



CITY OF ELKO

Planning Department

Website: www.elkocitynv.gov
Email: planning@elkocitynv.gov

1751 College Avenue • Elko, Nevada 89801 • (775) 777-7160 • Fax (775) 777-7219

PUBLIC MEETING NOTICE

The City of Elko Planning Commission will meet in a regular session on Tuesday, July 6, 2021 in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, and beginning at 5:30 P.M., P.D.S.T. and by utilizing GoToMeeting.com.

Please join the meeting from your computer, tablet, or smartphone: <https://global.gotomeeting.com/join/114164549>. You can also dial in using your phone. **+1 (224) 501-3412** Access Code: **114-164-549**. Comments can also be emailed to planning@elkocitynv.gov.

Attached with this notice is the agenda for said meeting of the Commission. In accordance with NRS 241.020, the public notice and agenda were posted on the City of Elko Website at <http://www.elkocitynv.gov/>, the State of Nevada's Public Notice Website at <https://notice.nv.gov>, and in the following locations:

ELKO COUNTY COURTHOUSE – 571 Idaho Street, Street, Elko, NV 89801

Date/Time Posted: June 29, 2021 2:10 p.m.

ELKO COUNTY LIBRARY – 720 Court Street, Elko, NV 89801

Date/Time Posted: June 29, 2021 2:05 p.m.

ELKO POLICE DEPARTMENT – 1448 Silver Street, Elko NV 89801

Date/Time Posted: June 29, 2021 2:15 p.m.

ELKO CITY HALL – 1751 College Avenue, Elko, NV 89801

Date/Time Posted: June 29, 2021 2:00 p.m.

Posted by: Shelby Knopp, Planning Technician

Name

Title

Signature

The public may contact Shelby Knopp by phone at (775) 777-7160 or by email at sknopp@elkocitynv.gov to request supporting material for the meeting described herein. The agenda and supporting material is also available at Elko City Hall, 1751 College Avenue, Elko, NV.

Dated this 29th day of June, 2021.

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City of Elko Planning Department, 1751 College Avenue, Elko, Nevada, 89801 or by calling (775) 777-7160.

Cathy Laughlin, City Planner

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING AGENDA
5:30 P.M., P.D.S.T., TUESDAY, JULY 6, 2021
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA
<https://global.gotomeeting.com/join/114164549>

CALL TO ORDER

The Agenda for this meeting of the Elko City Planning Commission has been properly posted for this date and time in accordance with NRS requirements.

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

APPROVAL OF MINUTES

June 1, 2021 – Regular Meeting **FOR POSSIBLE ACTION**

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review and consideration of Tentative Map 3-21, filed by Bailey and Associates, LLC for the development of a subdivision entitled Cedar Estates Phase 3 involving the proposed division of approximately 7.31 acres of property into 34 lots for residential development within the RMH (Residential Mobile Home) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located at the northern terminus of both Primrose Lane and Daisy Drive. (APN 001-926-111)

2. Review, consideration, and possible action on Conditional Use Permit No. 2-21, filed by Catherine Wines on behalf of Elko County and Great Basin Child Advocacy Center, which would allow for a new principal permitted use within the PQP, Public, Quasi Public zoning district, and matters related thereto. **FOR POSSIBLE ACTION**

Any new use within the PQP, Public-Quasi, Public zoning district requires a Conditional Use Permit.

3. Review, consideration and possible action of Variance No 3-21, filed by DAG LLC, on behalf of Sonora LLC, for an increase in the number of allowed freestanding signs per street frontage and increase maximum area of a freestanding sign, and matters related thereto. **FOR POSSIBLE ACTION**

The applicant is requesting a variance for more than one freestanding sign per street frontage and for an increase in the area of the allowed signage.

4. Review, consideration and possible action of Variance No 4-21, filed by Modern Land Development, LLC, for a reduction of the required lot width from 60' to 33.33' for proposed Parcels 2 and 3 and from 60' to 33.30' for proposed Parcel 1; a reduction in the required lot depth for proposed Parcel 1 from 100 feet to 99.96 feet; and a reduction of the required lot area for proposed Parcel 1 from 6,000 square feet to 3,339 square feet, proposed Parcel 2 from 6,000 square feet to 3,362 square feet, and proposed Parcel 3 from 6,000 square feet to 3,382 square feet in an R (Single-Family and Multiple-Family Residential) Zoning District and matters related thereto. **FOR POSSIBLE ACTION**

The applicant is requesting a variance for a proposed division of one lot into three lots which will not be in conformance with lot width, depth and lot area.

