

John Charchalis, Chairman
Leah Brown, Vice Chairman
Kenna Almberg, Member
Rod McKenzie, Member
Jesse Murdock, Member
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REGIONAL PLANNING COMMISSION

DATE: Wednesday, October 18, 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/83790486853?pwd=aEdvU0puamNSUzhyYzQ0cUJlL0g4Zz09>

Meeting ID: 837 9048 6853

Passcode: 667460

One tap mobile

+16694449171,,83790486853#,,,,*667460# 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 a City Home Occupation Permit. The Applicants are Derik Trujillo and Heather Barton dba HD Prolific LLC. The property address is 980 Avenue C, Ely, NV 89301. The type of business is printing.
- B. **Discussion/For Possible Action:** Approval of a Parcel Map/Boundary Line Adjustment. The applicant, TS Holdings LLC, wishes to adjust the boundary lines on Assessor Parcel Number's APN 004-065-16 and 004-065-30. The address and/or general location of the property is 9 North Fourth Street, McGill, NV, ¼ Section W1/2, Section 21, Township 18N, Range 64E.

PUBLIC HEARINGS AND DECISIONS

- C. **1) Public Hearing:** For the consideration of a proposed Application for Variance for property located in or near Lund, NV. The Applicants are Leon and Julie Allen. They are requesting to place a 2023 29'6" x 60' Manufactured Home on a compacted gravel pad instead of a permanent foundation (does not qualify for real property conversion), which is required in Chapter 17.46.010 Subsection B of the White Pine County Code, Ordinance 445. The subject property address and/or general location is: 920 North Sawblade Circle, Sawmill Estates, Ely, NV (near Lund, NV), Assessor's Parcel Number 011-530-13.

2) Discussion/For Possible Action: Approval of a proposed Application for a Variance on Property located in or near Lund, NV. The Applicants are Leon and Julie Allen. They are requesting to place a 2023 29'6" x 60' Manufactured Home on a compacted gravel pad instead of a permanent foundation (does not qualify for real property conversion), which is required in Chapter 17.46.010 Subsection B of the White Pine County Code, Ordinance 445. The subject property address and/or general location is: 920 North Sawblade Circle, Sawmill Estates, Ely, NV (near Lund, NV), Assessor's Parcel Number 011-530-13.

- D. **1) Public Hearing:** For the consideration of a proposed Application for a Variance on Property located near Baker, NV. The Applicant is Nevada Department of Transportation, represented by Marc Hvegholm. They are requesting to construct an 80' Communication Pole/Tower and Fiber Hut. This exceeds the maximum height of 35' allowed under Chapter 17.52.050 of the White Pine County Code, Ordinances 203. The subject property address and/or general location is: Township 14N Range 71E, Section 30, across from the Border Inn on Highways 6 & 50 near Baker, NV. The Assessor's Parcel Number 012-240-03.

2) Discussion/For Possible Action: Approval of an Application for a Variance on Property located near Baker, NV. The Applicant is Nevada Department of Transportation, represented by Marc Hvegholm. They are requesting to construct an 80' Communication Pole/Tower and Fiber Hut. This exceeds the maximum height of

35' allowed under Chapter 17.52.050 of the White Pine County Code, Ordinances 203. The subject property address and/or general location is: Township 14N Range 71E, Section 30, across from the Border Inn on Highways 6 & 50, near Baker, NV. The Assessor's Parcel Number 012-240-03.

- D. **3) Public Hearing:** For the consideration of a proposed Conditional Special Use Permit Application on property near Baker, NV. The Applicant is Nevada Department of Transportation, represented by Marc Hvegholm. They are requesting to construct an 80' Communication Pole/Tower and Fiber Hut. The property is located in an O-5 (Open Range), which does not allow for Public Utilities and Communications right-of-ways, or Communications Buildings/Substations, without the approval of a Conditional Special Use Permit, per Ordinance 203, and Chapter 17.52.040 of the White Pine County Code. The subject property address and/or general location is: Township 14N Range 71E, Section 30, across from the Border Inn on Highways 6 & 50, near Baker, NV. The Assessor's Parcel Number 012-240-03.

4) Discussion/For Possible Action: Approval of a Conditional Special Use Permit Application. The Applicant is Nevada Department of Transportation, represented by Marc Hvegholm. They are requesting to construct an 80' Communication Pole/Tower and Fiber Hut. The property is located in an O-5 (Open Range), which does not allow for Public Utilities and Communications right-of-ways, or Communications Buildings/Substations, without the approval of a Conditional Special Use Permit, per Ordinance 203, and Chapter 17.52.040 of the White Pine County Code. The subject property address and/or general location is: Township 14N Range 71E, Section 30, across from the Border Inn on Highways 6 & 50, near Baker, NV. The Assessor's Parcel Number 012-240-03.

- E. **1) Public Hearing:** For the consideration of a proposed Application for a Variance on Property located in Ely, NV. The Applicants, are Paul & Shelly Johnson. They are requesting to construct a 24' x 27' garage, with a 24' x 12' Lean-to on it, which would not meet the setback requirements specified in Chapter 12-4B-3 of the Ely City Code, Ordinances 410 and 626. The subject property address and/or general location is: 1160 Avenue L, Ely, NV and APN NUMBER 002-201-04.

2) Discussion/For Possible Action: Approval of a Variance on Property located in Ely, NV. The Applicants, are Paul & Shelly Johnson. They are requesting to construct a 24' x 27' garage, with a 24' x 12' Lean-to on it, which would not meet the setback requirements specified in Chapter 12-4B-3 of the Ely City Code, Ordinances 410 and 626. The subject property address and/or general location is: 1160 Avenue L Ely, NV and APN NUMBER 002-201-04.

F. **1) Public Hearing:** For the consideration of proposed Application for a Variance on Property located in Ely, NV. The Applicant, is Steve Diamond, representing 5D Development. He is requesting to construct 4 24-unit apartment buildings. The proposed height of each building is 43'6", and are not to exceed 44' in height. This exceeds the maximum height of 35' allowed under Chapter 12-4D-3 of the Ely City Code, Ordinances 410, 613 and 626. The subject property address and/or general location is: Township 16N Range 63E, Parcel 3, between Great Basin Boulevard and Bell Avenue, Ely, NV listed as Assessor's Parcel Number 001-482-20

2) Discussion/For Possible Action: Approval of an Application for a Variance on Property located in Ely, NV. The Applicant, is Steve Diamond, representing 5D Development. He is requesting to construct 4 24-unit apartment buildings. The proposed height of each building is 43'6", and are not to exceed 44' in height. This exceeds the maximum height of 35' allowed under Chapter 12-4D-3 of the Ely City Code, Ordinances 410, 613 and 626. The subject property address and/or general location is: Township 16N Range 63E, Parcel 3, between Great Basin Boulevard and Bell Avenue, Ely, NV listed as Assessor's Parcel Number 001-482-20

(CLOSE OF PUBLIC HEARINGS AND DECISION)

G. **Discussion/For Possible Action:** Approval of minutes from Regional Planning Commission meeting held on August 16, 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 12th day of October, 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