



Planning Commission

Nannini Administration Building, Suite 104
540 Court Street, Elko, Nevada 89801
Phone: 775-738-6816
www.elkocountynv.net

COMMISSIONERS
Richard Genseal
Scott Gavorsky
Dena M. Hartley
Jake Jefferson
Naomi Roche
Mark Wetmore
Samantha Elliott

SENIOR PLANNER
Corey L. Rice, PLS, WRS

GIS/CADD OPERATOR
Peggy Pierce-Fitzgerald, CFM

PUBLIC MEETING NOTICE

The Elko County Planning Commission, County of Elko, State of Nevada, will meet on Thursday, March 19, 2026, in the Nannini Administration Building Suite 102, 540 Court Street Elko Nevada at 5:15 PM Pacific Time Zone

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

This Notice is posted pursuant to NRS 241 as amended by the 2025 Legislature and is to be posted at the following places no later than three full working days before the meeting:

ELKO COUNTY MANAGER'S OFFICE

ELKO COUNTY COURTHOUSE

ELKO COUNTY WEBSITE: www.elkocountynv.net

NEVADA STATE WEBSITE: <https://notice.nv.gov>

MARK WETMORE
Chair, Planning Commission

WELCOME TO AN ELKO COUNTY BOARD OR COMMISSION MEETING!

We are pleased you are interested in a meeting of one of Elko County's Boards or Commissions. Below is some basic information about our meetings and procedures for you to participate in your government.

AGENDAS

The agenda is available on the Elko County website at www.elkocountynv.net. Hard copies are made available at the meeting, upon request at the County Manager's Office or posted as per NRS 241. Meetings are broadcast live from our website, under the Meetings tab on the home page of the website and then under Agendas, Videos, etc. You can also click the Watch Our Meetings tab on the right side of the home page. Videos of the meeting are available within 24 hours of the end of the meeting. Minutes, when finalized and approved by the Board/Commission, are also posted to that page. Our agendas contain Zoom meeting links if you can't be in person at our meetings.

PUBLIC COMMENT

The public's participation in our meetings is valued and appreciated. The Board/Commission can only take action on items that are listed on an agenda properly posted prior to the meeting. During Comments by the General Public, speakers may address matters not listed on the agenda. The Open Meeting Law does not expressly prohibit responses to public comment by the Commissioners, but no deliberation on a matter can be considered without notice to the public. Public comment will also be called for on all agenda items marked FOR POSSIBLE ACTION.

If you are planning to speak during the meeting, please sign the sign-in-sheet at the back of the meeting room. This helps our recording clerk get the correct spelling of your name. When comments are called for, please approach the podium and state your name and who you represent, or raise your hand on Zoom.

If submitting comments or information on an agenda item, please submit to the County Manager's Office as soon as possible in order to provide opportunity for Board/Commission members to review and to avoid possible delays in a decision if not all information is presented previous to the start of a meeting. If information is presented at the meeting, you need to provide at least 10 copies, making sure to submit a copy to the recording secretary for the official public record. All information submitted becomes part of the public record and is added to the backup information for that agenda item on our website with 24 hours of the adjournment of the meeting.

Another avenue for making comments on agenda items, especially if you can't make a meeting, is our e-Comment system. If you open the agenda under the process described above, you will find a link by the agenda called e-Comment. Click on the link and follow the directions to register to comment and you are set to comment on specific agenda items. Please note that the e-comment period for a specific agenda closes 4 hours before the start of the meeting to allow those comments to be transmitted to our Board/Commission members and recording staff. Those reports are also uploaded to our agenda on the website.

CONSENT AGENDA

Items listed under the Consent Agenda are considered to be routine in nature and are normally approved by one motion without extensive discussion. If a Board/Commission member wishes to comment or discuss a particular item, that item can be removed from the consent agenda and considered as a separate action during the meeting.



**ELKO COUNTY PLANNING COMMISSION COUNTY OF
ELKO, STATE OF NEVADA MEETING THE NANNINI
ADMINISTRATION BUILDING SUITE 102, 540 COURT
STREET ELKO NEVADA .**

5:15 PM Pacific Time Zone

Thursday, March 19, 2026

IN ACCORDANCE WITH NRS 241, THE COMMISSION MAY: (I) CHANGE THE ORDER OF THE AGENDA, (II) COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, (III) REMOVE AN ITEM FROM THE AGENDA OR DELAY DISCUSSION RELATING TO AN ITEM ON THE AGENDA AT ANY TIME, (IV) AND IF THE AGENDA IS NOT COMPLETED, RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME. THE PUBLIC CAN COMMENT ON ANY AGENDA ITEM BY BEING ACKNOWLEDGED BY THE CHAIR WHILE THE COMMISSION CONSIDERS THAT AGENDA ITEM.

