots shall be subject to the requirements of the R-3 Medium Density Residential Zoning District except as follows:

<b>Boulder Heights 7<sup>th</sup> Addition Minimum Lot Requirements</b>			
	<b>R-3 District Requirements</b>	<b>Approved for Boulder Pointe 7<sup>th</sup> Addn PUD Lots 1 – 11 Block 1</b>	<b>Approved for Boulder Pointe 7<sup>th</sup> Addn PUD Lots 1 – 9 Block 2</b>
<b>Minimum Lot Area</b>	Base lot - 15,000 sq ft Unit lot – 7,500 sq ft	As depicted on approved plans	As depicted on approved plans
<b>Front Yard Setback</b>	25'	25'	20'
<b>Side Yard Setback</b>	10'	5' on one side & 10' on the opposite side	5' on one side & 10' on the opposite site
<b>Side Yard / Corner Setback</b>	25'	25'	20'
<b>Minimum Distance Between Homes</b>	NA	15'	15'
<b>Rear Yard Structure Setback</b>	20'	20'	20'
<b>Rear Yard Abutting Street Structure Setback</b>	25'	25'	20'
<b>Rear Yard Deck Setback</b>	20'	20'	20'
<b>Lot Width / Base Lot</b>	100'	As depicted on approved plans	As depicted on approved plans
<b>Stormwater Pond Structure Setback</b>	35'	25'	35'

And noting the following improved subdivision design elements:

- 1) Exterior Finishes:
  - a. Low or no maintenance trim shall be required on windows and doors on the front elevation of the home.

- b. A minimum front façade of 20% brick or stone or equivalent substitute (excluding windows, doors and garage doors) shall be required. Vinyl siding shall not be permitted on the front facing building façade. Acceptable building materials on the front facing façade include stucco, fiber cement siding, engineered wood siding (i.e. LP Smartside), stone (natural or artificial) and brick. Building plans must demonstrate architectural themes and features such as, but not limited to, varied textures, window boxes, shutters, architectural trim.
- 2) All homes or units with space below grade shall be constructed with a drain tile system and sump pump or other equivalent suitable means of controlling groundwater seepage. The sump pumps shall discharge in accordance with City-provided construction details to a drain tile system, if available.
- 3) Each home shall be required to have landscape plantings around the front of the home and in the front yard. Each home shall plant a minimum of three shrubs, ten 6” potted plants, and two trees in the front yard. Trees shall be a minimum of 2 ½ ” diameter deciduous trees or minimum 6’ high coniferous trees. Allowable tree species shall be as allowed in the City Code. All landscaping shall comply with applicable landscaping requirements of the City Code.

And with the following conditions:

- 1) PUD and Preliminary plat approval is granted in accordance with the following drawings prepared by Jacobson Engineers & Surveyors and dated March 2, 2018: Topographic Survey, Preliminary Plat, Final Plat, Grading, Drainage & Utility Plan, all on file with the City of Elko New Market Community Development Department, except that building setback requirements shall be as shown in the table of “Boulder Heights 7<sup>th</sup> Addition Minimum Lot Requirements”.
- 2) Approval is subject to conditions and recommendations contained in the City Engineer’s memo dated March 2, 2018.
- 3) Approval is subject to the recommendations of the City Attorney.
- 4) The developer must enter into a development contract with the City of Elko New Market at the time of final plat approval.
- 5) Proposed Block 2 will be required to be part of a homeowners association that addresses, at a minimum, road maintenance obligations for the St. Andrews Drive and Pinehurst Drive. The revised Declaration shall be subject to review and approval by City Attorney.
- 6) The drawings must be revised to show 10’ wide perimeter easements on Lots 1 and 11, Block 1 and Lot 1 Block 2.
- 7) The sanitary sewer and water service line serving proposed Lot 7 Block 1 should have a direct route from the right-of-way into the lot. If the service lines cross another lot in any fashion, an easement will be needed across that portion of the adjacent lot covering the route of the sewer and water lines.
- 8) Unused sanitary sewer and water stubs must be clearly identified in the field.
- 9) The construction plans must be revised to include a rear-yard drain tile system and tile connection stubs that can be used for sump pump connections.
- 10) The construction plans should be revised to show the normal and high water level of the existing stormwater pond.
- 11) The plans must be revised to show the stormwater pond located within an outlot, to be dedicated to the City.

