

**PAHRUMP REGIONAL PLANNING COMMISSION and MASTERPLAN WORKSHOP  
MINUTES OF THE AUGUST 9, 2023 MEETING**

Members in Attendance: Walt Turner, Pamela Tyler, Gina Meredith  
John Koenig, Debra Hayden, Leah-Ann DeAnda

Members Absent: Beth Lee

Planning Staff: Qiana Medici, Steve Osborne, Brett Waggoner  
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
PH	=	Public Hearing
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 6:01 pm with no comments.

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

- a.** PRPC Meeting – July 12, 2023

**Motion:** approve as written, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Gina Meredith.

**Vote:** Motion passed (**summary:** Yes = 5, No = 0, Abstain = 1).

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

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

**Abstain:** Pamela Tyler.

- 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 they have one item to remove, it is item #8.  
Public comment opened and closed at 6:02 pm with no comments.

**Motion:** amend agenda to remove item #8, **Action:** Amend, **Moved by** Walt Turner, **Seconded by** John Koenig.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

**Yes:** Debra Hayden, Gina Meredith, John Koenig, Leah-Ann DeAnda, Pamela Tyler, Walt Turner.

5. **Correspondence and Announcements**

None

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

a. BOCC Liaison Report

Commissioner Carbone stated the Purpleheart Sundowner, the county supported it very well and they gave out proclamations to everyone involved.

b. Director's Report

Mr. Osborne stated the last month's report some of the numbers were off and they have been corrected now.

Planning applications received for July was 179 which is 40 less than last month. Total applications processed was 133 which is 15 more than last month. Since July 1 there have been 149 Planning applications received and 40 new code compliance complaints received. That compares to 192 Planning applications and 27 code compliance complaints for the same time last year.

Building Permits for July - SFR 21 which is 28 less than last month, MF was 1 which was 1 less than last month. Commercial permits was 9 which was 4 less than last month. Total permits for all categories was 141 which is 56 less than last month and total building inspections was 429 which is 92 less than last month. For the Fiscal Year 7/1/2022 there were 21 SF Building permits compared to 26 the previous year.

Code Compliance for July new complaints is 40 which was 1 more than last month and closed was 38 which 22 more than last month.

Previous items heard by the RPC – Text Amendment for light industrial to remove renewable energy, it was heard June 27<sup>th</sup> and it was continued to 9/19 BOCC meeting. Resolution adopting the Master Plan was heard by the BOCC on 7/18 and was adopted. Bill 2023-10 TA for tiny homes was scheduled for a PH for the BOCC on 9/19.

7. **For Possible Action – CU-23-12:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow up to 200 lodging units, a recreational vehicle park and a helipad to be built on General Commercial (GC) and Mixed Use (MU) zoned parcels located at 1 E. Front Sight Road and 12501 S. Hafen Ranch Road. Assessor's Parcel Numbers 045-481-05 and 045-481-06. Front Sight Management, LLC – Property Owner/Applicant. Brad Hillwig – Agent. **(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 the applicant is applying to build 200 lodging units, an RV park, and a helipad. Staff is recommending approval of the application subject to the findings and subject to the conditions of approval as outlined.

Mark Fiorentino representing the applicant stated they have reviewed the conditions and they are acceptable to them.

Commissioner Meredith asked when they think they will start breaking ground.

Mr. Fiorentino stated as he understands they have already begun some of the site work on the surface and ranges. In the next few months are the maintenance structures, the clubhouse and the lodging and RV units may be a year or more out.

Commissioner Meredith asked if they have a demand for something this large.

Mr. Fiorentino stated maybe not. That is why they are up to a year out.

Commissioner Koenig asked if Front Sight Management is the owner or is Prairie Fire the owner.

Mr. Fiorentino stated Prairie Fire is the owner, they acquired the property from the resale. It could be the way it was acquired from bankruptcy, and they may have acquired the existing LLC but the entity is still the same.

Commissioner Koenig stated he was happy to see the RV park until he saw it was an air stream park. He would like to see it available for people to bring their own RVs and stay.

Mr. Fiorentino stated he doesn't think what they submitted would preclude that in the future. That is why they wrote it fairly broadly it will allow the use of RV spaces whether they fill it with air streams for those that don't have facilities but the intent is to allow both, although the plan specifically shows air stream spaces for now.

