

April 30.2018

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

President Steve Douglas
Vice President Robert Arigoni
Commissioner Joan Blake
Commissioner Eric Bodenstein
Commissioner Elmer Bull
City Attorney Chuck Zumpft (via telephone)
Public Works Director Jay Flakus
Interim City Clerk Sheema Shaw
City Manager Dan Newell

Absent:

Commissioner Travis Crowder and Planning Commission Secretary Jesslyna Cochrane

Guests:

Rick Christian of Denson Surveying and John Mattice of Prime West Construction

Meeting was called to order at 4:00 pm by President Douglas, rollcall was taken and pledge of allegiance was led by Vice President Arigoni.

Agenda Approval

Commissioner Blake made a motion to approve the agenda for the April 30, 2018 meeting as presented, seconded by Vice President Arigoni. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Minutes

Vice President Arigoni made a motion to approve the minutes of the May September 18, 2018 meeting, seconded by Commissioner Bull and the motion carried unanimously.

Annexation into the City of Yerington

President Douglas asked what the City thinking is. City Manager Newell stated Marathon requested this and we have no problem with it, it's contiguous. Commissioner Blake asked are there any environmental issues since it's been closed. City Manager Newell stated they've done the phase one and they are looking at phase two. Mr. Roberson stated it's on the 136 Highway 339 Parcel, the guy had a sprinkler manufacturing process that had an open pit evaporation pond that wasn't permitted and wasn't lined so they are looking at a phase two on that now. President Douglas asked is that part of these properties. Mr. Roberson stated yes. Commissioner Blake asked does the City have any liability on that. City Manager Newell stated no, it doesn't matter if it's in the city, county or state it's still owned. Mr. Roberson stated that they've indicated that

their environmental consultant has recommended the phase two as a result of us, we actually got the grant for them. Commissioner Bull asked from a financial standpoint what the benefits and possible liabilities are. City Manager stated none. Commissioner Bull asked what the benefits to the city are. City Manager Newell stated an increased assessed valued. City Attorney Zumpft asked are there any environmental issues with the property. City Manager Newell stated we just discussed that, before they can sell it the owner with have to deal with that and the owner knows that's it's there and they know that they have to do a phase two on the property. Commissioner Bull stated that one of the things he struggles with when we are looking at the annexation it would be nice if we had something in front of us that explains what the financial benefits are and what the potential liabilities are. President Douglas stated that he assumes the liability still goes back to the property owner. Chuck stated yea it does however what I'm not sure of is if there is no financially responsible owner and there's a hazardous circumstance whether the jurisdiction with the authority has any responsibility. City Manager stated the owner is responsible. Commissioner Bodenstein asked the new owner has to have it cleaned up prior to it being sold. City Manager Newell stated the current owner does. President Douglas stated they would have to have it cleaned up before we issue any permits.

Commissioner Parrot made a motion to approve item number four to annex APN 12-021-05 and APN 12-021-04 for Marathon Equipment. Commissioner Blake seconded and the motion carried unanimously.

Master Plan and Zoning on the master plan

President Douglas stated we will do items five and six in the same motion.

Public Works Director Flakus stated item five is referring to the density and item six refers to the M1. President Douglas stated item 5 deals with the master plan density and item 6 deals with the actual zoning.

Commissioner Bodenstein made a motion to approve Item number 5 and 6 as stated in the agenda. Commissioner Bull seconded and the motion carried unanimously

Boundary Line Adjustment – The Borsini Ranch, Inc. APN 001-261-04 and APN 001-261-05

City Manager Newell stated that's his daughter and son in laws property.

Rick Christian of Denson Surveying addressed the board on behalf of Jeffrey G. Borsini Trust and the Borsini Ranch, Inc... Commissioner Bodenstein asked the property line going north and south is going to become east and west. Mr. Christian stated yes. President Douglas asked are there any other concerns, all the easements are taken care of we are crossing an easement line or blocking and. Mr. Christian stated everything is good.

Commissioner Blake made a motion to approve the boundary line adjustment to parcel 001-261-04 and 001-261-05 for Borsini Ranch, Inc... Seconded by Commissioner Bodenstein and the motion carried unanimously.

Boundary Line Adjustment – Thomas Bobrick Trust, APN 001-521-11 and 001-521-16

Rick Christian of Denson Surveying addressed the board on behalf of the Thomas Bobrick Trust. City Manager Newell stated Tom knew it triggered the greenbelt. Commissioner Bull asked for explanation on that. City Manager Newell stated its farmland now and green belt means its tax exempt and by doing this boundary line adjustment on the one parcel it triggers greenbelt on the other.

Commissioner Bull made a motion to approve the boundary line adjustment to Parcel 001-521-11 and 001-521-16 for the Thomas Bobrick Trust. Seconded by Commissioner Parrot and the motion carried unanimously.

Special Use Permit Application – Prime West Construction for Peri and Sons Farms, Inc.

Mr. John Mattice of Prime West Construction addressed the board on behalf of Peri and Sons Farms, Inc... Mr. Mattice stated that this is a preexisting facility. In 2018 we only need to install an additional membrane structure, we are putting temporary showers in this year because of cost and will do a shower complex next year. President Douglas asked they are working under a special use permit right now. City Manager Newell stated yes we are amending it.

Commissioner Bodenstein made a motion to approve the Special Use Permit Application from Prime West Construction for Peri and Sons Farms, Inc. with the conditions 1-12. Seconded by Commissioner Parrott and the motion carried unanimously.

Read by Title Bill #416, Ordinance No.18.02

Commissioner Parrot made a motion to approve item number 10 as presented in the agenda. Seconded by Commissioner Bodenstein and the motion carried unanimously.

President Douglas asked for public comments, there were none.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commission President

Jesslyna Cochrane
Planning Commission Secretary