



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 ADMINISTRATION BUILDING
LOCATED AT 540 COURT STREET, ELKO, NV
THURSDAY, JUNE 16, 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

May 19, 2011 – Regular Meeting

III. 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 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

11-2000-0003, Timothy W. & Serenity K. Orr ACTION ITEM

A preliminary hearing for a change of zoning from C-2 to R-1 for the construction of a single family dwelling on a .62 acre parcel being Lot 3, Block 18, Tract 403 and a .61 acre parcel being Lot 4, Block 18, Tract 403, of the Spring Creek Subdivision located in Section 33, Township 33 North, Range 57 East, M.D.B. & M., Elko County, Nevada. Both parcels share a common side yard lot line.

Applicant and owner is Timothy W. & Serenity K. Orr.

VI. PUBLIC HEARINGS: ACTION ITEMS

11-4000-0007, Robert M. & Terry J. St. Louis ACTION ITEM

A public hearing regarding a conditional use application for the placement of a one hundred twelve foot (112') steel lattice self supporting wind tower and turbine with a twenty-three foot (23') rotor rated at a maximum of ten (10) kW. The property is located in an Open Space zoned district within Section 23, Township 33 North, Range 56 East, M.D.B.&M., being Lot 6, Block B, of Ruby Mountain Estates, known as 115 Dingo Lane, Spring Creek, Nevada.

Applicant and Owner is Robert M. & Terry J. St. Louis

11-4000-0008, Scott D. & Sheri M. Baker ACTION ITEM

A public hearing regarding a conditional use application for the placement of an approximately sixty-six foot (66') guy wire steel lattice wind tower and turbine with a twenty-three foot (23') rotor rated at a maximum of ten (10) kW. The property is located in an Agricultural Residential

zoned district within the NW ¼ of Section 17, Township 34 North, Range 55 East, M.D.B.&M., being Parcel 1 of the Parcel Map for Jerry R. Burmeister and Sharon C. Burmeister as File No. 352901, known as 3483 Sundance Drive.

Applicant and Owner is Scott D. & Sheri M. Baker

**11-1200-0001, Ruby Vista Ranch
Spring Creek/Lamoille Master Plan**

ACTION ITEM

A public workshop hearing to reopen the Spring Creek/Lamoille Master Plan for the sole purpose of considering the relocation of the proposed round about at the Corral Lane location as depicted within the Spring Creek/Lamoille Master Plan to the Boyd Kennedy Road location and the realignment of commercial and residential zoning districts related to the above mentioned relocation within the NE ¼ of Section 3, Township 33 North, Range 56 East, M.D.B.&M.

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. 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.

X. 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.*