Commissioner Koenig stated all he sees on the plan are septic tanks he doesn't think a hotel or RV parks with septic tanks all over. What are the real plans.

Mr. Fiorentino stated he doesn't know the details, but we don't need to know them at this point. The staff report has conditions that specifically require them to show what they will do. They will have to permit water and wastewater systems and the county will be involved because they can't get permits until they show they have the state sign off.

Commissioner Koenig asked staff if they will get to see what the state has approved or are they done after the CUP is approved.

Brett Waggoner stated the RPC is done after CUP approval. The ultimate approval comes from NDEP.

Commissioner Turner asked if this will be recommended for community wells?

Mr. Waggoner stated yes, it would have to be a public water system.

Public comment opened at 6:19 pm.

Savannah Rucker representing Prairie Fire stated she wanted to confirm the ownership associated with the property. Prairie Fire purchased the equity of the LLC known as Front Sight LLC out of bankruptcy and they have a few legal matters to finish up and then they will be transferring the name over to Prairie Fire.

Public comment closed at 6:20 pm

**Motion:** approve CU-23-12 based on the findings and subject to the conditions stipulated in the report,

**Action:** Approve, **Moved by** Gina Meredith, **Seconded by** Walt Turner.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

**Yes:** Debra Hayden, Gina Meredith, John Koenig, Leah-Ann DeAnda, Pamela Tyler, Walt Turner.

8. **For Possible Action – CU-23-14:** Public Hearing, discussion, and deliberation on an application for Conditional Use Permit to allow 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 the agenda.

9. **For Possible Action – ZCMP-23-11:** Public Hearing, discussion, and deliberation on an application for a Conforming Zone Change of approximately 0.927 acres net (40,380 square feet net) (1.04 acres gross) from Neighborhood Commercial (NC) to Rural Estates (RE-1) located at 961 W. Irene Street. Assessor’s Parcel Number 035-161-42. J L Investments, Inc. – Property Owner. Civilwise Services Inc. - Applicant/Agent **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for September 19, 2023, or as otherwise announced.) (AM)**

Amanda Marshall reviewed her staff report stating this is a conforming zone change, the property owner now wants to change it back to residential. Staff is recommending approval of the zone change.

Commissioner Koenig stated on page 4 the special conditions are typical, but it states it expires in 3 years unless they do what they say they are going to do. Why do we even do that when they are changing it back to what it previously was.

Mrs. Marshall stated they can definitely make that change if they would like to amend it, but it is a standard condition they include.

Commissioner Turner asked what the black bar is on the map in the back.

Mrs. Marshall stated she believes that is the driveway.

Joe Aguilar representing the property owner and stated he isn’t familiar with their plan.

Mr. Waggoner stated he does believe it is the driveway.

Commissioner Turner asked if the property owner would be averse to removing the special condition of approval of the 3-year reversal. Does he have plans to build at this point.

Mr. Aguilar stated he would have to speak with the owner, and yes they have plans to move forward.

Public comment opened and closed at 6:28 pm with no comments.

**Motion:** recommend approval to the BOCC ZCMP-23-11 removing both special conditions of approval, based on the findings and subject to the other conditions of approval listed in the staff report, **Action:** Approve, **Moved** by John Koenig, **Seconded** by Walt Turner..

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

**Yes:** Debra Hayden, Gina Meredith, John Koenig, Leah-Ann DeAnda, Pamela Tyler, Walt Turner.

10.

- a. **For Possible Action – ZCMP-23-16:** Public Hearing, discussion, and deliberation on an application for a Zone Change to change three (3) parcels totaling 0.46 acres net (20,081 square feet net) from Neighborhood Commercial (NC) to Village Residential (VR-8) located at 841, 861 and 871 E. Valiant Avenue. Assessor’s Parcel Numbers 038-201-01 thru 03. Watson Family Trust – Property Owner. Nye County Planning Department - Applicant **(The Pahrump Regional Planning Commission makes a**

**recommendation on this item. Final Action by the Board of County Commissioners is scheduled for September 19, 2023, or as otherwise announced.) (SO)**

