

**IN A REGULAR MEETING OF THE REGIONAL PLANNING COMMISSION HELD ON
FEBRUARY 19, 2020 IN THE COUNTY LIBRARY CONFERENCE ROOM IN ELY, NEVADA**

The Following Were Present:

Regional Planning Commission
John Charchalis-Chairman
Jason Bath-Vice Chairman
Andy Bath
Leah Brown
Carol McKenzie
Brad Simpson
Jennifer Drew, Secretary

County Officials

Bryan Pyle, Deputy District Attorney

Also Present

Kyle Horvath
Clinton Henriod

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Chairman John Charchalis called the meeting to order at 5:35 p.m. and Andy Bath led the Pledge of Allegiance.

**PUBLIC COMMENT**

Deputy District Attorney, Bryan Pyle, introduces himself and states that he does the Open Meeting stuff for the DA's Office. He and City Attorney, Caroline Townsend, will be sharing the responsibilities of coming to these meetings and giving legal advice to the Board for the time being, until or if they ever hire anybody dedicated to do that. So, if anybody ever has any questions, they can contact him or Caroline at the City Attorney's Office. He wanted everyone to know he was here for that reason. Andy Bath thanked Bryan for being there. Bryan states he appreciates it, and that the Board may not need him after a while, and that he intends to conduct a training and answer any questions that they may have. Open Meeting Law can be kind of complicated so, he is happy to help.

Dr. Clinton Henriod stood up and introduce himself to the Board, and stated that he was there for Steptoe Valley Veterinary Services, and that he knows he is on the agenda. Chairman Charchalis then opens Item A of the Agenda.

- A. Discussion/For Possible Action: Approval of application for Home Occupation Agreement by Clinton Henriod dba Steptoe Veterinary Services, PC for a Mobile Veterinary Service.**

Dr. Henriod states that he will be operating the service out of his house, and that there would not be any type of exams or animals there, so there shouldn't be very much traffic to have incur. He doesn't have any facilities there. Most everything that he is looking at will be large animals, or go to somebody's house traveling. The basis for this application is a place to store goods, and to clean instruments

in Autoclaves. That is basically all that should be happening there. He knows that foot traffic and parking on the street are a concern but, there shouldn't be any. He just wanted to let them know that he will mostly be at the City Corrals, or different ranches throughout the community. He will be working from Lages, down around Pioche, and back up this way. He has a grant through the federal government for an uncurbed area, so that is about 100 mile radius from Ely, is where he will be serving. Member Carol McKenzie clarified with him that he would be going into Nye County also. Dr. Henriod responded yes. Member Brad Simpson asked if there would be any kenneling on his property. Dr. Henriod's response was no, only his two dogs, so there should be no household pets. Member Jason Bath thanked him for starting this business, and asked if there were going to be any chemicals or anything like that, that they should be concerned about as far as storage. Dr. Henriod responded that there would be drugs, controlled substances. Member Jason Bath stated that those were all heavily regulated under Dr. Henriod's license, and asked about chemicals. Dr. Henriod stated that he should not have any chemicals, unless he started doing cold sterilization. But, he is looking at doing autoclaves, so there shouldn't be anything very toxic. Chairman Charchalis called for any other discussion. Member Andy Bath expressed his gratitude for him being there and starting this business. Chairman Charchalis called for a motion. Member Jason Bath made a motion to approve the application for Dr. Clinton Henriod's Steptoe Veterinary Service. A second was given by Member Andy Bath. The vote was called for and approved unanimously.

- B. Discussion/For Possible Action: Approval of application for Home Occupation Agreement by Melissa McNutt dba Hourglass Photography NV for a photography Business.

Chairman Charchalis informed the Board that this application had been withdrawn. No action taken.

