

**PAHRUMP REGIONAL PLANNING COMMISSION and MASTERPLAN WORKSHOP  
MINUTES OF THE FEBRUARY 15, 2023 MEETING**

Members in Attendance: Walt Turner, Robert Blackstock  
Beth Lee, Gina Meredith  
Jacob Skinner

Members Absent: Debra Hayden, Pamela Tyler

Planning Staff: Brett Waggoner, Qiana Medici  
Steve Osborne, Celeste Sandoval

District Attorney's Staff: None

Public Works Staff: None

**1. Pledge of Allegiance/Call to Order**

Meeting was called to order at 6:01 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 6:03 pm with no comments.

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

**a. PRPC Meeting – January 11, 2023**

Commissioner Lee stated she turned in some minor typographical corrections to staff.

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

**Motion:** approve the minutes with changes as submitted, **Action:** Approve, **Moved by** Walt Turner, **Seconded by** Gina Meredith.

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

**Yes:** Beth Lee, Gina Meredith, Robert Blackstock, Walt Turner.

**Absent:** Jacob Skinner, Debra Hayden, 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.

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

**Motion:** approve agenda as posted **Action:** Approve, **Moved by** Gina Meredith, **Seconded by** Walt Turner.

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

**Yes:** Beth Lee, Gina Meredith, Robert Blackstock, Walt Turner.

**Absent:** Jacob Skinner, Debra Hayden, Pamela Tyler.

**5. Correspondence and Announcements**

None

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

**a. BOCC Liaison Report**

Commissioner Carbone stated they are working on Basin and they are hoping to fix the flooding at Basin and Blagg area. There are a lot of jobs available out there and he encourages people to apply and see if they can fit in there. The Shelter is now under the authority of Administration of the County and not the Sheriff anymore.

**b. Director's Report**

Brett Waggoner stated January Planning applications received 162 which was an increase of 22 over last month. Total applications processed was 95 and was 23 more than last month. Since July there have been 1159 planning applications received and 211 new code compliance complaints. Compared to 1141 applications and 181 CC complaints for the same period last year. Building Permits had 13 SFR permits which was 12 less than last month, there was 1 MF permit which was 1 less than last month and total permits all categories was 139 which was 9 less than last month and total inspections all categories was 348 which was 14 less than last month.

Commissioner Carbone asked how many were commercial.

Mr. Waggoner stated he doesn't have commercial in this report but there were 5 last month. Since July 1<sup>st</sup> there have been 148 SFR compared to 241 this time last year. Code Compliance for January we had 39 new complaints which was 21 more than last month. There were 15 closed which was 7 less than last month.

Previous items heard by the RPC was TA-10, Bill 2022-12 amending NCC 17.04 relating to mobile food vending. The Board had asked for us to reach out to the stakeholders and licensed food trucks in town and they asked for it to come back to the March 21<sup>st</sup> BOCC.

Commissioner Carbone asked if they had a lot of participation in that.

Mr. Waggoner stated no, but they solicited it.

Commissioner Skinner is present at 6:07 pm.

- 7. For Possible Action – ZCMP-22-24: Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change five (5) parcels from Village Residential (VR-20), Neighborhood Commercial (NC), and Business Opportunity (BO) to General Commercial (GC) on property located at 2341 S. Mallard Avenue, 2321 S. Mallard Avenue, 2280 S. Nevada Highway 160, 2310 S. Nevada Highway 160, and 2360 S. Homestead Road. Assessor's Parcel Numbers 042-312-03, 042-312-04, 042-312-05, 042-312-13, and 042-312-11. GNSL Pahrump, LLC/Ryan Nestman – Property Owner. Impulse Civil Engineering & Planning / Peter J. Laas, P.E. – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for March 21, 2023, or as otherwise announced.) (SO)****

Steve Osborne reviewed his staff report stating this is a request to change all 5 parcels to the GC zoning district for a proposed commercial development that would include a gas station, convenience store, several fast food restaurants and a multi-tenant building. This is a conforming zone change and staff is recommending approval of the application.

Commissioner Lee asked if this is 5 separate parcels will there be a requirement for a merger-resub or a commercial subdivision map.

Mr. Osborne stated they will do one of the options when they get to site development and it will be a requirement of the site development plan.

Commissioner Lee asked if the ROW dedication will be taken care of during site development or is that something they need to do as a condition.

Mr. Osborne stated that will also be handled through site development.

Public comment opened at 6:13 pm.

Darrell Young stated he lives on S Mallard across the street and his concern is will they have access on Mallard for this commercial development. They have been having issues with The Source and the half way house they put in since then they have had a whole bunch of foot traffic and people breaking in to their house. People from the halfway house coming to their doors asking for money. They were told by the people who own the dispensary that there would be an 8 ft wall around the dispensary and that they couldn't access the dispensary from Mallard and they are driving through the empty lots on Mallard to access the dispensary. His main concern is if they are going to block access from Mallard and Ambush or will all the access come from Hwy 160 and Homestead.

