

**PAHRUMP REGIONAL PLANNING COMMISSION and MASTERPLAN WORKSHOP
MINUTES OF THE JAN UARY 11, 2023 MEETING**

Members in Attendance: Pamela Tyler
Walt Turner
Robert Blackstock
Beth Lee
Debra Hayden
Gina Meredith
Jacob Skinner

Members Absent: None

Planning Staff: Brett Waggoner
Qiana Medici
Celeste Sandoval

District Attorney’s Staff: Michelle Nelson

Public Works Staff: Tyler Mulvey

Other Attendees: None

1. Pledge of Allegiance/Call to Order

Meeting called to order at 6:10 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 6:10 pm.

Ammie Nelson stated he is collaborating with her friend Anthony Greko to do a talk radio show called Opinions, everybody’s got one. It will be on 97.7 FM, you can comment via email talkradioofpahrumpp@gmail.com.

Public comment closed at 6:12 pm.

3. For possible action - Approval of Minutes:

- a.** PRPC Meeting – December 14, 2022

Commissioner Lee stated she provided minor typographical errors to staff.

Public comment opened and closed at 6:12 pm with no comments.

Motion: approve the minutes with corrections, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Gina Meredith.

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

Yes: Beth Lee, Debra Hayden, Gina Meredith, Pamela Tyler, Robert Blackstock, Walt Turner.

Abstain: Jacob Skinner.

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

None

Public comment opened and closed at 6:13 pm with no comments.

Motion: agenda as posted, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Jacob Skinner.
Motion passed unanimously.

5. Correspondence and Announcements

Brett Waggoner stated they will hold training for staff outside the PRPC meeting and the board should coordinate with Celeste on a date.

6. Commission/Committee/Director Reports:

a. BOCC Liaison Report

None

b. Director's Report

Mr. Waggoner stated total Planning applications received for December was 156 which was 16 more than last month. Total applications processed was 125, which was 53 more than last month. Since July 1st there have been 1057 planning applications received and 172 new code compliance complaints received. Compared to 1001 Planning Applications and 161 Code compliance complaints for the same time last year.

New Code Complaint cases was 20, which was 2 more than last month. Closed cases was 18, which was 2 less than last month. For December Building permits, there were 25 SFR, that was 14 more than last month. 2 MF which was 2 more than last month. Total Permits issued all categories was 148, which was 33 more than last month and last total inspections all categories were 362, that was 57 less than last month. Since July 1 there have been 135 SFR so far compared to 203 SFR at this same point last year. 2020 – 2021 Totals were 486 SFR.

Previous items heard by the PRPC: ZCMP-22-16, was heard by this board on the 10/12/22 meeting and was recommended for approval. It was heard by the BOCC on the 12/20 agenda and a zone change to SE was approved.

ZCMP-22-17, this item was heard by this board on the 10/12/22 meeting and was recommended for denial. The applicant requested a continuance at the BOCC meeting due to the appeal that was filed on the RPC's denial of their CUP application. This item and the appeal were heard by the BOCC on the 12/20/22 agenda. The BOCC voted to overturn the RPC's decision to deny the CUP and voted to deny the ZC.

ZCMP-22-20, this item was heard by this board on the 10/12 meeting and was recommended for denial. The applicant requested a continuance due to the appeal that was filed on the RPC's denial of their CUP application. This item and the appeal were heard by the BOCC on the 12/20 agenda. The BOCC voted to overturn the RPC's decision to deny the CUP and voted to deny the Masterplan amendment.

Commissioner Lee asked Mr. Waggoner if the CUP approval was contingent on the approval of the ZC and MP.

Mr. Waggoner stated yes.

Commissioner Lee asked for clarification that even though they overturned the CUP and then denied the ZC and MP then it nullifies the CUP approval.

Mr. Waggoner stated yes.

ZCMP-22-21, this item was heard and recommended for approval by this board on the 11/09/22 meeting and was recommend for approval. This item was heard by BOCC on the 12/20/22 agenda for final action and was approved.

