

**PAHRUMP REGIONAL PLANNING COMMISSION
MINUTES OF THE JUNE 10, 2020 TELECONFERENCE**

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

Members Absent:

Planning Staff: Brett Waggoner
 Steve Osborne
 Cheryl Beeman

District Attorney's Staff: Marla Zlotek
 Michelle Nelson

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 6:02 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 at 6:04 pm closed at 6:07 pm with no comments.

3. For possible action - Approval of Minutes:

a. PRPC Special Meeting – February 26, 2020

Commissioner Tyler motioned to approve. Seconded by Commissioner Blackstock.

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.

b. PRPC Meeting – March 11, 2020

Commissioner Tyler motioned to approve. Seconded by Commissioner Blackstock.

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.

The item was reopened at 6:18 pm and closed with no comments.

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

None

Opened at 6:19 pm and closed with no comments.

5. **Correspondence and Announcements**

None.

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

a. BOCC Liaison Report - BOCC Liaison – John Koenig

None.

b. Director's Report

Brett Waggoner stated total applications for April was 99 which was 67 less than March; May had 120 which was 21 more than April. Total applications processed was 83 for April, 85 less than March; May had 144 which was 61 more than April.

Building Department totals for SFR for April was 11, that is 17 less than March; May was 13 which is an increase of 2 permits. Multi Family permits issued was 6 for the two months and MH for April was 17 which was 2 less than March; May total MH was 21 an increase of 4 from April. Total permits issued all categories for April was 100 which was 97 less than March; May 183 increase of 83 more than April. Total inspections all categories for April 459 which was 27 less than March; May had 345 which was 114 less than April.

Code Compliance new complaints in April was 13 which was 7 less than March; May had 26 which was double over April. Closed was 27 which was 3 more than March and 21 closed in May which was 6 less than April.

Previous items heard by the board ZC-2019-000042 was recommended for approval it was to be heard in March and there was an issue getting it on, it will be heard at the 6/16 BOCC meeting. ZC-2020-000045 was heard at the RPC on 4/11 and recommended for approval and approved at the 4/28 BOCC.

CU-2020-000092 and WV-2020-000109 for a RV Park in the NC zoning. These items were heard by the RPC and denied. The applicant has filed an Appeal to the BOCC and to be heard at the 6/16 BOCC meeting.

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

Commissioner Turner stated for CU-2020-000099, CU-2020-000100 and CU-2020-00101 and he is abstaining from those three applications. The applicant is a client of his brokerage.

Marla Zlotek with the DA's office stated we need to reopen items 3 and 4 for public comment per OML because it says for possible action.

8. **For Possible Action – CU-2020-000099:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow development of 4-single-story multi-family residential units each with a detached 2-car garage on an approximate 14,800 square foot parcel zoned Town Center (TC) and located at 2480 E. Ambush Street, Pahrump, NV, further described as Calvada Valley Unit 2, Block 1, Lot 7, Assessor Parcel Number 042-101-07. Ledgerwood Trust & JC Cornerstone – Property Owner/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (CB)**

Cheryl Beeman reviewed her staff report we are not requiring site development for this type of application for 4 or fewer units. She stated staff supports the approval of the application. It fits within the neighborhood and have received no letters of opposition of the project.

Mr. Waggoner stated for clarification in this particular zoning it doesn't have a SD requirement, But in CC there is a requirement.

Glen Ledgerwood applicant stated the project is very straight forward and conforms with the neighborhood.

Commissioner Curtis asked about the alley will it be used for access at all.

Mr. Ledgerwood stated there are no alley access on the street.

Public comment opened at 6:25 pm and closed at 6:26 with no comments.

Commissioner Tyler motioned to approve CU-2020-000099 with staff recommendations.

Mr. Waggoner asked Commissioner Lee to ask the applicant if they have read and agrees with the conditions of approval.

Commissioner Lee asked Mr. Ledgerwood if he has read, understood and agrees to the staff conditions in the staff report.

Mr. Ledgerwood stated yes, he has read and he agrees to all the conditions.

Motion seconded by Commissioner DeAnda.

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

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

Abstain: Walt Turner.

