

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 MEETING AGENDA Wednesday, April 14, 2021 – 6:00 P.M.

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

**Pursuant to the State of Nevada Governor's Guidance, the Nye County Regional Planning Commission will hold their public meetings with limited in-person capacity while continuing to follow social distancing to slow the spread of COVID-19. Public attendance will be on a first-come, first served basis. Masks/facial coverings are required at all times.**

**Nye County's vulnerable population, those sheltering in place or members of the public in excess of the capacity limit can participate by calling 1-480-660-5340 and entering access code 147326. Please provide your first and last name when prompted. Commenters must press 5 \* on telephone keypads to notify staff they wish to speak.**

**Commenters will be called upon by name. Telephone access will always be available during the meeting.**

**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.**

**Agenda:** All items are approximate except if the item is agendized 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 the public at the Nye County Planning Department (250 N. Highway 160, Ste. 1 Pahrump, Nevada) and on the County's website, or by calling Celeste Sandoval at (775) 751-4249.

WEBSITE: [www.nyecounty.net](http://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.

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### **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>.

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](https://www.usda.gov/offerings/programs/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](mailto:program.intake@usda.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 – March 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**
  - a. Community Technical Partnership
6. **Commission/Committee/Director Reports:**
  - a. BOCC Liaison Report
  - b. Director’s Report
7. **Ex Parte Communications and Conflict of Interest Disclosure Statements**

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

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8. **Continued from March 10, 2021 - 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.
  - a. **For Possible Action – MP-2021-000017:** Public Hearing, discussion, and deliberation on a Minor Master Plan Amendment application to change 2.3 acres from the Rural Density Residential (RDR) land use designation to the Community Development Area (CDA) land use designation, located at 2790 E. Camellia Street, further known as Homestead Gardens, Lot 8, Block 2, Section 36, Township 21 South, Range 53 East. Assessor Parcel Number 044-811-08. Vasili Platunov / Est-Alfa K-9 Security Service, LLC – 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 May 18, 2021, or as otherwise announced.) (SO)**
  - b. **For Possible Action – ZC-2021-000059:** Public Hearing, discussion, and deliberation on a Zone Change application to change 2.3 acres from the Rural Estates (RE-2) zone to the General Commercial (GC) zone, located at 2790 E. Camellia Street, further known as Homestead Gardens, Lot 8, Block 2, Section 36, Township 21 South, Range 53 East. Assessor Parcel Number 044-811-08. Vasili Platunov / Est-Alfa K-9 Security Service, LLC – 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 May 18, 2021, or as otherwise announced.) (SO)**

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 May 18, 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. **Presentation –Next steps for the 2021 PRPD Master Plan Update:**
  - a. **Establish priority order for review** - 2014 Master Plan Designations -as currently mapped. Discussion of such shall be placed on a future RPC agenda for action.
  - b. **Review and evaluation of Table 4.2** the Master Plan and Zoning Ordinance Conformity Table. Review, evaluation, and discussion of such shall be placed on a future RPC agenda for action.
  - c. **Review and evaluation of the Master Plan Designations Purposes and Descriptions** for continued relevancy to mapped areas. Review, evaluation, and discussion of such shall be placed on a future RPC agenda for action.
  - d. **Establishment of the findings** by which the RPC will follow in making recommended changes to the land use map. Establishment of such shall be placed on a future RPC agenda for action.
12. **Future Meetings/Workshops: Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time.**

**Public Comment:**

13. **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.)
14. **Adjournment.**

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**Appeal Process:** Anyone aggrieved by a final decision of the Planning Commission may appeal to the Board of County Commissioners in accordance with Nye County Code 16.36.080. An appeal application 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 at the time of application.

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