



# CITY OF ELKO

## Planning Department

Website: [www.elkocitynv.gov](http://www.elkocitynv.gov)  
Email: [planning@elkocitynv.gov](mailto:planning@elkocitynv.gov)

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

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### PUBLIC MEETING NOTICE

The City of Elko Planning Commission will meet in a regular session on Tuesday, December 7, 2021 beginning at 5:30 P.M., P.S.T. in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, and by utilizing **GoToMeeting.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/303168685>. You can also dial in using your phone at **+1 (408) 650-3123**. The **Access Code** for this meeting is **303-168-685**. Comments can also be emailed to [planning@elkocitynv.gov](mailto: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 CITY HALL – 1751 College Avenue, Elko, NV 89801

Date/Time Posted: December 1, 2021 2:00 p.m.

Posted by: Shelby Knopp, Administrative Assistant  
Name Title

Shelby Knopp  
Signature

The public may contact Shelby Knopp by phone at (775) 777-7160 or by email at [sknopp@elkocitynv.gov](mailto: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, or on the City website at [www.elkocity.com](http://www.elkocity.com).

Dated this 1<sup>st</sup> day of December, 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  
Cathy Laughlin, City Planner

**CITY OF ELKO**  
**PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**5:30 P.M., P.S.T., TUESDAY, DECEMBER 7, 2021**  
**ELKO CITY HALL, COUNCIL CHAMBERS,**  
**1751 COLLEGE AVENUE, ELKO, NEVADA**  
**[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/303168685](https://global.gotomeeting.com/join/303168685)**

**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 2, 2021 – Regular Meeting **FOR POSSIBLE ACTION**

**I. PRESENTATIONS**

- A. Presentation of a Plaque of Appreciation to Tera Hooiman for her service on the Elko City Planning Commission. **INFORMATION ONLY – NON ACTION ITEM**

**II. NEW BUSINESS**

**A. PUBLIC HEARING**

1. Review, consideration and possible recommendation to City Council for Rezone No. 1-21, filed by Dominion Engineering on behalf of McDonald's USA, Inc., for a change in zoning from R (Single Family and Multiple Family Residential) to C (General Commercial) Zoning District, approximately 8,812 square feet of property, to allow for a proposed redevelopment of the property, and matters related thereto. **FOR POSSIBLE ACTION**

- The existing parcel is currently two different zoning districts. This application is requesting to create one zoning district on the parcel consistent with the proposed redevelopment of the parcel.

2. Review, consideration and possible recommendation to City Council for Rezone No. 2-21, filed by Walsh Properties LLC., for a change in zoning from GI (General Industrial) to C (General Commercial) Zoning District, approximately 18,015 square feet, to allow for a proposed commercial retail land use of the property, and matters related thereto. **FOR POSSIBLE ACTION**

The property has recently changed ownership and the new owner is proposing a commercial land use.

## **B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS**

1. Review, consideration and possible approval of Final Map No. 5-21, 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 recommendation to City Council for Revocable Permit No. 5-21, filed by Walsh Properties LLC, to occupy a portion of Silver Street right-of-way to accommodate existing off-street parking, landscaping and sign, located generally south of the intersection of Silver Street and 2<sup>nd</sup> Street, and matters related thereto. **FOR POSSIBLE ACTION**

The applicant is requesting a change of use for the parcel which will require the property be brought from legal non-conforming to conforming. A revocable license agreement to occupy the right-of-way for the existing parking and sign is required.

3. Special election of Vice Chairperson for the remainder of 2021, and matters related thereto. **FOR POSSIBLE ACTION**

Pursuant to Section 3-4-1 (E) of the City Code, vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired term. The planning commission appointed Ms. Tera Hooiman Vice Chairman of the Planning Commission at their special election October 5, 2021 and received her letter of resignation on November 17, 2021.

## **III. 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

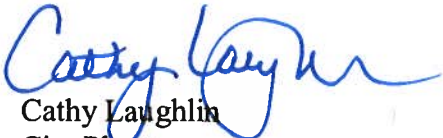
### **COMMENTS BY THE GENERAL PUBLIC**

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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