**P U B L I C M E E T I N G N O T I C E**

The City of Elko Planning Commission will meet in a regular session on Tuesday, February 6, 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: January 31, 2018 2:10 p.m.

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

Date/Time Posted: January 31, 2018 2:05 p.m.

ELKO POLICE DEPARTMENT – 1448 Silver Street, Elko NV 89801

Date/Time Posted: January 31, 2018 2:15 p.m.

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

Date/Time Posted: January 31, 2018 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician

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.

Dated this 31st day of January, 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, City Planner

CITY OF ELKO

PLANNING COMMISSION

**REGULAR MEETING AGENDA**

**5:30 P.M., P.S.T., TUESDAY, FEBRUARY 6, 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

January 4, 2018 – Special Meeting **FOR POSSIBLE ACTION**

1. **NEW BUSINESS**
   1. **PUBLIC HEARING**
      1. Review, consideration, and possible recommendation to City Council for Rezone No. 10-17, filed by Surebrec Holdings, LLC, for a change in zoning from AG (General Agricultural) to IC (Industrial Commercial), approximately 62.03 acres of property, to allow for future development, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally northeast of the intersection of Statice Street and Delaware Avenue. (APN 006-10C-006)

* + 1. Review, consideration, and possible recommendation to City Council for Rezone No. 11-17, filed by MRP, LLC, for a change in zoning from LI (Light Industrial) to IC (Industrial Commercial), approximately 1.5 acres of property, to allow for commercial uses, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the north side of Silver Street, between River Street and 1st Street (350 W. Silver Street, APN 001-691-007).

* + 1. Review, consideration, and possible recommendation to City Council for Rezone No. 12-17, filed by Swire Coca-Cola, USA, for a change in zoning from AG (General Agricultural) to LI (Light Industrial), approximately 3.00 acres of property, to allow for the continued use of a beverage distribution center, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the north side of West Idaho Street, approximately 2,500 feet east of I-80 Exit 298.

* + 1. Review, consideration, and possible action of Conditional Use Permit No. 1-18, filed by Autumn Colors, LLC, which would allow for the development of duplex townhomes within a CT (Commercial Transitional) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the northeast corner of the intersection of Cattle Drive and Mountain City Highway. (APN 001-01F-316)

* + 1. Review, consideration, and possible recommendation to City Council for Rezone No. 1-18, filed by The City of Elko, for a change in zoning from R (Single-Family and Multiple-Family Residential) to PQP (Public, Quasi-Public), approximately 1.314 acres of property, to allow for incorporation into the Elko City Parks, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the northwest corner of the intersection of College Avenue and Golf Course Road (1401 College Ave, APN 001-200-002).

* + 1. Review, consideration, and possible recommendation to City Council for Rezone No. 2-18, filed by Jason B. Land, on behalf of Blaine Branscomb, for a change in zoning from R (Single-Family and Multi-Family Residential) to RO (Residential Office), approximately 0.086 acres of property, to allow for a professional office, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the south side of Court Street, approximately 50 feet east of 9th Street (910 Court Street, APN 001-281-002).

* + 1. Review, consideration, and possible action on Variance No. 1-18, filed by Jason B. Land, on behalf of Blaine Branscomb for a reduction of the required lot area from 6,000 sq. ft. to 3,750 sq. ft., front lot width from 60 feet to 37.50 feet, and the required interior side yard setback from 5 1/2 feet to 0 feet, in conjunction with a zone change from R (Single-Family and Multi-Family Residential) to RO (Residential Office), and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the south side of Court Street, approximately 50 feet east of 9th Street (910 Court Street, APN 001-281-002).

* 1. **MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS**
     1. Review, consideration, and possible action on the 2017 Annual Report of Planning Commission activities. **FOR POSSIBLE** **ACTION**
     2. Review and consideration of Annexation No. 2-17 filed by Surebrec Holdings, LLC, consisting of approximately 62.03 acres of property located northeast of the intersection of Statice Street and Delaware Avenue, and matters related thereto. **FOR POSSIBLE ACTION**
     3. Review and consideration of Annexation No. 3-17 filed by Swire Coca-Cola, USA, consisting of approximately 3.00 acres of property located on the north side of West Idaho Street, approximately 2,500 feet east from I-80 Exit 298, and matters related thereto. **FOR POSSIBLE ACTION**
     4. Review, consideration, and possible action and possible approval of Final Plat No. 2-18, filed by Autumn Colors, LLC, for the development of a subdivision entitled Autumn Colors Estates, Phase 5 involving the proposed division of approximately 5.85 acres divided into 41 lots for residential development within the R (Single Family and Multiple Family Residential) and CT (Commercial Transitional) Zoning Districts, and matters related thereto. **FOR POSSIBLE** **ACTION**

The subject property is located generally on the northeast corner of the intersection of Cattle Drive and Mountain City Highway (001-01F-316).

* + 1. Review, consideration, and possible action to initiate an amendment to the City of Elko Master Plan, specifically The Proposed Future Land Use Atlas Map 8, and matters related thereto. **FOR POSSIBLE** **ACTION**

#### REPORTS

* 1. Summary of City Council Actions.
  2. Summary of Redevelopment Agency Actions.
  3. Professional articles, publications, etc.
     1. Zoning Bulletin
  4. Preliminary agendas for Planning Commission meetings.
  5. Elko County Agendas and Minutes.
  6. Planning Commission evaluation. General discussion pertaining to motions, findings, and other items related to meeting procedures.
  7. 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