- C. Discussion only: HGTV Hometown Project, Kyle Horvath

Kyle Horvath, Director of Tourism stated that HGTV put out a proposal to take over our hometown. Essentially, this is the second year that they have done something like this, expanding from just homes into historic buildings, parks, things like that. He was approached by members of the Board, and others about helping with the project. A couple of meetings were held and they came up with a story board idea which got him rolling. He had 3 hours-worth of footage that had to be cut down to 8-9 minutes long, and ended up with 6 minutes and 24 seconds long, The video was posted and got such great results from the community, the thought of not

putting out a project like this seemed absurd, after it being so well received by the community. Kyle then showed the video to the Board.

After the video ended, Kyle stated that he felt it was relevant to show the video because it talks about a lot of things- housing, downtown, etc., and he's hopeful that this will bring about collaboration between this Board, Main Street, Tourism and efforts put forth for the growth that is coming. He then proceeded to talk about a concept that had developed in the past couple of weeks, that he sees being something that this Board could champion, adopt, be a part of the conversation of this really growing. We're talking about Master Planning for growth and how is Ely 50 years from now going to look, how is it going to feel, how is it going to function, how are people going to gather, how are they going to recreate, how are they going to access their recreation, how are they going to move throughout the community....alternatively...other than just being on the roads. Last week, the County heard SNPLMA proposals and had prioritized a number of projects. He discussed the Train to Trails proposal, revamping Broadbent Park-having it be an arts and entertainment gathering space. The third proposal was a new County Park proposal out by Love's. That is out by the High School, the Aquatic Center, and also across from the new Judicial Building. This is an area primed for business and commercial development. He handed out a map showing the three key centers to the gateways of our community, with the thick black lines connecting them. We are calling it the Cultural and Recreation Corridor. The train takes care of the cultural aspect of it, the downtown takes care of the Arts and Entertainment aspect of it, and the park up by Love's takes care of the sports aspect of it, because part of their projects is ball fields, sports fields, bike parks, jump lines...things like that. What all three of them do is it creates parking, bathrooms, and trailheads. Everything funnels back to these three spots. And so, it's cross promotion in anywhere of these entry points. You can promote the downtown, you can promote the train, you can promote the activities. Essentially, creates facilities that are the gateways, connects neighborhoods and businesses as trailheads, increases the property values around them, and encourages development. Any trails are insulations, infrastructure becomes centered around those areas and growth radiates out through that. It creates a healthier and more engaged community. But, he thinks the big thing is that cities that have a city planner that are putting this out there, which he sees the RPC Board as the City/County Planners now, that they are tasked with that, they would lead with the park. If they see growth happening, they are going to put a park out there, then everything is going to develop around that with trails and pathways, and things like that going into it. Again, this is a concept that came out of a lot of meetings with a lot of people that are kind of doing their own thing, and their own silos. The big picture is that growth

