

**PAHRUMP REGIONAL PLANNING COMMISSION and MASTERPLAN WORKSHOP
MINUTES OF THE JULY 12, 2023 MEETING**

Members in Attendance: Beth Lee, Gina Meredith
John Koenig, Debra Hayden
Leah-Ann DeAnda

Members Absent: Walt Turner, Pamela Tyler

Planning Staff: Qiana Medici, Steve Osborne,
Celeste Sandoval, Amanda Marshall

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 was 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 6:02 pm with no comments.

3. For possible action - Annual Election of Officers: Nomination and Election of Officers for the current fiscal year (July 1, 2023 to June 30, 2024). The election of an Officer shall be by affirmative vote of not less than four (4) members of the Planning Commission.

a. Nomination and Election of Chairman

Motion: nominate Beth Lee for Chairman, **Action:** Nominate, **Moved by** John Koenig, **Seconded by** Leah-Ann DeAnda.

Public comment opened and closed at 6:02 pm with no comments.

Vote: Motion passed (**summary:** Yes = 4, No = 0, Abstain = 1).

Yes: Debra Hayden, Gina Meredith, John Koenig, Leah-Ann DeAnda.

Abstain: Beth Lee.

b. Nomination and Election of Vice-Chairman

Motion: nominates Pam Tyler, **Action:** Nominate, **Moved by** Gina Meredith, **Seconded by** John Koenig.

Commissioner Lee stated she spoke with Commissioner Tyler earlier and she stated she would accept if nominated.

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

Yes: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Leah-Ann DeAnda.

Public comment opened and closed at 6:04 pm with no comments.

c. Nomination and Election of Secretary/Clerk

Motion: recommend Gina Meredith, **Action:** Nominate, **Moved by** John Koenig, **Seconded by** Debra Hayden.

Vote: Motion passed (**summary:** Yes = 4, No = 0, Abstain = 1).

Yes: Beth Lee, Debra Hayden, John Koenig, Leah-Ann DeAnda.

Abstain: Gina Meredith.

Public comment opened and closed at 6:05 pm no comments.

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

a. PRPC Meeting – June 14, 2023

Commissioner Lee provided staff with a minor formatting issue.

Public comment opened and closed at 6:05 pm with no comments.

Motion: approve minutes with the correction, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Gina Meredith.

Vote: Motion passed (**summary:** Yes = 4, No = 0, Abstain = 1).

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

Abstain: Leah-Ann DeAnda.

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 they would like to remove item #9.

Public comment opened and closed at 6:06 pm with no comments.

Motion: Approve the modified agenda, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Gina Meredith.

Motion passed unanimously.

6. **Correspondence and Announcements**

Commissioner Lee stated VEA will be doing their back-to-school fair from 9 am – 1 pm on July 22 in front of Smiths, Albertsons and Walmart. They are accepting drop offs in the lobby until 4 pm July 21st as well.

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

a. BOCC Liaison Report

Commissioner Carbone stated there will be an item for the next BOCC and it is the Master Plan.

b. Director's Report

Mr. Osborne stated Planning applications received for June was 225 which is 14 more than last month. Total applications processed was 118 which is 5 less than last month. Since July 1 to June 30, 2023 there have been 2059 Planning applications received and 363 new code compliance complaints received. That compares to 2086 Planning applications and 329 code compliance complaints for the same time last year.

Building Permits for June SFR 49 which is 1 more than last month, MF was 2 which was 2 more than last month. Commercial permits was 13 which was 1 less than last month. Total permits for all categories was 217 which is 31 more than last month and total building inspections was 521 which is 78 more than last month. For the Fiscal Year 7/1/2022 – 6/30/2023 there were 325 SF Building permits compared to 491 to the previous year.

Code Compliance new complaints is 33 which was 6 less than last month and closed was 32 which 24 more than last month.

Previous items heard by the RPC, TA-22 to remove renewable energy generating facility as a permissive use. It was scheduled to be heard at the 7/27/23 BOCC and was continued to the 8/1/23 BOCC meeting. TA-23 for a bill to allow single family detached dwelling units, that was recommended for approval by the RPC and heard by the BOCC on June 27th and adopted with one amendment to require a CUP for SF in the MF zone. There was a Text Amendment TA-24 for the Master Plan Amendment procedures to amend the NRS reference. It was recommended for approval by the RPC and heard by the BOCC on the 7/6 agenda and adopted. Resolution 23-14 to adopt the 2023 PRPD Master Plan, it was heard by the RPC and recommended for adoption and the BOCC set a PH for 7/18.

