

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING MINUTES
5:30 P.M., P.D.S.T., TUESDAY, JULY 2, 2019
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

Jeff Dalling, Chairman of the City of Elko Planning Commission, called the meeting to order at 5:30 p.m.

ROLL CALL

Present: **Evi Buell**
 Jeff Dalling
 John Anderson
 Stefan Beck

Absent: **Gratton Miller**
 Ian Montgomery
 Tera Hooiman.

City Staff Present: **Scott Wilkinson, Assistant City Manager**
 Bob Thibault, Civil Engineer
 Michele Rambo, Development Manager
 John Holmes, Fire Marshal
 Diann Byington, Recording Secretary

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

June 4, 2019 – Regular Meeting **FOR POSSIBLE ACTION**

***No action was taken on this item**

I. NEW BUSINESS

A. PUBLIC HEARING

3. Review, consideration, and possible action on Conditional Use Permit No. 5-19, filed by Bailey & Associates, LLC, to designate APN 001-926-111 as a RMH-1

district for occupancy of mobile homes on rented or leased sites in mobile home parks, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally at the northerly terminus of Primrose Lane and Daisy Dr. (APN 001-926-111).

Michele Rambo, Development Manager, explained that the applicant asked that this item be postponed to the next meeting, so he could prepare some additional exhibits. There were people present in the audience for comment and they were told how they could give comments.

Chairman Jeff Dalling said the best way to comment is to email their comments to Michele or the City Planner, and Michele's email address was provided.

Scott Wilkinson, Assistant City Manager asked if the continuation was at the request of the applicant. (Yes)

Chairman Dalling called for public comment without a response.

*****Motion: Table Conditional Use Permit No. 5-19 to the August 6th Planning Commission meeting.**

Moved by Evi Buell, Seconded by Stefan Beck.

**Motion passed unanimously. (4-0)*

1. Review, consideration and possible recommendation to City Council for Rezone No. 2-19, filed by Bailey & Associates LLC, for a change in zoning from PQP (Public, Quasi-Public) to R1 (Single Family Residential) zoning district, approximately 8.02 acres of property, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is generally located on the northeast corner of the intersection of Celtic Way and El Armuth Drive. (APN 001-660-041)

Nitin Bhakta, 1150 Lamoille Highway, said he was representing Bailey & Associates and he was available to answer any questions.

Ms. Rambo explained the project and gave a presentation. **(Exhibit A)**

Bob Thibault, Civil Engineer, recommended approval with no additional comments or concerns.

John Holmes, Fire Marshal, had no comments or concerns.

Mr. Wilkinson recommended approval as presented by staff.

*****Motion: Forward a recommendation to City Council to adopt a resolution, which approves Rezone No. 2-19 based on the facts and findings as presented in the Staff Report dated June 11, 2019.**

Commissioner Buell's findings to support the motion were the proposed zone district is in conformance with the Land Use Component of the Master Plan. The proposed zone district is compatible with the Transportation Component of the Master Plan and is consistent with the existing transportation infrastructure. The property is not located within the Redevelopment Area. The proposed zone district and resultant land use is in conformance with the City Wellhead Protection Plan. The proposed zone district is in conformance with Elko City Code Section 3-2-4(B). The proposed zone district is in conformance with Elko City Code Section 3-2-5(B) and (G). The application is in conformance with Elko City Code 3-2-21. The proposed zone district is in conformance with Elko City Code Section 3-3-5(A). The proposed zone district is not located in a designated Special Flood Hazard Area (SFHA). The proposed zone district is consistent with surrounding land uses. Development under the proposed zone district will not adversely impact natural systems, or public/federal lands such as waterways, wetlands, drainages, floodplains etc., or pose a danger to human health and safety.

Moved by Evi Buell, Seconded by Stefan Beck.

**Motion passed unanimously. (4-0)*

2. Review and consideration of Tentative Map No. 7-19, filed by Bailey & Associates, LLC, for the development of a subdivision entitled Cambridge Estates involving the proposed division of approximately 8.02 acres of property into 35 lots for residential development within the R1 (Single-Family Residential) Zoning District, in conjunction with a zone change application, and matters related thereto.
FOR POSSIBLE ACTION

The subject property is located generally on the northeast corner of the intersection of Celtic Way and El Armuth Drive. (APN 001-660-041)

Mr. Bhakta said this was discussed with staff and he thought everything had been worked out.

Mindy Beckstead, 1513 Connolly Drive, said her daughter and son-in-law live on Clover Hills Dr. She was concerned with the traffic being brought in with the proposed additional 35 homes. She mentioned that there was already a lot of traffic, and that there are kids in that neighborhood. She wanted an explanation on how this was going to be safe for the public and families in the neighborhood.

Ms. Rambo explained the Tentative Map with a presentation. **(Exhibit B)**

Mr. Thibault brought up a copy of the Tentative Map that everyone could see and pointed out the lots that had shorter frontages, and the lots that didn't meet the minimum size requirements for corner lots. Mr. Thibault then went over his conditions, which were included in the City of Elko Staff Report dated June 18, 2019.

Mr. Holmes had no concerns.

Mr. Wilkinson had a couple of comments. Staff believes that the Modification of Standards is justified. Quite a large area is being lost to storm water controls in the upper right corner. Conformance with the Flood Control Ordinance requires a loss of property there. Staff believes that since they are large lots that there is more than enough buildable area on what is proposed. He also wanted to talk a little bit about traffic. Initially the property was proposed to be a school site. There would have been a tremendous amount of traffic, not only on Celtic, but on Jennings as well. There aren't a whole lot of lots that front Celtic, so you don't have a lot of pedestrians from the lots interfacing with Celtic. A couple things will happen with this property being rezoned to an R1. There won't be any multi-family development there, it will only be single-family homes. From a zoning perspective the zone change from PQP to R1 is the best outcome for development of this property. The number of lots conforms with the City Code. He thought a lot of the lots were actually larger in area than the minimum standard. The proposed lot layout results in less traffic than what could be designed. From a traffic perspective, with the vacant areas of the City being developed, there will be some additional traffic. There is also a vacant property across the street that will be developed into a residential subdivision. If there are issues with speeding, or other traffic infractions, those are issues to take up with the Police Department; those aren't issues that can be controlled through an approval of a subdivision. Mr. Wilkinson recommended a conditional approval as presented by staff.

Katie Lemmon, 1534 Celtic Way, complained that she has a lot of people coming down her street and has to wait to back out of her driveway. She said it would be nice to see another way in and out of the neighborhood.

