

**PAHRUMP REGIONAL PLANNING COMMISSION  
MINUTES OF THE FEBRUARY 12, 2020 MEETING**

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

Members Absent: Tom Duryea

Planning Staff: Brett Waggoner  
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 Statutes
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 6:01 pm with no comments.

**3. For possible action - Approval of Minutes:**

- a. PRPC Meeting – December 11, 2019
- b. PRPC Meeting – January 15, 2020

Commissioner Lee stated she provided staff with corrections.

Commissioner Tyler motioned to approve the minutes with changes provided by Commissioner Lee. Seconded by Commissioner DeAnda.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

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

4. **For possible action - Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.

Brett Waggoner requested to remove item 10 from the agenda.

5. **Correspondence and Announcements**

None.

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

- a. BOCC Liaison Report - BOCC Liaison – John Koenig

None.

- b. Director's Report

Mr. Waggoner stated that the Planning Department had a total of 94 applications in the month of January which was 40 less than December. The total number of applications processed in January was 91 which was 62 less than December. Building permits were 19 single family which are 6 less than December. Zero permits were applied for multi-family. There were 26 manufactured home permits which was equal to last month. The total number of applications applied for was 173 which is a decrease of 20 compared to last month. Total inspections were 525 which is an increase of 92.

Code Compliance had 22 new complaints which is 3 less than last month, and 33 cases were closed, which was 29 more than December

Items previously heard by the board CU-2019-000088 the RPC board denied the Conditional Use Permit for a commercial kennel. Mr. Platunov has appealed that decision. CU-2019-000089 to allow off premise signs for Desert Signs LLC, the RPC board denied that Conditional Use Permit and the applicant has also appealed that decision to the BOCC. They will be heard on February 19<sup>th</sup> by the BOCC. ZC-2019-000043 a zone change from RE-1 to RH-4.5. The RPC recommended approval and that will also be heard on the February 19<sup>th</sup> BOCC meeting.

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

None.

8. **For Possible Action – ZC-2019-000042:** Public Hearing, discussion and deliberation on a (Conforming) Zone Change application to change 5.00 acres from the Village Residential (VR-20) zone to the Rural Homestead Residential (RH-4.5) zone, located at 351 W. Bunarch Road, Assessor Parcel Number 029-642-19, further known as T19S, R53E, S28, Lot 6, Blagg Road Estates. NHF, LLC – Property Owner. Alex De Jong – Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for March 17, 2020, or otherwise announced).** (CB)

Cheryl Beeman reviewed her staff report and stated they are requesting the zone change for farming and is conforming to the Master Plan. Public Works would like to add that they obtain a Commercial Encroachment standard be added to the conditions of approval. Planning received multiple phone calls in reference to the application but no protests.

Commissioner Lee stated that there was a member of the public that stated it was a spot zoning request.

Mrs. Beeman stated that it is not a spot zoning it implements the master plan. RDR was created to have several zoning districts. It wouldn't be spot zoning because others can apply for the same zone change and be granted the zone change.

Commissioner Lee confirmed that if another neighbor requested a zone change, they could.

Ms. Beeman stated correct, if the parcel met the lot size.

Public comment opened and closed at 6:12 pm.

Tyler Mulvey, Public Works, stated that the applicant must comply with Nye County PW Commercial Encroachment Standards. He stated that the Commercial Encroachment Standards for design and review, work in the right-of-way that requires for residential is 2" of AC over 6" of Type 2. However, PW is requesting for commercial so it will 3" of AC over 6" of Type 2 for the driveway with a minimum of 24' feet wide.

Commissioner Turner motioned to recommend approval of ZC-2019-000042 with the special conditions of approval stated by PW. Seconded by Commissioner Tyler

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

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

Commissioner Lee stated that final action will be taken by the BOCC at the March 17<sup>th</sup> meeting.

9. **For Possible Action – ZC-2019-000044:** Public Hearing, discussion and deliberation on a (Conforming) Zone Change application to change three contiguous parcels containing a total of 7.14 acres from the Village Residential (VR-20) zone to the Rural Estates Residential (RE-1) zone, located at 1370, 1441 and 1351 N. Appaloosa Lane, Assessor Parcel Numbers 036-031-33, 036-031-34 and 036-031-35. Calineva Farms, LLC / John Roundy and Lucille Harker – Property Owners/Applicants. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for March 17, 2020, or otherwise announced.) (SO)**

Steve Osborne reviewed his staff report and stated that this is a request to change 3 parcels for the VR-20 to the RE-1 which conforms to the Master Plan of Rural Density Residential. The zone change is for the growing of hemp on the property to continue. The applicant has stated that they have been growing hemp for the last 4 years. Staff is recommending approval of the application.

Commissioner Tyler asked why it was going to RE-1 instead of RH-4.5.

Mr. Osborne stated that the lot size did not meet minimum lot size of 4.5 acres.

Commissioner Tyler asked if they were allowed to grow hemp in a RE-1 zone.

Commissioner Lee stated the application was taken prior to the change in RE-1 zoning.

Public comment opened and closed at 6:19 pm with no comments.

Commissioner Koenig stated that the application would be grandfathered in.

Commissioner Turner motioned to recommend approval of ZC-2019-000044 from VR-20 to RE-1 with the special conditions of approval. Seconded by Commissioner DeAnda.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

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

10. **For Possible Action – Review of Master Plan Update Chapters 1, 2, 3 and 5.**  
Item was removed from agenda.

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

Mr. Waggoner stated that item 10 was removed and he requested that a special meeting be held on February 26th for the Master Plan so that a presentation could be given.

Commissioner Lee stated the next regular scheduled will be March 11<sup>th</sup> at 6:00 pm.

Commissioner Koenig stated that we need to look at VR-20 due to the fact that the zone change proposed is surrounded by VR-20 zoning with parcels on 5 acres.

Mr. Waggoner stated that we have come across a lot of parcels that have incorrect zoning and master plan zones that need to be reevaluated.

Commissioner Lee advised of the mandatory open meeting law and ethics meeting at 1:30 pm February 28<sup>th</sup>.

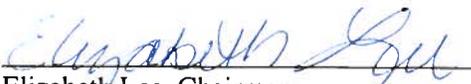
**Public Comment:**

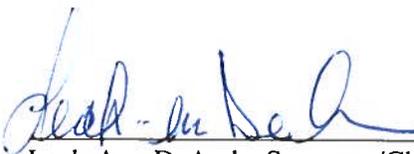
12. **Public Comment (second)** – No action will be taken on matters raised under public comment until the matter itself has been included on an agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda.)

Public comment closed and opened at 6:27 with no comments.

**13. Adjournment.**

Meeting adjourned at 6:27 pm.

  
Elizabeth Lee, Chairman  
Pahrump Regional Planning Commission

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