

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

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Jennifer Drew-Lesher, Clerk of the Board
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REGIONAL PLANNING COMMISSION

DATE: Wednesday, February 15, 2023
TIME: 5:30 P.M.
PLACE: White Pine County Library Conference Room
950 Campton Street, Ely, Nevada

Join Zoom Meeting

<https://us02web.zoom.us/j/89530587938?pwd=bU84dXdvOG8xTCs3RzIrcGRVbUQzZz09>

Meeting ID: 895 3058 7938

Passcode: 700033

One tap mobile

+17193594580,,89530587938#,,,,*700033# US

+12532050468,,89530587938#,,,,*700033# US

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+1 719 359 4580 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 Home Occupation Permit. The Applicant is Barry Stark dba Ely's Just a Ride. The property address is 1011 S. Pioche Highway, SP #28, Ely, NV 89301. The type of business would be a Ride share.
- B. **Discussion/For Possible Action:** Approval of a Parcel Map. The applicants, Richard and Leslie Sears, wish to correct the division of Parcel APN 012-160-18, to create a North and South Parcel. The address and/or general location of the property is White Pine County Road No. 1120, South Spring Valley, NV, ¼ Section SE, Section 27, Township 14N, Range 67E.
- C. **Discussion/For Possible Action:** Approval of a Boundary Line Adjustment. The applicant, White Pine Development, LLC, and 5D Development, LLC wish to adjust the Boundary Line between Parcel APN 001-482-20 and 001-482-21 for future development. The address and/or general location of the property is between Great Basin Boulevard (U.S. Hwy 50 & 93) and South Bell Avenue, Ely NV, ¼ Section SW & SE, Section 15, Township 16N, Range 63E.

PUBLIC HEARINGS AND DECISIONS:

- D. **1) Public Hearing:** For the consideration of a proposed Application for a Reclassification of Zoning on Property. The Applicants, represented by Jason Woywod, are White Pine Development LLC and 5D Development LLC. They are requesting the properties be changed from R-100 (Residential District-1 family) and C-3 (Highway Commercial District) to R-M-50 (Residential-Multi-family). The property addresses and/or general location are between Great Basin Boulevard (U.S. Hwy 50 & 93) and South Bell Avenue, APN 001-482-20 and a portion of APN 001-48-21 prior to Boundary Line Adjustment. Upon approval of the Boundary Line Adjustment Map, the new zoning will only apply to what is listed as Parcel 3 of said map.
- 2) Discussion/For Possible Action:** Approval of an Application for a Reclassification of Zoning on Property. The Applicants, represented by Jason Woywod, are White Pine Development LLC and 5D Development LLC. They are requesting the properties be changed from R-100 (Residential District-1 family) and C-3 (Highway Commercial District) to R-M-50 (Residential-Multi-family). The property addresses and/or general location are between Great Basin Boulevard (U.S. Hwy 50 & 93) and South Bell Avenue, APN 001-482-20 and a portion of APN 001-48-21 prior to Boundary Line Adjustment. Upon approval of the Boundary Line Adjustment Map, the new zoning will only apply to what is listed as Parcel 3 of said map.

E. **1) Public Hearing:** For the consideration of a proposed Application for a Reclassification of Zoning on Properties. The Applicants, represented by Pine West LLC, are requesting the properties be changed from M-H-3 (Manufactured Housing-Single Family) to C-2 (General Commercial). The Applicants and the property addresses and/or general locations in Ely, NV are as follows:

<u>Address</u>	<u>Assessor's Parcel #'s</u>	<u>Owner</u>
466 East 7 th Street	001-082-10 & 001-082-11	Carol Ruth Silver
777 Avenue E	001-082-06	Thomas Edwards
Avenue D (Block 29)	001-082-07 & 001-082-08	James Ramsey & Mimi Yi
Avenue D (Block 29)	001-082-12	A Team Development, LLC
Avenue E (Block 29)	001-082-13	A Team Development, LLC

2) Discussion/For Possible Action: Approval of an Application for a Reclassification of Zoning on Properties. The Applicants, represented by Pine West LLC, are requesting the properties be changed from M-H-3 (Manufactured Housing-Single Family) to C-2 (General Commercial). The Applicants and the property addresses and/or general locations in Ely, NV are as follows:

<u>Address</u>	<u>Assessor's Parcel #'s</u>	<u>Owner</u>
466 East 7 th Street	001-082-10 & 001-082-11	Carol Ruth Silver
777 Avenue E	001-082-06	Thomas Edwards
Avenue D (Block 29)	001-082-07 & 001-082-08	James Ramsey & Mimi Yi
Avenue D (Block 29)	001-082-12	A Team Development, LLC
Avenue E (Block 29)	001-082-13	A Team Development, LLC

