

IN A REGULAR MEETING OF THE REGIONAL PLANNING COMMISSION HELD ON
JULY 15, 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, Clerk of the Board

City and County Officials
Bryan Pyle-Deputy District Attorney

Also Present
Gregory Hibbs
George Chachas
Addie Rosevear
Jacob Rosevear
Larry Sumrall

Chairman John Charchalis called the meeting to order at 5:32 p.m. and Brad Simpson led the Pledge of Allegiance.

Public Comment

George Chachas stated that the taxpayers had paid thousands of dollars for a sound system that they need to start using, as some people talk softly and people can't hear. Remodeling is being done at 318 Ely Avenue, and he again wondered if a permit had been obtained. A concerned citizen had contacted him and wanted to know who to call regarding an attractive nuisance. He advised them to call City Hall and the Sheriff's Office. He stated the person had called both and no one would help him. He did note that a Stop Work Order had been posted, but wondered if a citation had been issued and why the building was not secured at that time. George then commented on Agenda Items B, C and D, which were all Home Occupation Permit applications. He said the City and County permit requirements were the same, yet applicants were being charged different prices. Some applicants had provided copies of their State Business License and some have not. The Convention Center Parking lot needs to be ADA compliant and he states that it is not. He then advised the Board that 4 street lights within the parking center were out and need to be replaced. Time was called at 3 minutes.

A. PUBLIC HEARINGS/DECISIONS

- 1) a) Public Hearing: For a proposed Application for Reclassification of Property Zoning. Applicants are requesting the property be changed from R-A-2.5 zone (Ranch Agricultural District – 2.5 Acre) to R-A-1 zone (Ranch Agricultural District – 1 Acre). The property address and/or general location is 302 Rodeo

Drive, Section 14, Township 16N, Range 63E, M.D.B&M, Ely, NV. The Assessor Parcel number is 010-460-30. The Applicants are Kevin D. & Patricia Warren.

Larry Sumrall approached the podium and stated he was involved in submitting the application for the zoning change, as he is wanting to build a house on a portion of that property. John Charchalis confirmed with Larry that he was just basically breaking out one acre of the parcel to build on, which is not unusual for the area. There are several one acre parcels in that area. Larry stated that was correct, and that of the 50 parcels in that area, 20 of them are one acre or less than 2.5 acres. Attorney Pyle advised the Board that they should see if the Building Department had any input on this, in addition to the paperwork that had been submitted. He believed there had been a recommendation to approve the item on the Finding of Facts. John Charchalis asked Brad Christiansen if he had anything to add. Brad stated that we have other parcels down in that area that are actually zoned incorrectly and are one acre already. So, he would like to follow up with those parcel owners to try to convince them to change their zoning to R-A-1 as well. This one will end up being two parcels once a parcel map is done. Both parcels will be zoned R-A-1, as neither one would then fit the R-A-2.5 zone. George Chachas then questioned if the parcels would be tied into City Sewer and Water, and what those regulations were. Andy Bath stated that there is no city water down there. Jason Bath stated that this property is on the northeast side of the railroad tracks. The railroad tracks are the boundary line for the City and the County, therefore making the property in question in the boundaries of the County, not the City. George stated that the Zoning regulations for 2.5 acres required water hookups to the City. Brad Christiansen remarked that the zonings do not dictate water hookup requirements. Andy Bath asked Larry Sumrall if the sewer would be tied to a septic system. Larry confirmed that it would be.

- 1) b) Discussion/For Possible Action: Approval of a proposed Application for Reclassification of Property Zoning. Applicants are requesting the property be changed from R-A-2.5 zone (Ranch Agricultural District – 2.5 Acre) to R-A-1 zone (Ranch Agricultural District – 1 Acre). The property address and/or general location is 302 Rodeo Drive, Section 14, Township 16N, Range 63E, M.D.B&M, Ely, NV. The Assessor Parcel number is 010-460-30. The Applicants are Kevin D. & Patricia Warren.

John Charchalis called for any additional discussion. Brad Simpson remarked that due to the extreme shortage of homes he supports this 100%. He then motioned to approve the agenda item. Carol McKenzie commented that because there are already a lot of 1 acre parcels out there and all we are doing is following that, it would give the other property owners in the area the opportunity to do the same thing. It could end up increasing housing, and would be an asset to the County and City both. Andy Bath asked if there were going to be any issues with drilling a well out there. Larry Sumrall replied that he had already talked with the State and they had given the approval to go forward with it. Jason Bath gave a second to Brad Simpson's motion. The vote was called for and passed unanimously, 6-0.

B. Discussion/For Possible Action: Approval of application for Home Occupation Agreement by Gregory Joseph Hibbs dba Hibbs Handyman & Fencing.

Gregory Hibbs approached the podium and stated that he was trying to start a Handyman business, and would eventually like to do mostly fencing. He spent a lot of years in Reno learning and doing fencing, building ponds, and landscaping, and feels he can make this work and make a lot of properties look better. Andy Bath addresses Greg about doing this out of his home, and if he anticipated a lot of materials or anything like that. Greg replied that he would be having the clients buy the materials themselves, and he would give them a quote on whatever the repair needed to be. He has already bought any tools he would need, chainsaws, power tools, compressors, etc., which are included on his application. Andy Bath confirmed with Greg that his goal was to have all material and work remain on site.