Vant Stevens, 1707 Celtic Way, agreed that there is a lot of traffic on Celtic Way. There are a lot of kids playing out there. Her other concern was if there was enough water to support 35 more houses. Sometimes their water pressure is really low. A couple of years ago there was a rain storm and the storm drain filled up.

Mr. Thibault said the water pressure is fairly high at 80 psi. There is enough water to serve all of the undeveloped properties in the City. As far as the traffic, Celtic Way is designated as a minor collector, which is intended to carry a significant amount of traffic. It is unfortunate that the previous subdivisions were designed with driveways out to Celtic, which wouldn't be allowed in a newer subdivision design.

Lee Stevens, 1707 Celtic Way, explained when his house was built up there it was all dirt road. The City came in and put a cold cap on top of the dirt road. He asked if the asphalt could sustain the additional traffic. In the winter months the traffic coming up El Armuth tracks mud down Celtic Way. He has two or three inches of mud where people come around the corner. He wanted to know who would keep the street clean.

Mr. Wilkinson explained that during construction the developer is responsible for maintaining their track out onto Celtic Way. The existing street is the responsibility of the Street Department to maintain. There will be some street improvements to a limited degree on the frontage. If for some reason the street were to start degrading, it will go onto a list and the Street Department will have to repair it at some point in the future. The traffic out El Armuth is a County issue. Staff can talk to the County about their traffic and how they might control that.

Mr. Stevens said the county doesn't claim that road, neither does the City. The Fire Department considers it a fire break. He asked for a stop sign to slow people down. The sign is faded out. He wanted to see that improved. Traffic is going to increase. He doesn't want El Armuth to become a main fairway from the freeway to Mountain City Highway.

Mr. Wilkinson said explained that the way this section was mapped, El Armuth is an individual parcel that is owned by someone. The connectivity of El Armuth to Mountain City Highway won't occur, because there was a revision to the Master Plan to remove that connection. With the approval of this subdivision there is no condition that could be put on the approval that would address any traffic from the County.

Mr. Stevens was concerned that there was only one mailbox, and wondered where the new houses would be getting their mail.

Mr. Wilkinson explained that there would be a gang box within the new subdivision.

Commissioner Beck thanked everyone for the explanation. He hears the traffic concerns but he felt that would be minimal because of the newer design. He asked if traffic would become more of an issue if more properties were to develop.

Mr. Wilkinson pointed out that all the properties in the County surrounding the subject property had been developed already. There are only two vacant properties down on El Armuth, but Mr. Wilkinson thought they were bought by an individual who lives on Sundance. Whether or not those develop remains to be seen. If any County development were to occur with any type of density, there is a communication policy in affect with the County where they would have to notify the City.

*****Motion: Forward a recommendation to City Council to conditionally approve Tentative Map No. 7-19 based on facts, findings, and conditions in the City of Elko Staff Report dated June 18, 2019, listed as follows:**

- 1. Rezone 2-19 must be approved by the City Council and all conditions be met.**
- 2. The subdivider is to comply with all provisions of the NAC and NRS pertaining to the proposed subdivision.**
- 3. Tentative Ma approval constitutes authorization for the subdivider to proceed with preparation of the Final Map and associated construction plans.**
- 4. Tentative Map approval does not constitute authorization to proceed with site improvements, with the exception of authorized grading, prior to approval of the construction plans by the City and the State.**
- 5. The applicant submit an application for Final Map within a period of four (4) years in accordance with NRS.360(1)(a). Approval of the Tentative Map will automatically lapse at that time.**
- 6. A soils report is required with Final Map submittal.**
- 7. A hydrology report is required with Final Map submittal.**
- 8. Final Map construction plans are to comply with Chapter 3-3 of City Code.**
- 9. The subdivision design and construction shall comply with Title 9, Chapter 8 of City Code.**

10. The Utility Department will issue and Intent to Serve Letter upon approval of the Tentative Map by the City Council.
11. A Modification of Standards approved by City Council for Lots 7-10, 13 and 14 to have reduced frontage widths.
12. A Modification of Standards approved by City Council for Lots 29 and 35 to have reduced square-footages.
13. Prior to being scheduled for a City Council hearing, the Tentative Map shall be modified as follows:
 - a. Remove the word “easement” from the description of the dedicated land along the eastern side of the subdivision and instead show this area as a separate parcel to be dedicated to the City of Elko similar to the street, detention pond, and sewer dedications.
 - b. Remove the residential lot property lines within the dedicated are described above.
 - c. Adjust the building setback line to reflect the correct rear property line.
 - d. Recalculate the lot areas to eliminate the dedicated area.
 - e. Revise the buildable area of the lots to reflect the correct rear property line.

Commissioner Buell’s findings to support the motion were the proposed subdivision and development is in conformance with the Land Use Component of the Master Plan. The proposed subdivision and development is in conformance with the Transportation Component of the Master Plan. The proposed subdivision and development does not conflict with the Airport Master Plan. The proposed subdivision does not conflict with the City of Elko Development Feasibility, Land Use, Water Infrastructure, Sanitary Sewer Infrastructure, Transportation Infrastructure, and Annexation Potential Report – November 2012. The property is not located within the Redevelopment Area. The proposed subdivision and development are in conformance with the Wellhead Protection Program. The sanitary sewer will be connected to a programmed sewer system and all street drainage will be directed to a storm sewer system. A zoning amendment is required and has been submitted to the Planning Department to change the property zoning from Public, Quasi-Public (PQP) to Single Family Residential (R1). In accordance with Section 3-3-5(E)(2), the proposed subdivision and development will not result in undue water or air pollution based on the following: a) There are no obvious considerations or concerns which indicate the proposed subdivision would not be in conformance with all applicable environmental and health laws and regulations. b) There is adequate capacity within the City’s water supply to accommodate the proposed subdivision. c) The proposed subdivision and development will not create an unreasonable burden on the existing water system. d) There is adequate capacity at the Water Reclamation Facility to support the proposed subdivision and development. e) The proposed subdivision and development will be connected to the City’s programmed sanitary sewer system. Therefore, the ability of soils to support waste disposal does not require evaluation prior to Tentative Map approval. f) Utilities are available in the immediate area and can be extended for the proposed development. g) Schools, fire and police, and recreational services are available throughout the community. h) With the approval of the associated Modification of Standards regarding lots 7-10, 13, and 14, the proposed subdivision and development is in conformance with applicable zoning ordinances and is in conformance with the Master Plan. i) The proposed subdivision and development will not cause unreasonable traffic congestion or unsafe conditions with respect to existing or proposed streets. j) The area is

