

Elizabeth Lee, Chairman
Thomas Duryea, Vice Chairman
Leah-Ann DeAnda, Secretary/Clerk
Carol A. Curtis, Member
Pamela Tyler, Member
Robert Blackstock, Member
Walt Turner, Member
Frank Carbone, Nye County Commission Liaison



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**PAHRUMP REGIONAL PLANNING COMMISSION
TELECONFERENCE AGENDA
Wednesday, March 10, 2021 – 6:00 P.M.**

COMMISSIONERS CHAMBERS
2100 E. WALT WILLIAMS DRIVE, PAHRUMP, NEVADA 89048

Pursuant to the State of Nevada Governor's Guidance for Phase 2 Reopening of the Nevada United: Roadmap to Recovery, the Nye County Regional Planning Commission will hold this month's public meeting via teleconference.

This Meeting will not be accessible from any physical location.

Public comment can be given by calling 1-480-660-5340 and entering access code 147326. Please provide your first and last name when prompted.

If you get an error message regarding call capacity, please hang up, wait a few moments and try again. The Chair of the Regional Planning Commission will open public comment periods by announcement.

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The teleconference is also viewable at www.nyecounty.net.

Agenda: All items are approximate except if the item is agendaized at a specific time. Items on the agenda without a time designation may be taken out of order. The Commission may combine two or more agenda items for consideration. The Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. **Any person with an action item on the Agenda must be represented at this meeting to answer any questions that might arise, otherwise that item may be tabled.**

Public Comment during the Commission Meeting will be for all matters off the agenda, and be limited to up to three minutes per person. Additionally, public comment of up to three minutes per person will be taken during individual action items but before the Commission takes action on the item. The Commission reserves the right to reduce the time allowed for public comment. The Commission may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the Commission, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, 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 that item at the Commission meeting.

Support documentation for the items on the agenda, provided to the Regional Planning Commission, are available to members of
WEBSITE: www.nyecounty.net

Special Note: Any member of the public who is disabled and requires accommodation or assistance at this meeting is requested to notify the Nye County Manager's Office in writing or call 775-751-4249 prior to the meeting.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](http://www.usda.gov/program-discrimination-complaint) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov

PER NRS 241.020 THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE
FOLLOWING LOCATIONS:

Nye County Administration, Pahrump, NV, 2100 E. Walt Williams Drive; Nye County Development Services, 250 N. Hwy 160, Pahrump, NV; Bob Rudd Community Center, 150 N. Hwy 160, Pahrump, NV; Pahrump Valley Times Office, 1570 E. Hwy 372, Pahrump, NV, Ian Deutch Government Complex 1520 E. Basin Ave. Pahrump, NV and the Nye County website: <http://www.nyecounty.net>, State website <https://notice.nv.gov>.

1. **Pledge of Allegiance/Call to Order**
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.)
3. **For possible action - Approval of Minutes:**
 - a. [PRPC Meeting – February 10, 2021](#)
4. **For possible action - Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.
5. **Correspondence and Announcements**
6. **Commission/Committee/Director Reports:**
 - a. BOCC Liaison Report
 - b. Director’s Report
7. **Ex Parte Communications and Conflict of Interest Disclosure Statements**

Regular Agenda Items: Action may be taken by the Regional Planning Commission on the following items:

8. **For Possible Action – WV-2021-000128:** Public Hearing, discussion, and deliberation on an application for Waiver from Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, Article III. Zoning Districts; Establishment and General Provisions: 17.04.200 Residential Districts; 17.04.240 VR-20; Village Residential – D. Permissive Uses & E. Uses Subject to a Conditional Use Permit. Currently NCC 17.04.240(D)(E) does not allow for Subsistence farming for the growing of field crops or raising of livestock for food for household use as a permissive use. 17.04.910 Zoning Review Required for the existing chicken coop that was built without prior approval by the previous owner located at 3341 Zolin Ave. Assessor Parcel Number 045-084-10. Grimaldo, Juan L – 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.) (QM)**
9. **For Possible Action – WV-2021-000129:** Public Hearing, discussion, and deliberation on an application for Waivers/Exceptions from Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, Article VI, Development Standards: A waiver from 17.04.740.A to allow a commercial development to use rock landscaping with no live plant material and, a waiver from 17.04.740.F.1.b.(1) to allow the use of a chain link fencing with slats as acceptable full screening for the development of a proposed mini-storage facility with a caretaker’s unit, on property zoned Rural Estates Residential (RE-1) with the Business Opportunity Overlay (BO) and located at 3820 S. Homestead Road. Assessor Parcel Number 041-222-17. Wallin Family Trust & Justin Wallin - Property Owners. Kurt Wallin. – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (CB)**

