

**SPECIAL MEETING OF THE PAHRUMP REGIONAL PLANNING COMMISSION
MINUTES OF THE APRIL 13, 2022**

Members in Attendance: Beth Lee
Leah-Ann DeAnda
Carol Curtis
Robert Blackstock
Pamela Tyler
Walt Turner
Gina Meredith

Members Absent:

Planning Staff: Steve Osborne
Celeste Sandoval
Qiana Medici

District Attorney's Staff: Michelle Nelson

Public Works Staff: Tyler Mulvey

Other Attendees:

Acronyms Used:

AP	=	Assessor Parcel Number
BDA	=	Business Development Area
BOCC	=	Board of County Commissioners
CIP	=	Capital Improvement Plan
CUP	=	Conditional Use Permit
FEMA	=	Federal Emergency Management Agency
GC	=	General Commercial
MH	=	Manufactured Home
NCC	=	Nye County Code
NRS	=	Nevada Revised Statues
PRPD	=	Pahrump Regional Planning District
PW	=	Public Works
ROW	=	Right-of-Way
RPC	=	Regional Planning Commission
SFR	=	Single-Family Residential
ZC	=	Zone Change

1. Pledge of Allegiance/Call to Order

Meeting called to order at 6:07 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 at 6:08 pm.

Laurie Wilson stated there is a property at 1130 China and the neighbors are discouraged with the RE-1 zoning that says they can have 1000 livestock and they are disgusted and were hoping they could get the feed lot closed down

and he wasn't. He stated he wasn't doing that there under oath and he is. She wants to know what they can do and was told to come here and get something on the agenda.

Public comment closed at 6:10 pm.

Commissioner Lee stated they can direct staff at the end of the meeting to look at the RE-1 zoning district to put certain parameters on the number of livestock they can have on lots or per acreage.

3. For possible action - Approval of Minutes:

- a. PRPC Meeting – March 9, 2022
- b. PRPC Special Meeting – March 23, 2022

Commissioner Lee stated she submitted minor typographical corrections to staff.

Public comment opened and closed at 6:11 with no comments.

Motion: Approve with corrections submitted to staff, **Action:** Approve, **Moved by** Gina Meredith, **Seconded by** Walt Turner.

Vote: Motion passed (**summary:** Yes = 6, No = 0, Abstain = 1).

Yes: Beth Lee, Carol Curtis, Gina Meredith, Leah-Ann DeAnda, Robert Blackstock, 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.
None.

Public comment opened and closed at 6:12 pm with no comments.

Motion: Approve agenda as submitted, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Leah-Ann DeAnda.

Motion passed unanimously.

5. Correspondence and Announcements

None.

6. Commission/Committee/Director Reports:

- a. BOCC Liaison Report
None

- b. Director's Report

Steve Osborne stated the Planning Department does have a draft bill they are working on for the RE-1 zoning district and limit the number of animals in the RE-1, RE-2 and RH zones and will be coming forward at a future planning meeting.

Planning applications total received was 228 which was the same as last month, total applications processed was 194 which was 18 more than last month. Building department - SFR was 65 which was 4 less than last month. MF had 7 which was 4 more than last month and total permits issued all categories was 262 which was 40 more and total inspections all categories was 534 which was 134 more than last month.

Code Compliance for March had 29 new complaints which was 7 more than last month and closed was 0 which was 10 less than last month.

Update on items previously heard by the RPC – ZCMP-21-34 and ZCMP-21-35 were recommended for approval by the RPC 6 – 0 and heard by the BOCC on March 15, 2022 approved the changes. ZCMP-22-1 was recommended for approval by the RPC at the March 9, 2022 meeting and will be heard by the BOCC at the 4/19/2022 meeting.

7. **Continued from April 14, 2021: For Possible Action – WV-21-141:** Public Hearing, discussion, and deliberation on an application for a Waiver from Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, Article III. Zoning Districts; Establishment and General Provisions: 17.04.200 Residential Districts; 17.04.240 VR-20; Village Residential – D. Permissive Uses & E. Uses Subject to a Conditional Use Permit. Currently NCC 17.04.240(D)(E) does not allow for Subsistence farming for the growing of field crops or raising of livestock for food for household use as a permissive use. 17.04.910 Zoning Review Required for the existing chicken coop that was built without prior approval by the previous owner located at 3341 Zolin Ave. Assessor’s Parcel Number 045-084-10. Grimaldo, Juan L – Property Owner/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.)**

Qiana Medici reviewed her staff report. The Planning Commission doesn’t have the jurisdiction to grant a waiver to allow a use of land that isn’t allowed within that zoning district. Staff has found sufficient justification to recommend denial to the board, livestock is not permissive in the VR-20 zoning district. Staff is currently working on a backyard chicken bill that will be presented at the May 11, 2022 RPC meeting for discussion. The Zolin area rezoning is likely to resolve the matter based on the property being one acre in size which will likely cause the property to be rezoned to RE-1.

