



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, September 1, 2020 beginning at 5:30 P.M., P.D.S.T. utilizing GoToMeeting.com: <https://global.gotomeeting.com/join/472220037>

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 CITY HALL – 1751 College Avenue, Elko, NV 89801

Date/Time Posted: August 26, 2020 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician Shelby Archuleta
Name Title Signature

The public may contact Shelby Archuleta by phone at (775) 777-7160 or by email at sarchuleta@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, or on the City website at <http://www.elkocity.com>

The public can view or participate in the virtual meeting on a computer, laptop, tablet or smart phone at: <https://global.gotomeeting.com/join/472220037> You can also dial in using your phone at **+1 (224) 501-3412**. The **Access Code** for this meeting is **472-220-037**. Members of the public that do not wish to use GoToMeeting may call in at **(775)777-0590**. Comments can also be emailed to cityclerk@elkocitynv.gov

Dated this 26th day of August, 2020.

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
Cathy Laughlin, City Planner

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING AGENDA
5:30 P.M., P.D.S.T., TUESDAY, SEPTEMBER 1, 2020
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA
GOTOMEETING.COM
<https://global.gotomeeting.com/join/472220037>

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

August 4, 2020 – Regular Meeting **FOR POSSIBLE ACTION**

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review and consideration of Tentative Map 6-20, 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 residential 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 west side of N 5th Street at the intersection of Rolling Hills Drive. (APN 001-610-093)

2. Review, consideration and possible recommendation to City Council for Rezone No. 5-20, filed by Legion Construction and Development LLC., for a change in zoning from AG (General Agriculture) to R (Single Family and Multiple Family Residential) Zoning District, approximately 2.415 acres of property, to allow for a

proposed townhome development, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located on the west side of N 5th Street at the intersection of Rolling Hills Drive. (APN 001-610-093)

3. Review, consideration, and possible action on Conditional Use Permit No. 4-20, filed by Legion Construction and Development LLC., which would allow for a townhome development within a R (Single-Family and Multi-Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located on the west side of N 5th Street at the intersection of Rolling Hills Drive. (APN 001-610-093)

4. Review, consideration and possible recommendation to City Council for Rezone No. 1-20, filed by the City of Elko, for a change in zoning from C (General Commercial) to PQP (Public, Quasi-Public) Zoning District, approximately 26,061 square feet of property, to bring the zoning district into conformance with the use of the property, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is generally located on the west corner of the intersection of S. 5th Street and S. 9th Street. (875 S. 5th Street - APN 001-472-014)

5. Review, consideration, and possible action on Variance No. 4-20, filed by City of Elko for a reduction of the required setback from any street line from 27' to 8.56', on the South 9th Street Line, within a PQP (Public, Quasi-public) Zoning District, and matters related thereto, **FOR POSSIBLE ACTION**

The subject property is generally located on the west corner of the intersection of S. 5th Street and S. 9th Street. (875 S. 5th Street - APN 001-472-014)

6. Review, consideration and possible recommendation to City Council for Rezone No. 4-20, filed by the City of Elko, for a change in zoning from PQP (Public, Quasi-Public) to LI (Light Industrial) Zoning District, approximately 2,800 square feet of property, to bring the zoning district into conformance with the proposed use of the property, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally at the terminus of Front Street south of 5th Street. (Portion of APN 001-01R-001)

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,

A handwritten signature in black ink, appearing to read "Cathy Laughlin", with a stylized flourish at the end.

Cathy Laughlin
City Planner