

**PAHRUMP REGIONAL PLANNING COMMISSION  
MINUTES OF THE JANUARY 15, 2020 MEETING**

Members in Attendance:     Beth Lee  
                                      Leah-Ann DeAnda  
                                      Carol Curtis  
                                      Walt Turner  
                                      Thomas Duryea  
                                      Pamela Tyler  
                                      Robert Blackstock

Members Absent:

Planning Staff:             Brett Waggoner  
                                      Celeste Sandoval  
                                      Steve Osborne  
                                      Devan Carrington  
                                      Cheryl Beeman  
                                      Qiana Medici

District Attorney's Staff:   Marla Zlotek

Public Works Staff:         Tyler Mulvey  
                                      Cody McKee

Other Attendees:            Commissioner Koenig

Acronyms Used:

AP	=	Assessor Parcel Number
BOCC	=	Board of County Commissioners
CIP	=	Capital Improvement Plan
CUP	=	Conditional Use Permit
FEMA	=	Federal Emergency Management Agency
GC	=	General Commercial
MH	=	Manufactured Home
NCC	=	Nye County Code
NRS	=	Nevada Revised Statues
PRPD	=	Pahrump Regional Planning District
PW	=	Public Works
ROW	=	Right-of-Way
RPC	=	Regional Planning Commission
SFR	=	Single-Family Residential
ZC	=	Zone Change

**1. Pledge of Allegiance/Call to Order**

Meeting called to order at 6:00 pm

- 2. Public Comment (first)** – No action will be taken on matters raised under public comment until the matter itself has been included on an agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda.)

Public comment opened and closed at 6:02 pm with no comments.

3. **For possible action - Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.  
None

4. **Correspondence and Announcements**

Commissioner Duryea stated that he worked with VEA on rewriting the bylaws. He stated that on the next issue of Ruralite there will be outlined changes, as well as, mailed out information on what was changed. There will also be a meeting in spring to approve or disapprove the changes via online, mail or attendance to the meeting.

5. **Commission/Committee/Director Reports:**

- a. BOCC Liaison Report - BOCC Liaison – John Koenig  
None.

- b. Director’s Report

Brett Waggoner stated that the Planning Department had a total of 134 applications in the month of December which was 4 less than November. The total number of applications processed in December were 153 which was equal to November.

In 2019, total applications were 2,135 which was 243 more than 2018.

Building permits from December, Single Family Residential had 26 which was 15 more than November, there were zero multi-family, manufactured homes was at 26 applications in December 9 more than November. Total applications processed was 193 which was 32 less than November. The total number of inspections was 433 which was 18 more than November.

In 2019, there were 431 single family permits decrease of 36 from 2018. Multi-family permits there were 7. 2018 we had zero. Manufactured homes there were 59 applications which were 14 less than 2018. The total permits issued in 2019 was 2,210 which were 434 more applications than 2018. The total number of inspections in 2019 was 2,160 which was 435 more than 2018.

Code compliance had a total of 25 new complaints which was 6 less than November. There were 4 cases closed which was 22 less than last month.

In 2019, we had a total of 282 complaints which was 83 more than last year. Cases closed was a total of 309 cases which was 301 more than 2018.

Items previously heard by the RPC: Nye County Bill 20109-15, which was a bill proposing to amended Nye County Code Title 17 chapter 17.04 relating to RE-2, RE-1, and SE and Open Space, this board recommended approval, it was then heard by the BOCC on the 7<sup>th</sup> and it was approved with a vote of 3 to 2. Master Plan Amendment MP-2019-00014 and Zone Change ZC-2019-000041 from Village Residential to Commercial Manufacturing this board recommended approval and the BOCC did approve 5 to 0.

6. **Ex Parte Communications and Conflict of Interest Disclosure Statements**

None

7. **For Possible Action – CU-2019-000090:** Public Hearing, discussion and deliberation on an application for a Conditional Use Permit to allow two (2) accessory guest dwellings to be used as rentals, on a 4.89-acre parcel located at 3720 West Mesquite Avenue, within the Rural

Homestead (RH-4.5) zoning district. Assessor Parcel Number 027-171-57. Wenqiang (“Jack”) Cao – Property Owner / Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**

Steve Osborne stated the applicant submitted a withdraw of his application.

Commissioner Duryea motioned to approve the withdrawal for CU-2019-000090. Seconded by Commissioner Tyler.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Beth Lee, Carol Curtis, Leah-Ann DeAnda, Pamela Tyler, Robert Blackstock, Tom Duryea, Walt Turner.

Public comment opened at 6:10 pm.

Byron Foster stated that he is a property owner in the area, and he is there on behalf of other homeowners. He requested that the application be denied because two of the buildings are single family residences, whereas, the other building is a duplex. He stated that they are not accessory buildings because they have full kitchens. On 08/29/2019 a permit was applied for a three panel change out and meters requested. On 09/30/2019 a permit was applied for a 140 amp meter. The building on the southwest corner of the property is the only building hooked up to a septic tank. The duplex is not hooked up to a septic. He was concerned that the owner will rent out the residences without a Conditional Use Permit because he has already done renovations. He stated that he filed an appeal back in 2016 when the owner applied for multi-residential and that was pulled when it went to the BOCC. Multi family is not appropriate for the area.

