

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, July 21, 2021
TIME: 5:30 P.M.
PLACE: White Pine County Library Conference Room
950 Campton Street, Ely, Nevada

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) Public Hearing: For a Variance application. The Applicant wishes to place an RV space on the property with the intent of it being a rentable residential RV space. The property address and/or general location is 1174 Lyons Avenue, Ely, NV. The Assessor Parcel Number is 001-204-01. The Applicant is Steven Morgenstern.

2) Discussion/For Possible Action: Approval of a Variance application. The Applicant wishes to place an RV space on the property with the intent of it being a rentable residential RV space. The property address and/or general location is 1174 Lyons Avenue, Ely, NV. The Assessor Parcel Number is 001-204-01. The Applicant is Steven Morgenstern.

B. Discussion/For Possible Action: Of a Home Occupation Agreement for a photography business. The applicant is Brandy Hall dba Six Made Photography Co.

- C. **Discussion/For Possible Action**: Of a Home Occupation Agreement for a wholesale business. The applicant is David Eldridge dba MD Nut and Bolt.

- D. **Discussion/For Possible Action**: Approval of a Parcel Map. The applicant, Robert L. Hoffman, desires to divide the parcel. The subject property is ¼ Section NW and NE, Section 31, Township 14N Range 64E, 8050 South, 71st East Street, Willow Creek Ranch, Nevada (APN 012-790-35).

- E. **Discussion/For Possible Action**: Approval of a Parcel Map. The applicant, Robert L. Hoffman, desires to divide the parcel. The subject property is ¼ Section NW and NE, Section 31, Township 14N Range 64E, 8050 South, 71st East Street, Willow Creek Ranch, Nevada (APN 012-790-36).

- F. **Discussion Only**: Regarding Building and Zoning 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 June 16, 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 15th day of June, 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