

June 26, 2019 Meeting

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 Travis Crowder
Commissioner Elmer Bull
Commissioner Lacey Parrott
City Attorney Chuck Zumpft (via telephone)
Public Works Director Jay Flakus
Planning Commission Secretary Jesslyna Cochrane

Absent: Commissioner Eric Bodenstein

Guests: Kyle Frade

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

Agenda Approval

Commissioner Blake made a motion to approve the agenda for the March 18, 2019 meeting as presented, seconded by Commissioner Bull. 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 March 18, 2019 meeting with the change of adding Commissioner Parrot to present members list, seconded by Commissioner Crowder and the motion carried unanimously.

Master Plan Amendment. KYLE & PRISCILLA FRADE have submitted a Master Plan Amendment application to change parcel 001-411-33, 735 S Main St, from Commercial density to Transitional Density.

Public Works Director Flakus addressed the board on behalf of Kyle Frade stating Mr. Frade brought in a zoning change application however after reviewing it the change requires a master plan amendment. Each master plan section has multiple zonings, commercial, residential and transitional. Residential master plan has every R1-R9 under it, commercial has C1-C2 and M1-M2 and transitional has RC. The determination we made in a meeting is that RC is the right zoning for what Mr. Frade is trying to do so he submitted an additional application for the Master Plan Amendment. The same goal just more work to do. In the past we've always discouraged single zoning changes because we would call it spot zoning, however if you look up the

definition of spot zoning this is not it. Spot zoning implies that someone is getting special favors because they don't fit in with neighborhood, but in this case this parcel is surrounded by this kind of zoning. Our recommendation is that he go from C2 to RC and to do that we need to go from commercial to transitional master plan on that parcel. President Douglas stated it's going to be a residence so in order to have a residence to do on to be RC. Commissioner Bull asked are there additional RC parcels south of this parcel. Public Works Director stated its commercial on Main then there's an alley and then everything is RC on Center St. Public Works Director stated the main issue in question is are we starting a cascade of zoning applications, I don't believe so. Public Works Director asked did we get any response back from the letters. Secretary Cochrane stated no and everyone signed for the letters.

Commissioner Parrott made a motion to approve the Master Plan Amendment Application for parcel 001-411-311 to change from Commercial Density to Transitional Density, seconded by Vice President Arigoni and the motion carried unanimously.

Zoning Change Request. KYLE AND PRISCILLA FRADE have submitted a Zoning Change Request Application to change parcel 001-411-33, 735 S Main Street, from C2 to RC zoning.

President Douglas stated now that we agreed to change it we have to assign a zoning determination. Public works Director Flakus stated President Douglas explained the consequences of changing the zoning, Public Works Flakus stated it's pretty much a one way trip. President Douglas stated some people would view this as taking it from a higher potential use to a lower potential use so I like to warn people it's tougher to go the other direction. Commissioner Bull asked what the preference R1 or RC is zoning. Mr. Frade answered RC would be better. Public Works director stated R1 is more limited and RC keeps the options open. Public Works Director stated we gave Mr. Frade a break because the Master Plan Amendment is \$700 and that's a lot of money.

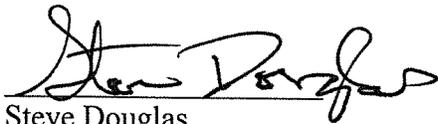
Commissioner Parrott made a motion to approve the Zoning Change Request Application for parcel 001-411-33 from C2 to RC zoning, seconded by Vice President Arigoni and the motion carried unanimously.

Public Works Director stated per NRS we would like to throw out the idea of setting a regularly scheduled Planning Commission meeting every month which we can cancel if we have nothing to do. President Douglas stated he feels this is a great idea because I've been after the City to get ahead of the curve instead of behind it as far as someone presents us an idea and we don't react until we get the application which sometimes is a little late. We can also always use it as a work session. The board members all stated that Wednesday's would be a good day for them. Public Works Director stated per The Open Meeting Law we can't actually decide on a day but next time we can get it on the agenda next time. A lot of stuff is coming in right now and we do have to stay on top of everything. President Douglas stated it a good idea to have one scheduled and if there isn't anything just cancel it. Public Works Director stated we might as well have them preset and if something comes up we can get it on the agenda because we have 60 days to review and get it through City Council or it's by default approved so we've got to keep up on a schedule.

Commissioner Bull asked if we have anything to do with the pond over at the Mountain View Park and if there are any thoughts on the cat tail problem. Public Works Director stated I love and hate the cat tails. There have been concerns about them from community members. Commissioner Bull stated he has seen the cat tails kind of taking the pond over and the truest real fix would be to take a backhoe in there and muck it out. Public Works director stated he will take note and look into taking care of it.

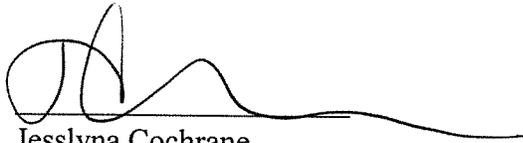
President Douglas asked for public comments, there were none.

There being no further business the meeting was adjourned.



Steve Douglas

Planning Commission President



Jesslyna Cochrane

Planning Commission Secretary