not located within a designated flood zone. Concentrated storm water runoff has been addressed as shown on the grading plan. k) The proposed subdivision and development is not expected to result in unreasonable erosion or reduction in the water-holding capacity of the land thereby creating a dangerous or unhealthy condition. The proposed subdivision submittal is in conformance with Section 3-3-6 of City Code. The proposed subdivision is in conformance with Section 3-3-9 of City Code. The proposed subdivision is in conformance with Section 3-3-10 of City Code. The proposed subdivision is in conformance with Section 3-3-11 of City Code. The proposed subdivision is in conformance with Section 3-3-12 of City Code. The proposed subdivision is in conformance with Section 3-3-13 of City Code with the approval of a Modification of Standards to front width requirements for 7-10, 13, 14, 29, and 35. The proposed subdivision is in conformance with Section 3-3-14 of City Code. The proposed subdivision is in conformance with Section 3-3-15 of City Code. The proposed subdivision and development is in conformance with Section 3-2-3 of City Code. The proposed subdivision and development is in conformance with Section 3-2-4 of City Code. The proposed subdivision and development is in conformance with Section 3-2-5(B)(2). Conformance with Section 3-2-5(B) is required as the subdivision develops. The proposed subdivision and development is in conformance with Section 3-2-5(G) of City Code with the approval of the Modification of Standards to the front width requirements for 7-10, 13, 14, 29, and 35. The proposed subdivision and development is in conformance with Section 3-2-17. Conformance with Section 3-2-17 is required as the subdivision develops. The proposed subdivision and development is not located in a designated flood hazard area and is in conformance with Section 3-8 of City Code. The proposed subdivision design shall conform to Title 9, Chapter 8 of City Code.

Moved by Evi Buell, Seconded by Stefan Beck.

**Motion passed unanimously. (4-0)*

Chairman Dalling explained that the public had the right to appeal if they weren't happy with the decision.

Mr. Wilkinson added that this item would also have a public hearing in front of the City Council.

4. Review, consideration, and possible action on Zoning Ordinance Amendment 1-19, Ordinance No. 842, an amendment to the City Zoning Ordinance, specifically Section 3-2-3 General Provisions, and matters related thereto. **FOR POSSIBLE ACTION**

At the May 7, 2019 meeting, Planning Commission took action to initiate an amendment to the City Zoning Ordinance Title 3, Chapter 2, Section 3; General Provisions.

Ms. Rambo explained the request and gave a presentation. **(Exhibit C)**

Mr. Thibault had nothing to add.

*****Motion:** Forward a recommendation to City Council to adopt an Ordinance, which approves Zoning Ordinance Amendment No. 1-19 of the Elko City Code, specifically Section 3-2-3.

Moved by Evi Buell, Seconded by Stefan Beck.

**Motion passed unanimously. (4-0)*

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review, consideration, and possible approval of Final Map No. 8-19, filed by Copper Trails, LLC, for the development of a subdivision entitled Copper Trails Phase 2 – Unit 1 involving the proposed division of approximately 19.194 acres of property into 9 lots and 1 remainder parcel for residential development within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located at the intersection of Copper Street and Mittry Avenue. (APN 001-610-114)

Ms. Rambo explained the final map and gave a presentation. **(Exhibit D)**

Mr. Thibault said Engineering had one condition that was already addressed and recommended approval.

Mr. Holmes recommended approval.

Mr. Wilkinson recommended approval as presented by staff.

*****Motion: Recommended that the City Council accept, on behalf of the public, the parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication; that the final map substantially complies with the tentative map; that the City Council approve the agreement to install improvements in accordance with the approved construction plans that satisfies the requirements of this Chapter, and conditionally approve Final Map 8-19 with conditions listed in the Staff Report dated June 12, 2019, listed as follows:**

1. **The Developer shall execute a Performance Agreement in accordance with Section 3-3-21 of City code. The Performance Agreement shall be secured in accordance with Section 3-3-22 of City code. In conformance with Section 3-3-21 of City code, the public improvements shall be completed within a time of no later than two (2) years of the date of Final Map approval by the City Council unless extended as stipulated in City code.**
2. **The Performance Agreement shall be approved by the City Council.**
3. **The Developer shall enter into the Performance Agreement within 30 days of approval of the Final Map by the City Council.**
4. **The Final Map for Copper Trails Phase 2, Unit 1 is approved for nine (9) single family residential lots.**

5. The Utility Department will issue a Will Serve Letter for the subdivision.
6. Construction, with the exception of grading, shall not commence prior to Final Map approval by the City Council, issuance of a will-serve letter by the City of Elko, and approval of construction plans by the Nevada Department of Environmental Protection.
7. Conformance with the conditions of approval of the Tentative Map is required.
8. The Owner/Developer is to provide the appropriate contact information for the qualified engineer and engineering firm contracted to oversee the project along with the required inspection and testing necessary to produce an As-Built for submittal to the City of Elko. The Engineer of Record is to ensure all materials meet the latest edition of the Standard Specifications for Public Works. All right-of-way and utility improvements are to be certified by the Engineer of Record for the project.

Commissioner Buell's findings to support the motion were the Final Map for Copper Trails Phase 2, Unit 1 has been presented before expirations of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City Code. The Final Map is in conformance with the Tentative Map. The proposed subdivision is in conformance with the Land Use Component of the Master Plan. The proposed subdivision is in conformance with the Transportation Component of the Master Plan. Based on Modification of Standards for lot dimensions granted under the Tentative Map application, the proposed development conforms with Sections 3-3-9 through 3-3-16 (inclusive). The subdivider shall be responsible for all required improvements in conformance with Section 3-3-17 of City Code. The subdivider has submitted plans to the City and State agencies for review to receive all required permits in accordance with the requirements of Section 3-3-19 of City Code. The subdivider has submitted construction plans, which having been found to be in conformance with Section 3-3-20 of City Code, have been approved by City Staff. The Subdivider will be required to enter into a Performance Agreement to conform to Section 3-3-21 of City Code. The Subdivider will be required to provide a Performance Guarantee as stipulated in the Performance Agreement in conformance with Section 3-3-22 of City Code. Based on the Modification of Standards for lot dimensions granted under the Tentative Map application, the proposed development conforms to Sections 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G), and 3-2-17 of City Code. The proposed development is in conformance with Section 3-8 of City Code.

Moved by Evi Buell, Seconded by John Anderson.

**Motion passed unanimously. (4-0)*

2. Review, consideration, and possible recommendation to City Council for Vacation No. 3-19, filed by David and Juliane Ernst, for the vacation of the northeasterly portion of 3rd Street, consisting of an area approximately 900 sq. ft., and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the northeast side of 3rd Street, approximately 36' southeast of Pine Street. (604 3rd Street- APN 001-224-009)

Ms. Rambo explained the vacation with a presentation. **(Exhibit E)**

Mr. Thibault recommended approval. He explained that there are 80 foot rights-of-way in the tree streets, which is quite excessive for a neighborhood street. The City often vacates 10 feet from either side.