Commissioner Lee asked what would happen if they deny the application, do they have options to continue and do they have any idea when the rezoning will happen.

Mr. Osborne stated there is no other choice but to deny the waiver. On the code compliance case they will put it on hold until either the backyard chicken bill or the zone change.

Commissioner Turner asked if that has been explained to the applicant.

Mrs. Medici stated no.

Commissioner Turner asked the applicant if he understands what they are suggesting.

Juan Grimaldo applicant stated no.

Commissioner Turner stated currently they don’t have the power to approve the waiver, upon denying it the code violation will be on hold until an action is taken to rezoning your parcel. It would resolve the code case.

Mr. Grimaldo asked what do they do in the meantime with he chickens?

Mr. Osborne stated no action needs to be taken by the applicant at this time, the code case will be placed on hold.

Public comment opened at 6:23 pm.

Rodger Peterson stated he lives next door and has been there since 2002. They have roosters and a peacock there that go all night long. The lots are narrow and the homes are only 40 feet apart. The dogs bark 24 hours a day too. He is asking for the board to not make this change. The previous noticing stated the coop was there prior and it was not. The previous owner did not build that as a chicken coop and didn’t have chickens. It was built for her cats, that was built in 2020.

Public comment closed at 6:27 pm.

Commissioner Curtis asked if staff is limiting the animals in RE-1 will that apply to chickens as well?

Mr. Osborne stated there will be two bills, one for large livestock and separate backyard chickens that would limit the number they can have.

Mrs. Medici stated she believes the limit will be 10 and no roosters.

Motion: deny WV-21-141 based on staff recommendations, **Action:** Deny, **Moved by** Pamela Tyler, **Seconded by** Gina Meredith.

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

Yes: Beth Lee, Carol Curtis, Gina Meredith, Leah-Ann DeAnda, Pamela Tyler, Robert Blackstock, Walt Turner.

8. **For Possible Action – ETSU-22-3:** Public Hearing, discussion, and deliberation on an application for a six (6) month Extension of Time of CU-2018-000054 and WV-2018-000076 to obtain approval for the hotel/casino and obtain permits on property located at 4867 S. Nevada Highway 160. Assessor's Parcel Number 027-741-22. Majestic Pahrump Holdings, LLC – Property Owner. Richard Lane, Vice President of Construction / Silverton Casino, LLC – 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)**

Mrs. Medici reviewed her staff report stating this is a request to extend an additional 6 months to obtain permits due to the Covid 19 supply and financial issues during the pandemic. If approved the new deadline would be April 22, 2023 to complete construction of the proposed hotel and casino and commence such use.

Commissioner Lee stated this says to modify the previous deadline and asked if this would be to complete construction and obtain permits in 6 months or 1 year.

Mr. Osborne stated yes, it would move it back 6 months.

Commissioner Blackstock asked for clarification on the time frame once says completed one says commenced.

Commissioner Lee stated the motion on the front page is to increase the time frame by 6 months. So instead of expiring 10/22/2022 it bumps to April 2023.

Commissioner Turner stated he believes the original states the completion of and the following pages they added or commenced.

Commissioner Blackstock asked if the county will be setting a hard date where people are no longer allowed to claim Covid has caused the issues or will we let this go on for longer.

Commissioner Lee stated that isn't their position to impose that, the code allows applicants to file for extension of time and the burden is on the applicant for the justification to make the findings why there is a need for the extension of time. If 10 years from now they are stating it is because of Covid and there hasn't been covid for years then they are to review that.

Richard Lane, applicant stated they are in plan check and about ready to pull permits so they are very close, but aren't starting over right now.

Commissioner Tyler asked if the dates are reasonable for them.

Mr. Lane stated on the commencement side, yes.

Commissioner Meredith asked if this will be a hotel/casino and Bass Pro Shops.