POSTING

This agenda is posted pursuant to NRS 241 as amended by the 2025 Legislature and was posted at the following locations no later than 9:00 a.m. (Pacific Time Zone), on June 19, 2017: ELKO COUNTY COMMUNITY DEVELOPMENT, ELKO COUNTY MANAGER'S OFFICE, ELKO COUNTY COURTHOUSE, ELKO COUNTY WEBSITE (www.elkocountynv.net), STATE OF NEVADA'S PUBLIC NOTICE WEBSITE (<https://notice.nv.gov>).

Join Our Zoom Meeting

Link In: <https://us06web.zoom.us/j/85882454564?pwd=Q0poeE5FaE93K3hkUjc0RnRhNXM3Zz09>

Meeting ID: 858 8245 4564

Passcode: 089154

Dial In: +1 669 900 6833

Meeting ID: 858 8245 4564

Passcode: 089154

REQUEST FOR AGENDA INFORMATION

The public may acquire this agenda and supporting materials, pursuant to NRS 241 by contacting Corey Rice at (775) 748-0214 or via email to crice@elkocountynv.net or, Peggy Pierce Fitzgerald at (775) 748-0215 or via email to pfitzgerald@elkocountynv.net. Materials are available from the Elko County Planning and Zoning Office, Nannini Administration Building, located at 540 Court Street, Suite 104, Elko, Nevada 89801 or on the Elko County website at 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 pfitzgerald@elkocountynv.net or crice@elkocountynv.net or by calling (775) 738-6816.

PROCEDURES

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.

Time Limits: Public comments are welcome during the Public Comment periods at the beginning of the meeting, the end of the meeting, and during specific agenda items. Comments made during the Public Comment periods at the beginning and end of the meeting are limited to **7 minutes** per person. Persons with presentations or comments longer than **7 minutes** should contact the County Administrative Offices to have the item placed on the agenda for discussion.

Additionally, the Chair of the Board may limit public comment during a specific agenda item. If the Chair of the Board decides to limit public comment during a specific agenda item, the Chair shall announce, prior to taking any public comments on that specific agenda item, that the Public Comments on that specific agenda item are limited to **7 minutes per person**.

Breaks and recess actions shall be called for at the pleasure of the Commission rather than by agenda schedule. Please place your cell phones on manner mode.

"FOR POSSIBLE ACTION" identifies an action item subject to a vote of the Commission.

A. CALL TO ORDER AT 5:15 P.M.

B. PLEDGE OF ALLEGIANCE

C. COMMENTS BY THE GENERAL PUBLIC

Pursuant to NRS 241 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.

NON-ACTION

D. NOTICE OF THE 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.

E. APPROVAL OF MINUTES

- E.1 Discussion and consideration of approval of minutes from February 19, 2026 meeting.
FOR POSSIBLE ACTION
[ECPC February 19, 2026 Minutes Draft.pdf](#)

F. PRELIMINARY HEARINGS

F.1 Application COZ26-002

Discussion of Application COZ26-002, Linkan Development, LLC, requesting a Change of Zoning from an Open Space (OS) District to a Special Lands (SL) District.

APPLICATION: An application submitted by Linkan Development, LLC requesting a Change in Zoning from an Open Space (OS) District to a Special Lands (SL) District for uses consistent with an SL zoning District. (ECC 4-2-2).

LOCATION: APNs 006-31E-009, 006-31E-035, 006-31E-038, being Parcels No. 1 & No. 4 as shown on the Parcel Map for K.R.L. Partnership, File No. 541627, and the Ninnins 68.001-acre Parcel as shown on the Boundary Line Adjustment, Record of Survey for K.R.L. Partnership and Gerry Ninnis, File No. 541626, both on file in the Office of the Elko County Recorder, Elko, Nevada, being situated in portions of Section 30 and the W½ of Section 29, T. 34 N., R. 56 E., M.D.B.&M., County of Elko, State of Nevada.

APPLICANT: Linkan Development, LLC

OWNER: Linkan Development, LLC

[COZ26-002_Linkan Development, LLC_Prelim Agenda_COZ.pdf](#)

G. PUBLIC HEARINGS

G.1 Don Knight - Red Tag Appeal

Discussion and consideration of an Appeal submitted by Don Knight.
An appeal submitted by Don Knight regarding the Building Official Jess Phillips' red tag. This red tag was for a non-permitted structure, mast and solar panels.

LOCATION: Meadow Valley ranchos Unit 11, Blk. 4, Lots 6 & 7, Bullion Road Area. 6730 Chugach Street.

APPELLENT: Don Knight

FOR POSSIBLE ACTION

[Don Knight_Red Tag Appeal_066-004-006 & 007.pdf](#)

[Don Knight_Red Tag Appeal_066-004-006 & 007_Vicinity Map.pdf](#)

[Notice of Violation.pdf](#)
[Don Knight picture 1_5.05.2025.png](#)
[Don Knight picture 2_5.05.2025.png](#)
[Don Knight picture_11.06.2016.png](#)
[Don Knight picture_11.12.2021.png](#)
[Don Knight picture_11.14.2019.png](#)
[IMG_0479\[1\].JPG](#)
[IMG_0480\[1\].JPG](#)
[IMG_0481\[1\].JPG](#)
[PlanningCommittee-MemoReTablingRedTagAppeal.rtf \(1\).pdf](#)

G.2 Application CUP26-002, Sun Silver Resources, LLC

Discussion and consideration of Application CUP26-002, Sun Silver Resources, LLC, requesting a Temporary Conditional Use Permit for a 5-year period to operate an eleven (11) unit Mobile Home Park.

