

John Charchalis, Chairman
Jason Bath, Vice Chairman
Leah Brown, Member
Andy Bath, Member
Carol McKenzie, Member
Brad Simpson, Member

501 Mill Street
Ely, Nevada 89301
(775) 289-6500 Ext 214
Fax: (775) 289-1463
Jennifer Drew, Ex-Officio Clerk of the Board
JDrew@whitepinecountynv.gov

REGIONAL PLANNING COMMISSION

DATE: Wednesday, May 19, 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 FACE MASK PER GOVERNOR SISOLAK'S DIRECTIVE, AND MUST ALSO PRACTICE SOCIAL DISTANCING BY MAINTAINING A DISTANCE OF 6 FEET FROM OTHERS.

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. Public Hearings/Decisions

1. a) Public Hearing: For a Conditional Special Use Permit Application. The Applicants, Dawn and Vaughn Ager, desire to live in their RV on their 5 acre parcel prior to and during the construction of their new home. The address of the property is 9820 North SR 892 (Strawberry Road), Township 19N, Range 55 E, Section 16 in White Pine County, NV. The APN is 009-100-02.

1. b) Discussion/For Possible Action: Approval of an Application for a Conditional Special Use Permit. The Applicants, Dawn and Vaughn Ager, desire to live in their

RV on their 5 acre parcel prior to and during the construction of their new home. The address of the property is 9820 North SR 892 (Strawberry Road), Township 19N, Range 55 E, Section 16 in White Pine County, NV. The APN is 009-100-02.

2. a) **Public Hearing**: For an Application for Reclassification of Zoning on Property. The applicant, Carl M. Eldridge, is requesting the property be changed from C-2 (General Commercial District) to R-2-50 (Residential District). The property address and/or general location is 1425 Avenue G Ely, NV, W ½ of Lot 22, & all of Lots 23 & 24, Block 16, of the Park Addition Subdivision. The APN is 002-078-08.

2. b) **Discussion/For Possible Action**: Approval of an Application for Reclassification of Zoning on Property. The applicant, Carl M. Eldridge, is requesting the property be changed from C-2 (General Commercial District) to R-2-50 (Residential District). The property address and/or general location is 1425 Avenue G Ely, NV, W ½ of Lot 22, & all of Lots 23 & 24, Block 16, of the Park Addition Subdivision. The APN is 002-078-08.

3. a) **Public Hearing**: For Conditional/Special Use Permit and a Variance applications. The Applicant, 5D Networks, LLC, is proposing to install a new wireless communication facility, to include a 45' Telecommunications Tower. An application for a Variance will also be considered, due to the height of the tower. The property address and/or general location is 11 Main Street, Ruth, Nevada, (Township 16N, Range 62E). The Assessor Parcel Number is 003-031-06.

3. b) **Discussion/For Possible Action**: Approval of an application for a Conditional Special Use Permit and also a Variance application. The Applicant, 5D Networks, LLC, is proposing to install a new wireless communication facility, to include a 45' Telecommunications Tower. An application for a Variance will also be considered, due to the height of the tower. The property address and/or general location is 11 Main Street, Ruth, Nevada, (Township 16N, Range 62E). The Assessor Parcel Number is 003-031-06.

B. **Discussion Only**: Regarding Building and Zoning Codes within the City of Ely and White Pine County.

C. **Approval of minutes**

1. **Discussion/For Possible Action**: Approval of minutes from Regional Planning Commission meeting held on April 21, 2021

2. **Discussion/For Possible Action**: Approval of minutes from Regional Planning Commission meeting held on April 28, 2021

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, did on the 13th day of May, 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