

City of Elko Proposed Rule Notification

Pursuant to NRS 237.080, the City of Elko is notifying trade associations or owners and officers of businesses which are likely to be affected by the following proposed rule:

A RESOLUTION AMENDING THE ZONING APPLICATION FEES ASSOCIATED WITH TITLE 3 OF THE ELKO CITY CODE ENTITLED ZONING REGULATIONS PURSUANT TO ELKO CITY CODE TITLE 3, CHAPTER 2, SECTION 21

With the desire to better recover costs associated with providing services to the public, Staff thoroughly reviewed the current zoning application fees and compared them to various cities throughout Nevada. Staff also reviewed the amount of staff time and effort, in terms of the actual report composition, as well as meeting with the applicants. Many City departments are involved in the application process. These fees have not been raised since July 24, 2012, and are lower to middle range relative to what other similar sized communities charge.

Attached to this Proposed Rule Notification is the following:

- Resolution No. 33-17 outlining the existing and proposed fees.

Trade associations or owners and officers of businesses may submit data or arguments to the City of Elko as to whether the proposed rule will:

1. Impose a direct and significant economic burden upon a business; or
2. Directly restrict the formation, operation or expansion of a business.

Responses shall be utilized by the Elko City Council to determine if the proposed rule is likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business.

After making a determination regarding the proposed rule, the Elko City Council shall prepare a business impact statement which will be considered during a subsequent public hearing. The business impact statement will be available for public inspection at the time the agenda is first posted.

All responses shall be due no later than 5:00 p.m. on Friday, December 1, 2017. Responses must be submitted to:

Elko City Clerk
1751 College Avenue
Elko, NV 89801

**SHANELL OWEN, MMC
CITY CLERK**

Upon introduction and motion by _____ and seconded by _____, the following Resolution and Order was duly passed and adopted:

**CITY OF ELKO
RESOLUTION NO. 33-17**

**A RESOLUTION AMENDING THE ZONING APPLICATION FEES ASSOCIATED
WITH TITLE 3 OF THE ELKO CITY CODE ENTITLED ZONING REGULATIONS
PURSUANT TO ELKO CITY CODE TITLE 3, CHAPTER 2, SECTION 21**

WHEREAS, pursuant to Elko City Code Title 3, Chapter 2, Section 21, the City Council of the City of Elko may, by resolution, amend the rates for zoning fee charges; and

WHEREAS, the City Council of the City of Elko has identified the need to increase certain rates in order to better recover costs associated with providing services to the public; and

WHEREAS, the costs of publication as well as postage have increased.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ELKO that the Zoning Application Fee Schedule for the City of Elko be amended as follows:

ZONING APPLICATION FEES:

Until further resolution of the City Council the Zoning Application Fees associated with Title 3 of the Elko City Code entitled Zoning Regulations, effective upon adoption, shall be as follows:

	<u>Current Charge</u>	<u>Proposed Charge</u>
Annexation of property into the City limits		
10 acres or less	\$500	\$750
Between 10 acres and 50 acres	\$750	\$1,000
Over 50 acres	\$1,250	\$1,500
Appeal	50% of Original Fee	50% of Original Fee
Boundary Line Adjustment	\$0	\$200
Conditional Use Permit	\$750	\$750
Curb, Gutter and Sidewalk Waiver	\$50	\$250
Detachment of Territory from the City of Elko		
10 acres or less	\$500	\$750
Between 10 acres and 50 acres	\$750	\$1,000
Over 50 acres	\$1,250	\$1,500
Final Plat	\$600 + \$25 per lot	\$750 plus \$25 per lot
Home Occupation Permit	\$25	\$50
Lease (Plus cost of negotiating lease if applicable)	\$200	\$200
License Agreement for Right to occupy right-of-way		
Planning Commission & City Council approval	\$400	\$400
Administrative Approval	\$200	\$200

Addendum to Agreement	No fee <u>Current Charge</u>	No fee <u>Proposed Charge</u>
Parcel Map		
Administrative approval	\$200 + \$25 per lot	\$200 plus \$25 per lot
Planning Commission & City Council approval	\$300 + \$25 per lot	\$400 plus \$25 per lot
Parking Waivers	\$25	\$50
Preliminary Plat	\$600 + \$25 per lot	\$750 plus \$25 per lot
Reversion to Acreage	\$300	\$300
Site Plan Review	\$200	\$200
Temporary Use Permit	\$200	\$300
Vacation of City Property (Plus cost of land if applicable)	\$600	\$600
Variances	\$100	\$500
Associated with a zoning amendment		\$250
Zoning Amendment	\$300	\$500

IT IS FURTHER RESOLVED, that upon adoption of this Resolution by the City Council, it shall be signed by the Mayor and attested to by the City Clerk and shall be in full force and effect upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2018.

CITY OF ELKO

CHRIS JOHNSON
Mayor

ATTEST:

SHANELL OWEN, MMC
City Clerk

Publish: November 3, 2017