Mr. Holmes had no comments or concerns.

Mr. Wilkinson recommended approval as presented by staff.

*****Motion: Forward a recommendation to City Council to adopt a resolution, which conditionally approves Vacation No. 3-19, based on the facts, findings, and conditions in the City of Elko Staff Report dated June 11, 2019, listed as follows:**

- 1. The applicant is responsible for all costs associated with the recordation of the vacation.**
- 2. Written response from all non-City utilities is on file with the City of Elko with regard to the vacation in accordance with NRS 278.480(6) before the order is recorded.**

Commissioner Buell's findings to support the motion were the proposed vacation is in conformance with the City of Elko Master plan Land Use Component. The proposed vacation is in conformance with the City of Elko Master Plan Transportation Component. The property proposed for vacation is not located within the Redevelopment Area. The proposed vacation is in conformance with NRS 278.479 to 278.480, inclusive. The proposed vacation with the recommended conditions is in conformance with Elko City Code 8-7. The proposed vacation will not materially injure the public and is in the best interest of the City.

Moved by Evi Buell, Seconded by Stefan Beck.

****Motion passed unanimously. (4-0)***

II. REPORTS

A. Summary of City Council Actions.

Ms. Rambo reported that the Great Basin Estates Phase 3 final map and performance agreement was finally approved. The 2018 International Building and Fire Codes were adopted.

B. Summary of Redevelopment Agency Actions.

C. Professional articles, publications, etc.

1. Zoning Bulletin

D. Miscellaneous Elko County

E. Training

Ms. Rambo explained that a power point on ethics was included in their packet. Also the 2019 State American Planning Association Conference was going to be in Sparks in October.

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.


NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Planning Commission reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

ADJOURNMENT

There being no further business, the meeting was adjourned.



Jeff Darling, Chairman



Tera Hooiman, Secretary



Rezone 2-19

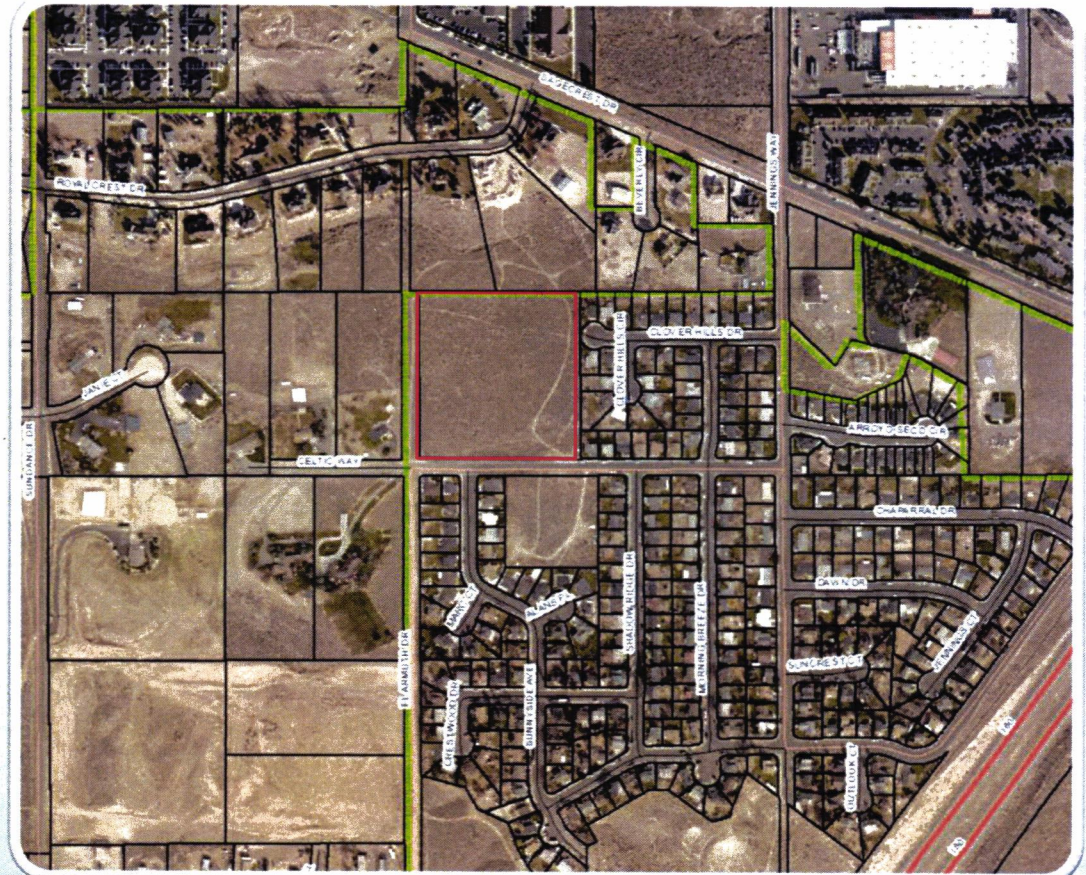
Planning Commission

July 2, 2019

Location

Northeast corner of Celtic Way
and El Armuth Drive

8.02 Acres

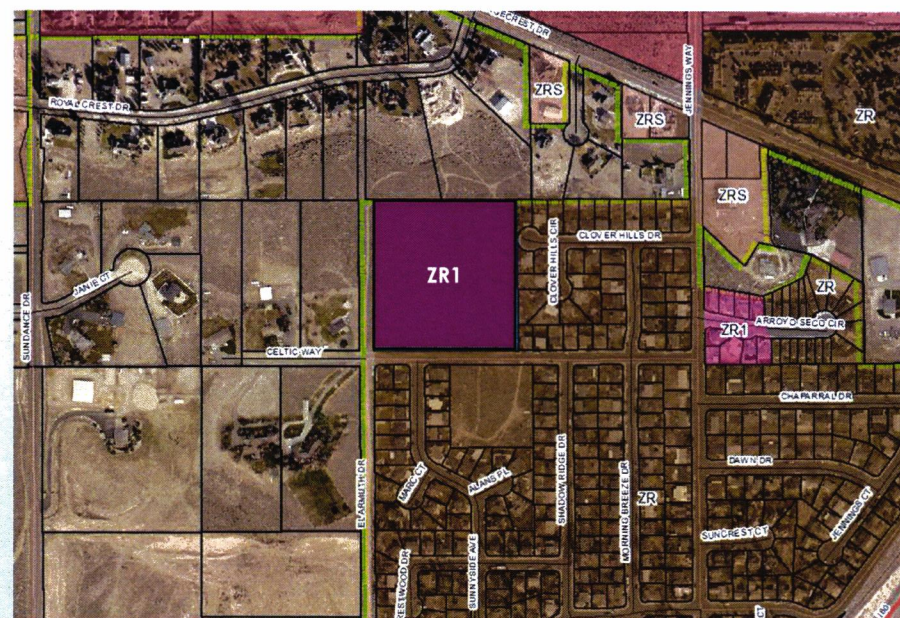


Request

Current Zoning



Proposed Zoning





Findings

- Conforms with:
 - Land Use and Transportation sections of Master Plan
 - City Wellhead Protection Plan
 - All relevant City of Elko codes and regulations
 - Surrounding zoning districts and land uses
 - No impact to natural systems, public/federal lands, or public health and safety



