

John Charchalis, Chairman
Leah Brown, Vice Chairman
Kenna Almberg, Member
Rod McKenzie, Member
Jesse Murdock, Member
George Chachas, Member

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REGIONAL PLANNING COMMISSION

DATE: Wednesday, April 19, 2023
TIME: 5:30 P.M.
PLACE: White Pine County Library Conference Room
950 Campton Street, Ely, Nevada

White Pine County is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89231842890?pwd=NTJSSVp1R1kxaVRoK1RCZDBFK3Bmdz09>

Meeting ID: 892 3184 2890

Passcode: 291844

One tap mobile

+17193594580,,89231842890#,,,,*291844# US +12532050468,,89231842890#,,,,*291844# US

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Public Comment: Public Comment during the Regional Planning Commission Meeting, will be for all matters, both on and off the agenda and will be limited to three (3) minutes per person. The Commission reserves the right to reduce the time or limit the total time allowed for public comment. Comments during Discussion Items may not be accepted from the General Public. **The Commission may prohibit comment if the content of the comments are willfully disruptive of the meetings by being slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers.** Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on the item at the Commission meeting.

ATTENTION: Cell phone use, text messaging and conversation that are unrelated to the specific agenda item that is being discussed are prohibited while the meeting is in session.

5:30 P.M. PLEDGE OF ALLEGIANCE

PUBLIC COMMENT: A period 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 of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken (N.R.S. 241.020(2)(c)(3)).

- A. **Discussion/For Possible Action:** Approval of both a City and County Home Occupation Permit. The Applicant is Shalayne Manning dba Shalayne's Creations. The property address is 1031 77th Street East, Ely, NV 89301. The type of business is Crafting.

- B. **Discussion/For Possible Action:** Approval of a Boundary Line Adjustment. The applicants are Joseph M Carrick, Dorothy Carrick, Joseph M Carrick Jr., Janice Maxwell, Melvin Terry, Evelyn Terry, and Julie Linnell. The subject properties are 1108 Avenue G (APN 002-102-12), and 1116 Avenue G (APN 002-102-11), in East Ely, Nevada. The purpose of this map is to adjust the Boundary Line between the two properties.

PUBLIC HEARINGS AND DECISIONS:

- C. **1) Public Hearing:** For the consideration of a proposed Application for a Variance on Property located in Ely, NV. The Applicant, Nervanna Vargas, wishes to place a new 1,072 sf. Manufactured Home on a permanent foundation on his property. This deviates from the minimum Manufactured Home size of 1,200 sf. required in Chapter 12-5-3 Subsection D of the Ely City Code, Ordinance 635. The subject property address and/or general location is: Orson Avenue and South Street, APN 002-068-07.

2) Discussion/For Possible Action: Approval of a proposed Application for a Variance on Property located in Ely, NV. The Applicant, Nervanna Vargas, wishes to place a new 1,072 sf. Manufactured Home on a permanent foundation on his property. This deviates from the minimum Manufactured Home size of 1,200 sf. required in Chapter 12-5-3 Subsection D of the Ely City Code, Ordinance 635. The subject property address and/or general location is: Orson Avenue and South Street, APN 002-068-07.

- D. **1) Public Hearing:** For the consideration of a proposed Application for a Variance on Property located in Ely, NV. The Applicant, Michael Green, wishes to place a new 1,072 sf. Manufactured Home on a permanent foundation on his property. This deviates from the minimum Manufactured Home size of 1,200 sf. required in Chapter 12-5-3 Subsection D of the Ely City Code, Ordinance 635. The subject property address and/or general location is: 1167 Avenue G, APN 002-068-07.

2) Discussion/For Possible Action: Approval of a proposed Application for a Variance on Property located in Ely, NV. The Applicant, Michael Green, wishes to place a new 1,072 sf. Manufactured Home on a permanent foundation on his property. This deviates from the minimum Manufactured Home size of 1,200 sf. required in Chapter 12-5-3 Subsection D of the Ely City Code, Ordinance 635. The subject property address and/or general location is: 1167 Avenue G, APN 002-068-07.

E. **1) Public Hearing:** For the consideration of a proposed Application for a Conditional Special Use Permit on property located in Ely, NV. The owner is Lemich Family Trust, Mike & Delores Lemich, Trustees. The Applicant is Golden Gate Petroleum, represented by Dennis O’Keefe. They are requesting the permit for a proposed RV Park on 1.5 acres with 20 RV connections, Tot Lot, Dog Park, and Kiosk Check-in, as a part of an overall development. The subject property address and/or general location is: Township 16N, Range 63E, Section 11, APN 002-042-08, north of the Nevada Northern Railway railroad tracks which cross Highway 93, east of Golf Course Drive and west of Highway 93.

2) Discussion/For Possible Action: Approval of consider a proposed Application for a Conditional Special Use Permit on property located in Ely, NV. The owner is Lemich Family Trust, Mike & Delores Lemich, Trustees. The Applicant is Golden Gate Petroleum, represented by Dennis O’Keefe. They are requesting the permit for a proposed RV Park on 1.5 acres with 20 RV connections, Tot Lot, Dog Park, and Kiosk Check-in, as a part of an overall development. The subject property address and/or general location is: Township 16N, Range 63E, Section 11, APN 002-042-08, north of the Nevada Northern Railway railroad tracks which cross Highway 93, east of Golf Course Drive and west of Highway 93.

(CLOSE OF PUBLIC HEARINGS AND DECISIONS)

F. **Discussion/For Possible Action:** Approval of minutes from Regional Planning Commission meeting held on March 15, 2023.

PUBLIC COMMENT: A period 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 of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken (N.R.S. 241.020(2)(c)(3)).

Regional Planning Commission

*** Adjournment**

NOTICE TO PERSONS WITH DISABILITIES:

Members of the public who are disabled and require special assistance or accommodations at the meeting, are requested to notify the Clerk of the Board of the Regional Planning Commission at 501 Mill Street, Ely, Nevada 89301; or by calling 775-289-6500 Ext. 214 at least two (2) days in advance.

AFFIDAVIT:

I, Jennifer Drew-Lesher, did on the 13th day of April, 2023, by 5:00 p.m. cause to be posted (3) three notices of the Regional Planning Commission Meeting Agenda in the County of White Pine, to-wit: At the Historic Courthouse, at Ely City Hall, and the White Pine County Library. The meeting notice is also posted to the White Pine County website at <http://whitepinecounty.net>, the City of Ely website at <http://www.elycity.com/meetings/>, and on the State of Nevada Public Notices website at <http://notice.nv.gov>. An additional copy of the Agenda along with supporting material, if any, are on display and available at the front counter of the City of Ely at 501 Mill Street, Ely, NV 89301.

Jennifer Drew-Lesher