

MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
October 5, 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, Hartzler and ex-officio member Anderson

Members absent and excused: Vetter

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

4. PUBLIC COMMENT

Chris Marek, on behalf of Marek's Towing and Repair, approached the Planning Commission in response to a complaint received regarding the parking of a "flatbed" tow truck in a residentially zoned area of the City. Mr. Marek acknowledged that City ordinances do not allow the parking of vehicles of such size (in residential neighborhoods) but feels that, in this case, such parking is justified.

Mr. Marek explained that the tow truck in question is used to provide emergency assistance to agencies such as the state patrol and City's police department (a public service of sorts) and that the parking of the tow truck (or tow trucks) at the home of the driver improves emergency response times. In this regard, Mr. Marek requested an amendment to the City's commercial vehicle parking requirements to make an exception for tow trucks used to respond to local emergencies.

In response to Mr. Marek's request, the Planning Commission suggested that he work with City Staff and that the issue be discussed further at the forthcoming November 2, 2017 Planning Commission meeting.

5. ANNOUNCEMENTS

Community Development Specialist advised the Planning Commission that a groundbreaking ceremony for the New Market Bank development took place on the morning of Thursday, October 6th (2017).

6. APPROVAL OF MINUTES

A motion was made by Thompson and seconded by Hartzler to approve the minutes of the August 3, 2017 Planning Commission meeting with the removal of Hartzler on the vote for the Boulder Pointe 6th Addition PUD amendment (to reflect his meeting absence). Vote for: Thompson, Smith, Kruckman and Hartzler. Against: None. Abstained: None. Motion carried (4-0).

7. PUBLIC HEARINGS

There were no public hearings.

8. GENERAL BUSINESS

A. Adelman Family Land Use Discussion

Chairman Thompson asked Community Development Specialist Renee Christianson to present her memorandum dated October 5, 2017. Christianson explained that the Adelman family, which owns several properties located west of the Interstate 35/ County Road 2 interchange has requested Planning Commission feedback regarding proposed uses upon the properties. Christianson also noted that the Adelman family has engaged Appro Development to assist in the development of the properties.

Christianson's presentation included an overview of the site characteristics, a history of the area/site including a memorandum of understanding between the City and property owners, an orderly annexation agreement, existing future land use designations, sanitary sewer, water, stormwater and transportation related issue, and an overview of the interchange design study. Also provided were sample buildings showing light industrial uses, and an overview of commercial development acreages associated with various areas interchange areas.

Following Christianson presentation, City Planner Bob Kirmis provided a summary of the City's historical land use planning efforts and, in particular, planning efforts related to the Interstate 35/County Road 2 interchange area.

Following Kirmis' comments, Bruce Rydeen, of Appro Development explained his company's involvement in the development of the Adelman properties and noted that the submitted mixed-use development scenario responds to perceived land use needs in the area. Rydeen noted that anticipated uses within the development would be primarily light industrial in nature and include smaller industrial users, offices, showrooms, warehousing and assembly/manufacturing facilities. Mr. Rydeen also noted that some commercial uses have also been depicted.

Mr. Rydeen further indicated that he understands the City's desire for commercial development in the area but that a market for such use presently does not exist. He noted that additional residential development in the area is needed in order to drive a demand for future retail commercial uses. Mr. Rydeen concluded his remarks by stating that his company and the property owner are looking for feedback on the submitted land use concept plan.

As a follow-up to Mr. Rydeen's remarks, the Planning Commission offered the following comments:

Commissioner Hartzler:

- Noted that the subject site (which includes lands north and south of County Road 2 on the west side of Interstate 35) is the "gateway" to the City of Elko New Market and that it is important that development upon the subject properties convey a positive image of the community.
- Highlighted the Newton Circle industrial park as an area which will be need to be addressed as part of the development of the southwest quadrant of the interchange. It was indicated that issues/challenges will likely include, but not be limited to, annexation, property access and sanitary sewer service.

Commissioner Smith:

- Generally supportive of the submitted land use concept but believes some residential uses should be incorporated.

Commissioner Kruckman:

- Supportive of the submitted land use concept as submitted, and suggested some possible residential be incorporated on the northwest area of the property.

Commissioner Thompson:

- Noted that retail commercial trends (such as e-commerce) may impact the amount of land devoted to commercial uses in the area.
- Suggested that the submitted land use concept be modified to include more commercial uses along County Road 2.
- Expressed his opinion that the submitted land use concept should be examined within the context of the overall City and the City's draft 2040 Land Use Plan.

Following the preceding Planning Commission comments, Planner Kirmis was asked to provide comment on the submitted land use concept. Kirmis stated that he recognizes that the uses identified on the plan (primarily light industrial) respond to current market demands. He did however, urge the Planning Commission to consider the City's long-term (2040) commercial needs. In this regard, Kirmis expressed an opinion that additional land devoted to commercial uses should be considered (in lieu of the proposed quantity of industrial uses).

Christianson stated her opinion that additional commercial land should be guided along County Road 2 and I-35.

Chairman Thompson suggested that the submitted land use concept be considered within the context of the City's 2040 Land Use Plan which is scheduled for initial Planning Commission consideration at the November 2, 2017 Commission meeting. It was specifically suggested that the Adelman development team monitor the Planning Commission's feedback on such Plan as such comments may influence the land use types and arrangements included in their development plan.

9. MISCELLANEOUS

A. City Staff / Consultant Updates. Community Development Specialist Christianson provided updates on the following projects:

- Boulder Heights
- Christmas Pines
- New Market Bank Addition
- Boulder Pointe 6th Addition
- Barsness property
- Dakota Acres
- Pete's Hill Park
- New coffee shop (in former Helen's Café space)
- New Farmers Insurance office (at 541 Main Street)

City Engineer Revering also provided an update on the Woodcrest sanitary sewer project.

10. ADJOURNMENT

A motion was made by Hartzler and seconded by Smith to adjourn the meeting at 9:18 p.m. Vote for: Thompson, Smith, Kruckman and Hartzler. Against: None. Abstained: None. Motion carried (4-0)

Submitted by:



Renee Christianson, Community Development Specialist