Conditions of Approval

► None



Recommended Motion

- Forward a recommendation to City Council to adopt a resolution which approves Rezone No. 2-19 based on facts and findings as presented in the Staff Report dated June 11, 2019.

Cambridge Estates

Tentative Map 7-19

Planning Commission

July 2, 2019



Project Location

Northeast corner of Celtic Way and El
Armuth Drive

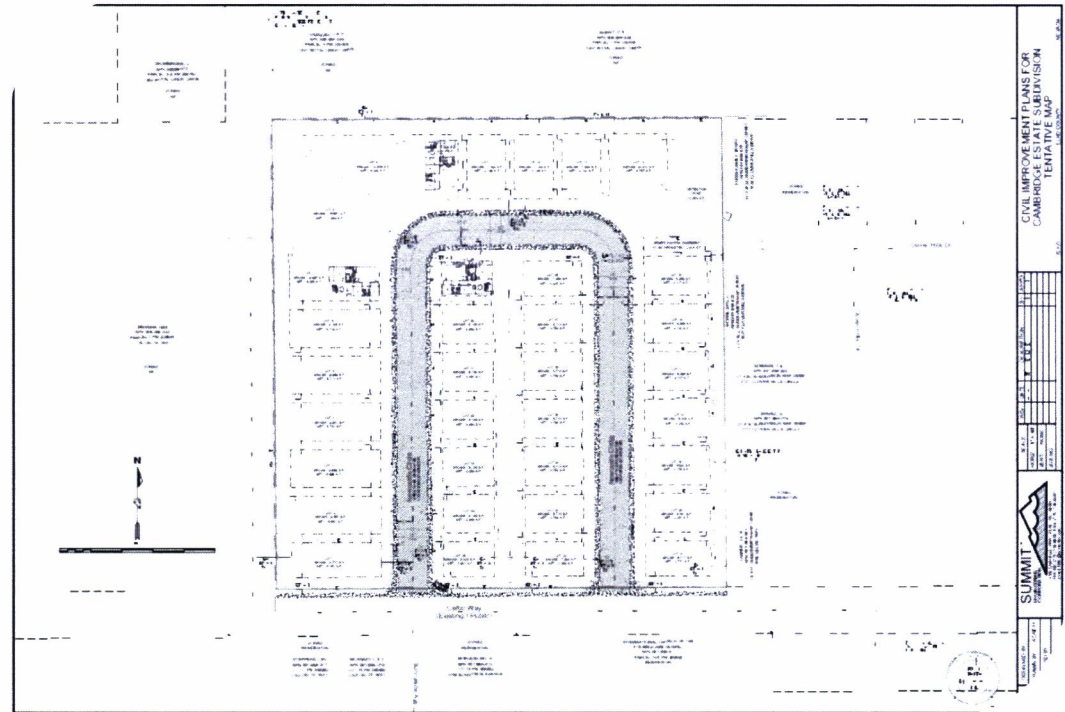
8.02 Acres



Tentative Map

35 Lots

To be dedicated: Newcastle Circle, sewer easement, drainage channel, and detention pond

