

December 16, 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 Lacey Parrott
Commissioner Travis Crowder
Commissioner Elmer Bull
City Attorney Chuck Zumpft (via telephone)
City Manager Robert Switzer
Planning Commission Secretary Jesslyna Cochrane

Guests:

Rick Christian of Denson Surveying, Erin & Nik Kosach of High Sierra Investments, LLC

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 Bull made a motion to approve the agenda for the December 16, 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 Parrott made a motion to approve the minutes of the November 18, 2019 meeting, seconded by Vice President Arigoni. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Master Plan Amendment. High Sierra Investments, LLC has submitted a Master Plan Amendment Application intended to change APN 001-094-12 at 234 N Center St. from Commercial Density to Transitional Density.

Erin Kosach addressed the board on behalf of High Sierra Investments. Mrs. Kosach stated the plan for the property is to renovate and get it up to code to create either a four or five unit complex to provide more places to live. President Douglas stated the reason for the master plan amendment is for financing purposes, there are other properties around with the same zoning so this would not be spot zoning. Commissioner Parrott stated Chief Draper sees no issues. Commissioner Bull stated it seems like a logical moved and it will be nice to see something done with the property. Mr. Kosach stated the unit in the back is basically an ADU additional dwelling unit. But because it is shown as a five unit can it be a four unit and the back

unit can be considered an additional dwelling unit without a full kitchen. President Douglas stated most RC zoning allows multiple units on one parcel. City Manager Switzer asked what the plan for the additional unit in the back was. Mrs. Kosach stated they are unsure, either make it a rec room for the other four units or try to rent it out as another unit.

City Manager Switzer read out code 10-4d-2. Mr. Kosach stated the additional unit is at least 15-20 feet away from the main building. Commissioner Bull asked if the back nit had been used as a living quarter. Mrs. Kosach stated yea, it was pretty beat up but it did have a kitchen and a bathroom in it.

Commissioner Parrot made a motion to approve the Master Plan Amendment Application submitted by High Sierra Investments, LLC intended to change APN 001-094-12 at 234 N Center St. from Commercial Density to Transitional Density, seconded by Commissioner Bull. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Change of Land Use (Zone Change) Application. High Sierra Investments, LLC has submitted a change of land use application to change APN 001-094-12 at 234 N Center St. from C1 zoning to RC zoning.

City Manager Switzer stated the city is not opposed. Commissioner Parrott stated Chief Draper recommended fire extinguishers be mounted for the tenants.

Commissioner Bodenstein made a motion to change the land use for parcel 001-094-12 from C1 zoning to RC zoning, seconded by Commissioner Parrot. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Reversion to Acreage. Georgia Busch has submitted a Reversion to Acreage Application to combine APN 001-571-06 and APN 001-571-05 into one parcel.

Rick Christian of Denson Surveying addressed the board on behalf of Georgia Busch. Mr. Christian stated the owner is looking to put a residential unit on the property which will be straddling the parcel line so we want to remove the common lot line and the utility easements common to that lot line. President Douglas asked for clarification on which two parcels it is. City Manager Switzer stated the City has no issues.

President Douglas asked is a stick built is being put on there or a modular. Mr. Christian stated a modular. Vice President Arigoni asked if there is any chance of a second dwelling being out on the parcel. Mr. Christian stated they cannot put a second dwelling on the lot. Commissioner Bodenstein stated if they intended to put a second unit on there they would just leave the two parcels separate. City Manager Switzer stated in R1 the lot size has to be a minimum of 7,000 square feet and each unit has to be a minimum of 1,000 square feet.

Commissioner Parrott made a motion to approve the reversion to acreage application to combine APN 001-571-06 and APN 001-571-05 into one parcel, seconded by Commissioner

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

President Douglas asked City Manager Switzer if he had a chance to look at the charter for scheduling monthly meetings. City Manager Switzer stated no, he had not.

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