is going to happen and he thinks that this is a viable option to consider and kind of work together on, and see how we can make this happen. We've already got a lot of infrastructure in place for a lot of this so, it's just a matter of crossing our fingers that SNPLMA comes through so that we can do it all at once. But, if it doesn't happen, he really think this is something worth pursuing on this. Chairman Charchalis had a question of Broadbent Park with the Middle School practicing football there, and how that was going to fit in. Kyle response was that was one of the things. By combining the two projects, the park up by Love's and the park at Broadbent, they are going to address everyone's needs and put in complimentary facilities. There will still be open space at Broadbent Park but, ball fields and practice fields will be increased and focused more so at the park by Love's. So, you will have the High School, the Aquatic Center, all the neighborhoods and everything will be able to access that. It will be closer to the other ball fields that we have on the other side of town. But, there is no plan at Broadbent Park to put in any kind of Ballfield, put the backstops back in, or anything like that. It's going to be more amphitheater, splash pad, public art instruments, becoming an arts and entertainment hub, because that is where the small businesses are at. Chairman Charchalis then asked about the amphitheater, and as far as the bleachers that are already out there, would they go away and they would put something else in there? Kyle stated that they weren't at a point of talking details yet. We are at a point where it has been prioritized and we are going to start working on those details. Chairman Charchalis stated that it would seem more public friendly to replace that with an amphitheater sort of environment in that area. Kyle stated that the project that was pitched, for both parks, was in the nine to twelve million dollar range. Member Simpson asked if the amphitheater would facilitate movies in the park. Kyle stated that he thought it could facilitate whatever we needed...movies in the park, theater, concerts...both vocal and instrumental. Member Jason Bath asked if he could comment on that, being part of the Board, because he is part of that program...part of the Broadbent program. Bryan Pyle stated that this whole discussion had gotten a little bit away from the agenda item. Member Jason Bath asked if it should be more of a Public Comment kind of thing. Bryan Pyle stated that he would prefer that. Member Jason Bath stated that he would do that. Kyle commented that this was more for informational purposes. Now that he is seeing more of everyone's individual projects, somebody in this group has got to see the big picture and tie it all together, and that's what he thinks the RPC Board is tasked with. Member Jason Bath added that as far as comments on the original thing, that he could not thank Kyle enough for all he has done for the community, including this project. Chairman Charchalis stated that the magic of doing that clip, whether we get Hometown or not, he knows that there were like

24,000 people that threw their hat in the ring on that thing. But, the main thing is that it helped excite people and pull people together, and he thinks that is the key point of the whole thing too. Whether we get it or not, you've got more people active in the whole thing and more eyes on what is going on here in the city. Kyle stated let's capitalize on this. Member Andy Bath added he thinks that's the ticket too, if we don't get the HGTV program. He thinks that's the key, and that Kyle hit the nail on the head in saying that we've got to have some group effort as a group, instead of everybody doing certain little things, and he thinks having some focused group effort would be good. He agrees that the Regional Planning Commission would be a great focus on that, and thanks him.

D. Discussion/For Possible Action: Approval of minutes from Regional Planning Commission meeting held on January 8, 2020

No corrections to the minutes were made. The motion to approve the minutes was made by Member Andy Bath, and a Second was made by member Carol McKenzie. The vote was called for and passed unanimously.

PUBLIC COMMENT

Member Brad Simpson said that he was interested, because he is new at this, he was asked to bring some issues before the Commission, and he didn't know if he should talk to Bryan Pyle first. Bryan stated that he probably should.

Jason Bath, stated as public, that he would really like to see the Board proactively get involved in a lot more of these projects, as Kyle had mentioned. He is involved with a lot of what's going on with Broadbent Park, and a few other things going on around here, and he believes very heavily in that stuff of bringing back traffic into the downtown area so that we don't have it die on us. He really would like the RPC Board and himself to get more acquainted with Building Codes and Regulations that are going on. He would like to make it easier for some of these people to be enticed to come into town. So, he would like ideas on how they get together as a Board and make themselves better educated on what's out there and what the laws and regulations are that are in our town, and how can they, as a Board, proactively make that better and more appealing for these people to come in here. So, he'd like to open that up for suggestions from anyone, and stated that this is their main job. He really thinks we have a great Board, and with all of them, they could do a lot of good. Carol McKenzie asked if they could have an agenda item at each meeting, until they decide exactly how they are going to go about it, to discuss the Open Meeting Law. Bryan Pyle stated yes, that it doesn't even need to be an open meeting anymore to do training. They changed that the last Legislative Session, and that he could train them. Carol McKenzie also stated that she would like to include

the NRS's and the County Codes that they are going to have to look at. Bryan Pyle added that it would be the City Codes also.

**ADJOURNMENT**

Member Andy Bath made a motion to adjourn, Vice Chairman Jason Bath seconded the motion and the meeting adjourned at 6:12 p.m.

REGIONAL PLANNING COMMISSION  
WHITE PINE COUNTY  
STATE OF NEVADA

BY:

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
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CLERK OF THE BOARD