Mr. Waggoner stated they will address that when public comment is done.

Kim Wertz stated she just moved in 2 months ago and the last thing she wanted to do was move across from a convenience store or multi family residences. She is all for development but not happy that she is across the street from this.

Public comment closed at 6:16 pm.

Mr. Waggoner stated the preliminary design that they have submitted does not have any access going out onto Mallard. In our predevelopment meetings we have expressed that wouldn't be a viable option for them so their entrance and exit are being proposed out to the highway and homestead. As far as The Source parking that is not the way it was approved through the site development process and they are addressing that.

**Motion:** recommend approval of ZCMP-22-24 to the BOCC based on the findings and subject to the conditions of approval in the staff report, **Action:** Recommend, **Moved by** Walt Turner, **Seconded by** Robert Blackstock.

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

**Yes:** Beth Lee, Gina Meredith, Robert Blackstock, Walt Turner, Jacob Skinner.

**Absent:** Debra Hayden, Pamela Tyler

- 8.
- a. **For Possible Action – ZCMP-22-26:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change one (1) parcel totaling approximately 6.91 acres from Light Industrial (LI) to Heavy Industrial (HI) on property located at 250 N. Kittyhawk Drive. Assessor's Parcel Number 035-221-13. Michael & Deanna Floyd – Property Owner(s). Brian R. Hardy, Esq., agent for D & T Partners/Area 51/Blackjack Fireworks – Applicant (**The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for March 21, 2023, or as otherwise announced.**) (SO)
  - b. **For Possible Action – CU-22-42:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Fireworks Warehouse on property located at 250 N. Kittyhawk Drive. Assessor's Parcel Number 035-221-13. Michael & Deanna Floyd – Property Owner(s). Brian R. Hardy, Esq., agent for D & T Partners/Area 51/Blackjack Fireworks – 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)

Mr. Osborne reviewed his staff report stating the purpose of the two applications is for a new permanent fireworks storage warehouse. They would have to go through site development review process if approved. Staff is recommending approval of both applications.

Commissioner Lee stated condition of approval #5 under the expiration it says the CUP will automatically expire unless the applicant obtains approval of the SD, obtains building permits and starts construction by 8/31/2023. Do they have to do all three of those by 8/31.

Mr. Osborne stated yes.

Commissioner Lee asked if obtaining grading permits is considered start of construction.  
Mr. Osborne stated yes.

Commissioner Lee stated they approved these applications for S Hwy 160 off of CAAS and asked if those have expired.

Mr. Osborne stated yes.

Commissioner Carbone asked if the CUP was going to be a condition based on BOCC approval of the Zone Change, if the ZC is denied the CUP dies.

Mr. Waggoner stated yes.

Lance Earl representing the agent for the applicant. They have reviewed the staff report and accept the conditions of approval as stated in the staff report.

Commissioner Lee asked if the August 31<sup>st</sup> deadline in condition #5 is feasible.

Mr. Earl stated yes, it is.

Commissioner Lee asked for clarification if he has read, understands and agrees to the conditions of approval.

Mr. Earl stated yes.

Richard Sheehan stated for D & T Imports and they have officially purchased the property.

Commissioner Skinner asked staff if the streets are built for the transport trucks and how long they will last with the amount of traffic. Is there any information or stipulation that can address that concern.

Mr. Osborne stated they will be required to do SD Plan and part of that process is a traffic study which will be reviewed by a traffic engineer. They most likely will be required to construct new roads.

Commissioner Meredith asked the applicant if this will actually get built.

Mr. Sheehan stated it will be built. They are 100% a go he is the project manager to see this through and he can guarantee that it will happen.

Scott Burdette with Strategic Development partners stated they have been brought in to manage the process from design build all the way through and have been engaged with design for this so they can move forward efficiently.

Public comment opened at 6:31 pm.

John Koenig stated condition #6 cannot be met because it depends on approval of agenda item #9.

Mr. Waggoner stated without the ability to remove 75% of the containers based on whether or not an approval is given on #9, then they wouldn't be able to meet the conditions of the CUP. You approving this now wouldn't have an effect because if they can't meet the conditions then it gets revoked. The purpose of the next item is based on whether or not this is getting approved.

Mike Floyd stated he was the property owner so he obviously is in support of the area and will improve the area, in the industrial part that they have been waiting years to be built. It will build roads and get some walls in the air. After 4 or 5 years with this being built realtors will have an industrial park that they can sell, this is something we have needed for years in this town.

Public comment closed at 6:33 pm.

**Motion:** recommend approval to the BOCC of ZCMP-22-26 based upon staff's recommendation and subject to conditions of approval as stated in the staff report, **Action:** recommend, **Moved by** Walt Turner, **Seconded by** Robert Blackstock.

