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# Elko County Planning Commission

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Planning Commissioners  
Chairman  
Jack D. Larason  
Vice-Chairman  
David Hough  
David A. Galyen  
Dena M. Hartley  
Mike Judd  
Richard Genseal  
Norlene Wilson

## PUBLIC MEETING NOTICE

The Elko County Planning Commission will meet in a regular session at 5:15 p.m. on **Thursday, September 17, 2015**, in Suite 102 of the Nannini Administration Building located at 540 Court Street in Elko, Nevada.

Attached with this Notice is the Agenda for said meeting of the Planning Commission.

This Notice is posted pursuant to N.R.S. 241 as amended by the 2015 Legislature.

This Notice is to be posted at the following public places no later than September 14, 2015

ELKO COUNTY COMMUNITY DEVELOPMENT  
ELKO COUNTY MANAGER'S OFFICE  
ELKO COUNTY COURTHOUSE  
ELKO COUNTY LIBRARY  
ELKO CITY HALL  
LAMOILLE POST OFFICE  
ELKO COUNTY WEBSITE: [www.elkocountynv.net](http://www.elkocountynv.net)

### **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 Elko County Planning Commission in writing at 540 Court Street, Suite 104, Elko, Nevada 89801, email: [eodonnell@elkocountynv.net](mailto:eodonnell@elkocountynv.net) or by calling (775) 738-6816 Ext. 213.

Supporting materials for the agenda are available on the Elko County website at [www.elkocountynv.net](http://www.elkocountynv.net).

Eleanor O'Donnell  
Elko County Planning & Zoning  
September 3, 2015



# Elko County Planning Commission

540 COURT STREET, SUITE 104, ELKO, NV 89801  
PH. (775)738-6816, FAX (775) 738-4581

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## ELKO COUNTY PLANNING COMMISSION AGENDA

COUNTY OF ELKO, STATE OF NEVADA,  
REGULAR MEETING TO BE HELD AT 5:15 PM, P.S.T.,  
SUITE 102 OF THE NANNINI ADMINISTRATION BUILDING  
LOCATED AT 540 COURT STREET, ELKO, NV

**THURSDAY, SEPTEMBER 17, 2015**

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 Elko County Planning Commission in writing at 540 Court Street, Suite 104, Elko, Nevada, 89801, by e-mail: <jkingwell@elkocountynv.net >, or by calling (775) 738-6816 Ext. 214.

Breaks and recess actions shall be called for at the pleasure of the Commission rather than by agenda schedule.

(IN ACCORDANCE WITH NRS 241, THE CHAIRMAN OR VICE-CHAIRMAN RESERVES THE RIGHT TO CHANGE THE ORDER OF THE AGENDA, COMBINE TWO OR MORE AGENDA ITEMS FOR DISCUSSION, REMOVE ANY ITEM ON THE AGENDA OR DELAY DISCUSSION RELATING TO AN ITEM ON THE AGENDA AT ANYTIME AND IF THE AGENDA IS NOT COMPLETED TO RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME.)

The public will be given the opportunity to comment on any agenda item by being acknowledged by the chair prior to action being taken by the Planning Commission.

(“FOR POSSIBLE ACTION” identifies an action item subject to a vote of the Commission.)

**PLEASE PLACE YOUR CELL PHONES ON MANNER MODE**

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**5:15 P.M. CALL TO ORDER**

**ROLL CALL**

**I. PLEDGE OF ALLEGIANCE**

## **II. COMMENTS BY THE GENERAL PUBLIC**

### **Non Action Item**

Pursuant to N.R.S. 241.020, 2(c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised during a period devoted to comments by the general public until the matter itself has been specifically included on a successive agenda and identified to be an action item.

## **III. NOTICE OF THE APPEAL PROCESS**

### **Non Action Item**

Anyone aggrieved by an action of this Planning Commission may appeal such decision to the Elko County Board of County Commissioners within 10 calendar days of said action. An appeal form may be obtained from the Division of Planning and Zoning located at 540 Court Street, Suite 104, in Elko. When completed, return the appeal form with the required \$250.00 filing fee to the Division of Planning and Zoning within the 10 calendar day period.

## **IV. PRELIMINARY HEARINGS**

### **Possible Action Items**

## **V. PUBLIC HEARINGS**

### **Possible Action Items**

### **A. 15-3000-0002, Thomas & Agapita Johnson**

#### **For Possible Action**

A public hearing regarding an application requesting a street / roadway or other right of way vacation request submitted by Thomas William Johnson for vacation of a right of way (alley) located in the Smith Addition of Contact Nevada.

**Location:** The unnamed alley between Lots 1 through 12 and Lots 13 through 24 of Block 2 of the Smith Addition to Contact City Townsite filed in the office of the Elko County Recorder with File No. 549. Located in a Portion of Section 19, Township 45 North, Range 64 East, MDB&M.