9. **For Possible Action – CU-2020-000100:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow development of 4-single-story multi-family residential units each with a detached 2-car garage on an approximate 15,680 square foot parcel zoned Town Center (TC) and located at 2560 E. Ambush Street, Pahrump, NV, further described as Calvada Valley Unit 2, Block 1, Lot 11, Assessor Parcel Number 042-101-11. Ledgerwood Trust & JC Cornerstone – Property Owner/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (CB)**

Ms. Beeman reviewed her staff report and stated this is two duplex units, single story and garages taking access off Ambush. With Brett's clarification with TC it is true with this application as well. They don't have more than for 4 units so they aren't requesting site development. Staff is recommending approval of the application.

Mr. Ledgerwood stated this is identical to the previous item, and it is consistent with the existing neighborhood.

Public comment opened and closed at 6:31 pm with no comments.

Commissioner Lee asked Mr. Ledgerwood if he has read, understood and agrees to the staff conditions in the staff report.

Mr. Ledgerwood stated yes he has and agrees to all the conditions of development.

Commissioner Tyler motioned to approve CU-2020-000100 with conditions. Seconded by Commissioner Curtis.

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

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

Abstain: Walt Turner.

10. **For Possible Action – CU-2020-000101:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow development of 4-single-story multi-family residential units each with a detached 2-car garage on an approximate 13,940 square foot parcel zoned Town Center (TC) and located at 2581 E. Ambush Street, Pahrump, NV, further described as Calvada Valley Unit 2, Block 2, Lot 16, Assessor Parcel Number 042-111-08. Ledgerwood Trust & JC Cornerstone – Property Owner/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (CB)**

Ms. Beeman reviewed her staff report and stated this is two duplex units, single story and two garages.

Mr. Ledgerwood stated this is identical of the other two, they are similar to the other units.

Public comment opened and closed at 6:35 pm with no comments.

Commissioner Lee asked Mr. Ledgerwood if he has read, understood and agrees to the staff conditions in the staff report.

Mr. Ledgerwood stated yes, he has read and agrees with all conditions.

Commissioner Tyler motioned to approve CU-2020-000101 with staff conditions. Seconded by Commissioner DeAnda.

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

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

Abstain: Walt Turner.

11. **For Possible Action – CU-2020-000102:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow a Pet Crematorium (pets and small animals) to operate on Rural Estates (RE-1) zoned properties, located at 6451 & 6481 Paula Drive, Pahrump, NV, further described as Mesa Oeste Estates, Unit 3, Block 8, Lots 15 & 16, Assessor Parcel Numbers 044-731-01 & 02. Bradd M. Childress - Property Owner/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**

Steve Osborne reviewed his staff report stating this won't have a negative impact on the area and staff is recommending approval of the application.

Commissioner Lee stated the property has buildings crossing property lines and asked if the shop is existing.

Mr. Osborne stated yes, the home and shop exists and crosses property lines, the applicant owns both properties.

Commissioner Lee asked if they will contain all of the crematorium to one property there won't be any new construction straddling property lines.

Mr. Osborne stated that is correct.

Bradd Childress, applicant stated they will have no customers to the property, they collect the pets and bring everything to the property, it will all be contained at the back of the property. Mr. Childress stated he has read and approves to all the conditions of approval.

Commissioner Lee asked the applicant what sizes of animals he will be handling.

Mr. Childress stated the largest will be a large dog. The reason he stated pets and small animals is because of the people that have small rabbits that aren't particularly a pet like small goats. Weight limit on the machine is 250 lbs.

Commissioner Curtis asked what happens if a customer doesn't pick up the urn.

Mr. Childress stated you would just dispose of it as normal. There's two different kinds of burns that you do one of them is just basic burns that doesn't have any customer at all except the vet and it's just for disposal purposes so if that's the case then you just reduce it to dust and dispose of it the same as if you were to go to the dump and throw it in there except you're making it sterile and cleaning it up first. If people don't pick up the urns they will have to pay ahead of time just to reserve that but I'll set up a process and they will have plenty of time to pick it up, if not once it gets past a certain date he will dispose of it properly.

Commissioner DeAnda asked if they plan on merging the properties in the future.

Mr. Childress stated he has a plan to do that, but if this business grows he will want to remove it off the property.

Commissioner Lee asked Mr. Childress how large the business would need to be to move off property.