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

**Yes:** Beth Lee, Gina Meredith, Robert Blackstock, Walt Turner, Jacob Skinner.

**Absent:** Debra Hayden, Pamela Tyler

**Motion:** approve CU-22-42 based on staff's findings and subject to the conditions of approval as stated in the staff report, **Action:** Approve, **Moved by** Gina Meredith, **Seconded by** Walt Turner.

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

**Yes:** Beth Lee, Gina Meredith, Robert Blackstock, Walt Turner, Jacob Skinner.

**Absent:** Debra Hayden, Pamela Tyler

9. **For Possible Action – CU-22-43:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow the temporary storage of fireworks product inventory in containers, on property located at 4551 S. Nye Clark Street and 5621 S. Nevada Highway 160. Assessor's Parcel Numbers 047-021-04 and 047-021-05. D & T Partners, LLC – Property Owner. Brian R. Hardy, Esq., agent for D & T Partners/Area 51/Blackjack Fireworks – 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)

Mr. Osborne reviewed his staff report stating the application is for the temporary storage of fireworks and containers until the new warehouse is constructed. The property would be surrounded by a chain link fence, property is zoned NC and staff is recommending approval subject to the conditions of approval.

Mr. Waggoner stated the reason the location is chosen is because it already has an asphalt parking area and driveway for emergency access.

Mr. Earl representing the applicant's agent stated he has no comments.

Commissioner Lee asked the applicant if they have read understand and agree to the conditions of approval.

Mr. Earl stated yes, they have and agree to the conditions.

Public comment opened and closed at 6:39 pm with no comments.

**Motion:** approve CU-22-43 based on findings and subject to the conditions of approval, **Action:** Approve, **Moved by** Jacob Skinner, **Seconded by** Walt Turner.

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

**Yes:** Beth Lee, Gina Meredith, Robert Blackstock, Walt Turner, Jacob Skinner.

**Absent:** Debra Hayden, Pamela Tyler

#### **PAHRUMP REGIONAL PLANNING COMMISSION – MASTER PLAN WORKSHOP**

10. **For Possible Action** – Public Hearing, Discussion, deliberation regarding Master Plan Chapter 7.

Qiana Medici stated we have a minor modification to the schedule for the Masterplan, rather than having a special meeting in March the entire document will be brought back at the April RPC meeting for review and approval. Once we have completed the review of Chapter 6 at the March meeting she will send to the community stake holders for review to see if they have any changes. The Stakeholders are the Town of Pahrump, Nye County School District, Developers and the RTC.

Mrs. Medici stated there are updates that have been made to the history of the local parks, library, OHV park and arena. They have made a few modifications to goals, policies and objectives. There was a new Nye County Economic strategy document that is for 2023 – 2028 we updated some language from that. Information on the parks, arena, Calvada Eye, the history of the library, the Pahrump Valley Museum have been updated. Updated Private recreation opportunities like the three local wineries, RV parks with amphitheater, several casinos, two bowling allies, Spring Mountain Motor Resort and Country Club and adding in a few indoor and indoor firearms training facilities as well. They added objectives and goals in the document.

Commissioner Turner asked why the performance stage was removed from the document.

Mrs. Medici stated it isn't currently built. She will be speaking with Jimmy Martinez to see if they are going to do it. But there is an amphitheater at Lakeside.

Mr. Waggoner stated that is one amenity that is being discussed at the Fairground. Nye County is aggressively going after grants now that they have staff to do that.

Commissioner Skinner asked if it is possible to add language in for splashpads, he has heard good feedback on them from a group in the community that would support them.

Commissioner Blackstock asked if it is appropriate to put a lot of detail in the raceway, but it isn't done on anything else. The raceway is a private entity.

Commissioner Turner stated somethings he would agree with him on but it is a big draw as well as Front Sight. Spring Mountain has done a lot for the HS in the past and is a one of a kind draw that people will come to Pahrump for.

Item 10 was reopened at 6:58 pm.

Public comment opened and closed at 6:58 pm with no comments.

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

Next meeting will be March 15, 2023 at 6 pm.

Commissioner Lee reminded the board of the Open Meeting Law and Ethics training and the RPC training at the Planning Office.

**Public Comment:**

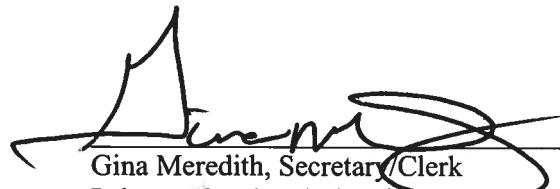
**12. Public Comment (second)** – No action will be taken on matters raised under public comment until the matter itself has been included on an agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda.)

Public comment opened at 7:00 pm and closed with no comments.

**13. Adjournment.**

Meeting adjourned at 7:00 pm.

  
Elizabeth Lee, Chairman  
Pahrump Regional Planning Commission

  
Gina Meredith, Secretary/Clerk  
Pahrump Regional Planning Commission