

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING MINUTES
5:30 P.M., P.D.S.T., TUESDAY, AUGUST 3, 2021
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA
<https://global.gotomeeting.com/join/228952349>

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: **Jeff Dalling**
 Mercedes Mendive
 Tera Hooiman
 John Anderson
 Stefan Beck
 Gratton Miller
 Giovanni Puccinelli

City Staff Present: **Scott Wilkinson, Assistant City Manager**
 Cathy Laughlin, City Planner
 Michele Rambo, Development Manager
 Bob Thibault, Civil Engineer
 Jamie Winrod, Fire Marshal
 Shelby Knopp, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

July 6, 2021 – Regular Meeting **FOR POSSIBLE ACTION**

*****Motion: Approve the minutes from the July 6, 2021 Planning Commission Meeting.**

Moved by Tera Hooiman, Seconded by Gratton Miller.

**Motion passed unanimously. (7-0)*

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review, consideration, and possible action on Zoning Ordinance Amendment 3-21, Ordinance No. 864, an amendment to the City Zoning Ordinance, specifically Title 3, Chapter 2, Section 17 (Traffic, Access, Parking, and Loading Regulations), and matters related thereto. **FOR POSSIBLE ACTION**

At the July 6, 2021 meeting, Planning Commission took action to initiate an amendment to the City Zoning Ordinance Section 3-2-17.

Michele Rambo, Development Manager, briefly went over the proposed changes. She explained that staff hadn't received any public comments and there had been no changes since the last meeting.

Bob Thibault, Civil Engineer, recommended approval as presented.

Jamie Winrod, Fire Marshal, had nothing further to add and recommended approval.

Scott Wilkinson, Assistant City Manager, had nothing to add.

*****Motion: Forward a recommendation to City Council to adopt an ordinance, which approves Zoning Ordinance Amendment No. 3-21 of the Elko City Code, specifically Title 3, Chapter 2, Section 17 (Traffic, Access, Parking, and Loading Regulations).**

Moved by Giovanni Puccinelli, Seconded by Gratton Miller.

**Motion passed unanimously. (7-0)*

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review and consideration of Division of Large Parcels 1-21, a Tentative Map filed by Section Five Associates, LLC for the division of approximately 590.258 acres of property into eight lots for future development. Approximately 314.652 acres fall within an A (General Agriculture) Zoning District in the City of Elko and approximately 275.60 acres of property fall within Elko County. **FOR POSSIBLE ACTION**

Subject property is located at the northern terminus of North 5th Street. (APNs 001-01D-001 and 006-09L-002)

Bob Morley, 640 Idaho Street, said that he was available for questions.

Ms. Rambo went over the City of Elko Staff Report dated July 16, 2021. Staff recommended conditional approval with the conditions listed in the Staff Report.

Mr. Thibault recommended approval as presented by staff.

Cathy Laughlin, City Planner, stated that she was online and available for questions.

Ms. Winrod had no comments and recommended approval.

Mr. Wilkinson recommended approval as presented by staff.

*****Motion: Forward a recommendation to the City Council to conditionally approve Division of Large Parcels 1-21 based on the facts, findings, and conditions as presented in the City of Elko Staff Report dated July 16, 2021, listed as follows:**

Development Department:

1. Approval from Elko County shall be obtained.
2. The divider is to comply with all provisions of the NAC and NRS pertaining to the proposed division.
3. Tentative Map approval constitutes authorization for the divider to proceed with preparation of the Final Map.
4. Tentative Map approval does not constitute authorization to proceed with development of areas within city limits.
5. The applicant must submit an application for Final Map within a period of one (1) year in accordance with NRS.278.472(2)(b). Approval of the Tentative Map will automatically lapse at that time.
6. All applicable permits and fees shall be received from and paid to the City and Elko County.

Engineering Department:

7. Prior to consideration by the City Council, add dimensions to the start of the slope easement line and to the centerline of the roadway easement along the easterly line of Lot 5.

Commissioner Miller's findings to support the motion were that the proposed division is in conformance with both the Land Use and Transportation Components of the Master Plan. The proposed division does not conflict with the Airport Master Plan; the City of Elko Development Feasibility, Land Use, Water Infrastructure, Sanitary Sewer Infrastructure, Transportation Infrastructure, and Annexation Potential Report – November 2012; the Wellhead Protection Program; or applicable sections of the Elko City Code. The property is not located within the Redevelopment Area. Therefore, there is no conflict with the Redevelopment Plan.

Moved by Gratton Miller, seconded by Giovanni Puccinelli.

**Motion passed unanimously. (7-0)*

II. REPORTS

A. Summary of City Council Actions.

Ms. Rambo reported at the City Council Meeting on July 13th they reappointed Gratton Miller for a four-year term; they approved Final Map 4-31 for Jarbidge Estates and the associated Performance Agreement; they also approved the public improvements for Cambridge Estates; and they approved the resolutions and sale agreement associated with the land sale to the VA for the future cemetery. Bird Rides, LLC, which is a scooter company, was approved for entering into an agreement for the scooter business in Elko. The Council extended the Copper Trails, Unit 2, Phase 1 Performance Agreement for 6 months. At the July 27th meeting there were several vacations that were approved; 15th Street was vacated to The Igloo and Flyers, and the same was done with Golf Course Rd, which is adjacent to Elko County property and NV Health Centers. A revocable agreement between the City and Bird Rides for the scooters was approved. The Council also approved Tentative Map 3-21 for Cedar Estates Phase 3.

B. Summary of Redevelopment Agency Actions.

Ms. Rambo reported that there was a RAC Meeting on July 22th. At that meeting they approved modifications to the recognition program, which will now be every 5 years. There is an RDA meeting scheduled for August 10th.

C. Professional articles, publications, etc.

1. Zoning Bulletin

D. Miscellaneous Elko County

E. Training


COMMENTS BY THE GENERAL PUBLIC

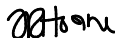
There were no public comments made at this time.

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 Dalling (Oct 6, 2021 11:12 PDT)
Jeff Dalling, Chairman


Tera R Hooiman (Oct 6, 2021 18:05 PDT)
Tera Hooiman, Secretary