

John Charchalis, Chairman  
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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, March 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/81320367693?pwd=c3pIcmgzZStydKNTQTFE2M0Fkb1dHdz09>

**Meeting ID: 813 2036 7693**

**Passcode: 235887**

### **One tap mobile**

+13462487799,,81320367693#,,,,\*235887# US (Houston)

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+1 719 359 4580 US                    +1 360 209 5623 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 Zachary Herrera dba Detailz Matterz. The property address is 845 Murry Street, Ely, NV 89301. The type of business is Auto Detailing.
- B. **Discussion/For Possible Action:** Approval of a Parcel Map. The applicant, Linda Montgomery, wishes to divide parcel APN 013-112-11 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.
- C. **Discussion/For Possible Action:** Approval of a Parcel Map. The applicant, Lemich Family Living Trust, wishes to merge and re-subdivide parcels APN 002-042-06 and 002-042-07 into one Parcel (Parcel 1) for future development. Parcel 2 has an unassigned Parcel Number, and is at the request of the White Pine County Assessor, in order to be able to assign a Parcel number. The address and/or general location of the property is Avenue D and Golf Course Road, Ely, NV, ¼ Section SW, Section 11, Township 16N, Range 63E.
- D. **Discussion/For Possible Action:** Approval of a Boundary Line Adjustment Parcel Map. The applicants are David Weaver and the City of Ely. They wish to adjust the Boundary Line between APN 001-474-30 (David Weaver) and APN 001-474-32 (City of Ely). The address and/or general location of the property is 8 Reno Road, Elysium Terrace Subdivision, Ely, NV, Section 16, Township 16N, Range 63E, Block 1 Lots 2, 3, & 4.
- E. **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 HEARING AND DECISION:**

- F. **1) Public Hearing:** For the consideration of a proposed Application for a Reclassification of Zoning on Property located in Ely, NV. The Applicants, represented by Jason Woywod, are White Pine Development LLC and 5D Development LLC. They are requesting the property 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 (5D Development LLC) and a portion of APN 001-482-21 (White Pine

Development LLC) prior to Boundary Line Adjustment. Upon approval of the Boundary Line Adjustment, the new zoning will only apply to APN 001-482-20.

**2) Discussion/For Possible Action:** Approval of a proposed Application for a Reclassification of Zoning on Property located in Ely, NV. The Applicants, represented by Jason Woywod, are White Pine Development LLC and 5D Development LLC. They are requesting the property 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 (5D Development LLC) and a portion of APN 001-482-21 (White Pine Development LLC) prior to Boundary Line Adjustment. Upon approval of the Boundary Line Adjustment, the new zoning will only apply to APN 001-482-20.

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