

John Charchalis, Chairman
Jason Bath, Vice Chairman
Leah Brown, Member
Andy Bath, Member
Carol McKenzie, Member
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Jennifer Drew, Ex-Officio Clerk of the Board
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REGIONAL PLANNING COMMISSION

DATE: Wednesday, March 17, 2021
TIME: 5:30 P.M.
PLACE: White Pine County Library Conference Room
950 Campton Street, Ely, Nevada

THOSE ATTENDING THIS MEETING MUST WEAR A MASK PER GOVERNOR SISOLAK'S DIRECTIVE 024 SECTION 5 WHICH STATES:

Individuals not exempted by this Directive or guidance issued by the Nevada Health Response shall be required to cover their nose and mouth with a mask or face covering when in a public space, whether publicly owned or privately owned where the public has access by right or invitation, express or implied, whether by payment of money or not.

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 an Application for a Home Occupation Agreement. The applicant is Ryan Sandoval dba RnJ's Mobile Wash.

- B. **Discussion/For Possible Action:** Approval of a Parcel Map to merge and re-subdivide the parcels. The applicant is the White Pine County Commission. The general location of the subject property is East Ely Park Addition, Park Avenue and Avenue M, East of Seventeenth Street East (APN 002-271-14 and 002-271-15).

- C. **Discussion/For Possible Action**: Approval of a Parcel Map to subdivide the parcel. The applicants are James and Jennifer Tallerico. The subject property is ¼ Section N 1/4, Section 13 & 14, Township 21N, Range 64E. The address and general location of the property is 4345 East Mattier Creek Road, Ely, Nevada, APN # 008-510-25.
- D. **Discussion/For Possible Action**: Approval of a Parcel Map to subdivide the parcel per death decree. The applicants are Katherine Bennett Thomas and Thomas Gerald Bennett. The subject property is ¼ Section NW1/4, Section 8, Township 17N, Range 63E. The address and general location of the property is 3585 North SR 490, Gates of Hercules Subdivision, Ely, Nevada, APN # 005-620-04.
- E.
 1. **Public Hearing: on a Reclassification of Zoning Application.** Applicant is requesting the property be changed from M-H-2 zone (Manufactured Housing Subdivision) to C-3 (Highway Commercial District). The property address and/or general location is Township 16N, Range 63E, Section 22, Ely, NV. The Assessor Parcel number is 001-491-70. The Applicant is Just Holdings, LLC-Bert Woywod, Manager.
 2. **Discussion/For Possible Action**: Approval of a Reclassification of Zoning Application. Applicant is requesting the property be changed from M-H-2 zone (Manufactured Housing Subdivision) to C-3 (Highway Commercial District). The property address and/or general location is Township 16N, Range 63E, Section 22, Ely, NV. The Assessor Parcel number is 001-491-70. The Applicant is Just Holdings, LLC-Bert Woywod, Manager.
- F. **Discussion Only: Regarding Building Codes within the City of Ely and White Pine County.**
- G. **Discussion/For Possible Action**: Approval of minutes from Regional Planning Commission meeting held on February 17, 2021

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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, did on the 10th day of March, 2021 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 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 801 Clark Street, Suite 4, Ely, NV 89301.

Jennifer Drew