10.
 - a. **For Possible Action – ZC-2020-000054:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change 10.4 acres from Light Industrial (LI) to Heavy Industrial (HI), to allow an excavating gravel pit, located at 3320 E. Commerce Street. Assessor Parcel Number 027-461-53. Daniel & Dawn Murphy – Property Owners. David A. Richards, Civilwise Services, Inc. – Applicant/Agent. **(This item is a recommendation by the Pahrump Regional Planning Commission. The Board of County Commissioners is scheduled to take Final Action on April 20, 2021, or as otherwise announced.)** (SO)
 - b. **For Possible Action – CU-2021-000111:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow an excavating gravel pit, on property located at 3320 E. Commerce Street. Assessor Parcel Number 027-461-53. Daniel & Dawn Murphy – Property Owners. David A. Richards, Civilwise Services, Inc. – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.)** (SO)
11.
 - a. **For Possible Action – MP-2021-000016:** Public Hearing, discussion, and deliberation on a Minor Master Plan Amendment application to change 4.79 acres from the Rural Density Residential (RDR) land use designation to the Community Development Area (CDA) land use designation, located at 170, 200, 230 & 260 E. Basin Avenue. Assessor Parcel Numbers 035-561-22 thru 035-561-25. Dave Walnum – Property Owner. Western Trade Constructions – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for April 20, 2021, or as otherwise announced.)** (CB)
 - b. **For Possible Action – ZC-2021-000057:** Public Hearing, discussion, and deliberation on a Zone Change application to change 4.79 acres from the Rural Homestead (RH-4.5) zone to the General Commercial (GC) zone, located at 170, 200, 230 & 260 E. Basin Avenue. Assessor Parcel Number 035-561-22 thru 035-561-25. Dave Walnum – Property Owner. Western Trade Constructions – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for April 20, 2021, or as otherwise announced.)** (CB)
 - c. **For possible action – CU-2021-000109:** Public Hearing, discussion, and deliberation on a Conditional Use Permit application to allow multi-family use located at 170, 200, 230 & 260 E. Basin Avenue. Assessor Parcel Number 035-561-22 thru 035-561-25. Dave Walnum – Property Owner. Western Trade Constructions – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.)** (CB)
12.
 - a. **For Possible Action – ZC-2021-000058:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change 1.2 acres from Neighborhood Commercial (NC) to General Commercial (GC), to allow a hotel, located at 2401 S Homestead Road. Assessor Parcel Number 042-391-17. Square Trade Holdings – Property Owners. Derrick Takara – Applicant/Agent. **(This item is a recommendation by the Pahrump Regional Planning Commission. The Board of County Commissioners is scheduled to take Final Action on April 20, 2021, or as otherwise announced.)** (CB)
 - b. **For Possible Action – CU-2021-000110:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a hotel, on property located at 2401 S Homestead Road. Assessor Parcel Number 042-391-17. Square Trade Holdings – Property Owners. Derrick Takara – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.)** (CB)

13. **For Possible Action – ET-2021-000039**: Public Hearing, discussion, and deliberation on an Extension of Time application to extend for an additional two (2) years, Conditional Use Permit CU-2018-000053, which allows a Fireworks Storage facility in the Mixed Use (MU) zone, and Waiver WV-2018-000075, which allows the Fireworks Storage facility to be less than 1,500 feet from residential properties, located at 3490 S. Nevada Highway 160. Assessor Parcel Number 042-391-01. Jeff G. Yalun – Property Owner. Red Apple Fireworks Company, Ltd. - Applicant. Douglas Burda – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**

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

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.)

16. **Adjournment.**

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Appeal Process: Anyone aggrieved by a final action of this Planning Commission may appeal such decision to the Nye County Board of County Commissioners within 30 calendar days of said action. An appeal may be filed with the Planning Department located at 250 N. Hwy 160, Pahrump, NV. An appeal fee of \$200.00 for Non-Public Hearing Items or \$375.00 for Public Hearing Items applies.
