



## **CITY OF WEST WENDOVER**

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### **WEST WENDOVER CITY COUNCIL MINUTES OF THE SPECIAL MEETING OF FEBRUARY 25, 2010**

The West Wendover City Council met for a special meeting on February 25, 2010. The meeting was held at the West Wendover City Hall, Council Chambers #137. Mayor Andersen presided.

Council Members Present: Bryant Blake, Roy Briggs, Emily Carter, Johnny Gorum and Alan Rowley II

Others Present: Bryce Kimber, Ron Supp, Devan Keller, Sondra Schmidt, Mike Crawford, Chris Melville and Anna Bartlome

The following proceedings were had.

**1. CALL TO ORDER AND ROLL CALL**

Mayor Andersen called the meeting to order at 7:00 p.m. All those present and excused are noted above.

**2. PLEDGE OF ALLEGIANCE**

Mayor Andersen led those present in the Pledge of Allegiance.

**3. COMMENTS FROM THE GENERAL PUBLIC:**

None offered or received.

**4. PUBLIC HEARING**

**Time: 7:05 p.m.**

**Determination by the City of the Fair Market Value of 4.0 Acres of City Land Located Adjacent Industrial Way in the SE 1/4 of Section 16, Township 33 North, Range 70 East, M.D.B.&M. for a Potential Transfer of Such Land to Arlo G. Lott Trucking, Inc. in Connection with a Real Estate Sale Commitment Agreement for the Promotion of Economic Development Between the City of West Wendover and Arlo G. Lott Trucking, Inc. and Other Matters Appropriately Related Thereto**

Mayor Andersen closed the regular portion of the meeting and opened the public hearing portion.

Chris Melville explained that the summary appraisal for the 4.0 acre parcel that he provided. The appraisal is based on the property being zoned General Industrial District (M) and the fair market value for the 4.0 acres is \$200,000.00.

There being no public comment Mayor Andersen closed the public hearing portion of the meeting and opened the regular portion of the meeting.

Council Member Blake made the motion to accept the fair market value of \$200,000.00 for the 4.0 acres of City land located adjacent Industrial Way in the SE ¼ of Section 16, Township 33 North, Range 70 East, M.D.B.&M. for a potential transfer of such land to Arlo

G. Lott Trucking, Inc. in connection with a real estate sale commitment agreement for the promotion of economic development between the City of West Wendover and Arlo G. Lott Trucking, Inc. The motion was seconded by Council Member Briggs and passed unanimously.

**5. CONSENT CALENDAR**

**\*a. Adoption of Resolution #2010-05, a Resolution Finding That it is in the Best Interests of the City to Sell City Owned Real Property Consisting of 4.0 Acres of Land Adjacent Industrial Way, Without Offering the Property for Sale to the Public and for Less Than Fair Market Value for the Purposes of Economic Development in Connection with a Real Estate Sale and Commitment Agreement Between the City of West Wendover and Arlo G. Lott Trucking, Inc., and Other Matters Appropriately Related Thereto**

This item combined with New Business item a, see below.

**6. NEW BUSINESS**

**\*a. Discussion and Decision to Approve the Real Estate Sale and Commitment Agreement Between the City and Arlo G. Lott Trucking, Inc., for 4.0 Acres of Land Adjacent Industrial Way, Located in the SE ¼ of Section 16, Township 33 North, Range 70 East, M.D.B.&M. and for Staff to Prepare and Mayor to Execute all Documents Related Thereto**

Council Member Gorum made the motion to forward Consent Calendar item a and New Business item a. The motion was seconded by Council Member Carter and passed unanimously.

**\*b. Discussion and Decision to Proceed with Drafting of Ordinance Changes Concerning Temporary Conditional Use Permits Issued for RV's in Mobile Home Parks and Other Matters Appropriately Related Thereto**

Chris Melville explained that this was to instruct staff on how to proceed with the drafting of ordinance changes. The potential changes included on the basis of economic need the owners of mobile home parks could apply for a conditional use permit to allow for the renting of space to recreation vehicles. The permit would be for a period of one year and the mobile home parks could only apply once every five years with a maximum number of spaces allowed for that use. Council Member Rowley II made the motion to direct City staff to proceed with the drafting of ordinance changes concerning temporary conditional use permits issued for RV's in mobile home parks. The motion was seconded by Council Member Blake and passed unanimously.

**\*c. Discussion and Decision to Proceed with Drafting of Ordinance Changes Concerning Variances and Setbacks in Residential R-1 Zones and Other Matters Appropriately Related Thereto**

Chris Melville explained that this was to instruct staff on how to proceed with the drafting of ordinance changes. The potential changes would be to adjust the minimum side yard setback in Residential R-1 zones from seven and one half (7 ½) feet to five (5) feet. Chris explained that there would be language in the ordinance addressing corner lots. General discussion was had regarding easements and variance requests. Council Member Blake made the motion to direct City staff to proceed with the drafting of ordinance changes concerning variances and setbacks in Residential R-1 zones. The motion was seconded by Council Member Briggs and passed unanimously.

**\*d. Discussion and Decision Regarding the Setting of a Public Hearing for the Proposed Zone Change for Property Which is a Part of APN # 010-740-114 and APN # 010-740-125, Located Along and Adjacent Industrial Way and Logistics Drive and in the South ½ of Section 16, Township 33 North, Range 70 East, M.D.B.&M., in West Wendover, Nevada 89883 and Containing Approximately 35 Acres More or Less from Public (P) to General Industrial District (M-2)**

Chris Melville explained that this was to set the public hearing on March 16, 2010 for a zone change. Chris explained that M-2 allows for several types of manufacturing with a conditional use permit. Council Member Blake made the motion to set the public hearing for March 16, 2010 for the proposed zone change for property which is part of APN #010-740-

114 and APN #010-740-125, located along and adjacent Industrial Way and Logistics Drive and in the south ½ Section 16, Township 33 North, Range 70 East, M.D.B.&M., in West Wendover, Nevada 89883 and containing approximately 35 acres more or less from Public (P) to General Industrial District (M-2). The motion was seconded by Council Member Carter and passed unanimously.

**\*e. Discussion and Decision to Authorize Staff to Prepare and Mayor to Execute the Architectural Services Agreement Between the City and Architectural Nexus Concerning Services to be Provided as Part of the City's D.W. Reynolds Planning Grant and Other Matters Appropriately Related Thereto**

Chris Melville asked that this item be forwarded to the March 16, 2010 meeting. Council Member Carter made the motion to forward this item. The motion was seconded by Council Member Briggs and passed unanimously.

**7. \*ADJOURNMENT**

Council Member Carter made the motion to adjourn at 7:15 p.m. The motion was seconded by Council Member Briggs and passed unanimously.

ATTEST:

Anna E. Bartlome  
City Clerk/Records Officer