



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, OCTOBER 20, 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.

(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

5:15 P.M. CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

I. APPROVAL OF MINUTES:

POSSIBLE ACTION ITEM

September 15, 2011 – Regular Meeting

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. 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

IV. PRELIMINARY HEARINGS:

POSSIBLE ACTION ITEM

11-2000-0006, Jordanelle Third Mortgage, LLC.

ACTION ITEM

A preliminary 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.

The S1/2 NE1/4, SE1/4 of Section 28, Township 34 North, Range 55 East, M.D.B.&M. The general location is Elko Hamilton Stage Rd.

The applicant and owner is Jordanelle Third Mortgage, LLC.

11-2000-0007, Spring Creek Utilities Company.

ACTION ITEM

A preliminary hearing for a change of zoning from Agricultural/Residential to Commercial-1 for water infrastructure including a water storage tanks, a 1400 sq. ft. building and related equipment.

Spring Creek Subdivision Tract 103, Lot 33, Block 3. Physical address is 391 Blakeland Drive, Spring Creek, NV.

The applicant and owner is Spring Creek Utilities Co. MCO.

V. PUBLIC HEARINGS:

POSSIBLE ACTION ITEMS

11-2000-0005, Lynn R. or Penny Forsberg.

ACTION ITEM

A public hearing for a change of zoning from Commercial-2 to Residential-2 for a family residence and in-home office for the following described property:

A 1.53 acre parcel of land located in a portion of Section 19, Township 33 North, Range 58 East, M.D.B.&M., Elko County, Nevada. The general location is the northeast corner of the intersection of SR 227 (Lamoille Hwy.) and North Canyon Road. The physical address is 2146 N. Canyon Road, Spring Creek, Nevada.

The applicants and owners are Lynn R. & Penny K. Forsberg.

11-4000-0011, Scott D. Baker & Sheri M. Baker, Trustees of the Scott D. and Sheri M. Baker Family Revocable Trust.

ACTION ITEM

A request for a conditional use permit to allow the placement and operation of a grid connected 10kW wind machine and lattice tower as per ECC 4-8-15. Said lattice wind machine tower is supported by guy wires, has a total height of fifty one and one quarter feet (51.25') which includes the rotor assembly and will be utilized for permitted uses within the Agricultural / Residential zoning district.

Located at 3483 Sundance Drive, Parcel 1 of the Parcel Map with File No. 352901 being a portion of the NW1/4 of Section 17, Township 34 North, Range 55 East, M.D.B.&M.

Applicants and Owners are Scott D. Baker & Sheri M. Baker, Trustees of the Scott D. and Sheri M. Baker Family Revocable Trust.

11-4000-0012, Complete Wireless for Verizon Wireless.

ACTION ITEM

A public hearing for a conditional use permit for an unmanned wireless telecommunications facility which includes a 195' telecommunication tower, a 12' x 16' equipment shelter, a standby generator and a 210 gallon diesel fuel storage tank on a fenced 40' x 50' leased site in an Open Space zoned district.

Said leased site is a portion of a 60.57 acre parcel of land located in the E 1/2 of the SE 1/4 of Section 31, Township 36 North, Range 58 East M.D.B.&M. The general location is the northwest corner of State Route 229 (Halleck interchange) and I-80.

Applicant is Complete Wireless consulting for Verizon Wireless.

Property Owner is Lloyd L. Smith.

11-6000-0002, Michael J. and Deborah McFarland.

ACTION ITEM

A public hearing for a Variance from the required fifty foot (50') front yard setback within an Agricultural/Residential zoned district to a reduced setback of thirty feet (30') for the construction of a detached residential garage.

A 2.01 acre parcel of land located within Tract 109 , Block 8, Lot 3 of the Spring Creek Subdivision. Physical address is 268 Cliff Place in Spring Creek. Located within portions of Sections 15 & 16, Township 33 North, Range 57 East, M.D.B.& M.

Property Owners and applicants are Michael J. and Deborah McFarlane.

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 looked at and a recommendation forwarded to the Elko County Commissioners.

VI. OTHER BUSINESS: NON-ACTION ITEM

VII. 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.

Spring Creek - Lamoille Master Plan review to be scheduled.

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

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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.