

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, May 17, 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/84880006670?pwd=eEpzM01OL3NTZUJkcWlVbExoeUNPUT09>

Meeting ID: 848 8000 6670

Passcode: 884860

One tap mobile

+14086380968,,84880006670#,,,,\*884860# US (San Jose)

+16694449171,,84880006670#,,,,\*884860# US

Dial by your location

+ 1 669 444 9171 US + 1 719 359 4580 US

+ 1 719 359 4580 US + 1 253 205 0468 US

Find your local number:

<https://us02web.zoom.us/j/84880006670?pwd=eEpzM01OL3NTZUJkcWlVbExoeUNPUT09>

**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 County Home Occupation Permit. The Applicant is Shalayne Manning dba Shalayne’s Creations. The property address is 1031 77<sup>th</sup> Street East, Ely, NV 89301. The type of business is Crafting.

**PUBLIC HEARINGS AND DECISIONS:**

- B. **1) Public Hearing:** For the consideration of a proposed Application for a Variance on Property located in Ely, NV. The Applicant, Nervanna Vargas, wishes to place a new 1,072 sf. Manufactured Home on a permanent foundation on his property. This deviates from the minimum Manufactured Home size of 1,200 sf. required in Chapter 12-5-3 Subsection D of the Ely City Code, Ordinance 635. The subject property address and/or general location is: 2113 South Street, Ely, NV, APN 001-411-02.

**2) Discussion/For Possible Action:** Approval of a proposed Application for a Variance on Property located in Ely, NV. The Applicant, Nervanna Vargas, wishes to place a new 1,072 sf. Manufactured Home on a permanent foundation on his property. This deviates from the minimum Manufactured Home size of 1,200 sf. required in Chapter 12-5-3 Subsection D of the Ely City Code, Ordinance 635. The subject property address and/or general location is: 2113 South Street, Ely, NV, APN 001-411-02.

- C. **1) Public Hearing:** For the consideration of a proposed Application for a Variance on Property located in Ely, NV. The Applicant, Shane Bybee, wishes to place a new garage on his property that does not meet the minimum Setback requirements of Ordinance 410 of the Ely City Code. The subject property address and/or general location is: 1100 Avenue L, Ely, NV, APN 002-201-01.

**2) Discussion/For Possible Action:** Approval of a proposed Application for a Variance on Property located in Ely, NV. The Applicant, Shane Bybee, wishes to place a new garage on his property that does not meet the minimum Setback requirements of Ordinance 410 of the Ely City Code. The subject property address and/or general location is: 1100 Avenue L, Ely, NV, APN 002-201-01.

(CLOSE OF PUBLIC HEARINGS AND DECISIONS)

- D. **Approval of minutes from Regional Planning Commission meeting held on April 19, 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 11th day of May, 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*