F. **1) Public Hearing:** For the consideration of a Petition for Vacation or Abandonment of Road or Easement The Applicants, represented by Pine West Holdings, LLC, are requesting that an approximate 280'L x 80" W portion of Avenue E between Blocks 29 & 32 be vacated/abandoned to accommodate a future Commercial Development. The Applicants and the property addresses and/or general locations in Ely, NV are as follows:

<u>Address</u>	<u>Assessor's Parcel #'s</u>	<u>Owner</u>
466 East 7 th Street	001-082-11	Silver 2005 Revised RFT.
777 Avenue E	001-082-06	Thomas Edwards
701 East Aultman	002-053-07, 002-053-08 & 002-053-09,	James Ramsey & Mimi Yi
Avenue E (Block 29)	001-082-13	A Team Development, LLC

F. **2) Discussion/For Possible Action:** Recommendation of Approval to the Ely City Council of a Petition for Vacation or Abandonment of Road or Easement The Applicants, represented by Pine West Holdings, LLC, are requesting that an approximate 280’L x 80” W portion of Avenue E between Blocks 29 & 32 be vacated/abandoned to accommodate a future Commercial Development. The Applicants and the property addresses and/or general locations in Ely, NV are as follows:

<u>Address</u>	<u>Assessor’s Parcel #’s</u>	<u>Owner</u>
466 East 7 th Street	001-082-11	Silver 2005 Revised RFT.
777 Avenue E	001-082-06	Thomas Edwards
701 East Aultman	002-053-07, 002-053-08 & 002-053-09,	James Ramsey & Mimi Yi
Avenue E (Block 29)	001-082-13	A Team Development, LLC

G. **1) Public Hearing:** For the consideration of a Petition for Vacation or Abandonment of Road or Easement The Applicants, represented by Pine West Holdings, LLC, are requesting that an approximate 280’L x 20’ W (5,600 sf.) of the Alleyway of Block 29 between Avenue D and E be vacated/abandoned to accommodate a future Commercial Development. The Applicants and the property addresses and/or general locations in Ely, NV are as follows:

<u>Address</u>	<u>Assessor’s Parcel #’s</u>	<u>Owner</u>
466 East 7 th Street	001-082-10 & 001-082-11	Silver 2005 Revised RFT.
777 Avenue E	001-082-06	Thomas Edwards
701 East Aultman	001-082-08	James Ramsey & Mimi Yi
Avenue D (Block 29)	001-082-12	A Team Development, LLC
Avenue E (Block 29)	001-082-13	A Team Development, LLC

2) Discussion/For Possible Action: Recommendation of Approval to the Ely City Council of a Petition for Vacation or Abandonment of Road or Easement The Applicants, represented by Pine West Holdings, LLC, are requesting that an approximate 280’L x 20’ W (5,600 sf.) of the Alleyway of Block 29 between Avenue D and E be vacated/abandoned to accommodate a future Commercial Development. The Applicants and the property addresses and/or general locations in Ely, NV are as follows:

<u>Address</u>	<u>Assessor’s Parcel #’s</u>	<u>Owner</u>
466 East 7 th Street	001-082-10 & 001-082-11	Silver 2005 Revised RFT.
777 Avenue E	001-082-06	Thomas Edwards
701 East Aultman	001-082-08	James Ramsey & Mimi Yi
Avenue D (Block 29)	001-082-12	A Team Development, LLC
Avenue E (Block 29)	001-082-13	A Team Development, LLC

H. **1) Public Hearing:** For the consideration of an Application for Reclassification of Zoning on Property. The Applicant, Linda Montgomery, is requesting the property be changed from O-5 (Open Range- minimum 5 acres) to R-E-43 (Residential District- minimum 1 acre). The property address and/or general location is 511 North Highway 318, Lund, NV, APN 013-112-11 & APN 013-112-12, NWSE of Section 28, Township 12N, Range 62E, being a portion of Lot 2, Block 22 of the Lund 10 Acre Plat on the West side of Hwy 318.

2) Discussion/For Possible Action: Approval of an Application for a Reclassification of Zoning on Property. The Applicant, Linda Montgomery, is requesting the property be changed from O-5 (Open Range- minimum 5 acres) to R-E-43 (Residential District- minimum 1 acre). The property address and/or general location is 511 North Highway 318, Lund, NV, APN 013-112-11 & APN 013-112-12, NWSE of Section 28, Township 12N, Range 62E, being a portion of Lot 2, Block 22 of the Lund 10 Acre Plat on the West side of Hwy 318.

(CLOSE OF PUBLIC HEARINGS AND DECISIONS.)

I. **Discussion/For Possible Action:** Approval of a Parcel Map. The applicant, Linda Montgomery, wishes to divide parcel APN 013-112-12 to create Parcels for the existing homes, and one Parcel for Estate Planning. The address and/or general location of the property is 511 North Highway 318, Lund, NV, ¼ Section SE, Section 28, Township 12N, Range 62E.

J. **Discussion/For Possible Action:** Approval of minutes from Regional Planning Commission meeting held on January 18, 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 9th day of February, 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