TA-17, bill proposing to amend 17.04.210 RH-4.5 removing solar photovoltaic facilities this item was heard by this board on the 11/09/22 agenda and has a public hearing set before the BOCC on the 1/03/23 agenda. The

BOCC heard this item on the 1/03/23 agenda and voted to approve the text amendment removing it as a permissive use in the zoning district. TA-10- Bill 2022-12, amending 17.04.805 Mobile food vending, this item has been scheduled for PH on the 03/21/23 BOCC meeting.

7. **For Possible Action – CU-22-39:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Commercial Kennel on property located at 3950 S. Oakridge Avenue. Assessor’s Parcel Number 041-221-06. Chad Anthony Flood – Property Owner. Courtney Baca - Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (AM)**

Amanda Marshall reviewed her staff report stating staff is recommending approval of the application subject to the conditions of approval in the staff report.

Courtney Baca applicant, owner of Baca German Shepard’s stated she is here for questions.

Commissioner Hayden asked how tall the fence was.

Ms. Baca stated 4.5 feet.

Commissioner Lee asked if Animal Control has been out yet?

Mrs. Baca stated not yet currently waiting on RPC approval for her license, and her breeder’s permit. Then they will schedule an inspection.

Commissioner Hayden asked how many dogs do you intend for breeding?

Courtney Baca stated 9 but they will only have 8 active dogs when they become of age. 2 males and 6 females of age this year.

Commissioner Hayden asked are hoping to use the garage for kennels?

Mrs. Baca stated yes. She is working on getting AC throughout the garage for the summer time and there is currently heat for the winter. When the puppies are born, they have to stay at a regulated temperature of 88 for about 3 weeks and will stay indoors.

Commissioner Hayden asked how big are the crates?

Mrs. Baca states the females are in the XL crate that is 48 in high. The males are in 5 ft by 6 ft. The dogs are not allowed to be outside unattended. Outside times are between 6 am – 8 pm.

Commissioner Meredith asked how many litters they have already had?

Mrs. Baca stated 5 or 6 litters, the first one was in Louisiana.

Commissioner Meredith asked how many females would be pregnant at the same time?

Mrs. Baca stated 2. She keeps it in range where she’s in control. Her goal is to not over breed and not overpopulate.

Commissioner Lee asked if there was any open Code Cases on this property?

Mr. Waggoner stated no.

Commissioner Lee asked her if she as read, understand, and agree to the conditions of approval?

Mrs. Baca stated once she has submitted her application, she hasn't received anything since, so no she did not read the conditions of approval.

Commissioner Lee explained the conditions of approval are things she needs to abide by and if she doesn't, she can revoke the CUP. Gave her a moment to read the conditions.

Commissioner Lee asked her if she as read, understand, and agree to the conditions of approval?

Mrs. Baca stated yes.

Commissioner Turner asked if how long she has lived here and if this was her full-time job.

Mrs. Baca stated they have lived here for 6 months, and this is her full-time job.

Commissioner Turner asked what age the puppies are given to their new home?

Mrs. Baca states they are kept until 8 weeks. She does their microchips personally at her home and a vet set up in Las Vegas for shots.

Commissioner Turner asked if she has clientele or a waitlist?

Mrs. Baca stated yes. She has them fill out an application, tour their home, go through details of the dogs.

Commissioner Turner asked between the 2 females there will be about 20 puppies, max?

Mrs. Baca stated correct.

Commissioner Turner asked if she would work with any veteran programs?

Mrs. Baca stated she gives 10% discount to vets, EMT, first responders, nurses and police department. Any Disabled vet that's 70 or above has a separate application for a discounted puppy or dog that was returned to us.

Commissioner Skinner asked what winding down looks like for the dogs?

Mrs. Baca stated she can't think about what winding down looks like right now.

Commissioner Skinner stated she should give some thought to that question, because that's where the hang up happens with business models like this.

Commissioner Lee asked if she had a back-up plan in case she's not able to care for these dogs?

Mrs. Baca stated her husband and son would take care of them.

Mr. Waggoner stated you mentioned training and behavioral training, do you have any certifications or is it a hobby?

Mrs. Baca stated it's just personal training. A lot of it comes from spending time with them.

Mr. Waggoner asked how many dogs' maximum would be on the property?