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review, consideration and possible approval of Final Map No. 4-21, filed by Legion Construction and Development, LLC, for the development of a subdivision entitled Jarbidge Estates involving the proposed division of approximately 2.16 acres of property into 18 lots for townhouse development and 1 common lot within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located on the east side of N 5th Street approximately 450 feet north of Dakota Drive. (APN 001-610-093)

2. Review, consideration, and possible recommendation to City Council for Vacation No. 1-21, filed by The City of Elko on behalf of Elko County, for the vacation of the southwesterly portion of Golf Course Road, consisting of an area approximately 1,842 sq. ft., and matters related thereto. **FOR POSSIBLE ACTION**

In discussion with the proposed Great Basin Child Advocacy Center, staff requested that the new curb, gutter and sidewalk line up with existing infrastructure at the intersection of Cedar St. and Golf Course Rd. This vacation will align the Right-of-Way from College Ave. to Cedar Street where it currently is not aligned. City Council accepted the petition for the vacation on June 22, 2021.

3. Review, consideration, and possible recommendation to City Council for Vacation No. 2-21, filed by The City of Elko on behalf of Nevada Health Centers, for the vacation of the southwesterly portion of Golf Course Road, consisting of an area approximately 210 sq. ft., and matters related thereto. **FOR POSSIBLE ACTION**

In discussion with the proposed Great Basin Child Advocacy Center, staff requested that the new curb, gutter and sidewalk line up with existing infrastructure at the intersection of Cedar St. and Golf Course Rd. This vacation will align the Right-of-Way from College Ave. to Cedar Street where it currently is not aligned. City Council accepted the petition for the vacation on June 22, 2021.

4. Review, consideration, and possible recommendation to City Council for Vacation No. 3-21, filed by the City of Elko, for the vacation of a portion of 15th Street consisting of approximately 13,600 square feet, and matters related thereto. **FOR POSSIBLE ACTION**

Staff has determined that keeping the small amount of right-of-way on 15th Street is not in the best interest of the City due to the cost of constructing and maintaining a road that goes nowhere. Half of the street right-of-way (6,800 square feet) will be given back to each of the adjacent property owners (Flyers Energy Inc. and The Igloo, LLC). This agenda item is related to the portion being returned to The Igloo, LLC. City Council accepted the petition for the vacation on June 22, 2021.

5. Review, consideration, and possible recommendation to City Council for Vacation No. 4-21, filed by the City of Elko, for the vacation of a portion of 15th Street consisting of approximately 13,600 square feet, and matters related thereto. **FOR POSSIBLE ACTION**

Staff has determined that keeping the small amount of right-of-way on 15th Street is not in the best interest of the City due to the cost of constructing and maintaining a road that goes nowhere. Half of the street right-of-way (6,800 square feet) will be given back to each of the adjacent property owners (Flyers Energy Inc. and The Igloo, LLC). This agenda item is related to the portion being returned to Flyers Energy, Inc. City Council accepted the petition for the vacation on June 22, 2021.

6. Review, consideration, and possible action to initiate an amendment to the City Zoning Ordinance, specifically Section 3-2-17 (Traffic, Access, Parking, and Loading Regulations), and matters related thereto. **FOR POSSIBLE ACTION**

A long-standing policy of City staff was to require driveways for single-family residences be designed with a slope of 14 percent or less. However, this requirement was never added to the City Code. With more and more housing development moving up into the hills, it has become necessary to codify this 14 percent requirement. During the process of adding this, staff took the opportunity to update and/or modify other portions of this Section.

II. REPORTS

- A. Summary of City Council Actions.
- B. Summary of Redevelopment Agency Actions.
- C. Professional articles, publications, etc.
 - 1. Zoning Bulletin
- D. Miscellaneous Elko County
- E. Training

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

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

Respectfully submitted,



Cathy Laughlin
City Planner