

**PAHRUMP REGIONAL PLANNING COMMISSION
MINUTES OF THE AUGUST 30, 2023 SPECIAL MEETING**

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

Members Absent:

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 called to order at 6:08 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 6:08 pm with no comments.

- 3. 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 will be removing item #6. They will reschedule for next month. There was an issue with the wording on the agenda item.

Public comment opened and closed with no comments at 6:09 pm.

Motion: approve amended agenda, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Leah-Ann DeAnda. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

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

4. Correspondence and Announcements

None

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

a. BOCC Liaison Report

Commissioner Carbone stated there will be a 9/11 memorial on 9/11 at the Calvada Eye at 8:30 am.

b. Director's Report

None

6. **For Possible Action – SN-23-4:** Discussion and deliberation on an application for a public street name change, pursuant to Nye County Code Title 15.24: Street Naming and Property Numbering within the Pahrump Regional Planning District; subsection 15.24.120(B), to rename Front Sight Road to Prairie Fire Road. Savannah Ames-Rucker, Agent for Nevada PF, LLC dba PrairieFire, Nevada. **(The Pahrump Regional Planning Commission makes a recommendation for a Public Hearing on this item. Final Action by the Pahrump Regional Planning Commission is scheduled for September 13, 2023, or otherwise as announced.) (QM)**

Item pulled.

7. **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. Assessor's Parcel Number 038-282-12. 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)**

Steve Osborne reviewed his staff report stating in December 2022 the RPC granted a 6-month extension on the previous CUP. The deadline for May 15, 2023 was to get the site development and building permits completed. The applicant had submitted an extension for that, however NCC requires a submittal 30 days prior to the expiration so that has expired, and they had to apply for a new CUP. There is a new time limit, which is 6 months to obtain a Site Development and it is very near completion, they are on the 4th review comments with a deadline of 3/1/2024 to obtain SD plan and building permits. Staff recommends approval of the application subject to the conditions listed in the staff report.

Commissioner Tuner asked if 4 review average.

Mr. Osborne stated it is normally three, but some are a little more complicated.

Commissioner Turner so that would cause someone to go over the timeline.

Mr. Osborne stated yes.

Commissioner DeAnda asked if there is a limit for the extensions?

Mr. Osborne stated no, but this is for a new CUP.

Tony Celeste representing the applicant, stated they have had some setbacks they are in the final stages and are just subject to one more review of public works. They do all agree to the conditions of approval.

Public comment opened at 6:17 pm

Debra Strickland stated she hopes they extend this, it is a large endeavor for the company.

Public comment closed at 6:17 pm.

Motion: approve CU-23-14 based on findings and subject to the conditions of approval, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Beth Lee.

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

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

8. **For Possible Action – ZCMP-23-21:** Public Hearing, discussion, and deliberation on an application for a conforming Zone Change from CF (Community Facilities) to CC (Calvada Commercial) on two parcels located at 1595 E. Calvada Blvd. and 1683 E. Calvada Blvd. Assessor’s Parcel Numbers 042-051-38 and 042-051-37. County of Nye – Property Owner/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.) (QM)**

Qiana Medici reviewed her staff report stating per the justification letter submitted by Nye County administration this request is to finalize a real estate exchange with Ron and Charlotte Floyd Trust. Nye County approved a letter of intent with the trust for both parcels for the purpose of future expansion needs for the county on APN 035-191-55.

Commissioner Lee asked staff if the purpose of this ZC is so the property can then be exchanged with the Floyds.

Mrs. Medici stated yes, Community Facilities is essentially for County or Town owned properties. The conforming ZC does allow for other uses.

Commissioner Koenig stated the first back up said to expand the Nye County Animal Shelter, then it was changed to future expansion needs for the county.

Mrs. Medici stated that is a better suited question to the applicant.

Commissioner Lee asked who to ask if they have read and understood the conditions of approval.

Debra Strickland stated what they are hoping for is to obtain the 10 acres that adjoin the property and others, EMS and the Animal Shelter. They don’t know what they will do with the property they will acquire in the exchange. The immediate need is an impound yard, we currently have code compliance on the eye property for the vehicles that aren’t fenced and will be sold and auctioned off.

Commissioner Lee asked the applicant if they have read, understood and agree to the conditions of approval. Is that to be answered by the County or the Floyds.

Mrs. Strickland stated she talked with Nick Moore stated that she would be attending the meeting to represent both parties and he stated they have no concerns on the conditions as outlined.

Commissioner Hayden asked Mrs. Strickland what the process is, what the value of the land is, what is the timeframe they are looking for. Staff did state it was submitted to the legal department.

Mrs. Strickland stated they started with a letter of intent and approved by the BOCC to present to the family. Once it was considered they had the county properties appraised and gave them the opportunity to exchange 6 different properties. They determined what properties they were interested in. The appraisals expired, and the Calvada properties were reappraised, and the Floyd Family paid for their own appraisal, and it was determined it was an equal value. The family would like the zone changed before purchase, and they are obtaining a soil analysis.

Commissioner Turner asked if there is a precedence for zone change without building plans? For county use or all use.

Mrs. Medici stated that is for all use. They want to make sure everything conforms with the Masterplan.

Commissioner Turner asked if we have approved any zone changes without any building plans.

Mrs. Medici stated for clarification without any building being proposed, there have been some in the past.

Commissioner Turner just wanted to make sure they didn't need to put in a stipulation for those people that want to change to commercial to increase the resale value.

Mrs. Medici stated that is where they can put in a condition where the zoning reverts back to the previous zoning within a specific time frame.

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

Motion: recommend approval to the BOCC of ZCMP-23-21 based on findings and subject to the conditions in the staff report, **Action: Recommend, Moved by Walt Turner, Seconded by John Koenig.**

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

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

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

Next regular meeting is September 13, 2023 at 6 pm.

Commissioner Turner stated a conforming zone change on a property that has building, it lost its grandfathering and they want to do a conforming zone change. It requires an engineered conceptual plan when nothing is changing. Is there a waiver for situations like that? It is a hefty price tag when nothing is changing.

Michelle Nelson stated this is an agenda item for future meetings or workshops.

Commissioner Tyler stated she thinks he should start with staff first before doing a workshop.

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.)

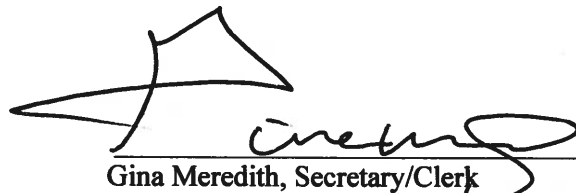
Public comment opened and closed at 6:34 pm with no comments.

11. **Adjournment.**

Meeting adjourned at 6:34 pm.



Elizabeth Lee, Chairman
Pahrump Regional Planning Commission



Gina Meredith, Secretary/Clerk
Pahrump Regional Planning Commission