Mrs. Baca stated 30 would be the max.

Mr. Waggoner stated she said she was retiring one of the dogs. Will you be replacing it with another female?

Mrs. Baca stated she has a female that is 6 months old. She has another 1.5 years before she can start breeding.

Mr. Waggoner asked how many times will each female breed?

Mrs. Baca stated it's based on the female and working with her vet to see if she can handle more litters. Generally, you can breed up to 6-8 litters.

Mr. Waggoner stated for condition #7 he would suggest changing it to quarterly for the first 12 months and then annually after that by Animal Control. Limiting the amount of breeding age females that can be on the property – 8 breeding females and two studs at one time. Adding a condition that there can only be 30 dogs at one time on the property and dogs besides breeding dogs can't be over the age of 6 months.

Commissioner Meredith asked if any of her dogs were titled?

Mrs. Baca stated no, she does not show any of her dogs.

Public comment opened at 6:59 pm

John Koenig stated don't let him ruin it for the rest of the world. We have proved reputable breeders in town and many of those are successful. You never hear about them because they're doing what they're suppose to be doing.

Ammie Nelson stated she is not a big fan of breeders. Clark County just passed a law saying you can't sell animals to pet stores. Since the applicant is coming from Clark County, do they have any plans of selling to pet stores with or within the state? When females are bred over and over, their health is in jeopardy. Will they have recovery time in between rather than just breeding them every time they have a cycle. Any puppies that are not sold, where will she keep them?

Public comment closed at 7:03 pm.

Mrs. Baca stated in regard to the pet stores in Clark County, I never sold any of my dogs to pet stores. They have been to independent families or disabled vets only. As for the puppies we don't sell, we have play pens set up and our garage is 800 sq ft, so there is plenty of room for the puppies.

Commissioner Turner motioned to approve CU-22-39 based on staff's findings and subject to the conditions of approval in the staff report modifying condition #7 that there will be quarterly inspections for the first 12 months then annually if no issues are found by Nye County Animal control. Adding condition that there will not be more than 30 animals max at any time except for the 8 breeding dogs and family pets. And adding that puppies don't remain on the property for more than 6 months.

Commissioner Lee asked if he wanted to include removing from condition #7 the verbiage "by a nationally or regionally established organization or agency" and leave the inspections by Animal Control.

Commissioner Turner stated yes.

Seconded by Robert Blackstock.

Mr. Waggoner stated for clarification his suggestion on #7 is to read "Inspection of animals and their habitat shall be conducted quarterly for the first 12 months and annually, thereafter, if no issues are found by the Nye County Animal Control Office. Copies of the inspection reports shall be maintained at the Nye County Animal Control Office" and the limiting of the animals should be added as condition # 11.

Commissioner Turner amended his motion.

Commissioner Lee stated for clarification that the maximum number of dogs on the property at one time to be 30 dogs, adding condition #12 stating it would be limiting the age of dogs to 6 months with the exception of pets and breeding animals.

Commissioner Blackstock amended his second.

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

Yes: Beth Lee, Debra Hayden, Gina Meredith, Jacob Skinner, Pamela Tyler, Robert Blackstock, Walt Turner.

PAHRUMP REGIONAL PLANNING COMMISSION – MASTER PLAN WORKSHOP

8. For Possible Action – Public Hearing, Discussion, deliberation regarding Master Plan Chapter 5.

Qiana Medici stated we will be reviewing chapter 5. We are hoping we can do a special meeting the end of March, for final discussion review and possible adoption of the Masterplan. We will be ready to take it to BOCC at the April RPC meeting.

Not a lot of things were modified for Chapter 5. We added information about roundabouts and taxi services. We did remove truck routes and belt way. Not a lot of information on the I-11 corridor studies, there was an update in 2018 in which I added in our document. We've updated the addressing portion and we adopted Nye County Code title 15.24 (street naming and property addressing). We made updates to off highway vehicles and low speed vehicles as well as air facilities. As far as our goals and objectives, we removed objective D under goal 1. Added in goal 3, policy 7. Updated policy 5, goal 4. And removed goal 6.

Commissioner Skinner asked what the rules were for off highway vehicles on municipal streets and what are the parameters for underage drivers driving one of these in the streets? Are there rules against this?