And noting that:

- 1) A park dedication fee will be required in lieu of the park land dedication requirements of the City Code / Subdivision Ordinance.

## **8. GENERAL BUSINESS**

### **B. Discussion Regarding Residential Minimum Lot Size Requirements**

Chairman Thompson asked Community Development Specialist Renee Christianson to present her memorandum dated March 27, 2018 related to the topic. Christianson stated that she is introducing the topic of possibly reducing the City's residential minimum lot size requirements to the Planning Commission to determine if there is interest in researching the topic further. She stated that the City's current minimum residential lot size is 12,000 square feet and minimum lot width is 85'. She stated that during her time at the City, all residential developers that she has interacted with have indicated that the market is not demanding 85' wide lots. They are generally looking to 70' to 75' wide lots. She stated that lot size requirement relates to the cost of development and ultimately the affordability of housing.

Christianson noted that research of thirteen other communities was conducted and Elko New Market has larger minimum requirements than the majority of Cities researched. She indicated that she is looking for feedback from the Planning Commission on the matter. She read aloud a statement from Commissioner Hartzler who was unable to attend the meeting. The following comments were received:

- Commissioner Hartzler emailed comments (read aloud by Christianson): As I've stated before, I'm against changing lot sizes. If the developers want smaller lots, that's what the PUD is for, and it gives us additional control of those developments. Once the minimum lot size is decreased, it will never be put back. I don't consider this a hindrance to development in the community. SAC and WAC are probably the biggest deterrents.
- Chairman Thompson stated that he believes smaller, smarter development is better. He stated that the PUD is getting over-used, and creates more red tape for developers to administer the PUD.
- Commissioner Kruckman stated that the houses are getting bigger and questioned why minimum lot size requirements should get smaller.
- Commissioner Smith stated that he agrees that lots are getting smaller and square footage of houses are staying the same. He suggested that the City may see more growth in the area if the City is more flexible with the lot sizes.
- Commissioner Vetter inquired about the cost difference between allowing narrower lots versus wider lots.
- City Engineer Rich Revering stated that the cost difference can make the difference in a project being viable vs. not viable. He stated that there is also a long-term financial impact to the City to have more density (more houses) paying for the cost of maintaining the infrastructure. He stated his belief that it is a more efficient use of

the infrastructure and the land. He stated that the Elko New Market area has a lot of wetlands which makes it even more challenging to develop in Elko New Market.

- Chairman Thompson stated that reducing lot sizes helps with sprawl.
- Commissioner Kruckman stated that she would not want to live on a smaller lot.
- Mayor Crawford stated the market is going to smaller lots, and the millennials want smaller lots.
- Khai Le stated that if smaller lots are allowed, developers can reduce the price of lots to attract buyers to Elko New Market.

The Commission discussed the progression of the housing market and lot sizes over the last hundred years, noting that there have been societal shifts.

Following discussion on the matter, the Planning Commission recommended that a tour of various neighborhoods containing varying lot widths be conducted during the summer months, and that additional research be conducted on the matter.

## **9. MISCELLANEOUS**

### **A. City Staff / Consultant Business Updates and Reports**

Community Development Specialist Christianson provided updates on the following City projects:

- Dakota Acres (Syndicated Properties property)
- Christmas Pines

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

There were no Planning Commission questions.

## **10. ADJOURNMENT**

A motion was made by Smith and seconded by Kruckman to adjourn the meeting at 8:08 p.m. Vote for: Thompson, Kruckman, Smith and Vetter. Against: None. Abstained: None. Motion carried: (4-0).

Submitted by:



Renee Christianson  
Community Development Specialist