Mr. Lane stated it will be a Spring Hill Suite independent of the casino.

Public comment opened at 6:37 pm.

Lisa Bond wants the 160-corridor rezoned.

Commissioner Lee stated she will need to speak at the public comment at the end of the meeting.

Public comment closed at 6:39 pm.

Commissioner Lee asked Mr. Lane if he has read, understood and agree to the Conditions of Approval.

Mr. Lane stated yes, as long as they clarify the commencement part.

Mr. Osborne recommends a modification of condition #11, it states “unless construction is completed” and we should remove the unless construction is completed portion and just state unless the use has commenced.

Commissioner Tyler suggested changing it to unless construction has commenced.

Commissioner Lee clarified the change to condition #11. It should state “approval of the Conditional Use shall expired April 22, 2023 unless construction has commenced.”

Mr. Osborne stated yes.

Commissioner Lee asked Mr. Lane if he was amendable to that.

Mr. Lane stated yes.

Motion: approve the application with the modification to condition #11, based on findings and subject to the remaining conditions of approval, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Walt Turner.
Motion passed unanimously.

9. **For Possible Action – ETSU-22-4:** Public Hearing, discussion, and deliberation on an application for a six (6) month Extension of Time of CU-2019-000073 and WV-2019-000094 to obtain approval for the permanent facility and obtain permits 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 Family Ltd. Partnership – Property Owner. Phantom Fireworks Showrooms, LLC – Applicant. Joseph E. Dagher / 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.) (QM)**

Qiana Medici reviewed her staff report stating staff is recommending a 6-month extension of the applications due to the covid 19 pandemic and shortage of materials. The original expiration date is May 15, 2022 and if approved the new expiration date would be 11/15/2022 obtain approval of the SD and permits for the proposed fireworks warehouse. SD has been submitted and is currently under review. In the motion there is a sentence that they would like to modify, it states “Move to approve ETSU-22-4 to extend the time for six (6) months to obtain permits and complete construction of the proposed fireworks warehouse” and staff is requesting they remove “and complete construction of.” Also, conditions #16 and #17 conflict and they suggest also removing #16 and leaving condition #17.

Commissioner Curtis asked when Red Apples rezoning was and what it was rezoned to.

Mr. Osborne stated that was last month and it was changed to GC.

Joe Dagher representing applicant stated they have nothing to add.

Commissioner Lee asked Mr. Dagher if he has read, understands and agrees to the conditions of approval including the modifications made tonight.

Mr. Dagher stated yes.

Public comment opened and closed at 6:47 pm with no comments.

Motion: approve ETSU-22-4 with staff's recommended changes to conditions and based on staff's recommendations, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Walt Turner.

Motion passed unanimously.

10. **For Possible Action – CU-22-10:** Public Hearing, discussion, and deliberation on an application for Reconsideration of Conditions of Approval for Waiver WV-2021-000137 which authorizes the installation of a freestanding sign with a height of twenty-eight feet six inches (28' – 6"). The request is to remove all Conditions of Approval, for property located at 4960 E. Manse Road. Assessor's Parcel Number 046-561-01. Clubhouse, LLC - Property Owner. Wendy Black – 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 September 2021 the RPC denied the application for a waiver and the applicant appealed that to the BOCC and it was reversed the decision. The waiver was still subject to conditions and the applicant is now asking to remove those conditions. Staff went through in the staff report and gave comments and recommendation on the 7 conditions.

Keep condition #1, #2 states applicant must comply with signage regulations, applicant has a waiver that is approved for an exception of the code, keeping condition #2, #3 all lighting must be complied with it is a requirement of the code, keeping #3, conditions #4 – 7 staff has no objections to removing those.

Standard condition #1 standard condition on waivers, ZCs and CUPs they are recommending that be kept, Special condition # 2 states they have to comply with County signage regulations, the waiver doesn't go away so they recommend keeping this condition, condition #3 they also suggest that it remains. Conditions # 4 – 7 staff doesn't object to removing those. Condition #4 as far as future signage the applicant would be required to get approval of any future signs that require approval regardless. Condition #5 isn't necessary, condition #6 is the requirement to turn the lighting off, that could be a potential conflict with NRS and you can't turn off the gas station pricing. Condition #7 talks about a review in 2 years and that isn't necessary. Anyone can file a complaint if they have issues with the lighting so they don't object to removing that condition.