- b. **For Possible Action – ZCMP-23-17:** Public Hearing, discussion, and deliberation on an application for a (Minor) Master Plan Amendment of approximately 0.46 acres net (20,081 square feet net) from Low Density Residential (LDR) to High Density Residential (HDR) located at 841, 861 and 871 E. Valiant Avenue. Assessor’s Parcel Numbers 038-201-01 thru 03. Watson Family Trust – Property Owner. Nye County Planning Department – Applicant **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for September 19, 2023, or as otherwise announced.) (SO)**
- c. **For Possible Action – Resolution No. 2023-21:** Discussion and deliberation to adopt, amend and adopt, or reject Pahrump Regional Planning Commission Resolution No. 2023-21: A resolution amending the Master Plan Land Use Designation of 841, 861, and 871 E. Valiant Avenue, from Low Density Residential (LDR) to High Density Residential (HDR) **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**

Mr. Osborne stated the property owner wants to build a SFR on each parcel, they need to rezone to the VR-8 and the Master Plan Amendment needs done because VR-8 doesn’t conform to the LDR designation. All the other lots are VR-8 except these three lots. Staff is recommending approval of the applications.

Commissioner Turner asked if these are approved will the building requirements be the same as the current homes there?

Mr. Osborne stated whatever code is in effect when they apply for building permits they will have to follow. We are currently under the 2018 IBC.

Commissioner Koenig stated on the resolution, page 2, he believes it is missing a word.

Mr. Osborne stated it is missing the word affect.

Public comment opened at 6:37 pm.

Tim Bohannon stated he is not in favor of a chicken debate tonight.

Public comment closed at 6:37 pm.

**Motion:** recommend approval to BOCC of ZCMP-23-16 and ZCMP-23-17 based on findings and subject to the conditions in the report, and noting the resolution is modified to add “affect” on page to line #2, **Action:** Approve, **Moved by** John Koenig.

Michelle Nelson stated if we could amend the motion to just include 10 a & b, then we will make a section motion for 10 c.

Koenig withdraws motion.

**Motion:** recommend approval to BOCC of ZCMP-23-16 and ZCMP-23-17 based on findings and subject to the conditions in the report, **Action:** Recommend, **Moved by** John Koenig, **Seconded by** Walt Turner.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

**Yes:** Debra Hayden, Gina Meredith, John Koenig, Leah-Ann DeAnda, Pamela Tyler, Walt Turner.

Mr. Waggoner stated for clarification that as part of the Master Plan update was that we fix areas of town where the MP designation doesn't match zoning, that is why the Planning Department is applicant.

**Motion:** approve a modified resolution # 2023-21 modification to add in "affect" to page 2 line 2.,  
**Action:** Amend, **Moved by** John Koenig,

Ms. Nelson asked for it to be amended to instead of approve to say amend and adopt.

Commissioner Koenig amended his motion to state: amend and adopt Resolution 2023-21, adding the word "affect" to page two line two.

**Seconded by** Walt Turner.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

**Yes:** Debra Hayden, Gina Meredith, John Koenig, Leah-Ann DeAnda, Pamela Tyler, Walt Turner.

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

Celeste Sandoval stated they would like to see if everyone is available for a special meeting on 8/30/23 to bring back item #8 and next regular meeting is 9/13/23.

Commissioner Meredith stated she spoke with Mrs. Medici earlier about looking into adding nature crossings.

Mr. Waggoner asked what a nature crossing is.

Commissioner Meredith stated like turtle crossings.

Mrs. Medici stated like Elk Crossing areas where it is over or under the highway.

Mr. Waggoner stated that would be an item to discuss with NDOT.

**Public Comment:**

- 12. 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 6:45 pm.

Tim Bohannon stated he would like to compliment Mr. Waggoner for raising the fact that they will be looking at the VR-8 areas and provide the oversight as we shape how the decision on zoning went and making sure there is consistency.

Public comment closed at 6:47 pm.

**13. Adjournment.**

Meeting adjourned at 6:47 pm.

  
Elizabeth Lee, Chairman  
Pahrump Regional Planning Commission

  
Gina Meredith, Secretary/Clerk  
Pahrump Regional Planning Commission