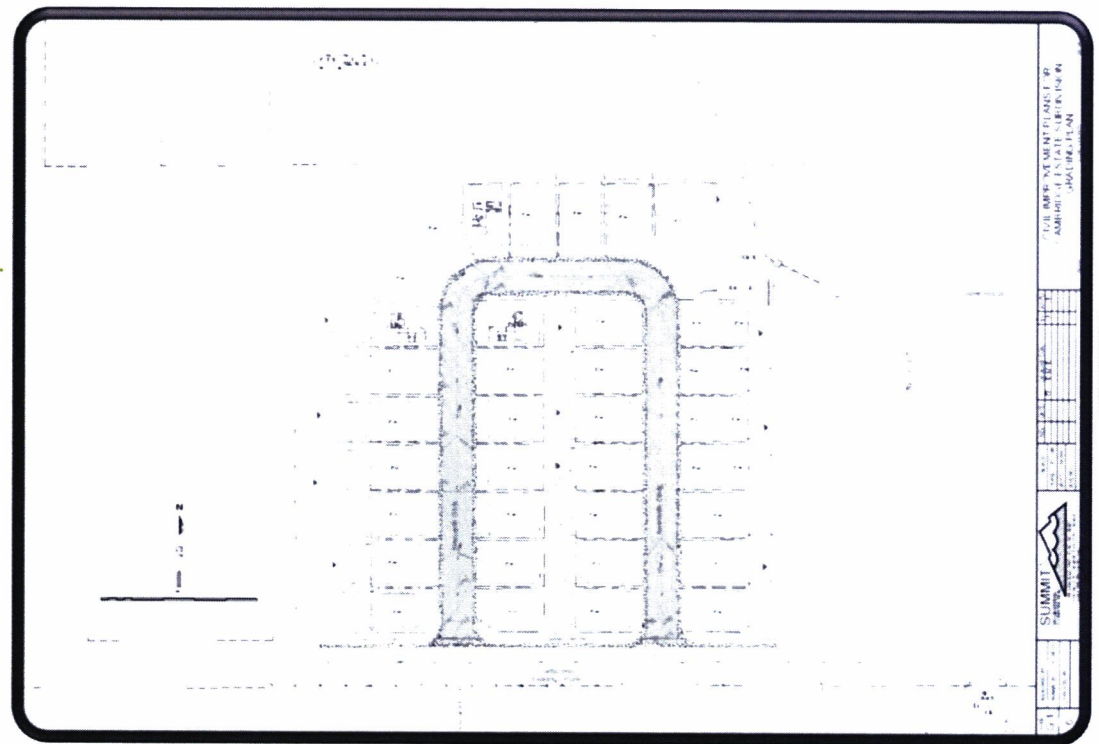


Grading Plan

Slopes generally from southwest to
northeast

Drainage directed to detention pond

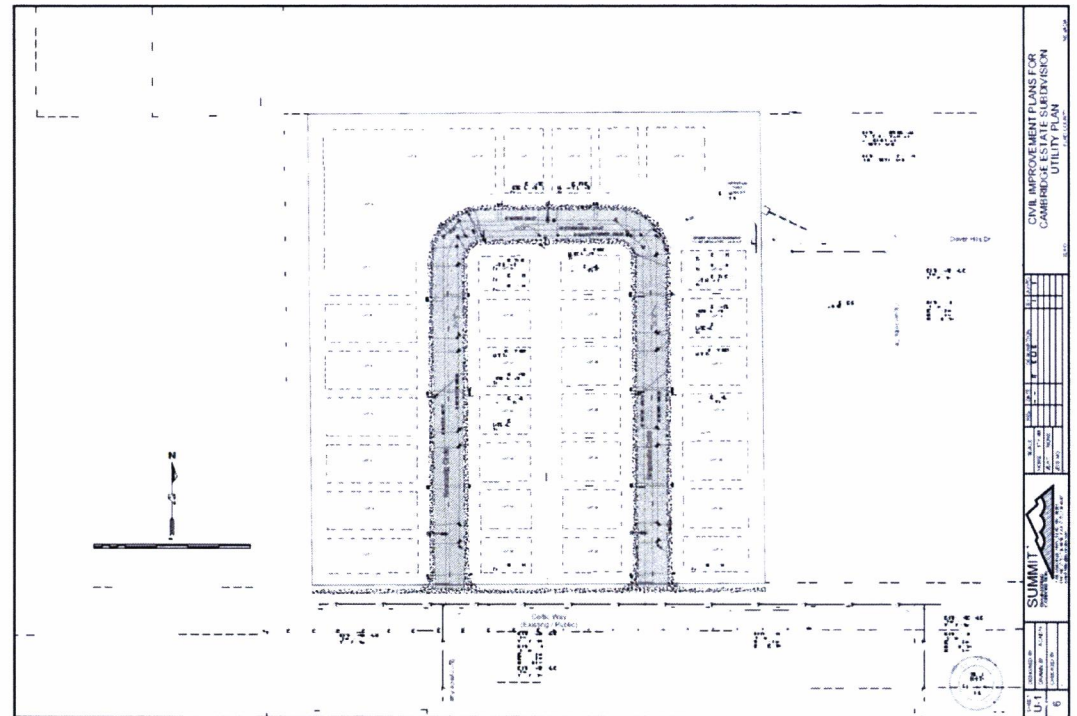
Lots 15-18 graded for walk-out basements



Utility Plan

All water, sewer, and storm drain
infrastructure included

Sewer and storm drain to be hooked into the
existing system in Clover Hills Drive



Items of Note

- Modification of Standards for Lots 7-10, 13, and 14 to reduce the street frontage width
- Modification of Standards for Lots 29 and 35 to reduce the minimum square-footage of corner lots
- Revisions needed prior to City Council review/approval
 - Included as Conditions of Approval

Compliance/Findings

Complies with:

- Master Plan
 - Land Use and Transportation
- Subdivision Ordinance
- Development Report
- Wellhead Protection Plan
- Applicable Sections of the Zoning Ordinance
 - With approval of the Modification of Standards
- Applicable Sections of Title 9

Conditions of Approval

- Rezoning application to be approved by City Council
- Comply with NRS and NAC requirements
- Submit Final Map application within 4 years
- Make needed revisions prior to City Council consideration

Staff Recommendation

- Recommend that the City Council conditionally approve Tentative Map 7-19 based on the facts, findings, and conditions as presented in the Staff Report dated June 18, 2019.

Questions?

Michele Rambo, AICP

Development Manager

775-777-7217

mrambo@elkocitynv.gov

Exhibit C

ZOA 1-19

Planning Commission

July 2, 2019

Request

- Amend Section 3-2-3 of the City Code to include a reference to curb, gutter, and sidewalk regulations.



Background

- Ordinance 841 is currently relocating the curb, gutter, and sidewalk regulations out of Building Code into Public Ways Code
- Staff is taking this opportunity to include a reference in the Zoning Code
- Planning Commission initiated this amendment on May 7, 2019

Recommended Motion

- Forward a recommendation to the City Council to adopt an ordinance which approves Zoning Ordinance Amendment 1-19 of the Elko City Code, specifically Section 3-2-3.

