

**THE HONORABLE CITY COUNCIL OF THE CITY OF LOVELOCK MET IN SPECIAL SESSION ON APRIL 29, 2019 AT THE LOVELOCK CITY HALL AT 7:00 P.M.**

Present:	Mayor Council members	Mike Giles Dan Murphy Pat Rowe Starlin Gentry
	City Clerk Legal Counsel	Lisa Booth Kent Maher
Absent:	Public Works Director Police Chief	Joe Crim Michael Mancebo

Guests: Robert Kennerson.

Mayor Giles called the meeting to order at 7:00 p.m.

**PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:**

There were no comments from the public, and no personal communication or correspondence.

**BUSINESS IMPACT DETERMINATION:**

After review and consideration of the probable effect that each agenda item for this meeting could have on a “business” as defined by statute, Council member Murphy moved to make a finding that no item on this meeting agenda appears to impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business.

Motion carried unanimously.

**REQUEST PURSUANT TO LOVELOCK MUNICIPAL CODE 31.040 FOR EXEMPTION FROM REQUIREMENT TO COLLECT ROOM TAX AT SAGE MOTEL, 1335 CORNELL AVE:**

Mayor Giles noted that since the last meeting when this matter was considered, research indicates the City development code does not allow multi-family residential uses in commercial zoning districts. There is an exception for a non-conforming use in existence when a zoning district is classified, which is the case with the subject property, but per the development code (Chapter 106, Section 17.106.10(B)) if a non-conforming use is grandfathered in and then the non-conforming use stops for a period of six consecutive months or more, the non-conforming use is not then allowed and any use of the property must conform to the development code requirements. The City records indicate the sewer service at 1335 Cornell has been on stand-by status at least since March 2016. There are no records for the waste disposal services, but the City public works employees indicated no waste has been picked up for an extended time period. The records also indicate former owner Norris collected and paid room tax when he owned the property earlier this year.

In response to the discussion and questions, Legal Counsel Maher reiterated that the proposed multi-family use is not allowed in the commercial zoning district where the subject property is located, and the non-conforming use cannot be grandfathered in, since it has not been used for multi-family purposes three years.

Property owner Kennerson discussed ideas for rehabilitating old motels into apartments and the possibility of rezoning the subject property which has residential uses on either side. After some discussion, the Council suggested Kennerson should contact the planning department to consider a rezone of the property to allow the uses he desires for the property.

No action was taken.

**PUBLIC COMMENT:**

There were no comments from the public.

There being no further business, the meeting was adjourned at 7:45 p.m. until the next scheduled City Council meeting on May 7, 2019 at 7:00 p.m.

---

Michael R. Giles, Mayor

---

Lisa Booth, City Clerk