

**PAHRUMP REGIONAL PLANNING COMMISSION and MASTERPLAN WORKSHOP
MINUTES OF THE JUNE 14, 2023 MEETING**

Members in Attendance: Beth Lee, Gina Meredith
John Koenig, Debra Hayden
Pamela Tyler

Members Absent: Walt Turner, Robert Blackstock

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
NCC	=	Nye County Code
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 and closed at 6:00 pm with no comments.

3. For possible action - Approval of Minutes:

a. PRPC Meeting – May 10, 2023

Commissioner Lee stated she submitted some minor typographical errors to staff.

Motion: approve with corrections presented to staff, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Debra Hayden.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Pamela Tyler.

Public comment opened and closed at 6:01 pm with no comment.

4. **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 no changes to the agenda

Public comment opened and closed at 6:03 pm with no comments.

Motion: accept agenda as submitted, **Action:** Approve, **Moved by** Gina Meredith, **Seconded by** John Koenig.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Beth Lee, Debra Hayden, Gina Meredith, John Koenig.

Excused: Pamela Tyler.

5. **Correspondence and Announcements**

None.

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

- a. BOCC Liaison Report

Commissioner Carbone stated the second BOCC meeting in June will be on June 27th.

- b. Director's Report

Mr. Osborne stated Planning applications received for May was 211 which is 24 more than last month. Total applications processed was 123 which is 9 more than last month. Since July 1 there have been 1834 Planning applications received and 330 new code compliance complaints received. That compares to 2003 Planning applications and 343 code compliance complaints for the same time last year.

Building Permits for May SFR 48 which is 28 more than last month, MF was 0 which was the same as last month. Commercial permits was 14 which was 2 more than last month. Total permits for all categories was 186 which is 34 more than last month and total building inspections was 388 which is 55 more than last month.

Code Compliance new complaints is 39 which was the same as last month and closed was 8 which 2 more than last month.

Previous items heard by the RPC: ZCMP-23-4 This item was heard by this board on the 4/12/23 agenda and was recommended for approval to the BOCC. This item was heard on the 5/16 BOCC agenda and was approved. Text Amendments TA-22 proposing to amend 17.04.430 LI to remove renewable energy generating facility as a permissive use and TA-23 proposing to amend 17.04.260 MF to allow single-family detached dwelling units in the MF zoning district were heard by this board on the 4/12 agenda and recommended for approval to the BOCC. Those bills were heard on the 5/16 BOCC agenda and the public hearing was set for June 27. Resolution No. 2023-14: A Resolution Adopting the 2023 Update of the Pahrump Regional Planning District Master Plan. This item was heard by this board on the May 10 Agenda. This board voted 7-0 recommending adoption to the BOCC. This item will be heard by the BOCC on the June 27th agenda for possible adoption.

7. **For Possible Action – SN-23-2:** Discussion and deliberation on proposed street names for North Canyon Homes subdivision. Pursuant to NCC 15.24.100, New Street Names for Division of Land Maps, street names are reviewed and approved by the RPC. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) QM**

Qiana Medici reviewed her staff report stating staff is modifying their recommendations due to an error and she has spoken to the property owner and she would like to recommend for approval at their request Old Ranch Way for the entry street off Simkins and Split Rail Lane as the cross over street.

Commissioner Hayden stated looking at the map there seems to be two.

Mrs. Medici stated they are at the bottom and highlighted. The other streets have been named when the map was approved.

Commissioner Hayden asked for clarification that there are 7 suggestions, is that for one or two to get approved.

Mrs. Medici stated yes.

Commissioner Lee stated in the project synopsis it states they are zoned VR-8 but they are 20,000 sq ft lots.

Mrs. Medici stated that isn't right.

Commissioner Koenig stated when he went before the BOCC he wanted small 8,000 sq ft lots, it wasn't going to work so they talked them into ¼ acre lots. He also stated he thought he sold it.

Commissioner Carbone stated he did, he sold it to another group. He asked the DA's office if changing names is okay.

Michelle Nelson asked if the proposed name changes are in the back up.

Mrs. Medici stated they are in the back up.

Ms. Nelson stated as long as they are in the back up there shouldn't be any problems.

Commissioner Koenig stated staff had denied Rustic Gate Lane, because it had too many letters. It was an error and no longer exceeds the maximum letters.

Commissioner Carbone stated it changes the name.

Mrs. Medici stated no, they are listed there and the ones they are requesting in the list and are approved.

Ms. Nelson stated as long as they are in the backup, they are fine to move forward.

