



## 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, NOVEMBER 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](mailto: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.

(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.)

(“POSSIBLE ACTION ITEM” 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. APPROVAL OF MINUTES: POSSIBLE ACTION ITEM**

October 20, 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 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.

**IV. CONSENT AGENDA: POSSIBLE ACTION ITEM**

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: POSSIBLE ACTION ITEM**

NONE

**VI. PUBLIC HEARINGS: POSSIBLE ACTION ITEMS**

**#11- 1200-0001, Spring Creek Lamoille Master Plan Review. ACTION ITEM**

The 1<sup>st</sup> of a series of public hearings to review/amend the Spring Creek / Lamoille Master Plan, Phase I through Phase IV. The review and/or amendments of Master Plan and all public hearings are to be conducted as per N.R.S. 278.150 through 278.260 inclusive.

**#11-1500-0001, A Request by Elko County Commission for review of the minimum parcel size for wind machine installations. ACTION ITEM**

Alternative parcel sizes are to be considered, and a report forwarded to the Elko County Commissioners.

**#11-2000-0006, Jordanelle Third Mortgage, LLC., ACTION ITEM**

A public hearing for a change of zoning from Open Space to Agricultural/Residential for the residential development of single family lots with a minimum parcel size of 1.0 acre. A parcel of land containing 234.80 acres within the S1/2 NE1/4, SE1/4 of Section 28, Township 34 North, Range 55 East, MDB&M. The applicant and owner is Jordanelle Third Mortgage, LLC.

**#11-2000-0007, Spring Creek Utility Company,**

**ACTION ITEM**

A public hearing for a change of zoning from Agricultural/Residential to Commercial-1 to correct the existing zoning for the established use of water utilities infrastructure including a water storage tanks, buildings, and associated uses as allowed within the Commercial-1 district. Spring Creek Subdivision, Tract 103, Lot 33, Block 3, located in Section 13, Township 33 North, Range 56 East, M.D.B. & M. The physical address is 391 Blakeland Drive, Spring Creek, NV. The applicant and owner is Spring Creek Utilities Co. MCO.

**#11-6000-0003, LCM Enterprises / Larry C. Mason,**

**ACTION ITEM**

A public hearing for a variance from the required fifteen foot (15') rear yard setback to six feet (6') and the required side yard setback of ten feet (10') to nine and one half feet (9-1/2') within an Industrial zoned district to accommodate a preexisting structure presently used as a transmission shop. A 1.027 acre parcel of land located within a portion of Section 14, Township 33 North, Range 56 East, M. D. B. & M. described as Lot 8 of Block A of the Ruby Mountain Industrial Park Subdivision. Physical address is 1180 Silver State Drive, Spring Creek, Nevada. Property owner and applicant is Larry C. Mason.

**Interpretation of ECC 4-2-2 (H), ECC 4-2-3 (H), ECC 4-2-5 (I), 4-2-6 (I) in reference to the keeping of domestic animals not specifically listed.**

**ACTION ITEM**

A public hearing for an interpretation to allow for the keeping of swine, goats & rabbits for hobby or family use in the residential districts on parcels with a minimum of 1 acre.

**VII. OTHER BUSINESS:**

**NON-ACTION ITEM**

A presentation by members of the 4H in reference to scientific wind experiments.

**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.*