

**PAHRUMP REGIONAL PLANNING COMMISSION and MASTERPLAN WORKSHOP  
MINUTES OF THE MAY 10, 2023 MEETING**

Members in Attendance: Walt Turner, Robert Blackstock  
Beth Lee, Gina Meredith  
John Koenig, Debra Hayden  
Pamela Tyler

Members Absent:

Planning Staff: Brett Waggoner, Qiana Medici  
Steve Osborne, Celeste Sandoval

District Attorney's Staff: Michelle Nelson

Public Works Staff: Tyler Mulvey

Other Attendees: Frank Carbone

Acronyms Used:

APN	=	Assessor Parcel Number
BOCC	=	Board of County Commissioners
GC	=	General Commercial
LI	=	Light Industrial
MP	=	Master Plan
NC	=	Neighborhood Commercial
RPC	=	Regional Planning Commission
SE	=	Suburban Estates
SFR	=	Single-Family Residential
ZCMP	=	Zone Change/Master Plan Amendment

**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 at 6:01 pm

Dawn Murphy stated she has been sent a notice for her RV that her daughter is living in on her lot. She has well, septic, power and is building on another lot. She has heard of probably 5 – 10 code cases in a week with people complaining of RVs. Yet we have a homeless problem, you go to the homeless camp there have fires, feces everywhere and garbage everywhere and she is the one getting tagged for an RV. When they are thinking about the Masterplan maybe they need to think about the tiny homes for other people. This has turned into a horrible thing when you deal with Planning and Code Enforcement. She didn't sign up for a Homeowners Association. There is a point where Planning and Code Enforcement has gone too far.

David Humes asked about the mini town that they are thinking of doing for the homeless.

Commissioner Carbone stated he wants to make it clear there are no tiny homes for the homeless. It is all rumors on Facebook etc.

Mr. Humes stated he heard it was happening. If we are getting federal money to do something and we don't want it done why don't we refuse the money.

Commissioner Lee stated there was an NRS passed that requires communities to make provisions in effect by 2024 in place so the meeting was to present 3 potential options for the Commissioners to think about and direction to staff.

Mr. Humes asked if it is being put in.

Commissioner Koenig stated there is no homeless encampment being put in.

Commissioner Turner stated the directive was to put in rules for tiny homes, not do anything with them just rules on how to put them in.

Danny Murphy asked if they will do anything about the homeless camps dumping sewage on the ground.

Commissioner Lee stated this is the wrong board to address that to. They don't have the jurisdiction to do anything that would need to be taken to the BOCC.

Public comment closed at 6:08 pm.

The meeting went into recess at 6:08 pm due to a microphone issue.

Meeting reconvened at 6:27 pm.

**3. For Possible Action – Annual Election of Officers of the Capital Improvements Advisory Committee:**

Nomination and Election of Officers for the current year per Nye County Resolution 2017-03.

**a.** Nomination and Election of Chairman

Commissioner Koenig nominated Commissioner Lee. Seconded by Commissioner Turner.

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

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

**b.** Nomination and Election of Vice Chairman

Commissioner Tyler nominated Commissioner Koenig. Seconded by Commissioner Turner.

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

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

Public comment opened and closed at 6:29 pm with no comments.

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

**a.** PRPC Meeting – April 12, 2023

Commissioner Lee stated she turned in minor typographical corrections to staff.

Public comment opened and closed at 6:30 PM with no comments.

**Motion:** approve minutes with corrections submitted to staff, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Walt Turner.

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

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

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

Steve Osborne stated there are none.

Public comment opened and closed at 6:30 pm with no comments.

**Motion:** approve as submitted and posted, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Robert Blackstock.

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

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

6. **Correspondence and Announcements**

None

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

a. BOCC Liaison Report

Commissioner Carbone stated he is tired of hearing about tiny homes and them having a part in it. There is an issue with the homeless and they are waiting to hear from the owners of the properties.

b. Director's Report

Mr. Osborne stated Planning applications received for April was 188 which is 36 less than last month. Total applications processed was 115 which is 77 less than last month. Since July 1 there have been 1624 Planning applications received and 291 new code compliance complaints received. That compares to 1767 and 314 code compliance complaints for the same time last year.

Building Permits SFR 20 which is 19 less than last month, MF was 0 which is 1 less than last month. Commercial permits was 12 which was 3 less than last month. Total permits for all categories was 152 which is 84 less than last month total building inspections was 388 which is 86 less than last month.

Code Compliance new complaints is 39 which was 10 more and closed was 6 which is 17 less than last month.

