



Elko County Planning Commission

540 COURT STREET, SUITE 104, ELKO, NV 89801
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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 BUILDING
LOCATED AT 540 COURT STREET, ELKO, NV
THURSDAY, FEBRUARY 17, 2011

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 Board of County Commissioners, County of Elko, in writing at 540 Court Street, Suite 104, Elko, Nevada, 89801, by e-mail: <rbrown@elkocountynv.net>, or by calling (775) 738-6816 Ext. 212.

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

(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).

("ACTION ITEM" Identifies an action item subject to a vote of the Commission.)

PLEASE PLACE YOUR CELL PHONES ON MANNER MODE

5:15 P.M. CALL TO ORDER:

ROLL CALL:

I. PLEDGE OF ALLEGIANCE:

II. APPROVAL OF MINUTES:

ACTION ITEM

January 13, 2011 – Special Meeting,

III. COMMENTS BY THE GENERAL PUBLIC: NON-ACTION ITEM

Pursuant to N.R.S. 241.020, 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 under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

IV. CONSENT AGENDA: ACTION ITEMS

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.

NONE

V. PRELIMINARY HEARINGS: ACTION ITEMS

11-2000-0001, ORNI-42 LLC ACTION ITEM

A preliminary hearing for a change of zoning from Open Space to M-1 (General Industrial) for the development of a geothermal power plant for the following described property:

An approximately 20 acre parcel of land located in the NE ¼ of Section 8, Township 41 North, Range 52 East, M.D.B. & M., Elko County, Nevada.

Said property is a portion of what is known as the Spanish Ranch located west of SR 226 approximately twenty-five (25) miles north of the intersection of SR 226 and SR 225.

Owner: Ellison Ranching Co.

Applicant: ORNI-42 LLC

11-2000-0002, Allie Bear ACTION ITEM

A preliminary hearing for a change of zoning from Open Space and General Industrial to Special Lands in anticipation of a boundary line adjustment with the adjoining parcel which is currently zoned Special Lands for the following described property:

A 13.242 acre parcel of land located in Section 30, Township 35 North, Range 56 East, M.D.B. & M., Elko County, Nevada.

Said property is located between Interstate 80 and East Idaho Street approximately four (4) miles northeast of Interstate 80 Exit 303 interchange.

Applicant and owner is Allie Bear.

VI. PUBLIC HEARINGS: ACTION ITEMS

**11-4000-0001, Complete Wireless Consulting, Inc. ACTION ITEM
for Verizon Wireless**

A public hearing concerning a request for a conditional use permit to allow for the placement of a one hundred ninety foot (190') lattice tower, twelve (12) antennas, two (2) microwave dishes, equipment shelter, standby generator and future propane tank in connection with a telecommunications facility in an Open Space zoned district within Section 21, Township 39 North, Range 46 East.

Said property is located approximately 0.9 miles northeast of the town of Midas.

Property Owner is Newmont Midas Operations Inc.

Applicant is Complete Wireless Consulting, Inc., for Verizon Wireless.

10-1500-0001, Wind Turbines & Towers – Code Development Workshop

Elko County is in the process of developing a wind energy development code. The workshop topics will address minimum parcel sizes, setbacks and other health and safety concerns.

VII. OTHER BUSINESS: NON-ACTION ITEM

NONE

VIII. STAFF AND COMMISSIONERS COMMENTS: NON-ACTION ITEM

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. ADJOURNMENT

Appeal Process: 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.