Motion: approve Old Ranch Way and Split Rail Lane, **Action:** Approve, **Moved by** John Koenig,

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

Motion Seconded by Pamela Tyler.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Pamela Tyler.

8. **For Possible Action – SN-23-3:** Discussion and deliberation on proposed street names for a private drive being created by a Parcel Map. Pursuant to NCC 15.24.100, New Street Names for Division of Land Maps, street names are reviewed and approved by the RPC. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) QM**

Mrs. Medici stated she also counted the suffix in the street names and has spoken to the property owners and they are requesting approval of Writer's Block Lane.

Commissioner Lee stated they are requesting Lane and not Drive like what is suggested in the back up.

Commissioner Tyler stated so based on what Ms. Nelson stated are they allowed to make those changes since it isn't on here and not in the back up.

Ms. Nelson asked for clarification that the name change isn't in the back up.

Mrs. Medici stated it is in the back up but listed as Writers Block Drive and they are asking for Writers Block Lane.

Ms. Nelson stated they can accept additional backup and discuss it after the backup is received.

Motion: additional back up, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Pamela Tyler.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Pamela Tyler.

Dan Schinhofen applicant stated it is in the back up and in NCC it states the suffix isn't part of the street name. The street name doesn't include the directional or the suffix. Because it is in there as Writer's Block that is the only thing you are considering. That can be addressed later, and the name is in the back up and everyone already has a copy of it.

Commissioner Lee asked if this was publicly noticed with suffix does it play into what we have to do, Ms. Nelson.

Mrs. Medici stated no street names are not noticed.

Commissioner Lee stated we can take a 5-minute break to provide additional backup as stated by Ms. Nelson.

Commissioner Carbone asked Ms. Nelson if it is in the back up will it suffice as the additional back up?

Ms. Nelson asked for clarification that it is the change that is wanting to be made.

Commissioner Carbone stated he thinks so.

Ms. Nelson stated if it is listed in the backup already then that would be sufficient.

Commissioner Lee stated that we will not go into recess.

Commissioner Lee asked if the definition of drive vs lane plays into anything to the appropriateness of the suffix.

Mrs. Medici stated no.

Commissioner Hayden stated it has 16 letters.

Mrs. Medici stated the I's don't count per NCC.

Public comment opened and closed at 6:21 pm with no comments.

Motion: recommend Writers Block, **Action:** Recommend, **Moved by** John Koenig, **Seconded by** Gina Meredith.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Pamela Tyler.

9. **For Possible Action – TA-24:** Discussion and deliberation on a proposed Text Amendment to Nye County Code Title 17, titled Comprehensive Land Use Planning and Zoning, Chapter 17.04, titled Pahrump Regional Planning District, Article VIII, titled Administration and Procedure, Section 17.04.930, titled Master Plan Amendment Procedures, amending the NRS reference in Section 17.04.930(J)(3)(c). (**This item is a recommendation by the Pahrump Regional Planning Commission to the Board of County Commissioners.**) SO

Mr. Osborne stated this is a small correction that is just correcting the reference to NRS, on page 5 paragraph C. It states “the Planning commission shall approve, modify and approve or deny an amendment” we want to change that to any amendment. That is consistent with the NRS language. And changing NRS 278.210.2 and it should be NRS 278.210.3 now.

Commissioner Koenig stated the agenda item states amending the NRS reference, nowhere does it reference changing AN to ANY. And he doesn’t see it in the NRS either.

Mr. Osborne stated it is listed in the backup in paragraph 3. We don’t always list every possible change that is being proposed in the summary.

Commissioner Koenig stated when it goes to the County Commissioners the agenda item should read differently.

Mr. Osborne stated that is why they always have and other matters properly relating to, to cover the other related things.

Commissioner Koenig stated that isn’t in there either.

Public comment opened at 6:26 pm.

Tim Bohannon stated he agrees with Commissioner Koenig that they want to clean that up a little bit.

Public comment closed at 6:26 pm.

Motion: recommend approval to the BOCC, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Pamela Tyler.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Pamela Tyler.

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

Next meeting will be July 12th at 6 pm.


Commissioner Koenig stated many boards have the same agenda form as us and when it comes to approval or modification of the agenda it is no longer for possible action. If we could think about changing that, it is one less motion to make.

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 6:28 pm with no comments.

- 12. **Adjournment.**
Meeting adjourned at 6:29 pm.


Elizabeth Lee, Chairman
Pahrump Regional Planning Commission


Gina Meredith, Secretary/Clerk
Pahrump Regional Planning Commission