

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

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

REGIONAL PLANNING COMMISSION

DATE: Wednesday, June 21, 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/85358318337?pwd=TW1idEdjWjNZSEVRZzFIVGJLeGVzZz09>

Meeting ID: 853 5831 8337

Passcode: 054304

One tap mobile

+13462487799,,85358318337#,,,,*054304# US (Houston)

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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 City Home Occupation Permit. The Applicant is Alizae Jacobsen dba Lux T & D. The property address is 984 Avenue C, Ely, NV 89301. The type of business is Automotive Detailing.

- B. **Discussion/For Possible Action:** Approval of a City Home Occupation Permit. The Applicant is Scott Lee dba Clean Green Contracting. The property address is 2351 Campton Street, Ely, NV 89301. The type of business is Landscape Contracting.

- C. **Discussion/For Possible Action:** Approval of a County Home Occupation Permit. The Applicant is Jeffery Brandon dba Star Tactical Shop. The property address is 980 77th Street East, Ely, NV 89301. The type of business is Fire Arms and Public Safety Supply.

- D. **Discussion/For Possible Action:** Approval of a Parcel Map. The applicant, Godon Family Living Trust, wish to divide Parcel # 010-750-16 into two equal parcels. The address and/or general location of the property is near Juniper Hills Drive/Country Road, Ely, NV, ¼ Section SE 1/4/, Section 21, Township 16N, Range 63E.

- E. **Discussion/For Possible Action:** Approval of a Boundary Line Adjustment. The applicants, Carter-Griffin, Inc and CG Land Holdings LLC, wish to adjust the Boundary Lines between Assessor’s Parcel #'s 013-143-04 & 013-143-05 to allow for new development. The address and/or general location of the properties is 272 West 7th Street South, Lund, NV, Section 4, 5 & 32, 33, Township 11N & 12N, Range 62E.

PUBLIC HEARINGS AND DECISIONS:

- F. **1) Public Hearing:** For the consideration of a proposed Application for Reclassification of Zoning on Property located in or near Lund, NV. The Applicants are CG Land Holdings, LLC and Carter-Griffin, Inc., represented by Basin Engineering. They are requesting the subject property(s) be changed from O-5 (Open Range) to C-3 (Highway Commercial District). The subject property(s) address(es) and/or general location(s) are near the intersection of State Highway 318 (SR 318) and 3rd Street South, Lund, NV, Assessor’s Parcel Numbers 013-143-04 and 013-143-05, prior to Boundary Line Adjustment. Upon approval of the Boundary Line Adjustment, the new zoning will only apply to what is designated as “PARCEL 2” on Exhibit A of the proposed Application.

2) Discussion/For Possible Action: Approval of a proposed Application for a Reclassification of Zoning on Property located in or near Lund, NV. The Applicants

are CG Land Holdings, LLC and Carter-Griffin, Inc., represented by Basin Engineering. They are requesting the subject property(s) be changed from O-5 (Open Range) to C-3 (Highway Commercial District). The subject property(s) address(es) and/or general location(s) are near the intersection of State Highway 318 (SR 318) and 3rd Street South, Lund, NV, Assessor's Parcel Numbers 013-143-04 and 013-143-05, prior to Boundary Line Adjustment. Upon approval of the Boundary Line Adjustment, the new zoning will only apply to what is designated as "PARCEL 2" on Exhibit A of the proposed Application.

(CLOSE OF PUBLIC HEARINGS AND DECISIONS)

- G. **Discussion/For Possible Action:** Approval of minutes from Regional Planning Commission meeting held on May 17, 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 14th day of June, 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