Mr. Childress stated anything over two machines it is considered insignificant activity up to three and if he were having a hard time keeping up with it. He wants to keep it as small as possible and he isn't quite sure yet how it will do in this town.

Commissioner Lee asked if there is a process to keep the odor down.

Mr. Childress stated it is the secondary stack it has several chambers that it has to go through and the secondary stack heats up to about 1800 degrees and that breaks down anything that would smell and brings it back down to the ground and that way it eliminates smell and smoke.

Public comment opened at 6:47 pm.

Helen Schneider stated they oppose the crematorium in the area.

Marilyn Gimbel stated they are opposed to the application; they are no commercial property in the area and don't want a crematorium in the area. They should be in Commercial property they feel it will devalue their property. They aren't keeping up their property the way everyone else is.

Public comment closed at 6:50 pm.

Commissioner Curtis stated one neighbor mentioned the upkeep of the property. Will the applicant improve the property?

Mr. Childress stated he would like to fence the property with privacy fencing and he does have goats. He would like to privacy fence the whole property and keep the property out of the public eye.

Commissioner Lee asked staff if this has to go through site development.

Mr. Osborne stated no it is zoned residential, but would need tenant improvements, building permits and fire permits.

Mr. Waggoner reviewed condition #9 in the staff report.

Commissioner Koenig stated because it is a CUP so the board can place a condition to add privacy fencing.

Mr. Waggoner stated to his knowledge there are no open code compliance complaints on the property. Any neighbor can file a complaint if they have any ongoing issues.

Commissioner Turner asked Mr. Childress if there are any additional noises created by the machines.

Mr. Childress stated they have two fans and are as loud as a swamp cooler.

Commissioner Curtis motioned to approve CU-2020-000102 based on findings and subject to the conditions of approval and adding in #13 the applicant shall install around the home occupation section of the property a privacy fence.

Commissioner Lee asked the applicant if they are amenable to the added condition of approval.

Mr. Childress asked for clarification if that is the entire perimeter of the property or just the business.

Commissioner Curtis stated if the working area can be screened she is amendable to that.

Mr. Childress stated he is fine with screening off the working area.

Seconded by Commissioner DeAnda.

Vote: Motion passed (**summary:** Yes = 5, No = 2, Abstain = 0).

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

No: Beth Lee, Tom Duryea.

12. **For Possible Action – ZC-2020-000046:** Public Hearing, discussion and deliberation on a (Conforming) Zone Change application to change 0.5 acres from the General Commercial (GC) zone to the Commercial Manufacturing (CM) zone located at 1360 E. Basin Avenue, Pahrump, NV, to allow an indoor shooting range and retail store. Assessor Parcel Number 035-232-14. 1360 LLC - Property Owner. Kalif Gordon, 2nd Amendment Guns - Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for July 21, 2020.) (SO)**

Mr. Osborne reviewed his staff report and stated staff recommends approval of the application.

Commissioner Lee reviewed condition of approval #4 and asked if the property has a septic or serviced by the utility company in the area.

Mr. Osborne stated he believes it is serviced by the utility company and if it is that condition will not be applicable.

Commissioner Lee asked if they will then need to provide you with proof of service from the utility company.

Mr. Osborne stated yes.

Kalif Gordon, applicant stated they are located in Las Vegas currently. This will involve the community and law enforcement by providing an indoor shooting range for them to train.

Christine Moran – agent for the applicant.

Commissioner Tyler asked if they have experience on running a range.

Mr. Gordon stated no, not a shooting range. But he has another company he represents that manufactures in Las Vegas which is Shooting Range Industries.

Commissioner Tyler asked if they are already in their approval procedures with ATF.

Mr. Gordon stated yes, he also already has a Business License at his residential address in Pahrump for 2nd Amendment guns. So he would just be able to transfer that to the commercial location if approved.

Commissioner Koenig asked if the applicant would be amenable to adding a condition that before it opens it is inspected by the Sheriff.

Mr. Gordon stated yes, he would like the sheriff to come in and inspect.

Public comment opened and closed at 7:08 pm with no comments.

Commissioner Turner motioned to approve ZC-2020-000046 adding a condition that the Sheriff inspect the facility before it opens.

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.

Commissioner Lee restated the motion to stated they are recommending approval to the BOCC with the added special condition of approval to the July 21, 2020 BOCC meeting.