Previous items heard by the RPC was a Waiver for a Ministorage Facility was heard by the RPC and heard on 3/15. The application was denied, and the applicant filed an appeal to the BOCC and heard 4/18 and continued to the 5/16 BOCC and the applicant has now withdrawn that waiver application. Master Plan amendment to change MP category from RDR to RDA and a Zone Change to rezone from NC to CM these items were heard by the RPC and recommended for approval and heard by the BOCC 4/18 and were approved. ZCMP-23-4 was heard by the RPC 4/12 and recommended for approval and heard by the BOCC and approved on 5/16. Text Amendment for the SE zoning district was recommended for approval by the RPC on 4/12 and heard by the BOCC on 4/16 and was adopted as written. Text Amendment for LI to remove renewable generating facility as a permissive use was heard by the RPC on 4/12 and recommended for approval. It will be heard by the BOCC on 5/16 to set the public hearing. Text Amendment for MF to allow detached dwelling units was heard by the RPC on 4/12 and was recommended for approval to the BOCC. It will be on the 5/16 BOCC to set public hearing as well.

**SITTING AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**

8. **For Possible Action: Discussion, Direction Regarding the Capital Improvement Plan:** Update on the status of the Capital Improvements Plan (CIP).

Tyler Mulvey stated they are just waiting on the traffic counts and they are collecting them slowly because some counters have broken and are currently in finances docusign queue to be approved.

Public comment opened and closed at 6:38 pm with no comments.

Commissioner Carbone asked Mr. Mulvey how long the counters have been waiting for CIP approval.

Mr. Mulvey stated 15 days since it has been in docusign.

Commissioner Carbone stated he brought it up because they are having issues with that funding and don't know what they will be doing.

Commissioner Koenig asked how much they cost.

Mr. Mulvey stated 4 counters cost a little over \$5000.

Commissioner Carbone stated they don't have any capital and it has been decreasing for the last three years.

### **PAHRUMP REGIONAL PLANNING COMMISSION – MASTER PLAN WORKSHOP**

9. **For Possible Action:** Public Hearing, Discussion, and Deliberation to adopt, amend and adopt, or reject the Pahrump Regional Planning Commission Resolution No. 2023-14: A Resolution Adopting the 2023 Update of the Pahrump Regional Planning District Master Plan. (QM)

Qiana Medici stated what they have before them is the final draft of the Master Plan Update and she reviewed the back up. The document was sent to Pahrump Tourism, Pahrump Building and Grounds, Double M Construction and Nye County School District. The only comments received back were from Jimmy Martinez from Pahrump B & G. His only comment was the size of the community pool. She reviewed the maps in the back up and changes. Everything as far as formatting will be updated before it goes to the BOCC. One page that was missing was the photo references as well and it will be updated. They are tentatively scheduled for the Pahrump June BOCC meeting.

Commissioner Koenig commended Mrs. Medici for her job on the document. He has some minor corrections, and he will provide it to her.

Commissioner Blackstock stated Duckwater School is closed, should it be kept in or do we care and isn't Yucca Mountain dead.

Mrs. Medici stated not quite, so they left Yucca Mountain as a reference there.

Commissioner Turner stated he really likes the map on page 107, the Pahrump Developed parcels map. And asked if it is available as a full-size map.

Commissioner Koenig stated he would like the maps bigger when it is final.

Public comment opened and closed at 6:47 pm with no comments.

**Motion:** approve the MP document for 2023, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Pamela Tyler.

Ms. Nelson asked if the motion can be amended to state Adopt Resolution 2023-14.

Commissioner Koenig amended his motion to state Recommend Adoption of Resolution 2023-14. Second amended by Commissioner Tyler.

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

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

Commissioner Lee asked what the next steps are if this is adopted by the BOCC.

Mr. Osborne stated they will look at the VR-20 zoning and tackle that as our next step.

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

Next meeting is June 14<sup>th</sup> at 6 pm.

**Public Comment:**

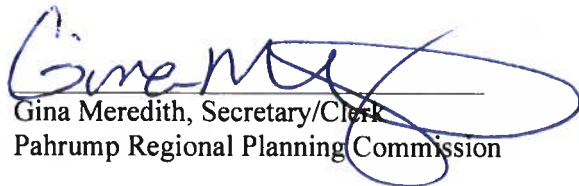
- 11. Public Comment (second)** – No action will be taken on matters raised under public comment until the matter itself has been included on an agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda.)

Public comment opened and closed at 6:50 with no comments.

**12. Adjournment.**

Meeting adjourned at 6:50 pm.

  
Elizabeth Lee, Chairman  
Pahrump Regional Planning Commission

  
Gina Meredith, Secretary/Clerk  
Pahrump Regional Planning Commission