

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING AGENDA
6:30 P.M., P.S.T., TUESDAY, FEBRUARY 7, 2012
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

INITIAL PUBLIC COMMENT PERIOD

This agenda item is to provide time for the general public to address the Planning Commission regarding items of concern not specifically listed on the agenda. Action cannot be taken at this time, but a matter can be set on the agenda for a future meeting, as appropriate.

APPROVAL OF MINUTES

January 3, 2012 – Regular meeting **FOR POSSIBLE ACTION**

I. UNFINISHED BUSINESS

A. PUBLIC HEARINGS

1. Review and consideration of Conditional Use Permit No. 9-11, filed by Jacques Errecart on behalf of Elko Goldmine, LLC DBA Best Western Elko Inn, for the development of a 14-space Recreational Vehicle Park on approximately a 0.71 acre portion of 3.21 acres of property within a C (General Commercial) Zoning District. The remainder of the parcel is developed with a motel. **FOR POSSIBLE ACTION**

The subject property is located generally on the south side of Idaho Street, approximately 530 feet east of Convention Drive (1930 Idaho Street).

Commission action: **APPROVE, CONDITIONALLY APPROVE, OR DISAPPROVE**

II. NEW BUSINESS

A. PUBLIC HEARINGS

1. Review and consideration of Variance No. 1-12, filed by Curt Carlson on behalf of Boys & Girls Club of Elko, for a reduction of the required front yard setback from 44 feet down to 38 feet 4 inches and a reduction of the required rear yard setback from 42 feet 4 inches down to 29 feet 7 inches in conjunction with building a club for children within a PQP (Public, Quasi-Public) Zoning District. **FOR POSSIBLE ACTION**

The subject property is located generally on the southeast corner of Country Club Drive and Convention Drive (APN 001-560-092).

Commission action: **APPROVE, CONDITIONALLY APPROVE, OR DISAPPROVE.**

2. Review and consideration of Conditional Use Permit No. 2-12, filed by Willis Springs, LLC with authorization from Pacific Ridge Elko Argent, LLC, for the construction of an apartment complex consisting of 140 units on approximately 7.39 acres of property within a C (General Commercial) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the north side of Bluffs Avenue approximately 470 feet west of Argent Avenue (APN 001-610-085).

Commission action: **APPROVE, CONDITIONALLY APPROVE, OR DISAPPROVE.**

B. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

1. Review and consideration of the 2011 Annual Report of Planning Commission activities. **FOR POSSIBLE ACTION**

Commission action: **APPROVE OR APPROVE WITH MODIFICATIONS AND FORWARD TO THE CITY COUNCIL.**

2. Review, consideration and development of the 2012 Planning Commission Annual Work Program, and matters related thereto. **FOR POSSIBLE ACTION**

Commission action: **APPROVE OR APPROVE WITH MINOR REFINEMENTS AND FORWARD TO THE CITY COUCIL, OR TABLE WITH FURTHER DIRECTION TO CITY STAFF.**

III. REPORTS

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

1. Zoning Bulletin

2. Zoning Practice

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.

FINAL PUBLIC COMMENT PERIOD

This agenda item is to provide time for the general public to address the Planning Commission regarding items of concern not specifically listed on the agenda. Action cannot be taken at this time, but a matter can be set on the agenda for a future meeting, as appropriate.

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,

Greg Evangelatos
City Planner

PUBLIC MEETING NOTICE

The City of Elko Planning Commission will meet in a regular session on Tuesday, February 7, 2012, in the Council Chambers at City Hall, 1751 College Avenue, Elko, Nevada, beginning at 6:30 P.M., P.S.T.

Attached with this notice is the agenda for said meeting of the Commission.

This notice is posted pursuant to the NRS as amended by the Legislature.

This notice is to be posted at the following public places:

ELKO COUNTY COURTHOUSE

ELKO COUNTY LIBRARY

ELKO POLICE DEPARTMENT

ELKO CITY HALL

Dated this 1st day of February, 2012.

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, 1751 College Avenue, Elko, Nevada 89801 or by calling (775) 777-7160.

Greg Evangelatos, City Planner