Mrs. Medici stated for the off-highway vehicles driving on the street you do need a permit through the DMV. As far as underage drivers, she is not certain of.

Commissioner Skinner stated he is concerned with the OHVs. He is wondering if this is something we should be encouraging. He does like the idea of designated fair ground for the off-highway vehicles.

Mrs. Medici states she will bring back some more information next meeting.

Commissioner Lee stated maybe they should get comments from the OHV advisory committee, in conjunction with the Sherriff's office.

Commissioner Turner stated if they are driving on the street, they need a permit. For the off roading stuff, creating more dust, no matter the age they can get a ticket.

Commissioner Tyler stated we have to remember the BOCC decided we are an OH friendly community, to keep in mind when deciding on the language for the OHVs.

Commissioner Skinner asked what are the rules for driving on county right of ways?

Tyler Mulvey stated there are no rules, the ditch is fine. If they can't go in the right of way, they will go on private property.

Commissioner Hayden stated she supports Commissioner Skinner. She likes to go on trail rides with her horse and the behavior of the drivers for the off-highway vehicles were not courtesy and tend to destroy the environment.

Mr. Waggoner stated it all comes down to an enforcement issue. The whole reason for this chapter is to designate routes for these types of vehicles.

Commissioner Lee stated the last time she went to an OH advisory meeting, establishing trails was one of their agenda item topics.

Commissioner Meredith stated she went to the Public Land meeting last night and they were trying to establish a trail system for off highway vehicles. You should meet with them; they have a map from Pahump to Beatty with all the trails on it.

Mr. Waggoner stated we have to remember with not so courtesy drivers, that usually happens on Public Land or private property. We can not enforce anything. If you are having issues with that, contact the BLM law enforcement.

Mr. Mulvey stated for clarification, policy 5, we would only discuss with NDOT in their right of way. For the low-speed vehicle study, funding for it is to be determined.

Commissioner Skinner asked what the rules are on round-a-bout landscape and visibility?

Mr. Mulvey stated you don't typically want to see directly across the round-a-bout, because they can go through it instead of going around.

Public Comment opened at 7:35 pm

John Koenig stated the legislature passed a law a while ago saying they can drive those things on public roads. He doesn't think we should get rid of truck routes completely and to not forget about the beltway in the future. He thinks we should have license and registration for off-road vehicles as we do for low-speed vehicles. Pahump Valley Transportation also has a different part of the business that's free for veterans to take to doctor appointments, etc.

Tim Bohannon stated low speed vehicles, generally speaking, like mopeds to keep in mind. As far as round-a-bouts, you can do different décor in the center, and it improves the look of the town. He recommends keeping the truck routes and not to forget the beltway. Keeping the airport on the radar in the future but recommends not removing it completely.

Ammie Nelson stated when she called to complain about the dust, she was told the dirt bikes have designated areas along 160, near the transmission lines, where these types of vehicles can ride. Dirt bikes are now supposed to be registered because of the theft.

Public comment closed at 7:47 pm.

Commissioner Meredith asked if we could add uber and lyft?

Mrs. Medici stated yes.

Commissioner Turner stated we should just name the type of businesses, like ride share in case the one of them closes.

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

Next meeting is February 15th at 6pm.

Public Comment:

- 10. 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 at 7:50 pm.

Ammie Nelson stated she wants to remind everyone to join her on her talk show.

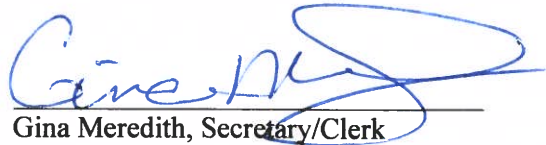
Tim Bohannon stated he wants to still give a brief update on his project that will be coming before the board in March. They are working on the bill draft, horse racing, and the structure.

Public Comment closed at 7:53 pm

11. Adjournment.

Meeting adjourned at 7:53 pm.


Elizabeth Lee, Chairman
Pahrump Regional Planning Commission


Gina Meredith, Secretary/Clerk
Pahrump Regional Planning Commission