

**CITY OF ELKO**  
**PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**6:30 P.M., P.D.S.T., TUESDAY, MAY 1, 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**

March 20, 2012 – Special meeting **FOR POSSIBLE ACTION**

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

**I. NEW BUSINESS**

**A. PUBLIC HEARINGS**

1. Review and consideration of Rezone No. 3-12, filed by Bassam Dagher, to consider a change in zoning from C (General Commercial) and LI (Light Industrial) to IBP (Industrial Business Park), and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the north side of Ruby Vista Drive approximately 2,380 feet east of East Jennings Way (APN 001-562-005).

Commission action: **FORWARD A REPORT OF FINDINGS AND RECOMMENDATION TO THE CITY COUNCIL RELATIVE TO A RESOLUTION.**

2. Review and consideration of Conditional Use Permit No. 5-12, filed by Basam Dagher, to develop a shipping facility within an IBP (Industrial Business Park) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the north side of Ruby Vista Drive approximately 2,380 feet east of East Jennings Way (APN 001-562-005).

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

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

1. Review and consideration of Final Plat No. 4-12 for the Elko Mountain Village Multifamily Subdivision Phases A & B, filed by Elko Mountain Village, LLC, for the proposed division of approximately 11.28 acres of property into 26 lots for single family and multiple family residential development, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally 1,750 feet southeast of S.R. 227 (Lamoille Highway) and Powder House Road (APN 001-770-009).

Commission action: **FORWARD A REPORT OF FINDINGS AND RECOMMENDATION TO THE CITY COUNCIL TO APPROVE, CONDITIONALLY APPROVE, OR DISAPPROVE.**

2. Review and consideration of Vacation No. 4-12, filed by Willis Springs, LLC, for the vacation of a public access easement consisting of an area approximately 60 feet in width by 883 feet in depth and 30 feet in width by 214 feet in depth, and a roadway easement consisting of an area approximately 30 feet in width by 208 feet in depth, and matters related thereto. **FOR POSSIBLE ACTION**

The subject roadway and public access easements are located generally on the westerly and southerly portions of APN 001-610-085.

Commission action: **FORWARD A REPORT OF FINDINGS AND RECOMMENDATION TO THE CITY COUNCIL RELATIVE TO A RESOLUTION.**

3. Review and consideration of a request to purchase a piece of City owned property not included in the City of Elko Land Inventory. **FOR POSSIBLE ACTION**

The subject property is located generally on the north side of West Main Street, approximately 650 feet east of Hot Springs Road (APN 001-301-001).

Commission action: **FORWARD A REPORT OF FINDINGS AND RECOMMENDATION TO THE CITY COUNCIL**

4. Review and consideration of possible fee increases for various Zoning applications, and matters related thereto. **FOR POSSIBLE ACTION**

Commission action: **REQUEST THAT STAFF KEEP THE FEE STRUCTURE AS IS OR CONTINUE WITH THE FEE INCREASE PROCESS BY**

**REFERRING THE MATTER TO CITY COUNCIL WITH SPECIFIC  
RECOMMENDATIONS AND FINDINGS**

5. Review and discussion of proposed City Code revisions, and matters related thereto.  
**NON-ACTION ITEM, DISCUSSION ONLY**

**II. 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,

Delmo Andreozzi  
Assistant City Manager

PUBLIC MEETING NOTICE

The City of Elko Planning Commission will meet in a regular session on Tuesday, May 1, 2012, in the Council Chambers at City Hall, 1751 College Avenue, Elko, Nevada, beginning at 6:30 P.M., P.D.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 25<sup>th</sup> day of April, 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.

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Delmo Andreozzi, Assistant City Manager