

Elizabeth Lee, Chair
Pamela Tyler, Vice-Chair
Gina Meredith, Secretary/Clerk
Robert Blackstock, Member
Walt Turner, Member
Debra Hayden, Member
Jacob Skinner, Member
Frank Carbone, Nye County Commission Liaison



Brett Waggoner
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**PAHRUMP REGIONAL PLANNING COMMISSION
MEETING AGENDA
August 31, 2022 – 6:00 P.M.**

**COMMISSIONERS CHAMBERS
2100 E. WALT WILLIAMS DRIVE, PAHRUMP, NEVADA 89048**

Nye County's vulnerable population, those sheltering in place may, subject to technical difficulties, participate by calling 1-480-660-5340 and entering access code 147326. Please provide your first and last name when prompted. Commenters must press 5 * on telephone keypads to notify staff they wish to speak.

Your phone will be unmuted, your hand lowered and will be asked to speak and spell your name for the record.

The Chair of the Regional Planning Commission will open public comment periods by announcement.

Technical difficulties may occur before or during the meeting preventing your ability to call in.

Agenda: All items are approximate except if the item is agendized at a specific time. Items on the agenda without a time designation may be taken out of order. The Commission may combine two or more agenda items for consideration. The Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. Any person with an action item on the Agenda must be represented at this meeting to answer any questions that might arise, otherwise that item may be tabled.

Public Comment during the Planning Commission Meeting will be for all matters off the agenda and be limited to up to three minutes per person. Additionally, public comment of up to three minutes per person will be taken during individual action items but before the Commission takes action on the item. The Commission reserves the right to reduce the time allowed for public comment. The Commission may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the Commission, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting.

Support documentation for the items on the agenda, provided to the Regional Planning Commission, are available to members of the public at the Nye County Planning Department (250 N. Highway 160, Ste. 1 Pahrump, Nevada) and on the County's website, or by calling Celeste Sandoval at (775) 751-4249. WEBSITE: www.nyecounty.net

Special Note: Any member of the public who is disabled and requires accommodation or assistance at this meeting is requested to notify the Nye County Planning Department in writing or call 775-751-4249 prior to the meeting.

PER NRS 241.020 THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS: Nye County Administration, Pahrump, NV, 2100 E. Walt Williams Drive; Nye County Development Services, 250 N. Hwy 160, Pahrump, NV; Bob Rudd Community Center, 150 N. Hwy 160, Pahrump, NV; Pahrump Valley Times Office, 1570 E. Hwy 372, Pahrump, NV, Ian Deutch Government Complex 1520 E. Basin Ave. Pahrump, NV and the Nye County website: <http://www.nyecounty.net>, State website <https://notice.nv.gov>.

1. **Pledge of Allegiance/Call to Order**
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.)
3. **For possible action - Approval of Minutes:**
 - a. [PRPC Meeting – July 13, 2022](#)
4. **For possible action - Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.
5. **Correspondence and Announcements**
6. **Commission/Committee/Director Reports:**
 - a. BOCC Liaison Report
 - b. Director’s Report

Regular Agenda Items: Action may be taken by the Regional Planning Commission on the following items:

7. **For Possible Action – CU-22-28:** Public Hearing, discussion, and deliberation on a request to allow a Tattoo artist to conduct business within “Essential Evolution Massage & Bodywork” located at 1231 E. Basin Avenue. Assessor’s Parcel Number 038-221-04. Victory Plaza LLC – Property Owners. Orlando Lara - Applicant (**This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.**) (QM)
8. **For Possible Action – CU-22-29:** Public Hearing, discussion, and deliberation on a Conditional Use Permit application to restore the Grandfathered Use of an auto sales lot located at 4800 S. Pahrump Valley Blvd. Assessor’s Parcel Number 044-231-10. Carl J & Mona Lisa Dickerson – Property Owners. Victoria Burger / Pahrump Auto Sales - Applicant (**This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.**) (QM)
9.
 - a. **For Possible Action – ZCMP-22-15:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change one (1) parcel totaling approximately 100 acres from Rural Homestead (RH-4.5) to Rural Homestead (RH-9.5), located at 3751 W. Betty Avenue, to allow for a 20-megawatt solar photovoltaic energy generating facility. Assessor’s Parcel Number 027-541-25. Kennington-Pahrump NV, LLC – Property Owner. Consolidated Edison Development, Inc – Applicant (**The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for September 20, 2022, or as otherwise announced.**) (SO)
 - b. **For Possible Action – WV-22-16:** Public Hearing, discussion, and deliberation on a Waiver application to waive the requirements of Nye County Code Sections 17.04.720 – 730 Parking & Loading Facilities, 17.04.740 Landscaping, 17.04.440.D Fence Height and Fence Setback, and 17.04.210 Structure Height, relating to a proposed 20-megawatt solar photovoltaic energy generating facility at 3751 W. Betty Avenue. Assessor’s Parcel Number 027-541-25. Kennington-Pahrump NV, LLC – Property Owner. Consolidated Edison Development, Inc – Applicant (**This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.**) (SO)

