

February 18, 2020

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 Eric Bodenstein
Commissioner Lacey Parrott
Commissioner Travis Crowder
Commissioner Elmer Bull
City Manager Robert Switzer
Planning Commission Secretary Jesslyna Cochrane

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

Agenda Approval

Commissioner Parrott made a motion to approve the agenda for the February 18, 2020 meeting as presented, seconded by Commissioner Bull. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Minutes

President Douglas tabled item number 3 for another meeting due to the incorrect meeting minutes being in the packet.

Discussion

City Manager Switzer gave a brief update on the sewage lagoon system. We have experienced some sort of shock to the system and are currently in the process of getting it taken care of. We have closed the RV dump to stop the possibility of something going into the system.

City Manager Switzer gave a brief update on the status of the purchase of the armory building and the plans and possibilities for the property.

Review the City Master Plan

The board members were given a planning guide issued by the state of Nevada that City Manager Switzer has printed.

City Manager Switzer stated there are a few areas he wanted to discuss briefly. They are not the most important, just areas that caught his eye. The suggestion on a master plan is to provide information in four main components which are community profile, survey of existing conditions, master plan elements and an action and implementation section. The current master

plan attempted to do most of that but it was not organized in that type of fashion. Another section was the authority of the Planning Commission and emphasizing streets and parking lots which now is not listed out in detail in the current master plan. The last section was the relationship between planning and public budgeting and financing. City Manager Switzer stated he always has to keep in the back of his mind what are the priorities and goals of the City Council and by extension the planning commission which the master plan gives that direction.

President Douglas stated one thing he has a question on is the economic development, is there ways to approach neighboring cities to ask about positives and negatives they have seen in their growth so that we can try and avoid allowing some things that we wish we wouldn't have. City Manager Switzer stated we can use staff time to reach out to the cities.

City manager stated one thing we can discuss is redevelopment districts. The City Council and Planning Commission, after a number of public hearings, decides they are going to take a certain area of the city and create a new taxing district which the taxes would be used for certain economic enhancement approaches.

President Douglas asked if that is something that gets voted on. City Manager stated it is voted on by City Council after the public hearings.

City Manager Switzer stated he wanted to discuss impact fees for new development. New development anywhere affects multiple areas; therefore charging impact fees could help take care of some of those things. Commissioner Bull asked if there are any impact fees that we charge now. City Manager Switzer stated no.

President Douglas asked if the city is capped out on our tax rate. City Manager Switzer stated yes, the only thing keeping us going forward is property value our assessed valuation. Commissioner Bull asked what's involved in getting that rate raised. City Manager Switzer stated we are limited by the constitution so we would have to go to the voters.

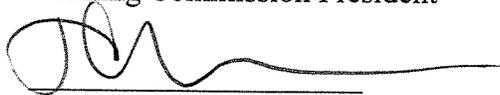
President Douglas stated it's nice to have the guide of what we need to go through and the steps to follow. It will involve a lot of communication to create the new master plan. City Manager Switzer stated this is a nice start and we can definitely follow this guide.

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