Greg said that it would, and all that would be at his residence would be his tools and his truck. Jason Bath added that this was his main concern as well. His concern with any business in a residential area is the business accumulating a bunch of stuff and equipment, and then becoming a nuisance later on to the neighbors. Greg assured the Board that it would only be his equipment and truck, and that he eventually would like to get his contractor's license. When that happens, he would like to have a lumber yard and such, which would be all new licensing and permitting. Leah Brown made a motion to approve the agenda item and Carol McKenzie gave a second for it. The vote was called for and passed unanimously, 6-0.

C. Discussion/For Possible Action: Approval of application for Home Occupation Agreement by Addie Rosevear dba Addie Nicole Photography.

Addie Rosevear stated that she and her family had just moved back to the area from Reno, and already had an established photography business there. She would like to continue it here. Brad Simpson asked if she did studio work. Addie replied that she does, but that it is only newborn photography. She does do it from her home, but doesn't foresee it being more than one session a week...if that. Most of her sessions would be outdoors. Andy Bath inquired if her photography was all digital, and no chemicals being used. She replied that it was all digital. Jason Bath made a motion to approve, with Andy Bath providing a second to the motion. The vote was called for and approved unanimously, 6-0.

D. Discussion/For Possible Action: Approval of application for Home Occupation Agreement by Jacob and Addie Rosevear dba Pine Peak Outfitters, LLC.

Jacob Rosevear addressed the Board by stating that he and his wife, Addie, started Pine Peak Outfitters in 2016 out of Washoe County. They recently moved back to Ely and are originally from the area. He informed the Board that they are permitted statewide on BLM Land, and permitted on Forest Land with the Ely District. The majority of their hunts take place in Eastern Nevada. They offer fully guided hunts for all big games species. George Chachas stated that Jacob and Addie are paying two fees and should only be charged one under an enterprise, and felt it was unfair to them. Jacob then stated that all of the clientele from their hunts either stay at motels or the camp on BLM or Forest Service Land. John Charchalis

commented that he did not know of any regulations that prohibits two people from having two businesses in the same household. Attorney Pyle informed him that as long it is the same use requirement, then it is fine. Carol McKenzie then verified with Jacob and Addie that they have State Licenses for both businesses. Addie replied that they do have a separate State License for each business. Jason Bath made a motion to approve the agenda item, and Leah Brown gave a second for the motion. The vote was called for and passed unanimously, 6-0.

E. Discussion/For Possible Action: Approval of minutes from Regional Planning Commission meeting held on June 17th, 2020

Carol McKenzie pointed out a few minor corrections on page 3 of the minutes. The corrections were noted. Carol then made a motion to accept the minutes with the corrections. Brad Simpson gave a second to the motion. The vote was called for and passed unanimously, 6-0

Public Comment

George Chachas commented on Carol McKenzie's sidewalk in Lund, stating that it is not ADA Compliant. He then stated that the Carson's put modular homes in their trailer park, which he says code does not allow. He stated that he was not allowed to put a modular on his property. He then commented about horses being within the City limits, which is against City Code. The horses are at Crawford and Parker. He then stated that the Board has yet to address the offensive signs located at the junk yard north of the Holiday Inn. He then commented that work continues to be done on the Centennial Choir Building, siting the roof, the need of ADA access, and that the basement being rented out to tumblers. He was concerned if there was a second fire exit in the basement. George then said that the Planning Commission and City of Ely have yet to address the code violations by members of the Planning Commission and City Council. He said they need to comply by the codes that have been adopted or resign.

Brad Simpson stated that he has some concerns in reference to housing. He had just heard that the Honor Camp was closing because they lack housing for their employees. They are going to transfer some of the prisoners to Ely State Prison. He then stated that the political rumors are that they would re-classify our prison to a medium-security prison from a maximum-security prison. As a maximum security prison, it is the second largest employer in the County. He commented that if we can't work within our zonings and regulations to provide housing, we would be closing down the County. He wants that out there for the Public to know, because it is going to be happening. He knows some people that are trying to talk to the Governor and trying to make a change, but he doesn't think it is going to happen. He gets concerned with all of the things that people want to do for the County, like Main Street America renovating the City. He thinks it is all very valuable, but if we don't have places for people to live, it's not going to happen in this County. We need to again look at the small lots in Ely and Tiny Housing. The homes could be sold or rented quickly. He gets 2-3 applications a week for rentals, and we just don't have them. If you

want economic growth for the Community to keep growing, then we're going to have to have places for the people to live.

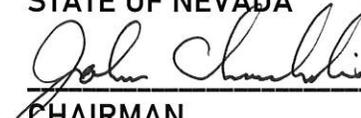
Adjournment

Motion to adjourn was made by Andy Bath, and seconded by Leah Brown.

The vote was called for and passed 6-0. The meeting was adjourned at 6:09 p.m.

REGIONAL PLANNING COMMISSION
WHITE PINE COUNTY
STATE OF NEVADA

BY:



CHAIRMAN

ATTEST:



CLERK OF THE BOARD

George Chachas had questions about the new building being built at 1650 Avenue F between units A and E, and whether or not a building permit had been obtained and if the Will Serves for the water and sewer had been applied for. He also questioned the density factor and if a Variance had been applied for. The stop sign on the corner of 5th and Lyons needs to be replaced. He commented He stated that at the ingress/egress on Avenue D and Highway 93 the concrete triangle needs to come out, as the stop sign has been ran over multiple times. The boulder had been pushed onto the sidewalk impeding passing, especially for those in a wheel chair. Curb and Gutter should be put back to 5 feet from the property line. He also addressed the Curb and Gutter in front of Van Camp's. Time was called at 3 minutes. No other Public Comment.