Mr. Waggoner asked Mr. Foster if he has turned in a Code Compliance complaint.

Mr. Foster stated no he hasn't and he will submit one.

Public comment closed at 6:12 pm

8. **For Possible Action – ZC-2019-000043:** Public Hearing, discussion and deliberation on a request for a (Conforming) Zone Change from the Rural Estates (RE-1) Zone to the Rural Homestead (RH-4.5) Zone, for 4.83 acres (gross) located at 5731 S. Malibou Avenue, Assessor Parcel Number 045-101-25. The Elkhorn Trust - Donald W. Charleboix, Jr. and Patricia R. Charleboix, Trustees – Property Owner / Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for February 18, 2020, or otherwise announced.) (SO)**

Mr. Osborne reviewed his staff report stating that this was a request to rezone the property from RE-1 to RH-4.5. which conforms to the Master Plan Designation of RDR, the conforming districts in RDR are RH-9.5, RH-4.5, RE-2 and RE-1. The property is 4.8 acres in size so the RH-4.5 would be the appropriate zone for this property. It is staff's opinion the requested zone change conforms to the master plan and the subject property meets the minimum lot size requirement. The new zoning would be appropriate with the area and is consistent with the existing development on the property. Staff is recommending approval.

Jason Cooper, Civilwise Services. Mr. Cooper stated per the report the water rights are in process with DWR and the owner is ready to comply with any other conditional uses.

Public comment opened and closed at 6:15 pm with no comments.

Commissioner Turner motioned to recommend approval of ZC-2019-000043 subject to conditions of approval and subject to the findings. Seconded by Commissioner DeAnda.

**Vote:** Motion passed (**summary:** Yes = 6, No = 1, Abstain = 0).

**Yes:** Beth Lee, Carol Curtis, Leah-Ann DeAnda, Pamela Tyler, Robert Blackstock, Walt Turner.

**No:** Tom Duryea.

9. **For Possible Action – SN-2019-000017:** Public Hearing, discussion and deliberation on a Street Name Change application for 5700 Orenda Lane, Assessor Parcel Number 044-551-16. Property Owner / Applicant – John P. & Leisa M. Fowble. (**This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.**) (QM)

Qiana Medici reviewed her staff report and stated when the street was created it was recorded for 4 parcels. Two parcels were addressed off Vicki Ann, one address was off Cash Avenue and the last was addressed off Deanna Ln. The original address was on Deanna Ln and it was later changed to Orenda Ln. The new property owners are requesting the name change to be River Brooke Lane. The street name change was vetted through the Accessors Office, Sheriff's Office, Public Works and the Fire Chief and everyone is in favor.

Commissioner Lee asked if the street was going to be continued there would be additional parceling needed and the street would then continue as Riverbrook.

Mrs. Medici stated that is correct.

John Fowble stated the history behind the name is River is his grandsons name, Brook is their daughters middle name and Lane is their sons middle name. This is their retirement home and they want to leave their mark here.

Public comment opened and closed at 6:20 pm with no comments.

Commissioner Tyler motioned to approve SN-2019-000017 to change the street name to Riverbrook Lane. Seconded by Commissioner Turner.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Beth Lee, Carol Curtis, Leah-Ann DeAnda, Pamela Tyler, Robert Blackstock, Tom Duryea, Walt Turner.

10. **Presentation and Information Regarding the Culmination of the Multi-Year Project to Re-Examine Flood Risks and Develop Detailed Digital Flood Hazard Maps for the Southern Area of Nye County is nearing completion. The pending revised Flood Rate Insurance Maps (FIRMs) will become effective March 6, 2020 providing Nye County Residents with Updated, Reliable Information Regarding Flood Risks.**

Ms. Beeman reviewed the steps on the brochure and stated that there will be a workshop January 29<sup>th</sup>, 2020 with FEMA and State Division of Natural Resources. There will be FEMA staff present at the meeting to answer any questions. The Planning Department sent out 2,025 letters to advise the affected property owners. On January 29<sup>th</sup>, 2020 at 2 pm there will be a training for mortgage lenders, realtors, insurance agents and other professionals that would like to come to help understand the changes and what they mean. The public workshop will be held from 4 – 6 at the same location.

11. **Future Meetings/Workshops: Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time.**

Commissioner Lee stated that the next meeting will be February 12<sup>th</sup> at 6:00 pm. And there will be Open meeting Law Feb 28<sup>th</sup> 1:30 pm that is mandatory for the board.

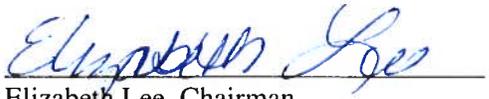
**Public Comment:**

12. **Public Comment (second)** – No action will be taken on matters raised under public comment until the matter itself has been included on an agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda.)

Public comment opened and closed at 6:34 pm with no comments.

12. **Adjournment.**

The meeting adjourned at the meeting adjourned at 6:34 pm.

  
Elizabeth Lee, Chairman  
Pahrump Regional Planning Commission

  
Leah-Ann DeAnda, Secretary/Clerk  
Pahrump Regional Planning Commission