For clarification Mr. Osborne stated keeping conditions #1, 2 & 3 be kept and remove conditions # 4 – 7.

Commissioner Turner asked if that was intended to say "Any signs that require approval" or is that for any sign.

Mr. Osborne stated the way it is worded it says any sign, it would be better to be kept as "any signs that require approval."

Commissioner Turner asked if staff would be okay with the wording instead of striking it completely.

Mr. Osborne stated yes. It should state "will not install additional signs without prior approval."

Wendy Black, applicant stated she is a novice at this and this is new to her. She didn't know that once the Planning denied it and they appealed it that the conditions would go on past that.

Jennifer Aragon stated since it was denied, the conditions should have been addressed at one point before it was issued.

Mrs. Black stated she agrees that conditions #1, 2 and 3 should stay.

Ms. Aragon asked Mrs. Black how she feels about the amendment for condition #4.

Mrs. Black stated will comply with whatever the codes is for signs.

Commissioner Lee stated she is disappointed that the first time they were here that the applicant didn't bring up the NRS requiring the sign. It is part of their findings and she can't say that the 13 sections would have changed their thoughts but it may have pointed the board in another direction.

Public comment opened and closed at 7:01 pm with no comment.

Motion: approve the application with staff modified recommendations, keeping conditions #1, 2, 3 striking conditions # 4 - 7, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Gina Meredith.

Motion passed unanimously.

11. **For Possible Action – CU-22-12:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Body Art business (Blackbird Ink, LLC) on property located at 1541 E. Basin Avenue, Unit 3. Assessor's Parcel Number 038-241-23. Lisa Todaro / Basin Street, LLC – Property Owner. Larry and Karren LaBove – 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 staff is recommending approval of the CUP.

Karren and Larry LaBove, applicants stated they have owned tattoo parlors in the past. They plan to retire here and build a home.

Commissioner Lee asked the applicants if they have read, understood and agree to the conditions of approval.

Mr. and Mrs. LaBove stated yes.

Public comment opened and closed with no comments at 7:07 pm.

Motion: approve CU-22-12 based on staffs finding and subject to the conditions of approval, **Action:** Approve, **Moved by** Gina Meredith, **Seconded by** Walt Turner.

Motion passed unanimously.

12. **For Possible Action – ZCMP-22-3:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change approximately 82.44 acres from Specific Plan (SP) to Rural Homestead (RH-4.5) (74.03 acres) and General Commercial (GC) (8.41 acres) on property located at 4500 N. Blagg Road. Assessor's Parcel Number 043-141-12. Harris, Ltd. – Property Owner. Dan Harris – Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for May 17, 2022, or as otherwise announced.) (QM)**

Mrs. Medici reviewed her staff report stating the intent is for the RH-4.5 portion is to allow a home to be built and utilize the existing farming that is in operation on the property and the GC portion is to let the area continue to grow and serve the neighborhood with the opportunity for retail business, grocery store or professional offices. Staff is recommending approval of the conforming zone change. The conditions of approval are for any new development and not the existing development on the property.

Dan Harris applicant stated his family has owned the property since the early 1970's. Part of the property was parceled out and they created Desert Trails unit 1. The property has to protect the water rights and they will occasionally farm the property to protect those. Mr. Harris described the previous uses over the years with the property. They don't know what they will do with the remaining 400+ acres. They may in the future come back and ask for different zoning for some of that acreage.

Commissioner Blackstock asked if the necessity of the farming will go away if it gets zoned differently.

Mr. Harris stated no. That is one of the reasons he went to 4.5 that continues to allow them to farm and use the water rights.

Commissioner Meredith asked why we have recommended to move this to the BOCC.

Mrs. Medici stated zone changes are heard by the RPC to make a recommendation to the BOCC and they are final action by the BOCC.

Commissioner Curtis asked for clarification on the special conditions of approval stating a Site Development plan to be done within 3 years and asked Mr. Harris if he is aware of that.

Mr. Harris stated yes, and he has a question on that as well.

Commissioner Lee asked Mr. Harris if he has read, understood and agree to the conditions of approval.

Mr. Harris stated he has read, understood and does not agree to them. He doesn't understand why there is a limit on #2, with the expiration.

Commissioner Curtis asked staff why that requirement is there.