13. **For Possible Action – TA-2020-000018:** Discussion and deliberation on Bill 2020-12, a Bill proposing to amend Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, by amending Section 17.04.770 entitled Signage Requirements, relating to Mobile Billboard Trucks (**The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners.**)

Mr. Waggoner stated he was asked by Commissioner Blundo independently not the entire BOCC to strike the language in our code allowing mobile billboards. The BOCC requested to add restrictions previously and now he has asked to remove it. It originally was requested to come up with a draft similar to what Clark County has adopted for mobile billboards. We had already done that per their request and then was told to get rid of mobile billboards. It was found best to get a recommendation from the RPC since it has to do with the PRPD code. It is on page 12, line c, striking mobile billboards.

Commissioner Lee asked if there were any other changes added or is this just a modification to the existing code.

Mr. Waggoner stated this is just a modification to the code as adopted today. All the rest of the code that has come before the RPC have not made it pass the BOCC.

Commissioner Lee stated they have spent quite a bit of time previously to add the Commercial Manufacturing zoning district to off premise signs. Is that something that will come back at a later time.

Mr. Waggoner stated that is undetermined at this time. This draft is purely at his request to change that line. Staff has no recommendation to this change.

Commissioner Duryea stated he has had concerns from the public regarding the bright lite signs on the trucks driving around town like Pahrump looking like the strip. Under section 3.b illumination of such brilliance and/or position as to blind or dazzle the vision of travelers and that's what he's heard from people in town

Mr. Waggoner stated that would still be prohibited that would apply to a sign whether it was on 4 wheels or in the ground.

Commissioner Duryea asked if that still applies to these trucks that look like they belong on the strip, those wouldn't belong in Pahrump.

Mr. Waggoner stated provided they are to a point of illumination that such brilliance that doesn't blind or dazzle the vision of travelers. Current Nye County code is not a lot of guidelines where that determination comes from.

Commissioner Duryea asked for clarification that if they delete line C they could be allowing these illuminated trucks to drive around town.

Mr. Waggoner stated technically yes.

Commissioner Koenig stated yes.

Commissioner Turner stated when the recommendation was made what was the reasoning behind it, was it a request from public.

Mr. Waggoner stated not that he was aware of, he doesn't know where it came from.

Commissioner Turner asked if this is the mobile signs that would apply to magnetic signs on the side of a vehicle.

Mr. Waggoner stated technically, possibly yes. Without getting off the agenda item there have been drafts that were supposed to address that in the past, this one doesn't.

Commissioner Curtis stated it says the display is prohibited unless approved by the Zoning Administrator was there criteria that was applied by the Administrator prior to this bill being amended.

Mr. Waggoner stated not that he is aware of and not by this Zoning Administrator.

Public comment opened and closed at 7:25 pm with no comments.

Commissioner Tuner motioned to recommend approval to the BOCC of TA-2020-000018. Seconded by Commissioner Tyler.

Vote: Motion failed (**summary:** Yes = 2, No = 5, Abstain = 0).

Yes: Pamela Tyler, Walt Turner.

No: Beth Lee, Carol Curtis, Leah-Ann DeAnda, Robert Blackstock, Tom Duryea.

Commissioner Lee stated that recommendation fails.

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

Commissioner Lee stated the next meeting will be July 15 at 6 pm.

Mr. Waggoner stated there are no applications to hear at the July meeting. The Masterplan survey has been extended to the end of July. Surveys received are around 50 and there is a survey company that will create and the survey can be filled out and submitted online. If the board wants to have a meeting in July they can but we have no items for discussion.

Commissioner Koenig stated he reviewed the NRS of the RPC it states you have to meet every month.

Commissioner Duryea stated it is in NRS 278.050 the Commissioner shall hold at least one regular meeting in each month.

Public Comment:

- 15. 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.)

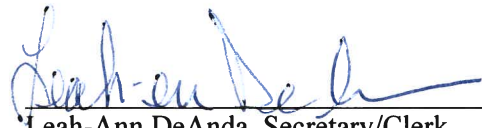
Public comment opened and closed at 7:33 pm with no comments.

16. Adjournment.

Meeting adjourned at 7:34 pm.



Elizabeth Lee, Chairman
Pahrump Regional Planning Commission



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