**Applicant:** Thomas & Agapita Johnson **Owner:** Elko County

### **B. Spring Creek Lamoille Master Plan Review- Plan Area 3:**

#### **For Possible Action**

A request by Stephen and June Crane representing APN 049-025-011, Terry and Catherine Vance representing APN 049-025-010, and the Spring Creek Association representing APN 049-025-007 to open the Spring Creek Lamoille Master Plan as revised 2012 for the review of Commercial 2 zoned properties within Plan Area 3. The specific request seeks to place a designation of Residential 1 for future zone changes to R1

**C. 15-5000-0005, Stephen & June Crane**

**For Possible Action**

A public hearing regarding a request for a change of zoning from Commercial 2 (C2) to Residential 1 (R1) to provide for residential dwelling.

**Location:** A .75 acre (32,670 square foot) parcel of land located within the Spring Creek Subdivision, Tract 403, Block 25, Lot 11, as shown on File No. 72493 as recorded in the Office of the County Recorder of Elko County. Within Section 33, Township 33 North, Range 57 East, M.D.B. &M. Physical address is 705 Bronco Drive Spring Creek, Nevada.

**Applicant/ Owner:** Stephen & June Crane

Public Comments

**D. 15-2000-0006, Terry & Catherine Vance**

**For Possible Action**

A public hearing regarding a request for a change of zoning from Commercial 2 (C2) to Residential 1 (R1) to provide for residential dwelling.

**Location:** A .60 acre (26,136 square foot) parcel of land located within the Spring Creek Subdivision, Tract 403, Block 25, Lot 10, as shown on File No. 72493 as recorded in the Office of the County Recorder of Elko County. Within Section 33, Township 33 North, Range 57 East, M.D.B. &M. Physical address is 711 Bronco Drive Spring Creek, Nevada.

**Applicant/ Owner:** Terry & Catherine Vance

Public Comments

**E. 15-2000-0007, Spring Creek Association**

**For Possible Action**

A public hearing regarding a request for a change of zoning from Commercial 2 (C2) to Residential 1 (R1) to provide for residential dwelling.

**Location:** A .54 acre (23,522.4 square foot) parcel of land located within the Spring Creek Subdivision, Tract 403, Block 25, Lot 7, as shown on File No. 72493 as recorded in the Office of the County Recorder of Elko County. Within Section 33, Township 33 North, Range 57 East, M.D.B. &M. Physical address is 734 Parkridge Parkway Spring Creek, Nevada.

**Applicant/ Owner:** Spring Creek Association

Public Comments

**F. 15-4000-0008, NV Energy**

**For Possible Action**

A public hearing regarding a request for a conditional use permit for the expansion of the existing Coyote Creek Substation facilities by 25% and approximately 68,000 cubic yards of grading.

**Location of Site:** A 9.33 acre parcel of land shown as parcel 2 of Parcel Map No. 1148 as shown on File No. 273280 as recorded in the Office of the Elko County Recorder. The general location is in the E½ of Section 10, Township 37 North, Range 49 East, M.D.B.&M. The site is located approximately 30 miles north of Dunphy Exit (#254) of Interstate 80.

**Applicant/ Owner:** Sierra Pacific Power Company dba NV Energy

**Location of Expansion:** A portion of a 145.70 acre parcel of land shown as Parcel 1 of Parcel Map 273280 as recorded in the Office of the Elko County Recorder. The general location is in the E1/2 of Section 10, Township 37 North, Range 49 East, M.D.B.&M.

**Owner:** Dean & Sharon Rhoads

Public Comments

**VI. OTHER BUSINESS**

**Non Action Items**

1. Cell Tower Aircraft Avoidance Lighting

**Non-Action Item**

Continue discussion on the County requirement for aircraft avoidance lighting on cell towers.

2. Construction Survey Requirement

**Non Action Item**

Continue discussion on the possible requirement of construction surveys.

**VII. CONSENT AGENDA**

**For Possible Action**

These are items that Staff recommends for approval or to proceed to a public hearing. The Board reserves the right to move any consent agenda item to the public hearing segment of the agenda should issues arise that need to be addressed.

A. Approval of Minutes - July 16, 2015 regular meeting minutes

**VIII. STAFF AND COMMISSIONERS COMMENTS**

**Non Action Items**

This time is devoted to comments by Elko County Planning Commissioners and/or County Staff for general information or update purposes. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

## **IX. COMMENTS BY THE GENERAL PUBLIC**

### **Non Action Items**

Pursuant to N.R.S. 241.020, 2(c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised during a period devoted to comments by the general public until the matter itself has been specifically included on a successive agenda and identified to be an action item.

## **X. ADJOURNMENT**