

October 14, 2019

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  
Commissioner Lacey Parrot  
City Attorney Neal Falk (via telephone)  
City Manager Robert Switzer  
Planning Commission Secretary Jesslyna Cochrane  
Administrative Director/Interim City Clerk Sheema Shaw

Guests:

Rick Christian of Denson Surveying

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

#### Agenda Approval

Commissioner Bull made a motion to approve the agenda for the October 14, 2019 meeting as presented, seconded by Commissioner Blake. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

#### Minutes

Commissioner Blake made a motion to approve the minutes of the September 9, 2019 meeting, seconded by Commissioner Parrott. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

Parcel Map Application. JAMES COLLINS, has submitted a Parcel Map Application to split parcel 001-032-04 into two separate parcels at 514 N Oregon St.

Mr. Rick Christian of Denson Surveying addressed the board on behalf of James Collins. Mr. Christian stated we are splitting two existing residents on the same parcel to put them on separate parcels which would create a flag lot. President Douglas stated in the past we have always discouraged flag lots, however, he understands it. Mr. Christian stated creating the flag lot as presented is the best way to handle this situation where we have two existing residents on one parcel and to maintain a permanent access from Oregon St. to the back house.

Commissioner Bull asked why there is opposition to flag lots. President Douglas stated the policy from the city has been for fire apparatus access and potential conflicts down the road, however, in this instance he didn't think either of those were a concern.

President Douglas stated he hopes the front lot owner is aware that another quarter of his property is taken up by utility easements so they would never be able to build any structure over those easements. Mr. Christian stated on the north side of the house on the front lot there would be no room to put anything anyway.

President Douglas asked how far up the new driveway will the house set. Mr. Christian stated it's more than 25 feet. President Douglas asked what the city would consider the front of this lot be, the north boundary line or the partial boundary line that faces Oregon St. If so the zoning requirements would be that the house would have to be at least 20 feet off if the one if it faces Oregon St. Mr. Christian stated the rear house is at least 20 feet.

Commissioner Blake asked if the parcel south is affected at all. Mr. Christian stated no.

Vice President Arigoni asked what the possibility of another structure going in to the east of that, could this be divided again. Mr. Christian stated no, he doesn't foresee it being divided again under the current code. They have a 25 foot strip up to Oregon St. as the only access, he does know Mr. Collins has talked about putting a garage and shop in the back for personal use.

President Douglas stated that one thing he learned was the land use code is 310 which allows two single family residence per parcel. One way we could stop further issues with dividing this parcel anymore is to change the land use code.

President Douglas asked if Chief Draper had any negative thought on this. Commissioner Parrott stated she spoke with Chief Draper and he said it will be within 500 feet of the fire hydrant and there is plenty of room for fire access.

City Manager Switzer stated from the city standpoint there is no specific prohibition that restricts flag lots in our ordinances, however, that doesn't mean the planning commission or council can't come back and define that better and then more highly regulate it. Sometimes addressing these parcels can be a problem but we have no specific prohibition.

Commissioner Bodenstein asked if we could go about putting a stipulation to change the land use code only allowing one residence on this parcel and then they wouldn't be able to put another house there. President Douglas stated we can certainly entertain action with conditions.

Vice President Arigoni asked if letters were mailed to the surrounding property owners. Planning Commission Secretary Cochrane stated yes.

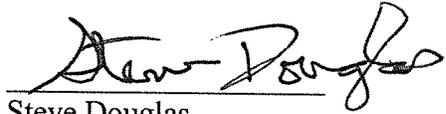
Mr. Christian stated he could inform Mr. Collins to add a note on the map that no additional residential structures can be built on lot 7A.

Commissioner Bodenstein made a motion to approve the parcel map application from James Collins to divide APN 001-032-04 into two parcels at 514 N Oregon St. with a condition put on the map that lot 7A only be allowed one residence. Seconded by Commissioner Parrott

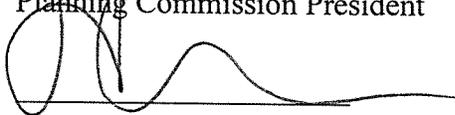
President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

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