Mr. Osborne stated on Zone Changes the expiration of approval is in the code and says there is a 3-year time frame, and the zone change will expire. That is so they don't get people coming in and rezoning and having no plan with what they will do. This parcel is already developed with greenhouses and offices, he doesn't believe we necessarily have that condition.

Commissioner Lee asked if we should modify to remove the expiration and have a site development required if the commercial use is expanded or anything added, or it changes.

Mr. Osborne stated they can amend it to state any future development will require the approval of a Site Development Plan within the GC area and not have it tied to a time frame.

Mr. Harris stated that seems reasonable. He asked for clarification that what is there now he won't have to pave around the existing shop etcetera.

Mr. Osborne stated no.

Commissioner Turner asked if Mr. Harris was okay with Condition #4, the dedication.

Mr. Harris stated yes.

Public comment opened at 7:22 pm.

Linda Faith asked Mr. Harris what the plan is for housing in the back area.

Mr. Harris stated the property further West, they have no plans with the 400+ acres now.

Public comment closed at 7:25 pm.

Commissioner Turner asked if they should recommend removal of Special Condition #2 and #3 since it references the expiration.

Motion: Recommend approval to the BOCC ZCMP-22-3 based upon findings and striking Special Conditions #2 and #3. Adding a condition that any future development will require the approval of a Site Development Plan within the GC area, **Action:** Recommend, **Moved by** Walt Turner, **Seconded by** Pamela Tyler.
Motion passed unanimously.

13.

- a) **For Possible Action – ZCMP-22-6:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change one (1) parcel totaling approximately 0.68 acres from Neighborhood Commercial (NC) to General Commercial (GC) for property located at 3161 E. Cortina Street. Assessor’s Parcel Number 042-772-08. Gordon & Kimberly E. Kwan - Property Owners. Carlos M. Ramos, Sr. – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for May 17, 2022, or as otherwise announced)**
- b) **For Possible Action – WV-22-5:** Public Hearing, discussion, and deliberation on a Waiver application to waive the requirements of Nye County Code Section 17.04.770.I.7 (d) to allow a temporary off-premises sign on property less than five hundred feet (500’) from residential properties, NCC 17.04.770.I.7 (a) off-premises signs shall have a minimum separation of seven hundred fifty feet (750’) from other existing off-premises sign on the same side of the street; and NCC 17.04.770.I.8 (c) to allow 3 supports instead of the maximum 2 supports as required, for property located at 3161 E. Cortina Street. Assessor’s Parcel Number 042-772-08. Gordon & Kimberly E. Kwan - Property Owners. Carlos M. Ramos Sr. – 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.)**
- c) **For Possible Action – CU-22-11:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow an off-premises sign at the property located at 3161 E. Cortina Street. Assessor’s Parcel Number 042-772-08. Gordon & Kimberly E. Kwan - Property Owners. Carlos M. Ramos Sr. – 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.) (QM)**

Mrs. Medici stated there is one letter of opposition that was received that staff would like accepted into the back up.

Motion: accept additional backup, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Gina Meredith.
Motion passed unanimously.

Commissioner Turner disclosed the applicant is the landlord to his business and he doesn’t not feel the need to abstain as he will be impartial.

Mrs. Medici reviewed her staff report stating that staff recommends approval of the applications. The GC zoning is in conformance with the Master Plan.

Commissioner Turner stated there is a frontage road required in any development along those parcels. Will the sign placement be crossing that? He believes it is a 15ft frontage road required. He just had plans done with an engineer and they had to include the NDOT ROW and a frontage road in front of their parking.

Commissioner Lee stated that sounds more like a cross access easement at 15 feet.

Mr. Osborne stated it does sound like the cross-access road/easement. That would be done at the time if they develop the property, then they would be required to put it there.

Commissioner Turner clarified that if all the other parcels create the road, would the sign be in the way of that.

Mr. Osborne stated it could be, the easement would vary and it could be in the area of the access driveway.

Commissioner Lee stated it doesn't exist now, so if the sign is there and there is future development that requires the cross-access easement, they would have to remove the sign at the time of development.

Carlos Ramos applicant stated they are working closely with DR Horton for the project.

Commissioner Tyler asked if these will be a wooden sign it won't be a lit sign.

Mr. Ramos stated this will be a temporary sign and as soon as the development is done the sign will come down. If they decide to use the property again in the future as long as the zoning is changed then they would come in front of the RPC again to get the waiver and the CUP.

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

Mr. Ramos stated yes.

