



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, December 4, 2018 in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, and beginning at 5:30 P.M., P.S.T.

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: November 28, 2018 2:10 p.m.

ELKO COUNTY LIBRARY – 720 Court Street, Elko, NV 89801
Date/Time Posted: November 28, 2018 2:05 p.m.

ELKO POLICE DEPARTMENT – 1448 Silver Street, Elko NV 89801
Date/Time Posted: November 28, 2018 2:15 p.m.

ELKO CITY HALL – 1751 College Avenue, Elko, NV 89801
Date/Time Posted: November 28, 2018 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician
Name Title

Shelby Archuleta
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.

Dated this 28th day of November, 2018.

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.S.T., TUESDAY, DECEMBER 4, 2018
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

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

November 6, 2018 – Regular Meeting **FOR POSSIBLE ACTION**

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review, consideration, and possible recommendation to City Council for Rezone No. 7-18, filed by Donald & Valvet Carlson, for a change in zoning from C (General Commercial) and GI (General Industrial) to R (Single-Family and Multi-Family Residential), approximately 0.287 acres of property, and matters related thereto.
FOR POSSIBLE ACTION

The subject properties are located generally on the north corner of the intersection of 9th Street and River Street. (APNs 001-364-009, 001-364-010, 001-364-011).

2. Review, consideration, and possible action on Variance No. 11-18, filed by Donald Carlson for a reduction of the required exterior side yard setback from 12' to 11.3' and the required front yard setback from 15' to 8.5' for a residence in an R (Single-Family and Multi-Family Residential) Zoning District, in conjunction with a zone change, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the north corner of the intersection of 9th Street and River Street. (128 9th Street & 140 9th Street - APN 001-364-009 & 001-364-010)

3. Review, consideration, and possible action on Variance No. 12-18, filed by Donald Carlson to allow for an increase in maximum building area allowed for an accessory structure in an R (Single-Family and Multi-Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the north corner of the intersection of 9th Street and River Street. (128 9th Street & 140 9th Street - APN 001-364-009 & 001-364-010)

4. Review, consideration, and possible action on Variance No. 13-18, filed by Valvet Carlson for a reduction of the required minimum lot area from 5,000 sq. ft. to 4,376 sq. ft. in an R (Single-Family and Multi-Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the northwest side of River Street, approximately 75' northeast of 9th Street. (925 River Street - APN 001-364-011)

5. Review, consideration, and possible action of Conditional Use Permit No. 5-18, filed by MP Elko, LLC, which would allow for a Public, Quasi-Public principal permitted use within a C (General Commercial) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally southeast of the intersection of Spruce Road and Noddle Lane. (2450 Mountain City Highway - APN 001-660-060).

6. Review, consideration, and possible recommendation to City Council for Rezone No. 8-18, filed by Koinonia Construction, Inc., on behalf of Copper Trails, LLC for a change in zoning from R1 (Single-Family Residential) and R3 (Multi-Family Residential) to R (Single-Family and Multi-Family Residential), approximately 19.194 acres of property, and matters related thereto. **FOR POSSIBLE ACTION**

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

7. Review and consideration of Preliminary Plat No. 13-18, filed by Koinonia Construction, Inc., on behalf of Copper Trails, LLC, for the development of a subdivision entitled Copper Trails Phase 2 involving the proposed division of approximately 19.194 acres of property into 29 lots and a 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 generally northwest of the intersection of Copper Street and Mittry Avenue. (APNs 001-610-114)

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review, consideration, and possible recommendation to City Council for Vacation No. 2-18, filed by A.M. Engineering, LLC, for the vacation of a portion of D Street and W. Cedar Street right-of-way abutting APN 001-143-001, consisting of an area approximately 2,467.89 square feet, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the east corner of the intersection of W. Cedar and D Street. (APN 001-143-001)

2. Review and consideration of Site Plan Review No. 2-18, filed by The State of Nevada for approval of a modular building and the location in the PQP (Public, Quasi-Public) Zoning District. **FOR POSSIBLE ACTION**

The subject property is located generally on the northwest side of Idaho Street, approximately 450' northeast of Convention Drive. (1951 Idaho Street – APN 001-560-002)

3. Review, consideration and possible granting of Parking Waiver 2-18, filed by Charm Hospitality, LLC to waive fourteen (14) required off-street parking spaces in connection with a hotel expansion within the C (General Commercial) Zoning District, and matters related thereto.

The subject property is located generally on the north side of Idaho Street, approximately 595 feet east of E Jennings Way (3019 Idaho Street).

4. Review, consideration, and possible recommendation to City Council for Vacation No. 3-18, filed by Joy Global Surface Mining, Inc., for the vacation of a portion of P&H Drive right-of-way on the west end of P&H Drive, consisting of an area approximately 1.38 acres, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the west end of P&H Drive.

5. Review, consideration, and possible action to set regular meeting dates as well as special meeting dates for 2019, and matters related thereto. **FOR POSSIBLE ACTION**

II. REPORTS

- A. Summary of City Council Actions.
- B. Summary of Redevelopment Agency Actions.
- C. Professional articles, publications, etc.

1. Zoning Bulletin

D. Preliminary agendas for Planning Commission meetings.

E. Elko County Agendas and Minutes.

F. Planning Commission evaluation. General discussion pertaining to motions, findings, and other items related to meeting procedures.

G. Staff.


COMMENTS BY THE GENERAL PUBLIC

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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