10.
 - a. **For Possible Action – ZCMP-22-11:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change one (1) parcel totaling approximately 1.9 acres from Neighborhood Commercial (NC) to Commercial Manufacturing (CM) on property located at 771 W. Mesquite Avenue. Assessor’s Parcel Number 035-091-09. Michael Selbach and Jason Gettle – Property Owners/Applicants **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for September 20, 2022, or as otherwise announced.) (SO)**
 - b. **For Possible Action – CU-22-27:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Caretaker’s Residence on property located at 771 W. Mesquite Avenue. Assessor’s Parcel Number 035-091-09. Michael Selbach and Jason Gettle – Property Owners/Applicants **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**
11.
 - a. **For Possible Action – ZCMP-22-10:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change one (1) parcel totaling approximately .46 acres from Neighborhood Commercial (NC) to General Commercial (GC) on property located at 2020 S. Cortina Street. Assessor’s Parcel Number 042-712-04. Dirt to Surf, LLC – Property Owner. George Romero – Applicant **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for September 20, 2022, or as otherwise announced.) (SO)**
 - b. **For Possible Action – WV-22-13:** Public Hearing, discussion, and deliberation on a Waiver application to waive the requirements of Nye County Code Sections 17.04.770.I(6), (7) (a-d), and (8) (c-d) to allow an Off-Premises Sign, located at 2020 S. Cortina Street. Assessor’s Parcel Number 042-712-04. Dirt to Surf, LLC – Property Owner. George Romero – Applicant **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**
 - c. **For Possible Action – CU-22-23:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow an Off-Premises Sign on property located at 2020 S. Cortina Street. Assessor’s Parcel Number 042-712-04. Dirt to Surf, LLC – Property Owner. George Romero – Applicant **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**
12. **Continued from the July 13, 2022 - For Possible Action – Text Amendment TA-4:** Discussion, deliberation, and possible direction to staff regarding amending NCC 17.04.240 to possibly allow for the keeping of chickens under specific conditions on Village Residential (VR-20) zoned parcels of land 20,000 square feet or larger. **(QM)**
13. **For Possible Action – Text Amendment TA-9:** Discussion, deliberation, and possible direction to staff regarding a draft Bill 2022-06 proposing to amend NCC 17.04.925.C.6, 17.04.925.J.4, 17.04.925.K.4 and 17.04.925.L.C by removing “personally delivering a copy of the written notice to the permittee” from the code and adding “the written notification may be sent to the permittee by personal service, registered or certified first class mail to the permittee’s address as specified on the temporary use permit application or by electronic delivery within the on-line application portal or via email.” **(QM)**
14. **For Possible Action:** Discussion, deliberation, and possible direction to staff regarding the Pahrump Regional Planning District Master Plan Update; project status, proposed workshops, and schedule for completion. **(SO, QM)**
15. **Future Meetings/Workshops: Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time.**

Public Comment:

16. **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.)
17. **Adjournment.**

Appeal Process: Anyone aggrieved by a final action of this Planning Commission may appeal such decision to the Nye County Board of County Commissioners within 30 calendar days of said action. An appeal may be filed with the Planning Department located at 250 N. Hwy 160, Pahrump, NV. An appeal fee of \$200.00 for Non-Public Hearing Items or \$375.00 for Public Hearing Items applies.
