

John Charchalis, Chairman
Andy Bath, Vice Chairman
Leah Brown, Member
Rod McKenzie, Member
Jesse Murdock, Member
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REGIONAL PLANNING COMMISSION

DATE: Wednesday, August 17, 2022
TIME: 5:30 P.M.
PLACE: White Pine County Library Conference Room
950 Campton Street, Ely, Nevada

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 a Home Occupation Agreement. The applicant is Michael Hejny. The type of business is 3-D Printing. The location is 1325 Avenue B, Ely, NV.

- B. **Discussion/For Possible Action:** Approval of a Parcel Map for applicant, Timothy Vidrine. The applicant wishes to divide parcel APN 010-440-11 to create a highway frontage parcel for a proposed zone change. The address is 800 East 93rd Street North, Ely NV, Section 1, Township 16N, Range 63E of the J&M Subdivision

- C. **Public Hearings/Decisions**
 - 1-a) Public Hearing:** For the consideration of an Application for Reclassification on Zoning on Property. The Applicants, Nicholas Z and Gladine G Patras, are requesting the property be changed from C-2 (General Commercial District) to R-2-

50 (Residential District). The property address and/or general location is 139 Nevada Avenue, Ely, NV. The APN is 001-128-04.

1-b) Discussion/For Possible Action: Approval of an Application for Reclassification of Zoning on Property. The Applicants, Nicholas Z and Gladine G Patras, are requesting the property be changed from C-2 (General Commercial District) to R-2-50 (Residential District). The property address and/or general location is 139 Nevada Avenue, Ely, NV. The APN is 001-128-04.

2-a) Public Hearing: For the consideration of an Application for Reclassification of Zoning on Property. The Applicants, Nicholas Z and Gladine G Patras, are requesting the property be changed from C-2 (General Commercial District) to R-2-50 (Residential District). The property address and/or general location is 142 Ely Avenue, Ely, NV. The APN is 001-128-08.

2-b) Discussion/For Possible Action: Approval of an Application for Reclassification of Zoning on Property. The Applicants, Nicholas Z and Gladine G Patras, are requesting the property be changed from C-2 (General Commercial District) to R-2-50 (Residential District). The property address and/or general location is 142 Ely Avenue, Ely, NV. The APN is 001-128-08.

3-a) Public Hearing: For consideration of an Application for Reclassification of Zoning on Property. The applicant, Timothy Vidrine, wishes to change the zoning from R-A-5 (Ranch Agricultural) to C-2 (General Commercial District). The address is 800 East 93rd Street North, Ely NV, the front half of divided parent parcel APN 010-440-11, Section 1, Township 16N, Range 63E of the J&M Subdivision.

3-b) Discussion/For Possible Action: Approval of an Application for Reclassification of Zoning on Property. The applicant, Timothy Vidrine, wishes to change the zoning from R-A-5 (Ranch Agricultural) to C-2 (General Commercial District). The address is 800 East 93rd Street North, Ely NV, the front half of divided parent parcel APN 010-440-11, Section 1, Township 16N, Range 63E of the J&M Subdivision.

4-a) Public Hearing: For consideration of an Application for Conditional/Special Use Permit. The applicant, Timothy Vidrine, wishes to have a Mobile Home Sales Business on the property. The address is 800 East 93rd Street North, Ely NV, the front half (Highway frontage) of divided parent parcel APN 010-440-11, Section 1, Township 16N, Range 63E of the J&M Subdivision.

4-b) Discussion/For Possible Action: Approval of an Application for Conditional/Special Use Permit. The applicant, Timothy Vidrine, wishes to have a Mobile Home Sales Business on the property. The address is 800 East 93rd Street North, Ely NV, the front half (Highway frontage) of divided parent parcel APN 010-440-11, Section 1, Township 16N, Range 63E of the J&M Subdivision.

D. Discussion/For Possible Action: Approval of minutes from Regional Planning Commission meeting held on July 20, 2022.

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 11th day of August, 2022, 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 White Pine County Clerk's Office at 1786 Great Basin Blvd, Suite 3, Ely, NV 89301.

Jennifer Drew-Lesher