APPLICATION: An application submitted by Sun Silver Resources, LLC, requesting a Temporary Conditional Use Permit for a 5-year period to operate an eleven (11) unit Mobile Home Park in a Highway Services & Tourist Commercial (C2) District.

LOCATION: Lot 1 of Block C of Ruby Lake Estates Subdivision, as shown on the map thereof on file in the Office of the Elko County Recorder as File No. 281674, situated in a portion of the SW ¼ of Section 9, T. 28 N., R. 58 E., M.D.B.& M., County of Elko, State of Nevada. Physical Address: 3514 Wright Road, Ruby Valley, NV 89833.

APPLICANT: Sun Silver Resources, LLC

OWNER: William & Teri Harmon

FOR POSSIBLE ACTION

[CUP26-002, Temp CUP for Home Park_Sun Silver Resources_Staff Rep.pdf](#)

G.3 Application CUP26-003, Thayne Church

Discussion and consideration of Application CUP26-003, Thayne Church, requesting a Conditional Use Permit to operate an indoor/outdoor Weddings & Events Venue.

APPLICATION: An application submitted by Thayne Church, requesting a Conditional Use Permit to operate an indoor/outdoor Weddings & Events Venue in an Agricultural / Recreational (A) District.

LOCATION: APN 007-081-118, being the Adjusted Parcel B for Todd Schwandt, as shown on the Boundary Line Adjustment Record of Survey for Julain Tomera Ranches, Stonehouse Division, and Christopher Todd Schwandt, on file in the Office of the Elko

County Recorder as File No. 840482. Located in portions of the S ½ of Section 28 and portions of the NE ¼ of Section 33, T. 33 N., R. 58 E., M.D.B.& M., County of Elko, State of Nevada. Physical Address: 115 Foothill Drive, Lamoille, Nevada 89828.

APPLICANT: Thayne Church

OWNER: Thayne Church

FOR POSSIBLE ACTION

[CUP26-003, Thayne Church_CUP-Wedding & Event Center_Staff Report.pdf](#)

G.4 Application CUP26-004, Modern Land & Development, LLC

Discussion and consideration of Application CUP26-004, Modern Land & Development, LLC, requesting a Conditional Use Permit for a Recreational Lodge & up to five (5) Chair Lifts.

APPLICATION: An application submitted by Modern Land & Development, LLC, requesting a Conditional Use Permit for a Recreational Lodge (ECC 4-1-9) & up to five (5) Chair Lifts in an Open Space (OS) District.

LOCATION: APN 006-510-019, a 2,296.22-acre (+/-) parcel, as shown as Parcel 11 on the Amended Record of Survey for Elizabeth S. Rabe Trust, on file in the Office of the Elko County Recorder as File No. 656272, being located in portions of Sections 10, 14, 15, 21, 22, & 23 T. 32 N., R. 57 E., M.D.B.& M., County of Elko, State of Nevada.

APPLICANT: Modern Land & Development, LLC

OWNER: Ruby Mountain Ranch Holdings, LLC

FOR POSSIBLE ACTION

[CUP26-004, Modern Land & Development, LLC_CUP for Rec Lodge.pdf](#)

G.5 Application COZ26-001, The Egbert Family Trust

Discussion and consideration of Application COZ26-001, The Egbert Family Trust, requesting a Change of Zoning from Open Space (OS) District to an Agricultural / Residential (AR) District.

APPLICATION: An application submitted by The Egbert Family Trust, requesting a Change of Zoning from an Open Space (OS) District to an Agricultural / Residential (AR) District for a 3.139-acre portion of a 1,118.87 acre (+/-) parcel, APN 008-110-003, for uses consistent with an Agricultural / Residential (AR) District, to facilitate the construction of a home for a family member.

LOCATION: APN 008-110-003, being a portion of the remainder parcel of that Parcel Map for F. Scott & Laurel S. Egbert, on file in the Office of the Elko County Recorder as File No. 707796, being all of Section 36, and a portion of Section 35, T. 36 N., R. 61 E., M.D.B.& M., County of Elko, State of Nevada.

APPLICANT: The Egbert Family Trust

OWNER: The Egbert Family Trust

FOR POSSIBLE ACTION

[COZ26-001, The Egbert Family Trust_COZ from OS to AR_Staff Report.pdf](#)

H. STAFF UPDATE AND COMMISSIONERS COMMENTS

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.

NON-ACTION

I. COMMENTS BY THE GENERAL PUBLIC

Pursuant to NRS 241 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.

NON-ACTION

J. ADJOURNMENT

E-COMMENT

POSTING CERTIFICATE

ELKO COUNTY IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.