Public comment opened at 7:38 pm.

Thomas Johnston stated he is right next door and he would rather not have the sign there at all.

Gary Burt asked what the difference is between NC and GC.

Mr. Osborne stated NC allows indoor commercial businesses like offices, store fronts and convenience stores and GC allows for more intensive uses like Automobile repairs and car washes.

Mr. Burt stated he lives two doors down across the street and he is surprised what the address is, the area across the street is residential if it is a commercial property he assumed it would be a highway address. NC fits the area better than Commercial. This will create a lot of traffic on Cortina. There are enough signs in the area and against this one. He asked where the easement would be if it would be on Cortina or on the Highway.

Tyler Mulvey stated generally it is on the highway side of the property. It would be parallel with the highway because NDOT has certain restrictions on how many access you can have and how close they are.

Mr. Burt stated he wants it to keep it as a neighborhood commercial and this isn't the spot for it, this is a residential area. They don't need anymore signs.

Public comment closed at 7:44 pm.

Motion: Approve CU-22-11 and WV-22-5 and recommend approval ZCMP-22-6 to BOCC based on findings and subject to the conditions in the report, **Action:** Approve, **Moved by** Gina Meredith, **Seconded by** Walt Turner.

Vote: Motion failed (**summary:** Yes = 3, No = 4, Abstain = 0).

Yes: Beth Lee, Gina Meredith, Walt Turner.

No: Carol Curtis, Leah-Ann DeAnda, Pamela Tyler, Robert Blackstock.

Commissioner Lee stated the applications were denied. The ZC will go to the BOCC as a recommendation of denial.

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

Special meeting 4/27/2022 at 6:00 pm, and our regular scheduled meeting 5/11/22 at 6 pm.

Commissioner Meredith asked how the chicken ordinance was going.

Mrs. Medici stated she has a very good draft from Cheryl Beeman to move forward with and will be presented at the May 11 RPC.

Commissioner Meredith asked how Arby's was coming along.

Mrs. Medici stated they are moving forward with their Site Development and mapping process.

Public Comment:

- 15. 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 7:48 pm.

Jane Wheeler attended the BOCC meeting and there are serious concerns with the property on China. It impacts their homes with the flies and stench. No one needs 15 cows, 4 long horns, 5 horses and 15 plus pigs on a property. He is butchering and there is evidence of bones in the area. She would like the zoning changed and a limit set to what they are allowed to have on an acre and a quarter.

Laurie Wilson asked how they can be participants on what comes out of zoning. How does RE-1 zoning not have limits.

Commissioner Lee stated to stay in touch with staff, and when the ordinances do come forward there will be public notice.

Carlos Ramos they do a lot of off site signs in Pahrump and asked if there was still progress being made on adjusting the off premise section of the code. It was being worked on previously but doesn't seem to have went anywhere. He would like to bring back more information to clients when they question him if applications have been denied.

Commissioner Tyler stated if she recalls the signage ordinance they weren't planning to expand it beyond the current zoning but looking to change the 3 posts so you didn't have to have the waiver.

Mr. Osborne stated they current don't have a bill they are working on.

Commissioner Lee stated she remembers the board struggling with it and not finding anything to move forward on. Maybe they can look at bringing it back.


Commissioner Turner stated he believes they did have workshops planned but covid hit and it all was canceled.


Mr. Ramos stated he would like it to be brought back forward it would make the process easier instead of having to come back every time for temporary signs.

Commissioner Tyler suggested reaching out to the neighbors if there is residential around the property prior to coming to the RPC so everyone understands what is going on before it happens, and everyone is upset.

Lisa Bond would like the 160 Corridor rezoned for when the properties back up to neighborhoods take it from NC to Commercial because it gives them greater permissive uses and it will generate revenue to the Town when the properties sell and transfer tax increases the value of the properties does as well. GC gives the opportunity to bring in investors to diversify and invest in Pahrump. Also consider conditions in regard to the businesses and there ingress/egress is from the Highway and not the residential streets behind them. Require the properties to keep their back of their properties clean and weed free so it doesn't look like abandoned so it doesn't bring the value of the residential properties behind them.

16. **Adjournment.**
Meeting adjourned at 8:04 pm.


Elizabeth Lee, Chairman
Pahrump Regional Planning Commission


Gina Meredith, Secretary/Clerk
Pahrump Regional Planning Commission