8. **For Possible Action – CU-23-11:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Permanent Makeup/Body Art Facility on property located at 2161 S. Highway 160, Unit 8. Assessor's Parcel Number 042-733-14. PV 160 LLC – Property Owner. PV 160 LLC – 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.) (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.

Commissioner Lee stated the last CUP Wulf Ink applied, and this time it was the property owner. Who holds the CUP.

Mrs. Marshall stated the CUP follows the property.

Public comment opened and closed at 6:14 pm with no comments.

Motion: approve CU-23-11 based on staff findings and subject to conditions of approval, **Action:** Approve, **Moved by** Gina Meredith, **Seconded by** John Koenig.

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

Yes: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Leah-Ann DeAnda.

9. **For Possible Action – ETSU-23-8:** Public Hearing, discussion, and deliberation on an application for an Extension of Time of Conditional Use Permit CU-2019-000073 and Waiver WV-2019-000094 to extend the time to begin construction of a permanent fireworks storage facility on property located at 1001 S. Nevada Highway 160 and 1011 S. Nevada Highway 160. Assessor's Parcel Numbers 038-282-06 and 038-282-07. Jaye Fourth Family Ltd. Partnership – Property Owner. Phantom Fireworks Showrooms, LLC – Applicant. Anthony J. Celeste / Kaempfer Crowell – 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)**

Item Pulled from Agenda.

- 10. For Possible Action – TA-12 (Bill 2023-10):** 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 VI, titled Development Standards, Section 17.04.785, titled Park Model Recreational Vehicle Parks, adding Tiny Homes to title. **(This item is a recommendation by the Pahrump Regional Planning Commission to the Board of County Commissioners.) (SO)**

Mr. Osborne stated this item is following up on the change to State Law that the County has to adopt an ordinance regarding Tiny Homes. The county had to either allow the tiny homes as an SFR, allow them as a guest home or to allow a Tiny Home RV Park. The BOCC gave direction to the Planning Dept and direct them to go with option 3 to allow them only in a RV Park. What staff did was take the Park Model RV Park standards and add Tiny Homes to that.

Commissioner Lee asked what the DMV requirement for square footage that designates an RV.

Mr. Osborne stated an RV has to be less than 400 sq ft to be considered an RV. A lot of the park models are 399 sq ft.

Commissioner Koenig stated on page 3 at the bottom 8A it says park model space, should it say Park Model / Tiny Home Space?

Mr. Osborne stated yes, they will make that change.

Commissioner Koenig stated on the same page where it says anchored to the ground, he believes he read they can't tie down a tiny home. He will leave it up to staff to research it, because he may be wrong.

Mr. Waggoner stated in the NRS, it says they can't be permanently affixed to the ground, but it can be secured to the ground by straps. It can't be on a foundation and permanently affixed.

Commissioner Hayden asked if tiny homes have to be separate RVs? There can't be intermingling.

Mr. Osborne stated no, you could have Park Models and Tiny Homes allowed and be part of the proposal and plans.

Commissioner Hayden asked if that means a Single-Family Homeowner could not have a park model on their property.

Mr. Osborne stated that is correct they could not do that.

Public comment opened and closed at 6:24 pm with no comments.

Motion: recommend approval to the BOCC of TA-12, **Action:** Recommend, **Moved by** John Koenig,

Commissioner Carbone stated they spoke about amending the version.

Commissioner Koenig amended his motion.

Seconded by Gina Meredith.

Michelle Nelson, Deputy DDA asked for clarification on the amendment and what section.

Commissioner Koenig stated it would be page 3, item #8 in blue, community water and sewer, adding a slash and Tiny Home after park model.

Commissioner Meredith amended her second.

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

Yes: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Leah-Ann DeAnda.

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

Next meeting is August 9th, 2023.

Commissioner Koenig would like staff to start to address impact fees on the next few meetings.

Mr. Waggoner stated it starts here for a draft to the BOCC, and staff has already been working on them and when it comes to the board will depend on if they have to do a impact statement.

Public Comment:

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 6:29 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