Copper Trails

Final Map - Phase 2, Unit 1

Planning Commission

July 2, 2019



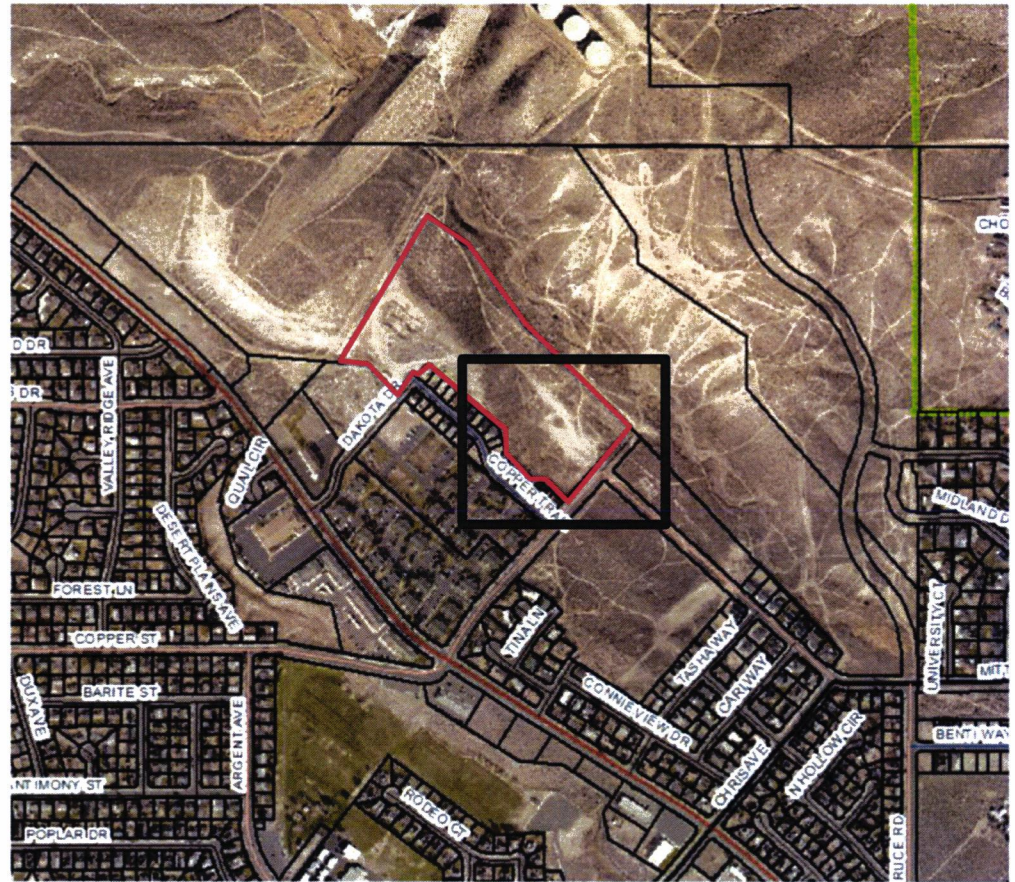
Project Location

Northwest of the intersection of Mittry
Avenue and Copper Street



Project Location

Northwest of the intersection of Mittry
Avenue and Copper Street



Project Location

Northwest of the intersection of Mittry
Avenue and Copper Street

2.235 Acres

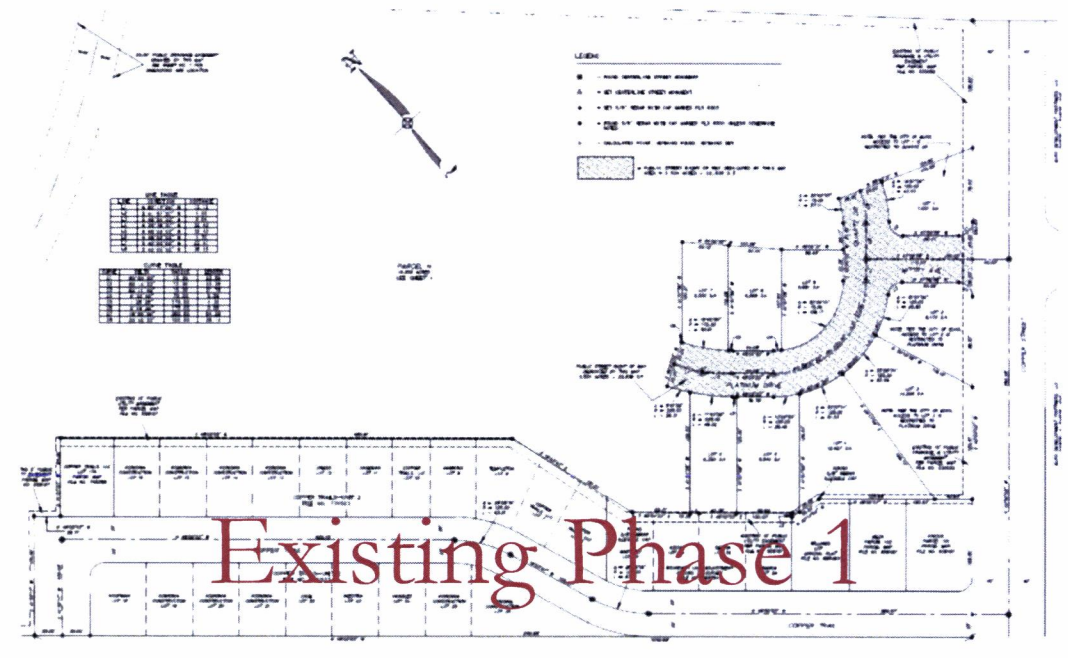


Final Map

9 Lots

Dedicated drainage easement

Complies with all requirements of City Code

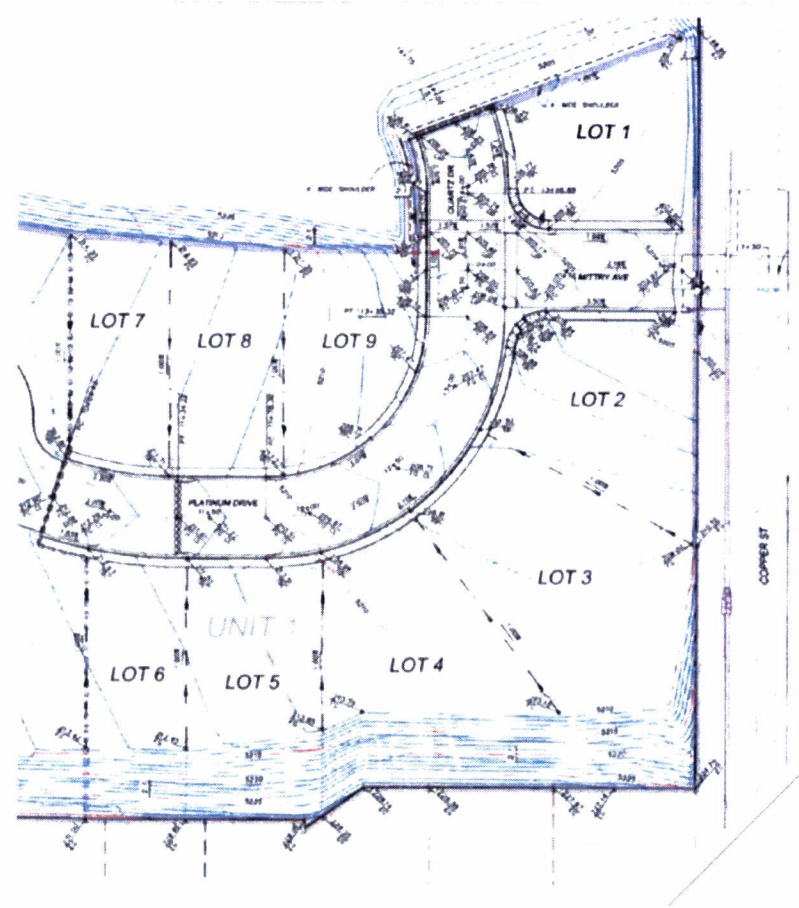


Construction Plans

Approved by staff

Improvements include: grading, street improvements, utility infrastructure, storm drain system, etc.

Complies with all requirements of City Code



Compliance/Findings

- Complies with:
 - Previously approved Tentative Map
 - Master Plan
 - Land Use and Transportation
 - Subdivision Ordinance
 - Applicable Sections of the Zoning Ordinance
 - Approved Modification of Standards

Conditions of Approval

- Performance Agreement to be part of City Council approval
 - Must be completed within 30 days
- Will-serve letter to be issued
- No construction prior to NDEP approval
- Designate an Engineer of Record

Staff Recommendation

- Recommend that the City Council accept, on behalf of the public, the parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication; that the final map substantially complies with the tentative map; that the City Council approve the agreement to install improvements in accordance with the approved construction plans that satisfies the requirements of this Chapter, and conditionally approve Final Map 8-19 with findings and conditions listed in the Staff Report dated June 12, 2019.

Questions?

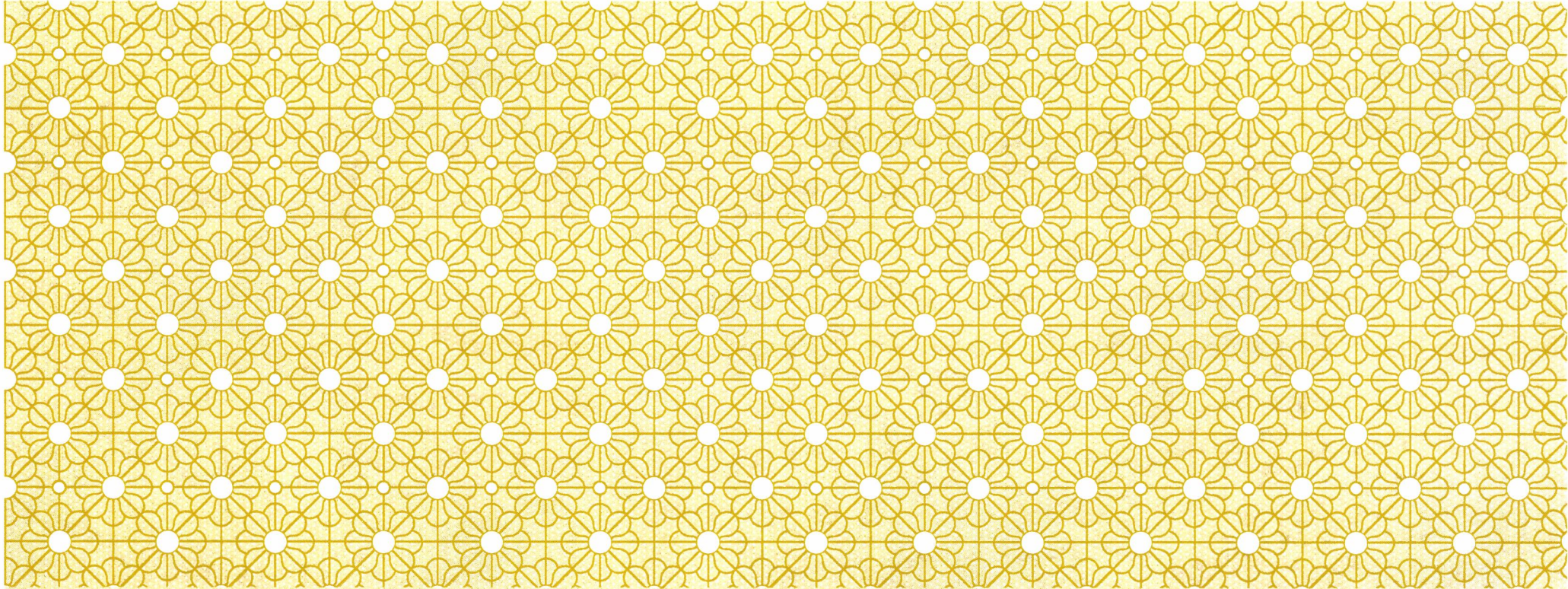
Michele Rambo, AICP

Development Manager

775-777-7217

mrambo@elkocitynv.gov

Exhibit E



VACATION 3-19

Planning Commission
July 2, 2019

LOCATION

604 3rd Street

Corner of 3rd Street and Pine Street



BACKGROUND

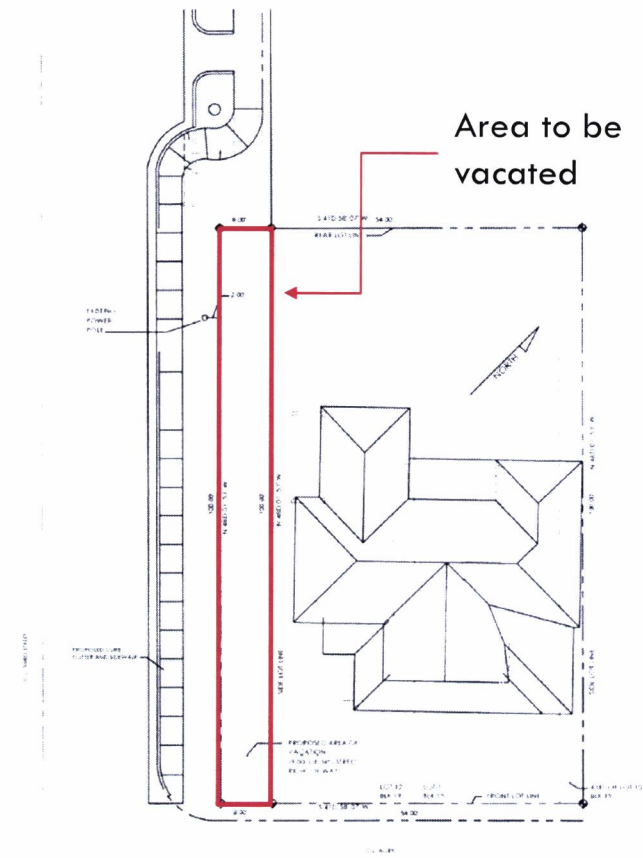
Variance to reduce setbacks considered by Planning Commission at May 7th meeting

City Council accepted this petition for vacation at June 11th meeting

SITE PLAN

Requesting 9 feet of right-of-way be vacated and given back to property

Based on conditions of approval for previous Variance, vacation does not allow building further into the setback



SITE PLAN
1:240

PROPOSED VACATION
OF THIRD STREET
RIGHT OF WAY
DAVID & JULIANNE ERNST
604 THIRD STREET
ELKO, NEVADA
APN 001-224-009

FINDINGS

In conformance with:

- Land Use and Transportation sections of Master Plan
- NRS 278.479 to 278.480 (inclusive)
- Relevant sections of Elko City Code
- Will not injure the public and is in the best interest of the City.

CONDITIONS OF APPROVAL

Applicant responsible for all costs of recordation

City must receive written responses from all non-City utilities prior to recordation

RECOMMENDED MOTION

Forward a recommendation to City Council to adopt a resolution which conditionally approves Vacation No. 3-19 based on facts, findings, and conditions as presented in the Staff Report dated June 11, 2019.